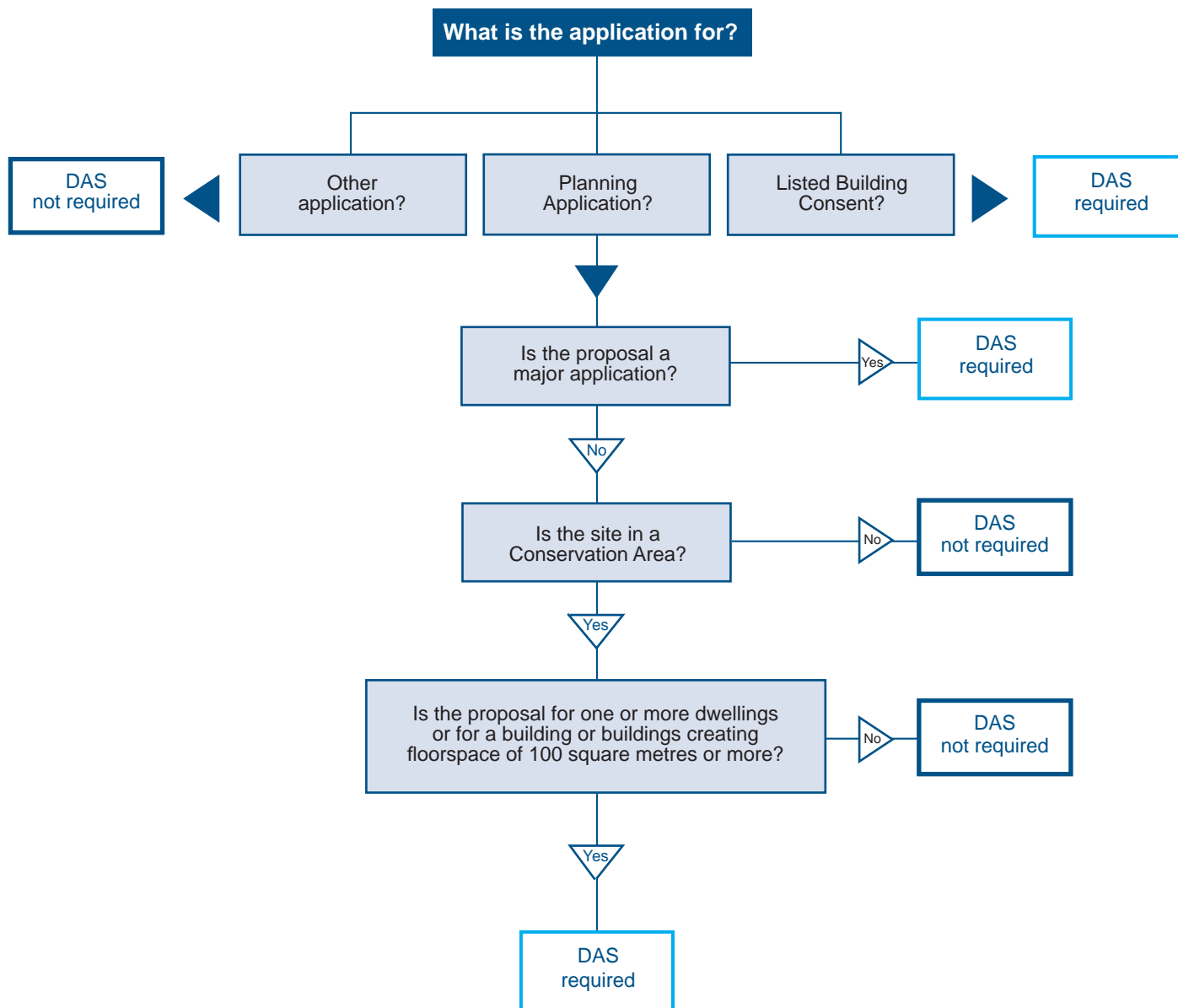


Mid Devon District Council

Design and Access Statement Guidance

A design and access statement is required to illustrate the design principles and concepts and access issues in a structured way.

When is one required?



What is required?

The level of detail required depends on the scale and complexity of the application, what is important is that the document is concise, proportionate and effectively covers all of the design and access issues.

i) Amount

Details of how much development is proposed, including the number of residential units and proposed floorspace for other uses. Explain and justify the amount of development for each use, how they are distributed across the site, how the proposal relates to its surroundings and consideration of accessibility for all users to and between parts of the development. Where a range of upper and lower development levels are given this should be justified.

ii) Layout

The details of the way in which buildings and routes and open spaces (both private and public) are provided and placed and orientated in relation to other buildings and surrounding spaces. Designing out crime should also be considered. If the application is in outline and layout is reserved, information should be provided on the approximate location of buildings, routes, open spaces and indicative access points. The statement should also explain the principles behind building plots, development areas and how these together with access will inform the detailed layout. For detailed applications and where layout is not reserved, the statement should explain and justify the proposed layout in terms of the relationship between buildings and spaces within and around the site and how this will help to create safe, vibrant and successful places. Accessibility issues should also be addressed including travel distances and gradients and orientation in relation to topography to aid accessibility. Information should also be provided on the buildings carbon emission performance.

iii) Scale

Detail of the height and width and length of a building or buildings in relation to its surroundings. If the application is in outline and scale is reserved, the application should show the upper and lower limits of the height, width and length of each building proposed to establish a 3 dimensional building size within which the detailed design will be constructed. The principles behind these should be explained and justified together with how they will inform the final scale of the buildings. For detailed applications and where scale is not reserved, the statement should explain and justify the scale and height of buildings proposed, how they relate to the site's surroundings and skyline. The size of building parts particularly entrances and facades in relation to the human scale should also be explained and justified.

iv) Landscaping

Details of the treatment of private and public spaces in the scheme through hard and soft landscaping. Statements should explain the function and how the landscaping will be maintained. If the application is in outline and landscaping is reserved the statement should still explain and justify the principles that will inform the future landscaping scheme. For detailed applications and where landscaping is not reserved, the statement should explain and justify the landscaping scheme, explaining the purpose of landscaping private and public spaces and its relationship to the surrounding area. A schedule of planting and proposed hard landscaping materials is recommended. If no landscaping is proposed it is necessary to explain why landscaping is not relevant.

v) Appearance

Details of all aspects of the development which will affect the visual impression it makes including external built form, its architecture, materials, decoration, lighting, colour and texture. If the application is in outline and appearance is reserved, the statement should still explain and justify the principles behind the intended appearance and explain how these will inform the final design of the development. For detailed applications and where appearance is not reserved, the statement should explain and justify the appearance of the place or buildings proposed including how the scheme will relate to the appearance and character of the surroundings and how accessibility has been considered.

vi) Use (context)

An explanation of the proposed use or mix of uses, for the development, their distribution across the site, the appropriateness of access between them and their relationship to surrounding uses.

vii) Access

The access component relates to 'access to the development' and not to internal aspects of individual buildings. Statements should explain how access arrangements will ensure all users have equal and convenient access to buildings, spaces and public transport together with how the development will adapt to changing access needs. Statements should also explain the policy adopted in relation to access and how policies in local development documents have been taken into account, information on consultation about access issues and how sources of advice have been followed, particularly to include disabled people. Also include information on access for emergency services.

If the application is in outline and access is reserved, the statement should still indicate the location of points of access to the site and the principles that will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings.

What information is required for statements submitted with applications for Listed Building Consent?

The statement should explain the design principles and concepts and access considerations have been applied to the scale, layout and appearance of the proposal and will be broadly similar to these aspects required with a planning application. In addition the statement should include a brief explanation of how the design has taken account of Planning Policy Statement 5 (Planning and the Historic Environment) and in particular:

- The historic and special architectural importance of the building.
- The particular physical features of the building that justifies its designation as a listed building.
- The building's setting.

The statement should explain and justify the approach to ensuring the proposal preserves or enhances the listed building's special historic and architectural importance. The statement should explain how the approach to access has balanced the duties under the Disability Discrimination Act where relevant and the historical and architectural significance of the building including the range of options considered. Where inclusive design is not provided, an explanation should be given together with details of how the impact upon disabled people can be minimised to ensure services provided in the building are made available in other ways.

Where can I find further information?

English Heritage have a Practice Guide for the conservation of the historic environment which is endorsed by Communities and Local Government, the Department for Culture, Media and Sport (DCMS).

<http://www.english-heritage.org.uk/publications/pps-practice-guide/>

Mid Devon District Council has also produced other guidance leaflets on submitting a planning application and major applications. Further information on planning and listed buildings can be found on the Council's web site at

www.middevon.gov.uk