



Design and Access Statements Applications for Listed Building Consent

A design and access statement is a short report accompanying and supporting an application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. All listed building consent applications must be accompanied by a design and access statement which explains the design principles and concepts that have been applied to the proposal. In addition, except for applications to carry out works that affect only the interior of a listed building, the statement should explain how issues relating to access to the building have been dealt with. When a planning application is submitted in parallel with an application for listed building consent, a single combined statement should address the requirements of both.

A design and access statement must explain the design principles and concepts that have been applied to the following aspects of the works:

- **Scale** - the height, width and length of the building in relation to its surroundings.
- **Layout** - the way in which a building is situated and orientated in relation to other buildings, routes and spaces.
- **Appearance** - the aspects of a building which determine the visual impression it makes, including the external built form of the building, its architecture, materials, decoration, lighting, colour and texture. The statement should explain and justify the appearance, including how this will relate to the appearance and character of the surroundings.

A design and access statement should include a brief explanation of how the design has taken account of paragraph 3.5 of PPG15: Planning and the Historic Environment, and must explain how the design principles and concepts take account of:

- (i) the special architectural or historic importance of the building
- (ii) the particular physical features of the building that justify its designation as a listed building
- (iii) the building's setting

The statement must explain and justify the approach to ensuring special historic and architectural importance is preserved or enhanced. Where there is potentially an aspect of design that will impact on this, the statement should explain why this is necessary and what measures within the approach to design have been taken to minimise impact.

Except for works which only affect the interior of a listed building, a design and access statement must also:

- explain the policy adopted as to access, including what alternative means of access have been considered, and how relevant local plan policies have been taken into account.
- explain how the policy as to access takes account of:
 - (i) the special architectural or historic importance of the building
 - (ii) the particular physical features of the building that justify its designation as a listed building
 - (iii) the building's setting
- state what, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation
- explain how any specific issues which might affect access to the building have been addressed
- explain how features which ensure access to the building will be maintained
- make clear how the approach to access has balanced the duties imposed by the Disability Discrimination Act, where the proposal is subject to those, and the

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- particular historical and architectural significance of the building (PPG15 para.3.5)
- detail any specific issues that arise particularly with regard to the fact that the building is listed, the range of options considered, and, where inclusive design has not been provided, an explanation as to why should be provided.
 - in alterations to existing buildings where the fabric of the structure restricts the ability to meet the minimum standards of accessibility, provide details of the solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

Please note that the above information is for guidance only. Applicants and agents are also advised to refer to DCLG Circular 01/2006 and the documents referred to therein, the Amendment of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (S.I.2006 No.1063) and 'Design and access statements: How to write, read and use them', CABE 2006 (www.cabe.org.uk).

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