



DESIGN AND ACCESS STATEMENT CHECKLIST REQUIRED FROM 10/08/06

LISTED BUILDING CONSENT APPLICATIONS

Design and Access Statements Accompanying an Application for LBC

when a planning application is submitted in parallel with an application for LBC, a single combined statement should address the requirements of both.	
What Should be included in a Listed Building Consent Statement?	
Design Component	
Information on use, amount and landscaping is <u>not required</u> for a LBC DAS that does not accompany a planning application.	
DAS <u>must</u> explain the deaign principles and concepts that have been applied to scale, layout and appearance of proposal.	
Appearance - aspect of a place or building that demonstrates visual impression.	
DAS should explain and justify appearance, including:	
How this will relate to appearance and character of surroundings.	
Scale and Layout are broadly the same as with an application for planning permission and detailed consideration will be required in a combined statement. (See Full Planning Application Checklist.)	
DAS <u>should</u> include a brief explanation of how design has taken account of paragraph 3.5 of PPG15: Planning and the Historic Environment and	
Must explain how design principles and concepts take account of:	
i] the historic and special architectural importance of the building;	
ii] the particular physical features of the building that justify its designation as a listed building; and	
iii] the building's setting.	

DAS <u>must</u> explain and justify approach to ensuring special historic and architectural importance is preserved or enhanced.	
Where there is potentially an aspect of design that will impact on this, DAS should-explain why this is necessary and what measures within approach to design have been taken to minimise impact.	
Access Component	
Issues relating to access to the building and the policy adopted to access <u>do not</u> need to be considered in relation to LBC applications to carry out internal works only.	
DAS <u>must</u> explain policy adopted to access, including what alternative means of access has been considered and how relevant local plan policies have been taken into account.	
DAS must explain how policy as to access takes account of i, ii and iii above.	
DAS <u>must</u> state what, if any consultation has been undertaken and what account has been taken of the outcome of any consultation.	
DAS <u>must</u> explain how any specific issues which might affect access to the building have been addressed.	
DAS <u>must</u> explain how features which ensure access to the building will be maintained.	
DAS <u>should</u> make clear how 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 (PPG15 para.3.5).	
DAS <u>should</u> detail any specific issues that arise 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 as to why <u>should</u> be given.	
DAS <u>should</u> , in alterations to existing buildings where the fabric of the structure restricts the ability to meet minimum standards of accessibility, provide details of the solutions that will be put in place to minimise the impact to disabled people and ensure that any services provided within the building are made available in other ways.	

NB This checklist is based upon guidance contained within DCLG Circular 01/2006.

Applicants/Agents should have regard to the contents of the circular, the documents referred to within it as necessary, the amendment of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (S.I.2006 No.1063) and 'Design and Access Statements: how to write, read and use them', CABE 2006.