

Design & access statement crib sheet

Design

Design and access statements are required to provide information covering the design process and physical characteristics of the scheme. You can use this sheet as a starting point when checking the quality of a development scheme. You may find it useful to photocopy this sheet and keep it close at hand. You could then use a copy for each application you look at.

The process

- Does the statement show that the applicant has assessed the site's full context, including physical, social and economic characteristics and relevant planning policies?
- Has the applicant demonstrated how they have taken account of the results of any community involvement?
- Does the statement show that the scheme has emerged from a rigorous assessment-involvement-evaluation-design process rather than trying to justify retrospectively a pre-determined solution?

Use

- Would the application help to create an appropriate mix of uses in the area?
- Would different uses work together well, or would they cause unacceptable annoyance?

Amount

- Is the density appropriate?
- Could the neighbourhood's services support the amount of development planned?

Layout

- Do all spaces have a purpose?
- Will public spaces be practical, safe, overlooked and inclusive?
- Will private spaces be adaptable, secure and inviting?

Scale

- Will the buildings sit comfortably with their surroundings?
- Will they, and parts like doors and windows, be of a comfortable scale for people?

Landscaping

- Has landscaping been properly considered from the start?
- Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Appearance

- How will the development visually relate to its surroundings?
- Will it look attractive?

Access

- Will the place be safe and easy for everyone to move around?
- Will it make the most of the surrounding movement network?
- Has the applicant clearly described their policy approach and consultation process, whether carried out or planned?