



## Design and Access Statement Proforma

### What applications need to be accompanied by a Design and Access Statement

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- Material change in the use of land or buildings, unless it also involves operational development.
- Engineering or mining operations.
- Development of an existing dwelling house or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area or is a listed building. "Designated areas" include:
  - Conservation Areas
  - Sites of Special Scientific Interest (SSSI)
  - Areas of Outstanding Natural Beauty(AONB)

**You should use this form for small scale developments and for where there is no impact on views of the property or site from a highway. If in doubt as to whether this form is appropriate for the type of development you are proposing then contact the planning department on 661661.**

**CONTEXT** – What steps have been taken to appraise the context of the proposed development? How has this understanding of the context been reflected in the resulting design?

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**PROCESS** – How the finished design concept was reached through analysis of the site and its context. It should make clear how the issues of design and access have been considered throughout the design process as opposed to retrospectively.

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**USE** – The use or mix of uses and their distribution across the site, the appropriateness of the uses and how this supports local aims and the uses inter-relationship with each other and existing uses surrounding the site.

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**AMOUNT** - The amount of the development proposed for each use and how they will be distributed across the site

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**LAYOUT** - The way in which the buildings, routes, landscape structure and open spaces are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development and the topography of the site.

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**SCALE** - The scale of the buildings proposed including why particular heights have been settled upon and how these relate to the sites surroundings and the relevant skyline

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**LANDSCAPING** - The purpose of landscaping i.e. private or public space and details of long term maintenance and where possible include a schedule of planting and proposed hard landscaping materials.

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**APPEARANCE** - Justification for the external built form of the development including how this will relate to the appearance and character of the developments surroundings. It should consider matters such as the architecture, materials, decoration, lighting, colour and texture.

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**ACCESS** - that full regard is taken to how people can access the buildings, including considering vehicular and transport links and inclusive access and explain how access for the emergency services will be provided.

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**CLIMATE CHANGE RESILIENCE** - how does the proposed development comply with the long term objectives of minimising carbon emissions, how is it resilient to climate change and how have such considerations have informed the design?

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**SECURITY** - how has the development incorporated measures to prevent crime within the development site and the surrounding area? (Secured by Design Standard is encouraged).

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