DESIGN AND ACCESS STATEMENTS

In accordance with cabe publication Design and Access Statements, how to write, read and use them a valid Design and Access Statement must contain all of the following points. The attached checklist can be used to assist with the creation of the statement.

Matter to Consider	Have I included this point		
	Y	N	N/A
Step 1: Assessment of Context			
Physical context: information about:			
Surrounding:			
Uses			
Buildings/character			
Spaces			
Access routes			
Access to local services/transportation			
Any special designation i.e. Conservation Area			
Site:			
Uses			
Buildings/character			
Spaces within the site			
Access through the site			
Natural features i.e. trees, hedges, water features			
Topography, gradients			
Any special designation i.e. Conservation Area			
For a Listed Building:			
Historic and special architectural importance			
Physical features justifying Listed status			
Setting of a Listed Building			
Social Context:			
Any effect from loss of existing building/uses			
Any potential overlooking/overshadowing from the site			
Impact on any local services			
Economic Context:			
Any jobs created			
Any business created			
Effect on attractiveness of area to investors			
Planning policies:			
Do the relevant National, Regional and local policies appear to be referred to			

Matter to Consider	Have I included this point		
	Y	N	N/A
Step 2: Involvement of Community Members			
Have neighbours been consulted and the responses included			
Beyond this, does the level of involvement appear consistent with the Statement of Community Involvement/scale of development			
Step 3: Evaluation			
Is it clear how comments have been taken into account			
If not, is it explained why not?			
Are any constraints on development from physical/social/economic context identified and does this link to the scope/opportunities for development			
Are constraints from any relevant policies identified			
Step 4: Design of the Scheme			
Use: Is this justified in terms of:			
Site and Surroundings			
Land use policies			
Amount: Is there justification for:			
How much development is proposed (No. of dwellings or floorspace)			
The way this is distributed on site			
How it relates to its surroundings			
Layout: Are the following considered:			
Relative locations of different uses			
Accessibility and travel distances			
Gradient and topography			
Crime prevention measures			
Scale: Are the following justified:			
Size of buildings in relation to surroundings			
Size of entrances/facades in relation to human scale			
Landscaping: Are the following included:			
Landscaping principles and details			
Future maintenance information			
Appearance: Are the following justified:			
Architectural style, design, detail			
Materials, colours, textures			
Any lighting proposed			
How this affect accessibility			
Access:			
Is equal and convenient access for all users addressed			
If this cannot be achieved, is justification provided			