

STANDING DESIGN ADVICE / SUMMARY

V4. December 2019

Broad structure of this summary is as outlined below. Please also see further links and information attached including Appendices

Contents

1. Summary of the design process/requirements (from [Adopted Design SPD](#))
2. Design and Access Statements (DAS)
 - 2.1. What applications must be accompanied by a DAS?
 - 2.2. What should be included in a DAS accompanying an application for planning permission?
 - 2.3. What should be included in a DAS accompanying an application for listed building consent?
3. Assessing the information (Quality reviewer)

Appendices

Annex A - Selected design policy and guidance – (see end)

[Annex B](#) – Building for Life 12 template (for residential schemes)

Available here:

- **Major development advice** – development team:
<https://www.preston.gov.uk/majordevelopmentadvice>

SPD link: <https://www.preston.gov.uk/article/1130/Supporting-and-Supplementary-Planning-Documents->

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1) Summary of the Design Process (Adopted Design SPD)

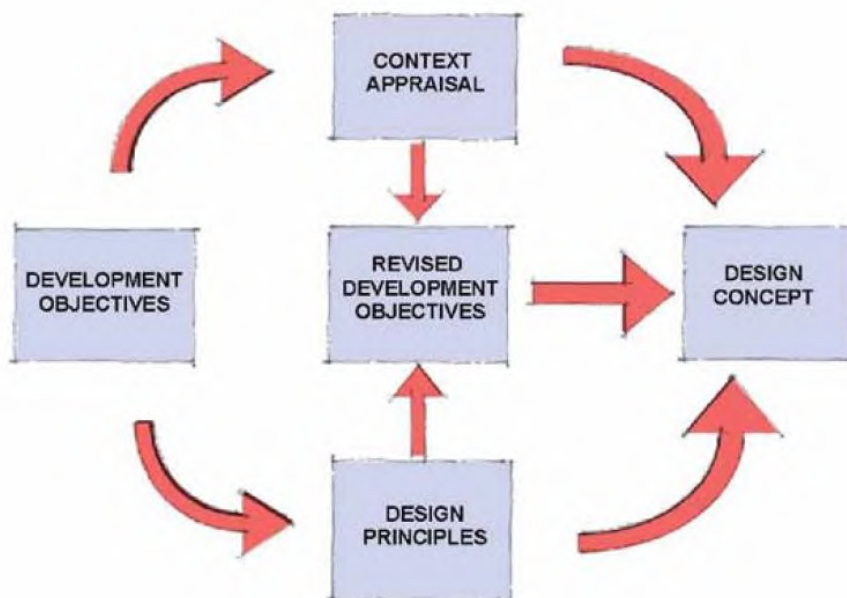
The information shown here is a summary of the process and outputs required by the Adopted Central Lancashire Design Guide Supplementary Planning Document (Design SPD). The Design SPD¹ and other relevant references highlighted should be consulted for fuller information and relevant examples.

In developing a proposal for a particular site there are a number of iterative steps in the design process that should be followed to help achieve a high quality scheme.

For simplification the design process can be considered in three stages (summarized in **Fig. 1** further below):

1. Site and Context Appraisal – illustrated with plans and diagrams
2. Develop a Design Concept (plan) including necessary consultation
3. Submission and Assessment of the Application(s)

Fig. 1: Design Process diagram:



Submission and Assessment of the Application(s)

Following the completion of the steps outlined in the Design SPD and summarized here will allow applicants to be fully prepared for submitting an application. This will require the preparation and submission of drawings, plans and other information required to make a valid application. For major schemes this will require the preparation and submission of a Design and Access Statement – summarized below.

¹ [Link to download Adopted Design SPD : Design Guide SPD \[2.77MB\]](#)

2) Design and Access Statements (DAS)

A design and access (DAS) statement is a short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

A DAS is required with planning applications for major development – both full and outline. Lower thresholds apply in conservation areas and World Heritage Sites, where some smaller applications must also be accompanied by a DAS. Listed building consent applications must also include a DAS. Applications for waste development, a material change of use, engineering or mining operations do not need to be accompanied by a DAS. Further detail on when a DAS is required is explained further below at 2.1-2.3.

The purpose of a DAS is to *“ensure development proposals are based on a thoughtful design process and a sustainable approach to access; they allow the applicant to explain and justify their proposals; and they help all those assessing the application to understand the design and access rationale that underpins them. Statements should improve the quality of proposals.”*

If the steps outlined in the Design SPD are followed then the information gathered thorough the appraisal process and the development of a clear design concept should bring together all the information required to prepare a high quality DAS and scheme. Best practice pointers are summarised below:

Design and Access Statements - 10 Pointers to good practice

1. Show your thinking
2. Prepare the design statement as part of the pre-application process rather than getting a consultant to prepare it in isolation
3. Start writing the statement at the start of the process
4. A design statement should form part of an audit trail of the design and approval process
5. Think of the statement as a process, not a product
6. Make sure the statement is appropriate in length; neither too long, irrelevant and confusing, nor too short and formulaic.
7. Design statements should be read, not weighed
8. Pictures should be annotated or have a caption. They should not just be wallpaper
9. Design statements should expose designs which are ill considered or inappropriate to the particular site and area
10. A good design statement cannot justify poor quality design

From Urban Design Group data sheet:

<http://www.neighbourhood-design.org/publications/udg-publication/design-access-statements-explained>

Note – residential schemes should meet the national Building for Life 12 (BfL12) standard. A DAS could be structured around these BfL12 principles rather than duplicating work. A BfL12 template with further information is attached at [Annex B](#).

2.1 What applications must be accompanied by a Design and Access Statement?

- Applications for major development, as defined in [article 2 of the Town and Country Planning \(Development Management Procedure \(England\) Order 2010\)](#);
- Applications for development in a designated area, where the proposed development consists of:
 - one or more dwellings; or
 - a building or buildings with a floor space of 100 square metres or more.
- Applications for listed building consent.

For the purposes of Design and Access Statements, a designated area means a World Heritage Site or a conservation area.

Applications for waste development, a material change of use, engineering or mining operations do not need to be accompanied by a Design and Access Statement.

Applications to [amend the conditions attached to a planning permission](#) do not need to be accompanied by a Design and Access Statement.

There are some differences between the requirements for [applications for planning permission](#) and [applications for listed building consent](#).

2.2 What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

2.3 What should be included in a Design and Access Statement accompanying an application for listed building consent?

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of:

- (a) the special architectural or historic importance of the building;
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant's approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the applicant's approach to access takes account of matters (a)-(c) above.

Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.

3) Assessing the Information

It is principally the information contained within the DAS which will be used by officers to assess the design quality of the proposal against relevant local and national policy and guidance (see [Annex A](#) at end).

Applicants need to be aware that a poor quality DAS where the required information is not provided or where there is a reliance on using generalized statements without adequate information to support them could lead to the scheme being refused on design grounds.

Assessment structure will follow the principles of *Qualityreviewer* (fully explained in the adopted [Design SPD](#)) - which is based on ten steps; summarized below:

Understand the proposal

- 1) **Site and context appraisal** – clear context appraisal(s) are required which should be illustrated with annotated plans and diagrams.
- 2) **How policy and guidance apply** - Establish what legislation, policy and guidance apply to the area and site, and whether the site is in a designated area or near significant features in the surrounding area. ([See Annex A](#))

Understand the place

- 3) **Concept plan required** – clear design concept plan(s) are required which show how the design responds to the sites wider context (eg clearly informed by context appraisals).
- 4) **Impact** - consider how significant the impact of this development proposal is likely to be and the influence of this on how the development should be handled.
- 5) **DESIGN QUALITY** (principles) - consider what the proposed development's strengths and weaknesses are in relation to the adopted Design SPD principles. **Note** – for residential (led) schemes this should be the Building for Life 12 principles – [see Annex B](#).
- 6) **Team – good design skills required.** Importantly find out if the proposal has been designed by a person or team with design training and with a track record of good design.

Understand the implementation

- 7) **Execution** - consider whether the design is likely to be well executed.
- 8) **Management and maintenance** - consider whether the development is likely to be well managed and maintained after construction.

Make the decision

- 9) **Information and advice** - determine if you have the right information to make a balanced appraisal decision. If not, ask for additional relevant and necessary information.
- 10) **A balanced decision** – Is the design good enough? Decide whether the development proposal should be accepted; accepted with conditions; negotiated; or rejected.

ANNEX A

Selected List of Design Policy and Guidance (not exhaustive) – Dec 2019

- **Major development advice** – development team:
<https://www.preston.gov.uk/majordevelopmentadvice>
- Also see Planning **validation checklist** for requirements:
<https://www.preston.gov.uk/planningvalidationcheck>

Note: See links were provided for further info:

Planning Policy Page: <https://www.preston.gov.uk/article/928/Planning-policy>

Adopted Central Lancashire Core Strategy

Policy 16 – Heritage Assets

Policy 17 – Design of New Buildings

Policy 22 - Biodiversity and Geodiversity

Policy 25 - Community Facilities

Policy 26 – Crime and Community Safety

Policy 27 - Sustainable Resources and New Developments

Policy 28 - Renewable and Low Carbon Energy Emissions

Adopted Preston Local Plan 2012-2026 (PLP)

AD1(a) – Development within (or in close proximity to) the Existing Residential Area

EN8 – Development and Heritage Assets

EN9 – Design of New Development (**see below**)

EN10 - Biodiversity and Nature Conservation

HS6 – University of Central Lancashire

ST1 - Parking Standards

ST2 – General Transport Considerations

Adopted Preston City Centre Area Action Plan

<https://www.preston.gov.uk/citycentreplan>

Other Material Considerations

National Planning Policy Documents

National Planning Policy Framework (The Framework)

National Planning Practice Guidance

Adopted Supplementary Planning Documents (SPDs)

- Core Strategy SPD1 – Affordable Housing
- Core Strategy SPD2 – Controlling Re-use of Employment Premises
- Core Strategy SPD3 – Rural Development
- Core Strategy SPD4 – Access to Healthy Food
- Core Strategy SPD5 – Design Guide. [Design Guide SPD \[2.77MB\]](#)
- North West Preston Masterplan SPD

SPD link: <https://www.preston.gov.uk/article/1130/Supporting-and-Supplementary-Planning-Documents->

Other guidance (see links)

- Manual for Streets (1 & 2)
<https://www.gov.uk/government/publications/manual-for-streets>
- Building for Life 12 – **see Annex B**.
<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Lancashire County Council

- Central Lancashire Highways and Transport Masterplan
<https://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/major-transport-schemes/>
- Creating Civilised Streets / adoptable highways standards
<http://www.lancashire.gov.uk/roads-parking-and-travel/roads/road-adoption/estate-road-adoption.aspx>
- **City deal** (most up to date scheme info): <http://www.lancashirelep.co.uk/city-deal>

BELOW: Policy EN9 & MD2 of Preston Local Plan 2012-2026

Policy EN9 - Design of New Development

- A) All new development proposals, including extensions to existing buildings, should be designed with regard to the following principles as set out and explained in the Central Lancashire Design Guide SPD:
- Movement and Legibility
 - Space and Enclosure
 - Mix of Uses and Tenures
 - Adaptability and Resilience
 - Resources and Efficiency
 - Architecture and Townscape
- B) Applications will be approved where they:
- Accord with the principles and guidance set in the Design SPD, the relevant policies in the Core Strategy, national policy on the historic environment and the relevant Design Council Cobe guidance; and
 - Take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context; and,
 - Are accompanied by a satisfactory Design and Access Statement that fully explains and justifies the design approach for the scheme.

POLICY MD2 – North West Preston

Land is identified on the Policies Map at the North West Preston Strategic Location for a residential-led mixed-use development comprising the erection of approximately 5300 dwellings and associated local centres together with the infrastructure to facilitate the creation of a sustainable community.

Community uses should be located in association with the local centres with one to include a health centre.

Proposals should provide or financially support the provision of the following key infrastructure:-

- An East-West Link Road providing a connection from the Preston Western Distributor Road in the west to Lightfoot Lane in the east
- A comprehensive package of on and off site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport
- One 1.5 form entry primary school and one 2 form entry primary school
- One secondary school
- Green infrastructure and neighbourhood play areas, and a comprehensive package of on-site open space in accordance with standards

Development will be allowed in advance of the completion of the entirety of the Preston Western Distributor Road and the East-West Link Road provided that development does not result in any severe impacts upon the existing highway.

It should be demonstrated in any planning applications that the proposal would not prejudice the delivery of adjoining land and would support an integrated and coordinated approach to the development of the North West Preston Strategic Location. Such proposals should:

- promote connectivity, ease of movement and legibility both within the individual development site and across the area as a whole; homes should have easy access to local services by a range of sustainable transport choices;
- provide a range of house types and supporting community uses; the density of development and mix of uses should reflect the location of the site within the context of the wider area;
- be designed in order to create a high quality townscape and an appropriate sense of enclosure including the delivery of a clear hierarchy of streets and spaces across individual sites and the area as a whole taking account, where appropriate, of the relationship with the East-West Link Road;
- provide high quality public and private spaces which should contribute to the delivery of a new green infrastructure network across the area;
- support the creation, and ensure the sensitive integration, of car parking and servicing areas within the development and ensure that such areas do not have a negative impact in terms of appearance or function of adjacent sites.