

Design and Access Statements



All applicants, together with developers, architects, designers and agents, should consider design as an integral part of the development process. Scottish Ministers recognise the need to deliver inclusive environments that can be used by everyone, regardless of age, gender or disability.

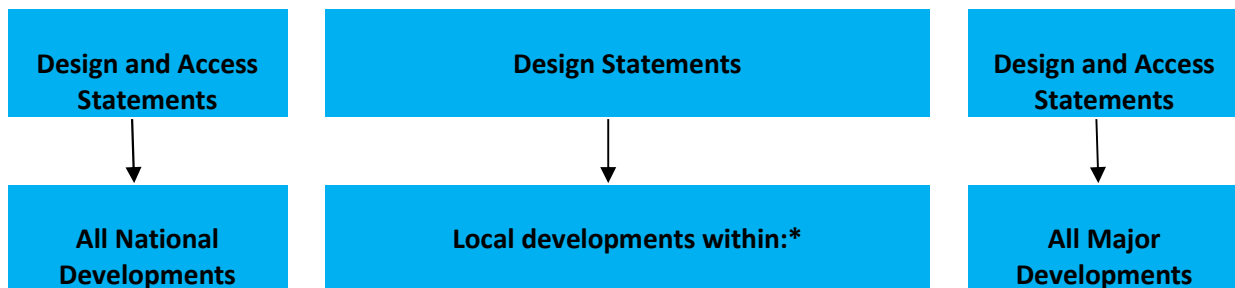
The categories of applications below require to be accompanied by a statement explaining:

- The design principles and concepts that have been applied
- How issues relating to access for disabled people to the development have been dealt with.

An application for planning permission for national or major developments **must** be accompanied by a Design and Access Statement.

It is not required for the following categories:

- Conditions on a previous planning permission
- Engineering or mining operations
- Householder development
- Material change in the use of land or buildings
- Applications for Planning Permission in Principle (although Fife Council can request additional information)



- A World heritage site
- A Conservation area
- A Historic Garden or Designed Landscape
- A National Scenic area
- The site of Scheduled Monument
- The curtilage of a Category A Listed Building

* Unless the development comprises the alteration or extension of an existing building

What is a Design Statement?

It is a written statement which sets out the design principles and concepts applied to the development.

Every Design Statement should:

- Explain the design approach adopted and how any policies relating to the design in the development plan have been taken into account.
- Describe the steps taken to appraise the context of the development and demonstrate how the design of the development takes that context into account, in relation to its proposed use.
- State what, if any, consultation has been undertaken relating to the design principles and concepts that have been applied to the development. Including what account had been taken of the outcome of any such consultation.

What is a Design and Access Statement?

A Design and Access Statement should:

- Contain both a design statement and a written statement about how issues relating to access for disabled people have been dealt with.
- Explain the policy or approach adopted relating to access and, in particular, how policies relating to this in the development plan have been taken into account. This should include how any specific issues which might affect access for disabled people have been addressed.
- Describe how features which ensure access to the development for disabled people will be maintained.
- State what, if any, consultation has been undertaken on issues relating to access for disabled people and what account has been taken of the outcome of such consultation.
- There is no statutory requirement to undertake formal consultation as part of the preparation of the statement. Pre Application Consultation (PAC) on national and major developments may also provide an opportunity to inform the Design and Access Statement with the views of the community and other interested parties.

Advice on the preparation of Design Statements is contained in Planning Advice Note (PAN) 68 'Design Statements' and PAN 78 'Inclusive Design' recognises that local access panels are a useful sources to consult on design.

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