

Appendix B

Design and Access Statements

Design

The design principles and concepts should include information on: -

1. **Amount** – How much would be built on the site.
2. **Use** – What buildings and spaces will be used for.
3. **Layout** – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and buildings and spaces around the site.
4. **Scale** – How big the buildings and spaces would be (their height, width and length).
5. **Landscaping** – How open spaces will be treated to enhance and protect the character of a place.
6. **Appearance** – What the building and spaces will look like, for example, building materials and architectural details.

Access

The statement needs to include two potential aspects of access. That is not to say they are separate, and the statement should show that all access issues have been considered together.

1. **Vehicular and transport links** – Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
2. **Inclusive access** – How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

Listed Building Applications

In addition to the information listed above, details of how the design has taken account of the following with also be required: -

1. The historic and special architectural importance of the building
2. The particular physical features of the building that justify its designation as a listed building

3. The buildings setting
4. The need to balance the requirements of the Disability Discrimination Act and the historical and architectural significance of the building

Further Information

The above details are a summary of the information that is required. The full requirements are outlined in [Circular 01/06 \(Communities and Local Government\): Guidance to Changes to the Development Control System](#).

Advice on the compilation of Design and Access statements has been produced by CABI and can be downloaded from their website – www.cabe.gov.uk