Design and Access Statements for Minor Works
Information Sheet

A Design and Access Statement should explain why your proposal is designed in a particular way and the things you considered before making your application for planning permission. Please note that we are not permitted to deal with your application until a completed statement is provided.

What should be included?

- **An assessment of the site and its surroundings**
  You should include an assessment of the site's immediate and wider context, evaluating physical characteristics by identifying opportunities and constraints and balancing any identified conflicting issues. Understanding the context will help produce and justify the design. You should also include any established planning policies.

- **Design, appearance and sustainability (questionnaire below)**
  The site analysis should support your proposal where access, use, amount, layout, scale, landscaping and appearance should be considered. To complete your statement, you can answer the following questions or you can provide a separate document (as long as it addresses at least the points set out in the questions below).

What is the purpose of your proposal? New external store building
How will the proposed works relate to the existing building? Sited within the existing boundary of the property.
Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues? The store will be constructed as close to the external boundary wall to minimise the impact.
What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture? The store will be constructed as close to the external boundary wall to minimise the impact. Pre application discussions have been undertaken with the local planning officer to ensure the impact is minimalised.
Explain the scale, height, width and length of the proposal and its relationship to the existing building. The store has been designed to have as low roofline as possible to minimise the impact,

the roof will be slate effect to match the existing building.
What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered? Not Applicable
What is the relationship between the proposed works and public routes and do they have any impact? Not Applicable
Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities? Not Applicable
Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered? What consideration has been given to maintenance? The store needs to be secure so blockwork was chosen for the walls, the roof materials were agreed with the local planning officer.
Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact? No
How sustainable is your proposal ? How has your proposal addressed the need for energy efficiency ? How does it reduce carbon emissions ? What consideration has been given to low-energy and renewable energy technologies ? Not Applicable
What provision has been made for the storage of waste and recyclable material ? Not Applicable