



**South Hams  
District Council**

## **PLANNING AND BUILDING CONTROL**

**Changes to the Planning System  
IMPORTANT NOTE  
APPLICATIONS RECEIVED FROM 10TH AUGUST 2006**

### **Design and Access Statements**

Certain applications must be accompanied by a Design and Access Statement and **will not be registered** without it (Section 42 of the Planning and Compulsory Act 2004)

This applies to all applications for planning permission except:

- Engineering or mining operations
- Changes of use
- Householder development outside of any conservation area; Area of Outstanding Natural Beauty (AONB)
- Internal works to Listed Building
- 

Any application falling within this requirement must be accompanied by a design and access statement. The statement must include an explanation of the design principles and concepts that have been applied to the following aspects of the development :

- Amount (number of units or for non residential development, proposed floorspace)
- Layout
- Scale
- Landscaping
- Appearance
- Demonstration of the steps taken to appraise the context of the development (physical/social/economic/policy) and how the design of the development takes that context into account in relation to its proposed use and each of the aspects above;

It is also necessary to explain how issues relating to access to the development have been dealt with. It must:

- 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 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.

### **The Statement must explain:**

- how any specific issues which might affect access to the development have been addressed

- how prospective users will gain access to the development from the existing transport network
- why the main points of access to the site and the layout of access routes within it have been chosen
- how features which ensure access to the development will be maintained

These statements must be included in the Planning Register (Therefore will be scanned onto the Council's web site)

In relation to all applications for **Listed Building Consent** a design and access statement will be required setting out the design principles and concepts that have been applied to the works and (except for works to the interior of the building), how issues relating to access to the building have been dealt with.

The statement must explain:

- the design principles and concepts that have been applied to the scale; layout and appearance of the listed building; and
- how these principles and concepts 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
- 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 relating 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
- What, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation
- How any specific issues which might affect access to the building have been addressed
- How features which ensure access to the building will be maintained

Appearance is defined as 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

Layout is defined as the way in which a building is situated and orientated in relation to other buildings, routes and spaces

**NOTE:**

**The information above is basic guidance on the information required  
For further information, please use Government Circular 01/06 'Guidance on  
changes to the Development Control System'**

## **Where can I get advice on DAS?**

- Department for communities and local government (DCLG) – circular 01/2006 ‘guidance on changes to Development control System’  
[www.communities.gov.uk/index.asp?id=1500620](http://www.communities.gov.uk/index.asp?id=1500620)
- Planning and access for disabled people a good practice guide’  
[www.communities.gov.uk/index.asp?id=1144644](http://www.communities.gov.uk/index.asp?id=1144644)
- Commission for Architecture and the built environment (CABE) ‘Design and Access statements: how to write, read and use them’ [www.cabe.org.uk](http://www.cabe.org.uk)
- Approved Document Part m 2004 to the Building Regulations 2000 (as amended).

## **How will DAS improve Access for Disabled People?**

- DAS are intended to be short reports, part of planning applications showing the process leading to the proposed development, explaining and justifying it in a structured way.
- DAS must demonstrate how issues of inclusive access to the development have been addressed. DAS do not extend to internal aspects of individual buildings.
- Inclusive access means the access arrangements must ensure that all users will have EQUAL and convenient ACCESS to buildings and spaces.
- DAS must briefly explain your approach to access with particular reference to the inclusion of disabled people.

## **Will DAS affect Building Regulations?**

- DAS do not overcome the need to provide Access Statements which form part of the revised Approved Document Part m 2004 to the Building Regulations.
- Such Access Statements should be seen as complementary to and a development of DAS
- initially in accordance with the Approved Document Part M, it is recommended that any statement required for the purposes of a planning application is amended and updated where necessary to reflect the requirements of the Building Regulations. this will at least include:
  - i) A non-domestic building or a dwelling is newly erected
  - ii) An existing non-domestic building is extended, or undergoes a material alteration; or
  - iii) An existing building or part of an existing building undergoes a material change of use to a hotel or boarding house, institution, public building or shop.

## **Why has the government introduced DAS?**

They will help to ensure more attention is paid to accessible buildings and help to achieve high quality design.