

## DESIGN AND ACCESS STATEMENTS FOR LISTED BUILDING APPLICATIONS

From 10 August 2006 all applications for Listed Building Consent will require a Design and Access Statement. The statement should explain the design principles and concepts that have been applied to the scale, layout and appearance characteristics of a proposal (information on use, amount and landscaping is not required for listed building consent design and access statements that do not also accompany a planning application). Otherwise, scale, layout and appearance are broadly the same as outlined in the information sheet for planning applications.

As well as the broad approach in drawing up the design and access statement in relation to applications for planning permission, a design and access statement relating to listed building consent should include a brief explanation of how the design has taken account of paragraph 3.5 of PPG15 (Planning and the Historic Environment), and in particular:

- the historic and special architectural importance of the building.
- the particular physical features of the building that justify its designation as a listed building.
- the building's setting.

You will need to explain and justify the approach to ensuring that the listed building preserves its special historic and architectural importance. Where there is potentially an aspect of design that will impact on this, the statement should explain why this is necessary and what measures within the approach to design have been taken to minimise its impact.

Similarly, the access component is broadly the same as for design and access statements accompanying applications for planning permission, but with reference to the special considerations set out above. The statement should make clear how the approach to access has balanced the duties imposed by the Disability Discrimination Act where the proposal is subject to those and the particular historical and architectural significance of the building (as judged by the aspects set out in paragraph 3.5 of PPG15).

It should also include any specific issues, particularly with regard to the fact that the building is listed, the range of options considered and where inclusive design has not been provided, an explanation should be given. In alterations to existing buildings where the fabric of the structure restricts the ability to meet minimum levels of accessibility details should be provided of the solutions to be put in place to minimise the impact on disabled people and to ensure that any services provided within the building are made available in other ways.

Please ensure that you submit four copies of the required statement with Listed Building Consent applications made on and after 10 August 2006 as failure to do so will result in your application being classed as invalid. Where a planning application is submitted with an application for listed building consent, a single, combined statement should address the elements in relation to a planning application in the normal way and the additional requirements in relation to listed building consent. In this instance you will need to provide four copies of the statement for each application.

The Design and Access Statement requirements for planning applications can be found on a separate advice note.

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