

# Design and Access Statements

What are they and when do I need one?

## Design and Access Statements: when do I need one?

A Design and Access Statement is required to accompany the following applications:

1. Planning applications for major developments
2. Planning applications in a conservation area providing one or more dwellinghouses
3. Planning applications in a conservation area providing a building or buildings where the floor space created is 100 square metres or more
4. All Listed Building Consent applications

## Design and Access Statements for planning applications

Any Design and Access Statement submitted as part of a planning application must detail the design principles and concepts that have been applied to the development proposed, and discuss how issues relating to access have been dealt with by the proposal.

The Design and Access Statement must:

1. explain the design principles and concepts that have been applied to the development
2. demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account
3. explains the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account
4. 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
5. explain how specific issues which might affect access to the development have been addressed

## Design and Access Statements for listed building consent applications

Any Design and Access Statement required as part of a listed building consent application must explain:

1. the design principles and concepts that have been applied to the development
2. how the design principles and concepts that have been applied to the works take account of:
  - a. the special architectural or historic importance of the building
  - b. the particular physical features of the building that justify its designation as a listed building
  - c. the building's setting
3. how issues relating to access to the building have been dealt with
4. explain 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
5. explain how the policy as to access takes account of:
  - a. the special architectural or historic importance of the building
  - b. the particular physical features of the building that justify its designation as a listed building
  - c. the building's setting
6. state what, if any, consultation has been undertaken and what account has been taken of the outcome of any such consultation
7. explain how any specific issues which might affect access to the building have been addressed.

## Tips for writing a Design and Access Statement

1. Keep it short and to the point
2. Write it for the application - don't copy it from somewhere else
3. Start the statement when you start the scheme, and use it to influence the design
4. Explain how the design has come about and what you are trying to achieve
5. Talk to people who could help as soon as you can. Consulting access specialists, local groups, planners, building control and so on early on will help the statement hang together
6. Use statements as a negotiation tool, and allow them to change if the scheme changes
7. Use accurate and informative illustrations. Any maps, diagrams or artists' impressions should be based on the application drawings.

## Design and Access Statements: Frequently Asked Questions

Q. Why do I have to provide a Design and Access Statement?

A. It is a minimum legal requirement to provide a Design and Access Statement with certain types of application. When a statement is needed, and the minimum content of a statement, is set out in the Town and Country Planning (Development Management Procedure) Order 2010 and the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Q. What happens if i don't provide a Design and Access Statement when required?

A. If you do not provide a statement when one is required your application is invalid and we will not be able to consider your proposal.

## Contact us

Lake District National Park Authority  
Murley Moss Business Park  
Oxenholme Road  
Kendal  
LA9 7RL

Telephone: 01539 724555  
Fax: 01539 740822  
Minicom: 01539 792690  
Email: [hq@lakedistrict.gov.uk](mailto:hq@lakedistrict.gov.uk)  
[www.lakedistrict.gov.uk](http://www.lakedistrict.gov.uk)

A duty planning officer is available Monday to Friday between 9.30am and 12.30pm to talk to either by phone or in person at our Kendal offices. We also run planning surgeries in Keswick, Glenridding and Gosforth where you can meet an officer in person. Please see our website or call us for details of surgery times and locations.