

Appendix Q – CABE advice on Design Statements

Quotations from **Design and Access Statements – How to write, read and use them** by the **Commission for Architecture and the Built Environment (CABE)**.

1. *The circular, Guidance on changes to the development control system, recommends that applicants follow an assessment-involvement-evaluation design process. This closely mirrors a good design process and means that the final design will be informed by the wider context of the site. (page 12)*
2. *You should demonstrate that you have looked at the context of the site and its surroundings. The size of the surrounding area to be surveyed and the detail with which this is done will depend on the sensitivity and scale of the development. (page 12)*
3. *Social context means how people in the locality will be affected by the development, including any aspirations they may have for the site. (page 12)*
4. *You should clearly show what groups and people you have been, or will be, discussing the scheme with. Government guidance now encourages applicants to carry out professional consultations and community involvement at the earliest possible stage as this will help to avoid the potential pitfalls of not doing so until it is too late to change the scheme.*

The statement should explore the findings of any consultations that have been carried out and explain how they have directed the decisions made by the applicant at this early stage in the scheme's development. (page 12)

5. *Once the site's context has been properly assessed, the local community and the right professionals have been consulted; identifying options for development should be a fairly simple task. (page 12)*
6. *Planning policy statement 1 makes it clear that designs which are inappropriate in their context should not be accepted. It is therefore important that an applicant demonstrates that their proposed development has emerged from a full assessment of a site's circumstances and characteristics. (page 22)*
7. *The applicant should be able to clearly demonstrate through the statement that they have addressed the context of the site and its surroundings. (page 22)*
8. *Social context means how people in the locality will be affected by the development. The statement should demonstrate that the views and aspirations of local communities has been taken into account. (page 22)*
9. *A good statement will tell the story of how the scheme has reached application stage, including ideas that have been trialled but found not to work. Many applicants will use the statement to 'sell' you their scheme. Do not be put off by lots of text or unnecessary images, these are both methods of covering up a bad scheme. You should also watch out for applicants who try to use statements to justify predetermined design solutions – the statement must be relevant to both the context of the site, and the proposed development. (page 22)*
10. **Amount.** *Is the density appropriate? Could the neighbourhood's services support the amount of development planned? (page 32)*
11. **Scale.** *Will the buildings site comfortably with their surroundings? (page 32)*