



Llywodraeth Cymru
Welsh Government



Design and Access Statements in Wales

April 2017

Design and Access Statements in Wales

Why, What and How

This guidance was prepared for the Welsh Government
by the Design Commission for Wales.

Mae'r ddogfen yma hefyd ar gael un Gymraeg.
This document is also available in Welsh.

Digital ISBN: 978-1-4734-9083-3

Contents

Section 1:	Introduction
Section 2:	What is a Design and Access Statement and do I need one?
Section 3:	The benefits of a Design and Access Statement
Section 4:	Pitfalls and good practice
Section 5:	Structure of a Design and Access Statement and communicating the design process <ul style="list-style-type: none">a. Summary of the proposalb. The brief and visionc. Site and context analysisd. Interpretatione. Design developmentf. The proposal<ul style="list-style-type: none">i. Characterii. Accessiii. Movementiv. Environmental Sustainabilityv. Community Safetyvi. Response to planning policy World Heritage Sites and conservation areas
Section 6:	What if a Design and Access Statement is not required?
Section 7:	Working with Design and Access Statements
Appendix 1:	Legislative context for Design and Access Statements
Appendix 2:	Inclusive design principles
Appendix 3:	Further reading

1



Introduction

Design and Access Statements (DAS) have been required in Wales for many planning applications since 2009. Since then much has been learned about their use and what constitutes a useful DAS. This guide builds on that understanding and responds to legislative requirements for DASs under the Planning (Wales) Act 2015. This guidance has been written in conjunction with the Design Commission for Wales and supersedes all other guidance.

DASs were introduced to help ensure that both design quality and inclusive access are given sufficient consideration in the planning process. The DAS itself does not 'create' good design, rather it should demonstrate and clearly communicate the logical design process. The requirements of a DAS reflect the objectives of good design as set out in Planning Policy Wales (PPW) and Technical Advice Note 12: Design (TAN 12).

This guidance document sets out the requirements for a DAS, the benefits of preparing a DAS and some of the pitfalls that should be avoided when preparing the document. Section 5 of this document provides guidance on what to include in a DAS and how to communicate the proposals.

This document provides guidance on how good design can be reflected in a DAS. It does not explain the principles of good design which can be found elsewhere within Planning Policy Wales, TAN12 and other supplementary guidance and should be referred to during the development of a proposal.

Finally, the document covers the things an officer reviewing a planning application can expect and should look for. A series of questions are provided to help interpret and review proposals.

Further reading:

- Planning (Wales) Act 2015
- Planning Policy Wales
- TAN 12: Design

2



2

What is a Design and Access Statement and do I need one?

A DAS communicates what is proposed and demonstrates the design process that has been undertaken to reach the final proposal.

It is a document that should address a key question: 'why is it like that?' by explaining how the design has responded to the site, context, brief, vision, relevant policy and objectives of good design. It is recommended that a DAS is concise and illustrated wherever possible to highlight the key information relating to design.

When reviewing a DAS the Local Planning Authority (LPA) will be seeking a clear demonstration of how the objectives of good design have been addressed and how the proposal has been arrived at in a considered, logical and creative way. A DAS can be a material consideration in the determination of the application, therefore the fundamental design principles of an application should be clear and adequate evidence of the design quality of the proposal provided.

It is a statutory requirement that certain applications for planning permission are accompanied by a DAS. Such planning applications will not be validated unless a DAS is provided.

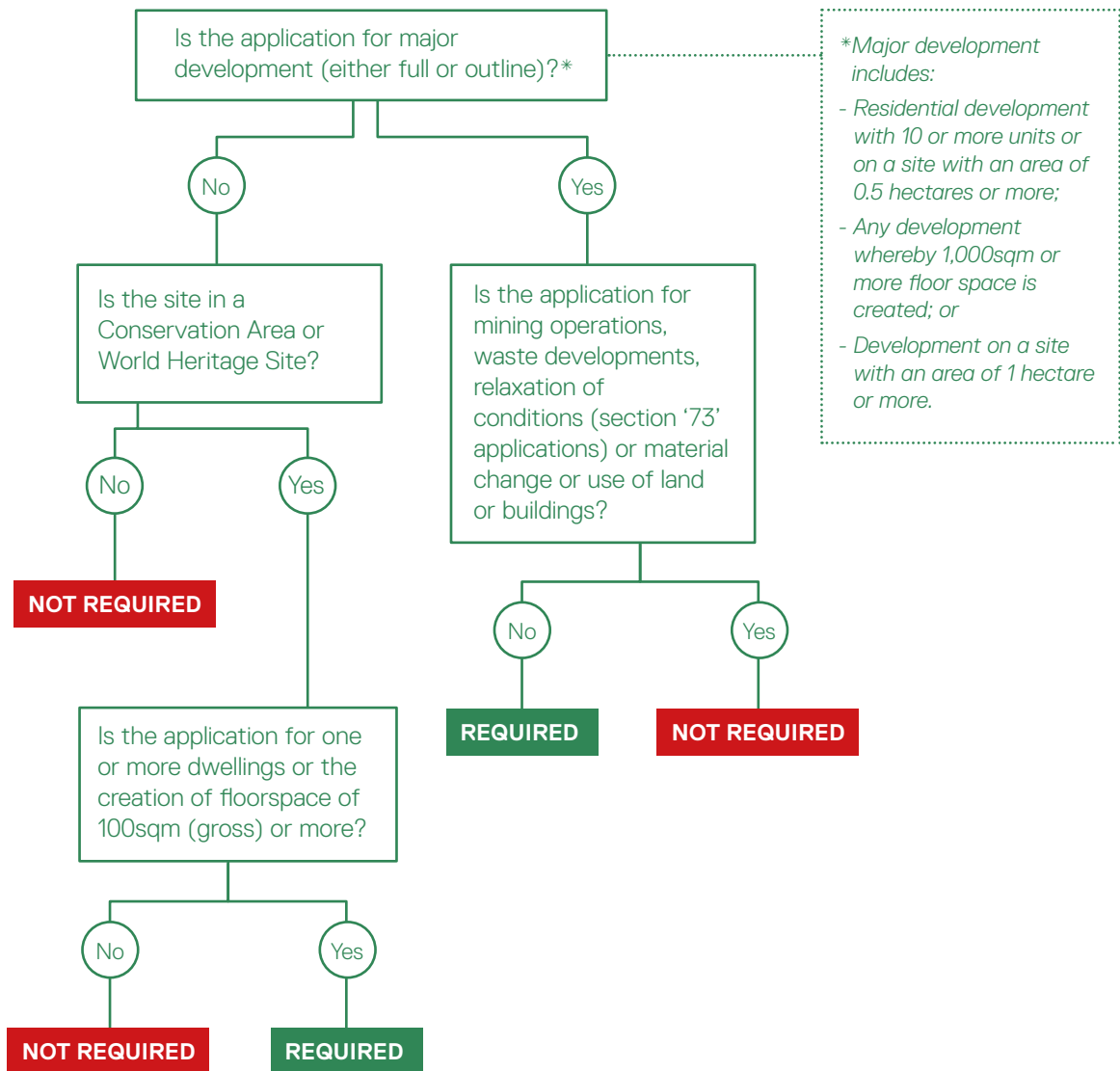
The legislative context for the requirement of a DAS is set out in Appendix 1. The following flow diagram will help to determine whether a DAS is required for a particular application.

An application for reserved matters is not an application for planning permission and, therefore a DAS is not a statutory requirement. However, the DAS should act as a 'living document' and, as such, a reserved matters application should be accompanied by a progress statement updating what changes, if any, have occurred since the original DAS was submitted.

Further reading:

- The Town and County Planning (Development Management Procedure) (Wales) Order 2012 (as amended)
- Heritage Impact Assessment in Wales, Cadw (due to be published mid 2017)

For applications for listed building, scheduled monument or conservation area consent a DAS is not required but reference should be made to guidance on Heritage Impact Assessment and Heritage Impact Statements (HIS) provided by Cadw which provides guidance on what is required to accompany such applications. In a small number of cases, such as an application relating to a listed building, within a conservation area and meeting the criteria set out in the adjacent diagram, both a DAS and HIS may be required. In such cases the requirements should be agreed with the LPA.



3



3

The benefits of a Design and Access Statement

Preparing a DAS to accompany an application presents a number of benefits, particularly as a tool for demonstrating and communicating the design process. A DAS:

- **Demonstrates a good understanding of the site, context and brief** – planning drawings alone do not communicate how the proposed development responds to the unique features of the site and its context. The DAS is the place to show how these have been understood and considered in the design process.
- **Demonstrates that proposals meet Local Authority and Welsh Government design quality objectives and planning policy** – all development should meet the objectives of good design, but there will be different ways of doing this, and in some cases a balance may need to be found to address competing priorities. The DAS should explain how these objectives have been considered including how inclusive design has been fully integrated into the design process.
- **Communicates and explains design ideas** – it is expected that designers will have spent a long time considering a proposal, but the DAS is the first opportunity that other people will have to understand the thinking behind it. It is, therefore, a useful tool to explain why certain decisions have been made and the creative ideas behind the design.
- **Improves pre-application discussions** – a draft DAS, provided to the LPA in advance, can help with pre-application discussions as it provides the planning officers with a good introduction to the proposals. The design may be at an early stage but setting out the brief and site/context analysis will show an understanding of the site.
- **Assists with pre-application consultation** – the document will help to explain the proposals when engaging with the public and stakeholders.
- **Assists preparation for Design Review with the Design Commission for Wales** – preparing a draft DAS for Design Review helps provide the information needed in a concise format. The most value can be drawn from the Design Review process during the early pre-application stages.

- **Communicates how the proposal contributes to placemaking** – the DAS provides the opportunity to set out how the proposal will benefit the people who will use and interact with the development as part of the creation of a sustainable place.
- **Speeds up the decision making process** – a compliant DAS is required for the planning application to be validated, but beyond that, a good DAS can help the pre-application and determination period run more smoothly as it collates the key information and provides answers to many of the design questions that the LPA may have.

4

4

Pitfalls and good practice

Experience gained since the introduction of DASs in 2009 has helped in understanding what makes a good and useful DAS. The following is a summary of key watch points in the preparation of a DAS.

Don't

Don't Only think about the design story when writing the document at the end.

Don't Prepare the document without any input from the design team.

Don't Copy planning policy verbatim.

Don't Consider access separately or as an afterthought.

Do

Do Start compiling the document early and include the journey. The DAS should explain why you have made the design decisions you have made.

Do Ensure that the design team is fully involved in preparing the document to explain their design process.

Do Show that you have identified relevant policy and guidance, such as SPG, a development brief or design code, and provide a succinct explanation of how you have responded to them. Keep it brief.

Do Consider all aspects of design, including accessibility, in a holistic way. Inclusive design takes into account all user needs irrespective of age, gender, disability, ethnicity, social grouping etc. and should be integrated into the design process.

Don't

Don't Jump straight to the answer.

Don't Use lots of words and lengthy descriptions when not necessary.

Don't Use generic text that could be applicable to any development.

Don't Cover everything at length if it is not relevant.

Don't Use jargon or technical language if it is not necessary.

Do

Do Explain how you understood and explored the design challenge and tested responses to it.

Do Use plans/diagrams/ photographs where possible to explain ideas and describe the site and context. Keep the document concise.

Do Be specific about the particular proposal.

Do Vary the length and level of detail depending on the type and nature of the application. The DAS can refer to more detailed studies that have been undertaken during the development of the proposal but does not need to include all of the information.

Do Consider the needs of multiple audiences and ensure the document is easy to read and understand.

5

5

Structure of a Design and Access Statement and communicating the design process

A DAS should clearly and logically lead the reader through the design process so that the rationale behind the final proposal can be understood.

The content will vary depending on the project. However, The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) sets out that, as a minimum, the DAS must explain:

- the design principles and concepts that have been applied to the development; and
- how issues relating to access to the development have been dealt with.

Access in this context relates specifically to ease of access for all. The following suggested structure provides a framework which will help to ensure that the main points are covered and clearly conveyed. Alternative approaches to the document and additional information may be appropriate, but in most cases the DAS should include this content.

The suggested structure broadly follows the stages of the design process so, as each stage of the process is undertaken, the content of the document can be developed rather than the whole document being prepared at the end.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Thinking about how to communicate the proposal in the DAS at the beginning of the process will help to develop the content of the document along the way. Many elements of the DAS can be effectively communicated through the use of plans, diagrams and images, the use of which is encouraged as it also reduces the length of the document.

Further guidance is provided for each of the suggested sections, together with excerpts from DASs that demonstrate effective communication of the subject. It is important to note that these examples have been selected to illustrate one specific aspect of the DAS and should not be taken as an endorsement of the whole document or the proposed scheme.

Further reading:

- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

a. Summary of the proposal

Introduce the reader to the project by providing a short summary of the proposal. This should include basic information including the location of the site, the proposed use(s), the quantum of development and the type of application that the DAS accompanies i.e. outline, full, listed building consent.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

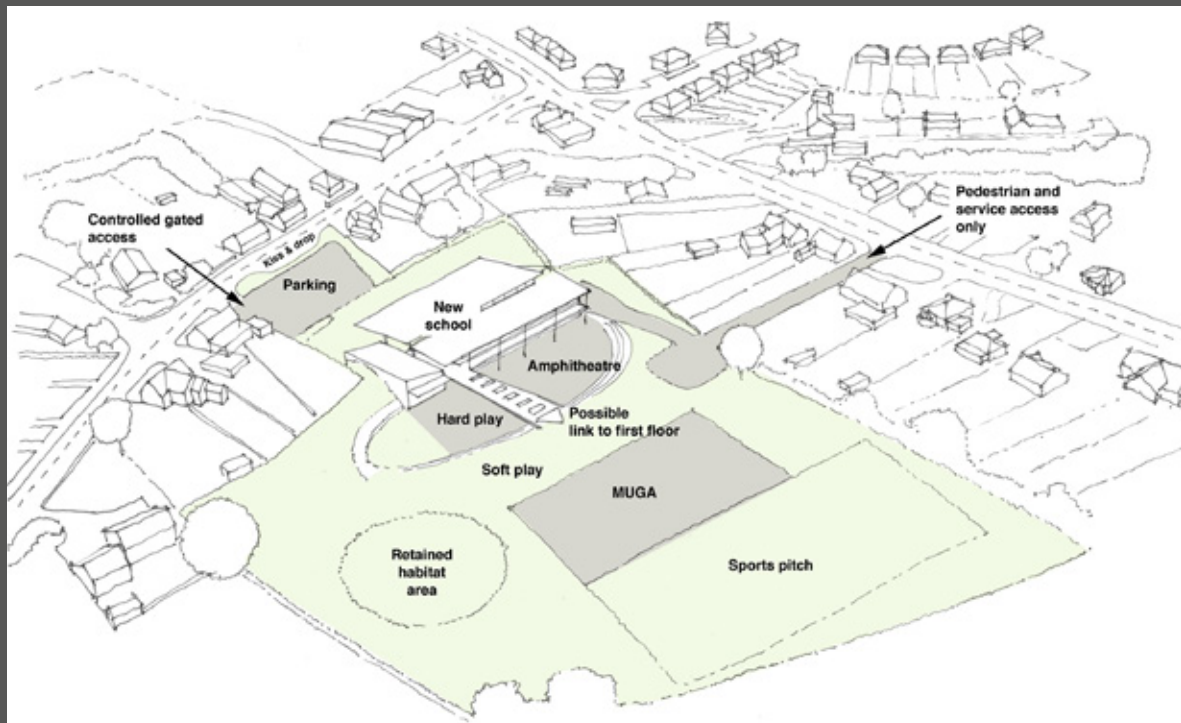
Examples:

> Residential Development, Porth Teigr, Cardiff, p7.

An overview plan is accompanied by a schedule of units, density and parking.

> Education, Ysgol Gynradd Gymunedol Trimsaran Primary School, Carmarthenshire, p6 & p25.

The summary of proposals sets out what the development comprises and the diagram on page 25 provides a useful overview of the layout of the site.



Summary plan shows the proposals for Ysgol Gynradd Gymunedol Trimsaran in context. (Image courtesy of Architype / The Urbanists)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

b. The brief and vision

Setting out the brief for the project provides the starting point for the design response. It may include an outline of the number of units, floor areas, building types and uses, adjacencies and performance criteria. In some cases the brief will have changed and evolved as the proposals developed and this should be reflected in the document.

In addition to the functional brief, the DAS should state the vision for the development. The vision includes an explanation of the kind of place that the development should create. A client may have a vision in mind from an early stage or the vision may emerge through the design team working with the client and understanding the site and its context.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

- > **Education, Cardiff and Vale College, Cardiff, p20-21.**
The brief for the development sets out the requirements for the building as well as the client's objectives and aspirations.
- > **Residential Development, Loftus Garden Village, Newport, p24-25.**
The vision of creating a garden village is set out and informs the thinking on how the development should look, feel and function.
- > **Mixed Use development, Canolfan S4C Yr Egin, Carmarthen, p20.**
One page of text sets out the brief and client vision for the development.
- > **Maggie's, South East Wales, at Velindre Hospital, Cardiff, p5.**
The brief sets out the required accommodation as well as the ethos for the building.



The vision for Pirelli/Loftus Garden Village sets out what the proposed development should look, feel and function like in a simple summary diagram.
(Image courtesy of Alan Baxter)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

c. Site and context analysis

This part of the document should address what currently exists rather than what is proposed.

Good site and context analysis is a crucial step in achieving good design.

A full guide to the process can be found in *Site & Context Analysis Guide: Capturing the value of your site* (2016) which covers analysis, interpretation and presentation. The guide identifies a range of matters including landscape, ecology, built form, heritage, movement, infrastructure, culture and community that should be considered where relevant.

Readers of the DAS need to be able to identify the location and nature of the site and be confident that the applicant/design team have thoroughly understood and considered the qualities of the site and context. Using annotated plans and photographs will help to reduce lengthy descriptions. Summary plans are helpful to highlight the key opportunities and constraints. Taking the time to distil and represent the information in this format shows an understanding of the most important issues.

Whilst technical studies should be referred to, it is best to provide a summary of the findings rather than repeating large sections of the other documents.

Relevant planning policy and guidance that will influence the design should be identified at this stage but should not be copied into the document. The proposals section of the document provides the opportunity to show how the proposed development has responded to the identified policy and guidance. Key things to consider are designations or site specific policies in the Development Plan, locally specific design guidance, development briefs, masterplans or design codes. Reference should also be made to the planning history of the site where relevant.

Early consultation undertaken with the local community or specific stakeholders and interest groups should form part of the site and context analysis at an early stage. However, it may be most appropriate to document the findings of the consultation and the influence on the proposals in the design development section of the document.

Further reading:

- TAN 12: Design
- Site and Context Analysis Guide: Capturing the value of a site
- Planning for Sustainable Buildings
- Heritage Impact Assessment in Wales, Cadw (due to be published mid 2017)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Education, Cardiff and Vale College, Cardiff, p12.

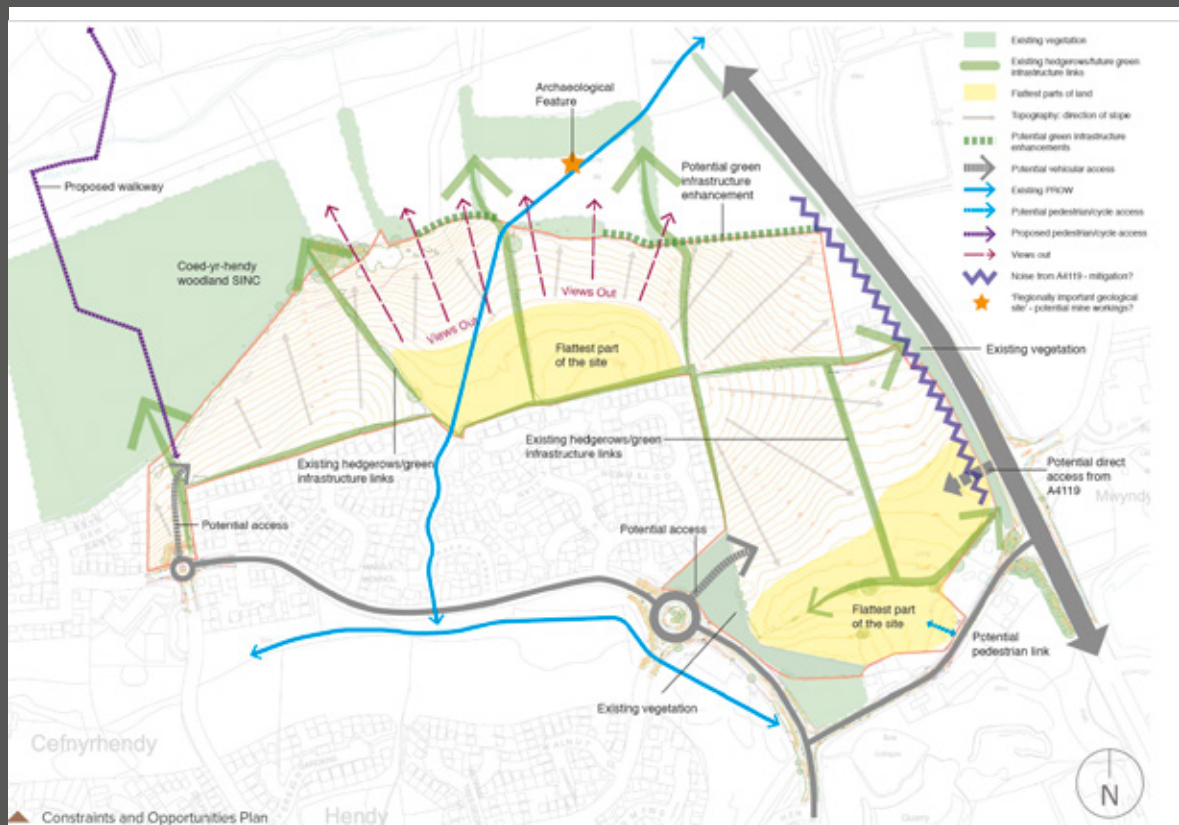
Diagrams are used to convey key information as part of the analysis of the site and its context.

> Strategic Residential Site, Pantlasau Farm, p8, 12-15.

A summary plan highlights the key information about the ecology and topography of the site and is accompanied by the interpretation of these points and how they will be dealt with in the development of proposals for the site.

> Residential Development, Cefn yr Hendy, Rhondda Cynon Taf, p43.

A plan identifies the summary of the key opportunities and constraints.



Summary site analysis plan for the Cefn yr Hendy site in Cardiff. (Image courtesy of The Urbanists)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

d. Interpretation

As highlighted in the Site and Context Analysis Guide, it is important that the analysis of the site and context is not just a process that is undertaken and then forgotten. It needs to be interpreted and applied in the context of the brief and the vision for the site.

This interpretation can be presented in the form of a framework plan for the site, a set of principles, objectives or a concept diagram. It synthesises all of the information and ideas into one coherent form and should be referred to during the design process and in the consideration of the planning application to check that the proposals are meeting the objectives and achieving the design concept.

Further reading:

- Site and Context Analysis Guide: Capturing the value of a site
- Planning for Sustainable Buildings
- Urban Design Compendium

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> **Residential Development, Llandaff Park, Cardiff, p30.**
This sketchy concept plan conveys the main ideas for the site.

> **Residential Development, Cefn yr Hendy, Rhondda Cynon Taf, p46.**
The DAS includes a concept framework that captures the key opportunities from the site and context analysis together with the vision for the site and provides a helpful diagram to refer back to as the proposals are developed.

> **Residential Development, Loftus Garden Village, Newport, p26-28.**
A set of principles for the development are identified based on the vision for the development and illustrated using plans and diagrams.

> **Mixed Use development, Canolfan S4C Yr Egin, Carmarthen, p21-24.**
The site analysis, brief and vision are synthesised into a concept for the development which begins to consider how the ideas will be interpreted spatially within the building.

> **Residential Development, Llanwern, Glas Llyn, Newport, p22-23.**
The development framework plan is a very clear summary of the key elements that will structure the development in response to the site analysis and vision.



Concept and development framework plans for the residential development at Llanwern show how the analysis has been interpreted and developed to give the site structure. (Image courtesy of Roberts Limbrick)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

e. Design development

A summary of how the design has developed can be documented using drawings, sketches and diagrams. The key influences on the design evolution should be highlighted such as environmental performance testing, consultation, DCFW Design Review, modelling, testing and pre-application meetings.

Design is an iterative process and it is likely that several options or approaches will have been tried, tested and amended during the development of the design. This section provides the opportunity to explain these considerations and why design decisions have been made.

The DAS should include a summary of any pre-application consultation that was undertaken with the LPA and how this influenced the proposals.

Pre-application consultation with the local community, statutory and non-statutory consultees and stakeholders, is a requirement for schemes comprising major development. This presents the opportunity to add value to a project by engaging with those who know the local area best and may ultimately take ownership of the project once complete. Creative forms of engagement will help to make the most of this process. Consideration should be given to how information is presented to ensure that it is accessible to the consultation audience. Any feedback and input collected through this process and how the proposals have altered in response should be included in this section of the DAS.

Further reading:

- New Development Management Procedures, Annex 1 - Pre-application Consultation Guidance, Welsh Government

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Student Accommodation, Bridge Street, Cardiff, p27-37.

The DAS provides narrative and diagrams to show how the design has developed through consultation with the LPA and DCFW.

> Residential Development, Bryngwyn Fields, p23-26.

A series of diagrams shows how the layout has been developed based on the site analysis and key drivers.

> Residential Development, Port Talbot Police Station site, p16-18.

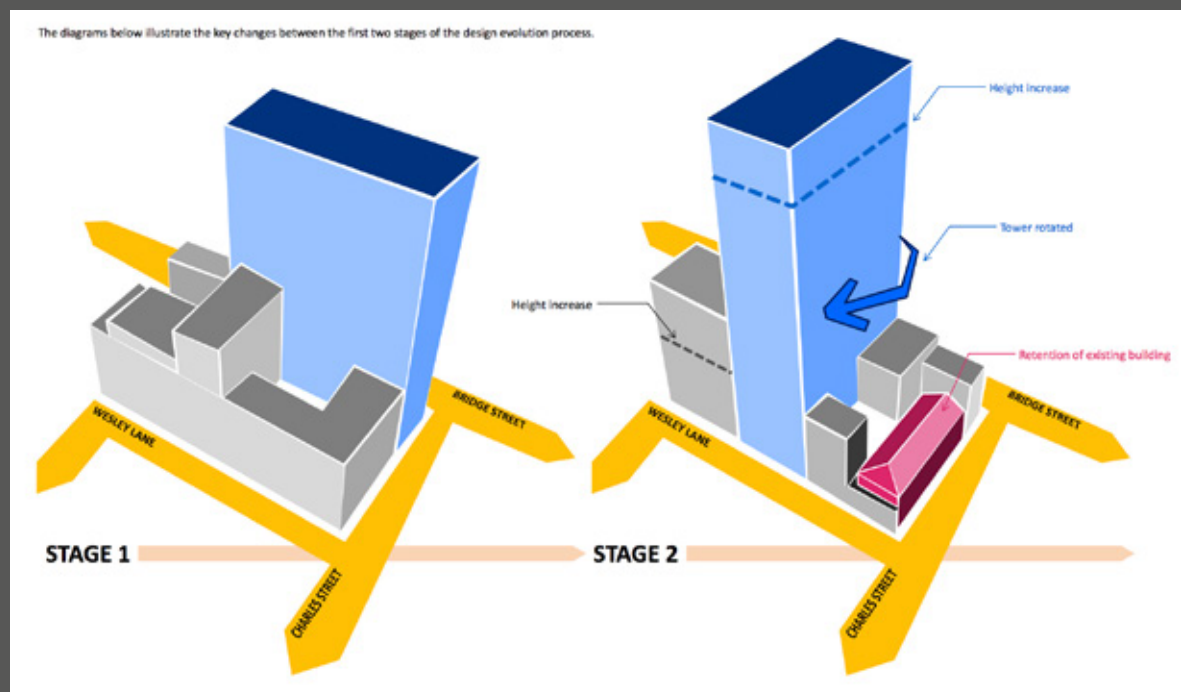
Plans, images and massing models show how different options for the site have been considered and assessed.

> Residential Development, Willowbrook West, Cardiff, p46-53.

The DAS documents feedback from a range of consultees and how the proposals have been amended in response.

> Residential Development, Loftus Garden Village, Newport, p29-31.

The DAS documents how the layout of the site has evolved over several iterations and the reasons for the changes that were made.



The design development of student accommodation proposals for Bridge Street, Cardiff is illustrated in the DAS to provide a useful summary.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

f. The proposal

Having set the scene and told the story of the development of the proposal, this section of the document should explain what is proposed and how it meets the objectives of good design as set out in PPW and TAN 12 as well as policies in Development Plans and local design guidance.

Overview

Initially this section should provide an overview of what is proposed, set in the context of the site. Plans, elevations, sections, perspectives and other visuals will illustrate the proposals. These must be in accordance with the plans that are submitted as part of the planning application. There is no need to duplicate any information provided in following sections which will provide more detail.

A DAS accompanying an outline application should clearly explain and justify the objectives which will be used to inform the detailed proposals, demonstrating an understanding of what is appropriate and feasible for the site in its context, even if all matters are reserved.

For residential developments reference can be made to *Building for Life 12 Wales* to explain how the criteria have been addressed.

Objectives of good design

A short written description or bullet points accompanied by relevant drawings/images should be sufficient to explain how the proposal responds to the five objectives of good design as set out in PPW and TAN 12. The response to each objective should be clearly identifiable in the document, but in some cases there may be little to say on some of the aspects, in which case these sections of the document will be short.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

i. Character

How does the proposal sustain or enhance local character and promote legible development, a successful relationship between public and private space, quality, choice and variety and innovative design?

The character of a development can be generated through a range of aspects which should be explained in this section. These may include:

Placemaking

- How elements of the proposal combine to create a strong sense of place
- The contribution that the proposal will make to the quality of life of those interacting with the development

Amount and density

- Number of units or floorspace
- How the amount of development would be a sustainable and suitable proposal for the site in the short and long term
- Justification of the density of development proposed
- How the proposed densities relate to neighbouring densities and infrastructure

Streets

- Proposed street hierarchy and how different streets are designed to reinforce this hierarchy
- How the proposed development addresses and reinforces the quality of existing or proposed streets

Spaces and public realm

- Where clearly defined public spaces are proposed
- The balance between hard and soft landscape
- How the public realm has been designed to promote safe connectivity and provide a strong landscape framework

Mix of uses & tenure

- The variety of uses and tenures proposed on the site and how this supports necessary services, facilities and public transport
- How those proposed uses should contribute to the character and image of the development and the area

Scale

- Convey the height, width and length of buildings, and the size of streets and public spaces in relation to those buildings
- How the proposal has responded to the existing character and scale of the local area

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Layout

- Explain how the proposed layout responds to the character of the development and its context (other layout considerations should be covered in the Community Safety and Environmental Sustainability sections of the document)

Heritage

- How the heritage value of the site and/or its context has been interpreted and integrated into the proposal

Detail Design

- Details of materials and their relation to the context and vision
- Detailing where important

Further reading:

- TAN 12: Design
- Urban Design Compendium
- Manual for Streets and Manual for Streets 2
- Building for Life 12 Wales
- A Model Design Guide for Wales, Residential Development

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Education, Cardiff and Vale College, Cardiff, p28-30.

A series of plans, sketches and diagrams help to explain the layout of the proposed building and gives a sense of the quality of the spaces created.

> Education, Cardiff and Vale College, Cardiff, p35-41.

The landscape concept, design approach, and principles for the proposed development are presented with a series of diagrams leading to the proposed landscape masterplan. The landscape principles can be used to check whether the landscape masterplan is achieving the desired outcomes.

> Strategic Residential Site, Bryngwyn Fields, Kingsbridge, p31.

The DAS clearly identifies on a plan where distinctive spaces will be created to provide a setting for the residential development.

> Mixed Use Development, Former Port Talbot Police Station, p22.

CGIs from important viewpoints are used to show the scale of the proposed development in the context of surrounding buildings and spaces.

> Residential Development, Porth Teigr, Cardiff, p46-48.

The section of the DAS on house type components shows that consideration has been given to the needs of residents and how these will be incorporated into the specific context of this development. The use of diagrams helps to make the approach clear to the reader.

> Residential Development, Loftus Garden Village, Newport, p54-57.

The DAS sets out a clear street hierarchy and how the design of the different streets responds to this hierarchy to create different characters.

> Mixed Use Development, Canolfan S4C Yr Egin, Carmarthen, p34-36.

The section of the document on appearance and materials includes visuals, a description of what is proposed and an explanation of the rationale behind the decisions made.

> Residential Development, Llandaff Park, Cardiff, p44-45.

Sketches and text explore the character and nature of the proposed streets and spaces.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples continued:

> **Cultural, BBC Wales Headquarters, Central Square, Cardiff, p98-104.**

Plans, sections and images are used to explain the different façade treatments proposed for each elevation and how the cladding will vary in response to this.

> **Residential, National Shipyard, Chepstow, p48-59.**

Plans, elevations, sections and sketches are provided to explain the character of the different streets and spaces.

Figure 4.8 Building elevations



Figure 4.9 Visual of the building from College Road

Elevations and visuals are provided in the DAS alongside a description and rationale for the appearance of the proposed Canolfan S4C Yr Egin. (Image courtesy of Rural Office for Architecture)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

ii. Access

How do the proposals ensure ease of access for all into the development and to all elements within the site?

Good design is inclusive design, and inclusive design should be an integral part of the design process. Appendix 2 sets out further details on the inclusive design principles endorsed by DCFW and the Welsh Government. Whilst this section of the document will specifically address access, it must be demonstrated that inclusive design has been included throughout the design process and reflected in the submitted drawings. Information in this section of the document may include:

- The approach taken to inclusive design including how access arrangements make reasonable provision to ensure that all users will have equal and convenient access, both into the site from its boundaries to all of the new or extended buildings and within the site.
- How the development is accessed, including illustrations of how access to the site, circulation routes within and between buildings including gradients, the materials used to form them, and the siting of buildings have been considered.
- Where such provision is not considered possible, reasons should be provided in the DAS to support the case. In such instances, explain how the principles of inclusive design will still be addressed, potentially through other means such as management procedures.
- Explain or cross reference accompanying material relating to the design of parking spaces, parking layouts and drop off points.
- How any policies relating to access in the statutory development plan have been taken into account.
- How features which ensure people's access to the development will be maintained.
- How access groups, local authority access officers or consultants have been engaged in the development of the design. Whether information was made available in different formats to ensure that the engagement process was inclusive, for example tactile plans.

Further reading:

- Tan 12: Design
- The Equality Act 2010
- Inclusive Design in the Built Environment, Training Handbook (contains many further reading references)
- Grant, A (2012) Designing for Accessibility, London: Centre for Accessible Environment/s RIBA Publishing

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Example:

> Cultural, BBC Wales Headquarters, Central Square, Cardiff, p122-125.

Information is provided on access into the building from various means of transport as well as circulation within the building. Plans and text provide details on the provision of parking and facilities.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

iii. Movement

How does the proposal promote sustainable means of travel?

This section should address how people will get to and from the site as well as movement within the site. The principles of sustainable development that promote walking, cycling and the use of public transport, reducing reliance on the private car should be reflected in the proposals. Information may include:

- How the choice of site enables good connectivity, access to facilities and promotion of walking and cycling.
- How sustainable and active modes of travel have been integrated to promote walking, cycling and the use of public transport.
- How safe physical connections to the surrounding area have been developed and accommodated.
- The approach taken to parking including how an appropriate mix of parking provision has been integrated which is well overlooked by surrounding properties.
- Cross reference to key information relating to TAN 18 and transport assessments as required.
- The response to the principles set out in *Manual for Streets* and *Manual for Streets 2*.
- For outline applications where the matter of ‘access’ (i.e. new junctions and vehicular access points) is reserved, the DAS should include indicative access point(s) to the site.

Further reading :

- Tan 12: Design
- Manual for Streets and Manual for Streets 2
- Building for Life 12 Wales
- Design Guidance: Active Travel (Wales) Act 2013

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Residential Development, Porth Teigr, Cardiff, p28-29.

Two plans are used to show how access to the site and movement around the site is built into the layout for pedestrians, cyclists and cars as well as refuse, removals, fire appliances and the Harbour Authority.

> Visitor Centre, Coed y Brenin, Snowdonia National Park, p13.

This useful diagram shows the varying movement of vehicles, cyclists and pedestrians through the site.

> Visitor Centre and Water Sports Centre, Llandegfedd Reservoir, Pontypool, p8.

A plan shows how routes to the facility and parking is accommodated.



This plan provides a summary of the proposed circulation including the location of parking and cycle storage in the proposed Porth Teigr residential development. (Image courtesy of Loyn & Co)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

iv. Environmental Sustainability

How does the proposal achieve efficient use and protection of natural resources, enhance biodiversity, and demonstrate designing for change?

The DAS should explain the environmental sustainability strategy, how the proposals will meet or exceed sustainable building standards and how associated carbon emissions will be minimised. It may be that detailed information is included in another report submitted with the planning application. Repetition is not necessary, but comprehensive cross referencing of related documents is.

Specific strategies and solutions which meet environmental sustainability aspirations should be set out. These may include:

Landscape/Habitat

- The opportunities to improve existing landscape and biodiversity quality of the site.
- Demonstration of understanding of how the landscape will be managed.
- The landscape design framework – the use of hard and soft materials and the division of public and private space.

Energy and Resource Efficiency

- Integration of passive design strategies and fabric-first approach to energy efficiency. This may include cross references to a separate, detailed energy report accompanying the application.
- How materials have been chosen to minimise environmental impact.
- How the development responds to the impact of current and future climate change issues.
- Integration of renewable and community energy sources.

Water and Waste Management

- How Sustainable Urban Drainage Systems (SUDS) or other mitigation measures have been integrated.
- How effective and integrated management of water has been addressed.
- Measures to minimise waste through the construction process.
- Consideration of waste collection.

Further reading:

- Planning for Sustainable Buildings

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

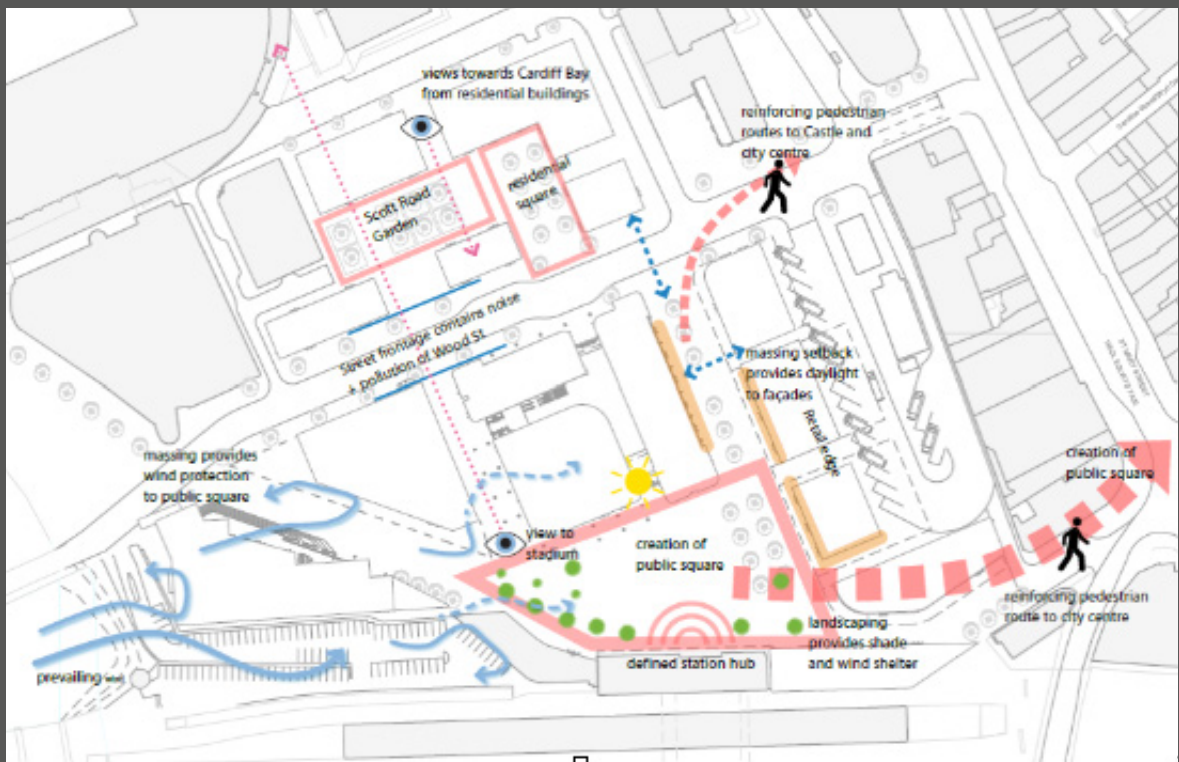
Examples:

> Education, Ysgol Gynradd Gymunedol Trimsaran Primary School, Carmarthenshire, p30.

Text sets out the environmental sustainability concept and details as to how this has been integrated into the design.

> Cultural, BBC Wales Headquarters, Central Square, Cardiff, sustainability strategy, p128-131.

The principles of a holistic sustainability strategy are set out and are used to inform the overall site strategy.



This plan forms part of the site sustainability strategy for the proposed BBC Wales Headquarters, Cardiff which informed design decisions such as layout and massing. (Image courtesy of Foster + Partners)

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

v. Community Safety

How has the proposal ensured attractive, safe public spaces and security through natural surveillance?

This section should explain what design measures have been taken to promote safety and security. This may include:

- How natural surveillance of streets, public spaces and car parking is achieved.
- How Secured by Design principles have been considered and details of any consultation undertaken with Designing Out Crime Officers (DOCO).
- How the lighting strategy will help to create a safer environment.
- The contribution to the creation of communities where people can feel safe.
- How the mix of uses will promote activity at different times of the day.
- The distinction between public and private space and the design of boundaries to private space.
- Where particular materials and planting have been used to help promote security.
- How legibility and wayfinding considerations have been integrated into the design to create a development that is welcoming and easy for all to navigate.

Further reading:

- TAN 12: Design
- Safer Places
- Secured by Design
- Urban Design Compendium

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Residential Development, Willowbrook West, Cardiff, p38.

The text explains how competing design ideas in relation to community safety and permeability have been resolved.

> Residential Development, Porth Teigr, Cardiff, p37.

Text addressing community safety covers the points of consideration for the layout of the building and the design of the building envelopes. Specific measures taken to improve safety have been identified.

> Residential Development, Glas Llyn, Llanwern, Newport, p42.

Text identifies the different ways that safety and security have been considered in the proposals for layout and dwelling type.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

vi. Response to planning policy

This section of the document provides the opportunity to explain how the proposals have responded to relevant planning policy and guidance. The relevant policy and guidance should have been identified at the site and context analysis stage, this section should provide a summary of the design decisions that have been made in response to these policies.

- a. Summary of the proposal
- b. The Brief and Vision
- c. Site and Context Analysis
- d. Interpretation
- e. Design Development
- f. The Proposal
 - i. Character
 - ii. Access
 - iii. Movement
 - iv. Environmental Sustainability
 - v. Community Safety
 - vi. Response to planning policy

Examples:

> Visitor Centre, Coed y Brenin, Snowdonia National Park, p30-38.

The relevant planning policies are identified, but not repeated, and then a response is given to how the proposed development has addressed the policy.

> Education, Ysgol Gynradd Gymunedol Trimsaran Primary School, Carmarthenshire, p31.

The relevant policies are interpreted and a succinct response provided.

World Heritage Sites and conservation areas

A DAS is required for applications within a World Heritage Site (WHS) or conservation area when the application is for one or more dwellings or the creation of floorspace of 100sqm (gross) or more. A DAS in these cases should include the content outlined above as well as further detail specifically addressing how the proposal relates to its particular special context.

For applications within WHSs, the special context needs to be understood through assessment and analysis at the site analysis stage. The analysis should consider the Outstanding Universal Value (OUV) of the site, paying particular attention to the attributes, the setting, and significant views into and out of the WHS.

The design development section needs to show how design decisions have been informed by this analysis of the OUV of the WHS. It should show how consideration of options has been informed by an understanding of the impact of the proposals on the OUV. It should also explain why the preferred approach has been chosen, and how it contributes to the preservation of the OUV.

For applications in conservation areas, the special architectural or historic character of the area as described in the Conservation Area Appraisal should be considered at the site analysis stage. Reference could also be made to available Conservation Area Management Plans which may contain recommendations for development within the conservation area. The design development section should show how consideration of options has been informed by an understanding of the impact of the proposals on the special character of the area. It should explain why the preferred approach has been chosen, and how it contributes to the preservation or enhancement of the character or appearance of the conservation area.

Existing national policy and guidance contains advice on development in these areas and the DAS should include a brief explanation of how the approach to design and access takes account of:

- Technical Advice Note 24: The Historic Environment
- Managing Change in World Heritage Sites in Wales
- Managing Change in Conservation Areas

Further reading:

- TAN 24: The Historic Environment (pending)
- Managing Change in World Heritage Sites in Wales
- Managing Change in Conservation Areas
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales

6

6

What if a Design and Access Statement is not required?

DASs are not a statutory requirement for all planning applications. However, the Welsh Government and DCFW encourage applicants to consider composing a summary document addressing issues of design and access for smaller applications as good practice. This will provide the applicant with the opportunity to explain the design decisions that have been made, how they address national and local design policy and meet the objectives of good design, which will also help to inform pre-application discussions and consultation.

Where a DAS is not required by legislation, the decision maker can request further information to be submitted with the application, where appropriate or necessary, to explain the design process and final scheme.

For reserved matters applications it is good practice to submit an update or addendum to the DAS that accompanied the outline application. This will provide further detail on the proposed development, what has been considered in the development of the design from the outline stage and how the proposed development builds on the objectives of good design as set out in TAN 12.

7





Working with Design and Access Statements

Pre-application consultation

Although not specifically required in legislation, it is considered good practice to use a DAS as an aid to pre-application discussions. Early discussions on design should help to establish important issues to be addressed through design. A DAS at this stage might cover the brief, vision, site and context analysis and early design development.

Validating a planning application

An application will not be valid where a DAS is required by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) but has not been submitted. Where a DAS meets the requirements of the regulations, the LPA must place it on the public register of applications with the application to which it relates, and consultees must be notified that it accompanies the planning application.

The size and content of a DAS will vary depending on the scale and type of development proposed. Therefore, some sections of the DAS may be brief in some instances, but this does not mean that the document is insufficient. A concise and well-illustrated DAS is often more effective than one that is lengthy and wordy.

Determining a planning application

A DAS communicates how the application proposal responds to the objectives of good design and access. Thus, a DAS can be a material consideration to which the decision maker should have regard when considering the application.

The DAS should provide sufficient information to ensure that the fundamental design principles of an application are clear and adequate evidence that design quality will be achieved.

LPAs should not impose conditions which push the main design issues to be considered at a later date. Care should be taken to ensure that details that are subject to conditions or, where necessary, legal obligations are not crucial to the overall design concept. Where appropriate, conditions and obligations should be used to secure good design and longer term maintenance.

Planning conditions may be attached to a planning permission to address relevant elements of the DAS and ensure that the principles and concepts are realised in the execution of the proposal. For outline applications, any design considerations that are crucial to the development should be secured through conditions on the outline permission; a planning obligation should only be used where it is not possible to attach a valid condition.

Outline and reserved matters applications

Where an outline planning application is submitted, LPAs may consider that additional information, building on the original statement, will be required at the reserved matters stage (although it is not crucial to the acceptability of the outline application). In such cases, the LPA should consider setting out such a requirement through a condition on the outline planning application.

Site and context analysis

The Welsh Government Site and Context Analysis Guide, provides prompts for those undertaking and reviewing analysis and will be helpful in the consideration of the DAS.

Reviewing the objectives of good design in DASs

The following questions provide prompts for considering the design development communicated in the DAS. They reflect best practice and the expectations of policy and guidance. Not all aspects will be relevant to all applications, but where it is considered that an aspect is relevant but has not been met, it would be appropriate to request further information. In some cases the DAS may set out the reasons why an aspect of good practice has not been met where it has been weighed up against competing priorities.

Character

Does the DAS ...

- set out the proposed use or mix of uses and how this will support the creation of a successful place that will be active, walkable, accessible and provide opportunities for social interaction?
- explain why the proposed uses are appropriate for the context?
- clearly explain and justify the amount of development in relation to the character of the surrounding area?
- set out the proposed density and how this will support necessary facilities and public transport services?
- demonstrate consideration of the mix of tenures across the site?
- show a clear hierarchy of streets to aid the legibility of the development and explain how the design of the streets supports this hierarchy?
- identify defined spaces within the development and how this establishes a setting for proposed buildings?
- show that spaces are well defined by buildings, have active frontages and are overlooked by neighbouring properties to provide natural surveillance?
- explain how green space has been incorporated into the proposed development to provide a useful amenity space that is safe and attractive?
- provide a clear rationale for the proposed materials provided based on a consideration of the local context, vision, performance requirements and budget constraints?
- show consideration of the scale, mass and form of the development in relation to the context with a clear rationale for the proposals?
- provide sufficient information on the building detailing?

Access

Does the DAS...

- identify sufficient disabled parking in the right location?
- include a plan of a step-free route in and around the development?
- show that the location of amenities has been taken into account?
- show that level access to the building(s) provided?
- identify safe and direct walking routes?
- identify an accessible toilet where appropriate?
- show the provision of lifts where required?
- identify locations for storage and charging facilities for mobility scooters where necessary?
- provide information on whether any of the properties meet Lifetime Homes standards?
- demonstrate the legibility of the development and whether appropriate wayfinding systems have been integrated?

Movement

Does the DAS...

- explain how the location and layout of the development ensures that local facilities and services are within walking distance of properties?
- identify the main points of access into the site and are they sufficient and in the right location?
- identify a clear road hierarchy and show how street width, height of buildings, landscape treatment and parking considerations support the distinction between the different types of street?
- identify desire lines and show that pedestrian and cycle routes respond to these? i.e. linking to local facilities, services or public transport stops.
- show that connections from the proposed development to surrounding streets and publicly accessible spaces have been positively and safely integrated into the proposed layout?
- explain how the streets and spaces have been designed to be comfortable for pedestrians and cyclists and inclusive for all users?
- identify existing public transport stops and how the layout has responded to this? e.g. higher density close to public transport hubs and pedestrian and cycle routes leading to stops.
- show that new opportunities for bus routes and stops have been considered and integrated into the layout?
- demonstrate understanding of parking requirements and that parking arrangements have been considered to avoid cars dominating the development?
- indicate that the proposals will result in the creation of pleasant streets that are comfortable, safe and well overlooked rather than being dominated by the needs of the car?

Environmental Sustainability

Does the DAS...

- clearly state the environmental objectives of the development?
- provide a clear explanation of how the environmental objectives have been addressed?
- show consideration of environmental performance from an early stage including the orientation of buildings and the adoption of a ‘fabric-first’ approach?
- identify the opportunities to enhance landscape and biodiversity quality that have been considered and integrated into the proposals?
- explain how the ongoing management of landscape has been considered in the development of proposals?
- set out what measures have been taken to ensure that the development will be energy efficient?
- identify whether materials have been selected that will minimise environmental impact?
- show consideration of the use of SUDS and, where appropriate, how they have been integrated successfully into the proposed layout of the site?
- identify waste collection points on a plan and how they have been successfully integrated into the proposed layout?

Community safety

Does the DAS...

- explain how the proposed mix of uses can promote activity that will help to make the development/area feel safer?
- identify how the layout ensures that there is natural surveillance of public streets and spaces?
- show that the principles of Secured by Design have been considered?
- demonstrate that lighting has been considered as part of a range of measures to create a safe environment?
- identify a clear definition of public and private spaces?
- set out how secure boundaries have been considered in the layout of the development as well as the proposed boundary treatment?

Further reading:

- WGC 016/2014: The Use of Planning Conditions for Development Management
- Site and Context Analysis Guide: Capturing the value of a site
- Planning for Sustainable Buildings

Appendix

Appendix 1: Legislative context for Design and Access Statements

Following a 2013 Review of Design and Access Statements in Wales, commissioned by the Welsh Government, changes were made to the requirements for a Design and Access Statement. The Town and County Planning (Development Management Procedure)(Wales) Order 2012 (as amended) requires Design and Access Statements to be submitted with certain planning applications as detailed below. An application will not be valid where a DAS is required but has not been submitted.

From March 2016 a Design and Access Statement is required to accompany planning applications (outline or full) for:

- “major” development except those for mining operations, waste developments, relaxation of conditions (section ‘73’ applications) and applications for a material change in use of land or buildings, and
- development in a conservation area or World Heritage Site which are for the provision of one or more dwellings or the creation of floorspace of 100 sq. m. (gross) or more

For those applications which do not require a DAS, Local Planning Authorities have the ability to request further clarification or information on design during the determination process if it will assist them in determining applications under development plan design policies.

The definition of ‘major’ development, as set out in legislation, includes; residential development with 10 or more units, or which takes place on a site with an area of 0.5 hectares or more, any development whereby 1,000 square metre or more floor space is created, or; development on a site with an area of 1 hectares or more.

An application for reserved matters is not an application for planning permission and, as such, a DAS is not a statutory requirement. However, for a DAS to follow the ‘living document’ approach, an application for reserved matters should be accompanied by a progress statement updating what changes, if any, have occurred since the original DAS was submitted at outline stage. It may also be appropriate for conditions relating to matters contained in the DAS to be imposed when the outline permission is granted.

A DAS is not required for applications which are not for planning permission (e.g. applications relating to advertisement control, tree preservation orders or storage of hazardous substances).

Appendix 2: Inclusive design principles

Good design is inclusive design, and inclusive design should be an integral part of the design process which extends from inception, through the planning, detailed design and construction phases of a project and into the management practices adopted in use. Inclusive design is about much more than catering for the needs of disabled people. It is about designing and managing an environment in a way that removes the frustration and obstacles experienced by many users including disabled people, older people, children and families.

Equality Act 2010

The Equality Act (EA) 2010 requires due regard to be given to reducing socio-economic inequalities, the elimination of discrimination, harassment, and victimisation based on defined 'protected characteristics'.

These characteristics include: disability, age, gender, race, religion or belief, sexual orientation, pregnancy and maternity and gender reassignment.

The EA is about discrimination; it is about people and equality of opportunity – it is not only about the physical aspects of a design or a building. There is a duty on the provider of an opportunity or a service to ensure that discrimination does not occur. That discrimination can be direct or in-direct and can manifest itself in several ways including how a physical environment is designed or in the way that opportunities and services are delivered and managed.

In relation to the physical environment, the EA does not in itself have any performance based requirements, nor does it offer advice on technical issues or specifications – therefore, it is not possible to have an 'EA compliant' building or product. Designs may be to the latest good practice guidance, but it is the way in which the environment is actually used in practice that may ultimately decide if the anti-discrimination duties imposed under the EA are being met.

The measures needed to address discrimination will often vary according to the circumstances of each individual case. The EA lays the foundation for the elimination of discrimination. How that is achieved may depend on several considerations – only one of which is the design of the physical environment.

The Principles of Inclusive Design

The following five principles have been adopted by the Welsh Government and DCfW to describe the overall aim for an appropriately designed, inclusive environment. Inclusive Design:

- Places people at the heart of the design process
- Acknowledges diversity and difference
- Offers choice where a single design solution cannot accommodate all users
- Provides for flexibility in use
- Provides buildings and environments that are convenient, enjoyable and safe to use for everyone

Following these five principles in the design process for a development will lead to an environment that is:

- **Inclusive** so everyone can use it safely, easily and with dignity.
- **Responsive** taking into account what people say they need and want.
- **Flexible** so different people can use it in different ways.
- **Convenient** so everyone can use it without too much effort or separation.
- **Accommodating** for all people, regardless of disability, age, mobility, ethnicity or circumstances.
- **Welcoming** with no disabling barriers that might exclude some people.
- **Realistic** offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.

Inclusive design is not an extra hurdle to cover. It should underpin the vision for a scheme and be integrated throughout the design process. As such, the design and access components should be intrinsically linked throughout the DAS.

The Benefits of an Inclusive Design approach

Adopting an inclusive approach to design offers designers and managers of environments the opportunity to:

- Be creative
- Exceed minimum technical specifications
- Find, if needed, individual and innovative design solutions
- Develop buildings, spaces and environments that are not only aesthetically pleasing or make bold statements but also ensure that usability, function and the needs of the end user play a fundamental role in that design and management process

Appendix 3: Further reading

- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012
<http://www.legislation.gov.uk/wsi/2012/801/article/7/made>
- The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016
<http://www.legislation.gov.uk/wsi/2016/59/made>
- Planning Policy Wales
<http://gov.wales/docs/desh/publications/150924planning-policy-wales-edition-7-en.pdf>
- TAN 12: Design
<http://gov.wales/docs/desh/publications/140731technical-advice-note-12-en.pdf>
- Practice Guidance: Planning for Sustainable Buildings
<http://gov.wales/docs/desh/publications/150311practice-guidance-planning-for-sustainablebuildings-en.pdf>
- Site & Context Analysis Guide: Capturing the value of a site
<http://gov.wales/docs/desh/publications/160513-site-and-context-analysis-guide-en.pdf>
- New Development Management Procedures, Annex 1 - Pre-application Consultation Guidance, Welsh Government
<http://gov.wales/topics/planning/policy/dear-cpo-letters/new-development-management-procedures/?lang=en>
- Manual for Streets
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/3891/pdfmanforstreets.pdf
- Model Design Guide for Wales
http://cdn.dcfw.org.uk/posw_residential_guide1.pdf
- Building for Life 12 Wales
<http://dcfw.org/building-for-life-12-wales/>
- Urban Design Compendium
https://udc.homesandcommunities.co.uk/urban-design-compendium?page_id=&page=1
- Building Regulations Wales
<http://gov.wales/topics/planning/buildingregs/?lang=en>
- Shape My Town
<http://www.shapemytown.org/>
- Design Guidance: Active Travel (Wales) Act 2013
<http://gov.wales/docs/det/publications/141209-active-travel-design-guidance-en.pdf>
- Inclusive Design in the Built Environment, Training Manual
http://cdn.dcfw.org.uk/InclusiveDesign_traininghandbook.pdf
- Guidance on the Use of Tactile Paving Surfaces
<https://www.gov.uk/government/publications/guidance-on-the-use-of-tactile-paving-surfaces>
- Secured by Design, Design Guides
<http://www.securedbydesign.com/industry-advice-and-guides/#dsgngd>
- Access for All Design Guide, Environment Agency
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/research/library/publications/141756.aspx>
- Overcoming the Barriers, Cadw
http://cadw.gov.wales/docs/cadw/publications/Overcoming_the_Barriers_EN.pdf
- TAN 24: The Historic Environment – (Pending)
- Heritage Impact Assessment in Wales, Cadw – (Pending)
- Managing Change in World Heritage Sites in Wales, Cadw – (Pending)
- Managing Change in Conservation Areas, Cadw – (Pending)
- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, Cadw
<http://cadw.gov.wales/historicenvironment/conservation/conservationprinciples/?lang=en>
- WGC 016/2014: The Use of Planning Conditions for Development Management
<http://gov.wales/topics/planning/policy/circulars/welshgovcirculars/wgc-16-2014/?lang=en>

Acknowledgements

Authors:

Written and compiled by the Design Commission for Wales for the Welsh Government

DCFW project team:

Jen Heal, Urban Designer, DCFW Design Advisor

Wendy Maden, Design Research Assistant

Amanda Spence, Architect, DCFW Design Advisor

The project was overseen and managed for DCFW by Carole-Anne Davies, Chief Executive for the Design Commission for Wales and by Jon Fudge, Stuart Ingram and Max Hampton for the Welsh Government.

Examples and Images:

Extracts from example Design and Access Statements and images kindly provided by those credited and in agreement with client and design teams. We are grateful to all contributors who provided material.

Welsh Translation:

Llinos Jones

Design:

Marc Jennings, Graphic Design: www.theundercard.co.uk

