

Liverpool City Council

Planning Service

Design and Access Statements

There is now a formal requirement for Design and Access statements to be submitted with ALL Outline and Full applications involving building operations (except for householder applications. However, household applications in a Conservation Area always require a Design and Access statement). The City Council also require them for change of use which involves public access as such schemes are required to comply with the provisions of the Disability Discrimination Act 1995 (DDA).

Design and Access Statement Requirements

The statement should be appropriate to the scale of the proposal with a single dwelling only requiring a brief statement of approximately one page in length where as one for a major development is likely to be more extensive

The Design Component

The design and access statement should cover both the design principals and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Statements should evolve throughout the design and development process.

A design and access statement should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount; layout; scale; landscaping and appearance of the development.

Design and access statements for outline and detailed applications should also demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places – The Planning System and Crime Prevention (DCLG/Home Office 2003).

The Access Component

Formal requirements for the access component of the statement relates only to 'access to the development' and therefore does not extend to internal aspects of individual buildings

Statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. The statement should address the need for flexibility of the development and how it may adapt to changing needs.

The design and access statement should also explain the policy adopted in relation to access and how relevant policies in local development documents have been taken into account. The statement should also provide information on any consultation undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. This should include, for example, a brief explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, and a description of how the sources of advice on design and accessibility and technical issues will be or have been followed.

Access for the emergency services should also be explained where relevant. Such information may include circulation routes round the site and egress from buildings in the event of emergency evacuation.

You are strongly advised to consult the document 'Design and Access Statements - How to write, read and use them' by CABI (Commission for Architecture and the Built Environment - The Government's advisor on architecture, urban design and public space). The document can be accessed on the internet via www.cabe.org.uk and you are also advised to lay out your statement in the clear format suggested in that document.