



Design and Access Statements accompanying

LISTED BUILDING CONSENT APPLICATIONS

In response to the legislation relating to Design and Access Statements (DASs) and the guidance contained in Appendix 1 of TAN12: Design (2009), the following suggested structure has been prepared to provide assistance in the drafting of DASs which accompany Listed Building Consent Applications.

The DAS is an opportunity for you to explain and justify your proposals. It must be fit for purpose and 'readily identifiable' as meeting the statutory requirements, therefore you should include each of the headings set out below (and over) in your DAS. The bullet points give some examples of the information to include in each section. The amount of information provided should reflect the scale of the proposal and sensitivity of the context.

The guidance requires that the DAS explains how the approach taken preserves or enhances the historic and/or architectural importance of the Listed Building.

All DASs will need to concisely and clearly communicate the design approach, therefore you should include illustrations, plans, photos, sketches as appropriate.

If you are unsure of what your DAS should contain or how much information to provide, please email planning@carmarthenshire.gov.uk or contact the area planning officer.

Design and Access Statement Structure

You must demonstrate the steps taken to appraise the site and context of the development. This should include:

Building and site analysis

- History of building
- Historic fabric
- Curtilage buildings
- Boundaries
- Constraints and opportunities

Context analysis

- Character appraisal
- Local facilities e.g. shops, schools, public transport
- Address physical, social and economic issues

Policy context

- Relevant Unitary Development Plan policies and area designations
- Relevant Supplementary Planning Guidance

Involvement

- Community
- Pre-application advice



Response to objectives of good design:

You must explain how each of the following aspects of your scheme (A-E) address the objectives of good design under each heading which relate to those set out in section 4 of TAN 12: Design.

Access

- Ensuring ease of access for all
- This is the place to address any access and conservation conflicts
- Where internal works are proposed, the internal access arrangements should be addressed.

Appearance

- Explain architectural approach with reference to listed building

Environmental Sustainability

- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change

Layout

- Explain siting
- Address internal elements – especially where the public will visit

Scale

- Explain scale of all elements with regard to listed building

Design evolution

You must demonstrate how the design of the scheme takes into account the context and each of the objectives of good design by means of:

- Vision statement covering type of building or place to be created and how it will relate to the context
- Initial concept
- Options considered but discarded
- Competing issues
- Response to context

Final scheme

In addition to the planning applications drawings, you should include additional visual information as necessary to explain the final scheme, such as:

- Coloured elevations
- Contextual elevations showing surrounding development
- Perspective drawings (preferably at eye level)

Further information:

This suggested structure should be read in conjunction with:

- The Town and Country Planning (GPDO) (Amendment) (Wales) Order 2009, No 1024: Design and Access Statements: Wales
- Technical Advice Note 12: Design (2009) – Appendix 1: Guidance on the design and access statement
- Technical Advice Note 22: Planning for Sustainable Buildings – DRAFT (2009)