

have been addressed. DAS do not extend to internal aspects of individual buildings.

- Inclusive access means the access arrangements must ensure that all users will have EQUAL and CONVENIENT ACCESS to buildings and spaces.
- DAS must briefly explain your approach to access with particular reference to the inclusion of disabled people.

Will DAS affect Building Regulations?

- DAS do not overcome the need to provide ACCESS STATEMENTS which form part of the revised Approved Document Part M 2004 to the Building Regulations.
- Such Access Statements should be seen as complementary to and a development of DAS
- Initially in accordance with the Approved Document Part M, it is recommended that any statement required for the purposes of a planning application is amended and updated where necessary to reflect the requirements of the Building Regulations. This will at least include:
 - i) A non-domestic building or a dwelling is newly erected
 - ii) An existing non-domestic building is extended, or undergoes a material alteration; or
 - iii) An existing building or part of an existing building undergoes a material change of use to a hotel or boarding house, institution, public building or shop.

The same split between major and minor proposals would be applied.

To request a copy of this leaflet in another format or language, or for more information on Planning and Development, please contact Planning & Development Services on 01803 207801



PLANNING, DEVELOPMENT AND POLICY

Design and Access Statements

Access for disabled people

How will Design and Access Statements affect me?

- Most planning applications submitted after 10 August 2006 will by law have to be accompanied by a Design & Access Statement (DAS).
- **If your application does not have a DAS it will not be processed.** (Section 42 of the Planning and Compulsory Purchase Act 2004).
- DAS are NOT required for applications which relate to
 - i) a material change of use of land or buildings (unless operational development is involved)
 - ii) Householder applications but if your dwelling is in a 'designated area' – Conservation Area or Area of Natural Beauty, you will have to submit a DAS.

Why has the government introduced DAS?

They will help to ensure more attention is paid to INCLUSIVE design and help to achieve high quality design.

What should the DAS contain?

You will have to explain how your scheme addresses the following:

The design process- how the scheme has been informed by a rigorous process of assessment, involvement, evaluation and design

Amount- how much would be built on the site

Use- what buildings and spaces will be used for

Layout- how the building and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Scale- how big the buildings and spaces will look like, for example, building materials and architectural details

Landscaping- how open spaces will be treated to enhance and protect the character of a place

Access- how everyone could get to and move through the place, and why the access points and routes have been chosen.

Examples of model DAS can be found on our website. www.torbay.gov.uk/planning

In your DAS you will need to show regard to relevant Policies from the Adopted Torbay Local Plan (1995-2011) you should pay particular regard to:

- H9- Layout, design and community aspects
- T1- Development accessibility
- T2- Transport hierarchy
- T7- Access for people with disabilities

These can be found by visiting www.torbay.gov.uk/localplan These policies will eventually be superseded by the policies contained in emerging Local Development Framework (LDF). The LDF will also contain an Urban Design Guide Supplementary Planning Document that will provide advice for developers, public bodies and planners with regard to design and assessment of urban development (see: www.torbay.gov.uk/ldf).

Where can I get advice on DAS?

- Department for Communities and Local Government (DCLG) –circular 01/2006 'Guidance on changes to Development Control System' www.communities.gov.uk/index.asp?id=1500620 'Planning and access for disabled people a good practice guide' www.communities.gov.uk/index.asp?id=1144644
- Commission for Architecture and the built environment (CABE) 'Design and Access statements: how to write, read and use them' www.cabe.org.uk
- Approved Document Part M 2004 to the Building Regulations 2000 (as amended).
- Torbay Urban Design Guide- draft available on www.torbay.gov.uk/ldf

How will DAS improve Access for Disabled People?

- DAS are intended to be short reports, part of planning applications showing the process leading to the proposed development, explaining and justifying it in a structured way.
- DAS must demonstrate how issues of inclusive access to the development