

Design and Access Statements Accompanying Applications for Listed Building Consent

Design and access statements are required for listed building consent. They will be similar to design and access statements for planning applications, although there will be some differences because of the differing nature of the application. Where there is a planning application submitted in parallel with an application for listed building consent, a single, combined statement should address the requirements of both. The combined statement should address the elements required in relation to a planning application in the normal way and the additional requirements in relation to listed building consent (see below).

What Should be Included in a Listed Building Consent Statement?

The design and access 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 permission). The statement relating to listed building consent should also include a brief explanation of how the design has taken account of paragraph 3.5 of PPG15 (Planning and the Historic Environment):

- The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;
- The particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (e.g. interiors) may come to light after the building's inclusion in the list;
- The building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;
- The extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

The statement will need to explain and justify the approach to ensuring that the listed building preserves or enhances 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 again with reference to the special considerations set out above. It is important to note that the requirement for the access component of the statement relates only to "access to the development"¹ and therefore does not extend to internal aspects of individual buildings.

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). The statement should 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 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 that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

¹ Section 62(5) of the Town and Country Planning Act 1990 as inserted by Section 42(1) of the Planning and Compulsory Purchase Act 2004.