

Design and Access Statement and Heritage Statement Guidance

The purpose of this guidance is to help you determine whether your application needs to be supported by a Design and Access Statement and / or Heritage Statement and if so how to do so.

Where a planning application is submitted in parallel with an application for Listed Building Consent, a single, combined statement should address the requirements of design, access and impact on Heritage Assets.

Without the required information and assessment, applications may be refused because they contain insufficient information to enable us to reach a decision.

Design and Access Statement

They are required with planning applications for major development (full and outline); applications where the property is a Listed Building; and applications in Conservation Areas for the provision of new dwellings, or a building where the floor space created is 100 m² or more.

Design

Explain the design principles and concepts that have been applied to the development, including:

- Assessment of physical, social and economic context and explain how development is good design in context.
- Consideration of use, amount, layout, scale and appearance of development and landscaping around development.
- Demonstrate compliance with Middlesbrough's Urban Design Supplementary Planning Document (available on the Council's website)

Access

This relates to access to different parts of the development and not to the internal access arrangements within individual buildings. It is not necessary for private buildings such as dwellings.

- Explain how access arrangements will ensure that users will have equal and convenient access to buildings and spaces and to the public transport network.
- Detail what consultations, if any, have been undertaken on issues relating to access to the development and what account was taken of the outcome of any such consultation.
- Explain how any issues that might affect access to the development have been addressed.

Heritage Statement

This is a national requirement of Paragraph 189 of the National Planning Policy Framework (the NPPF), to support applications for Listed Building Consent and applications for planning permission that impact Scheduled Monuments, Listed Buildings, Conservation Areas and Local List buildings and sites.

Heritage Assets in Middlesbrough include Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and Local List buildings or sites.

The level of information required is proportionate to the scale of change proposed and the significance of the Heritage Asset. Smaller scale change proposed for less significant Heritage Assets may enable a Heritage Statement to be undertaken by the applicant, but larger scale change to more significant Heritage Assets will require detailed evaluation and may require professional assessment.

Your Heritage Statement should incorporate the following sub-headings:

1. Description of Heritage Asset's Significance

Provide a factual description of the Heritage Asset including, but not limited to:

- Reason for designation
- Age and history
- Character and appearance
- Positive and negative features

2. Description of Change Proposed

Describe the change proposed and provide justification why it is needed and how it will take place.

3. Assessment of Impact on Significance

Explain how the change proposed will impact upon the Heritage Asset's significance. Use the following to guide your assessment:

- The nature of the asset's significance and its interest (a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the potential for human remains).
- The extent of the fabric that holds that interest (this can lead to a better understanding of how adaptable the asset may be).
- The level of importance of that interest (this guides how protectively policies are applied).

4. Sources Used

Detail the sources that have been considered and the expertise that has been consulted. Sources include the NPPF, the National Heritage List for England (both available online), Conservation Area Character Appraisals, the Local List and the Core Strategy and Local Plan (all available on the Council's website).