

## **DESIGN & ACCESS STATEMENTS (“DAS”)**

### **The Town & Country Planning (Development Management Procedure) Order 2010 (As amended)**

### **The Planning (Listed Buildings & Conservation Areas) Regulations 1990 (As amended)**

A design and access statement is required for an application for **planning permission** for

- major development<sup>1</sup>
- where any part of a proposed development is in a designated area<sup>2</sup> consisting of one or more dwelling houses<sup>3</sup> or a building/s where the floor space created by the development is 100 square metres or more.

This **does not** apply to applications for **planning permission**

- to develop land without compliance with conditions previously attached, made pursuant to section 73 of the Town & Country Planning Act 1990(a)
- to replace an extant planning permission in order to extend the time limit for implementation
- for approval of reserved matters following outline approval
- for engineering or mining operations
- for a material change in use of the land or buildings or
- waste development.

A design and access statement shall

- explain the design principles and concepts that have been applied to the development
- demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account
- explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account
- state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and
- explain how any specific issues which might affect access to the development have been addressed.

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<sup>1</sup>**‘major development’** means development involving any one or more of the following

- the winning or working of minerals or the use of the land for mineral-working deposits
- waste development
- the provision of dwelling houses where the number of dwelling houses to be provided is 10 or more or the development is to be carried out on a site having an area of 0.5 hectares or more and where it is not known whether the number of proposed dwelling houses is 10 or more
- the provision of a building or buildings where the floor space to be created by the development is 1,000square metres or more or
- development carried out on a site having an area of 1 hectare or more.

<sup>2</sup>**‘designated area’** is a Conservation Area or a World heritage Site

<sup>3</sup>**‘dwelling house’** does not include a building containing one or more flats, or a flat contained within such a building

Any application for **listed building consent** shall be accompanied by a design and access statement which explains

- the design principles and concepts that have been applied to the works and
- how the design principles and concepts that have been applied to the works take account of
  - the special architectural or historic importance of the building
  - the particular physical features of the building that justify its designation as a listed building and
  - the building's setting
- how issues relating to access to the building have been dealt with<sup>4</sup>
- the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in relevant local development documents have been taken into account
- how the policy as to access takes account of
  - the special architectural or historic importance of the building
  - the particular physical features of the building that justify its designation as a listed building and
  - 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 and
- explain how any specific issues which might affect access to the building have been addressed.

<sup>4</sup>**Access does not apply** in relation to an application for **listed building consent** to carry out works affecting **only** the interior of the building.

25<sup>th</sup> June 2013