



Local Authority Perspective

The First Generation of Design and Access Statements

Michael Crilly, CABE Programme Manager

Getting off on the right foot - Making pre-application discussions and design and access statements work for you - a workshop for the planning and development sectors

28th June 2007, Durham

**Commission for Architecture
and the Built Environment**

**The government's advisor
on architecture, urban design
and public space**



Lessons from first generation of Design and Access Statements ...

Some 'good' local examples

gathered through CABE / IGNITE local planning authority workshop and 'live' projects

Guide to content

sections that respond to national / regional policy

sections to show understanding of site / response to masterplan

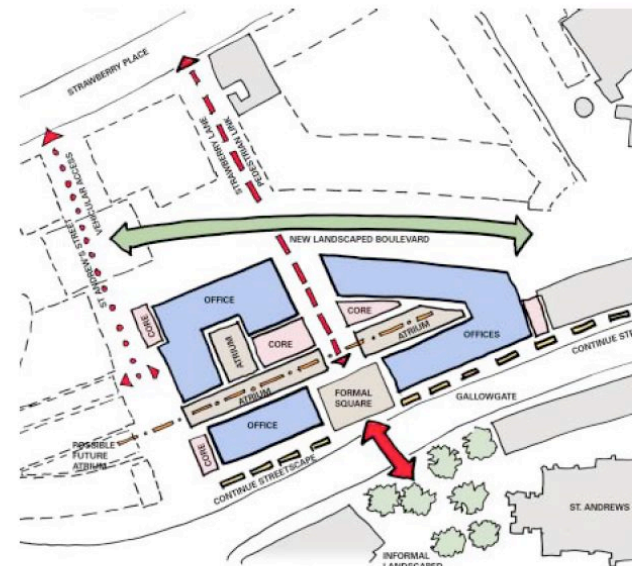
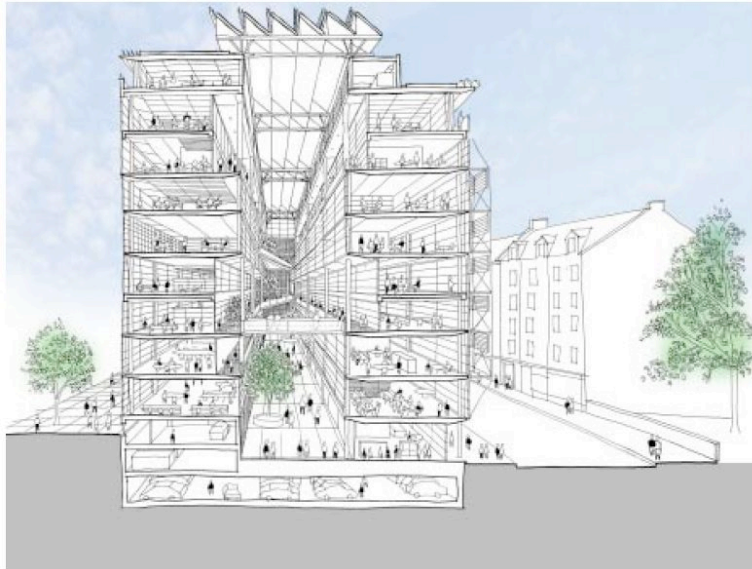
sections that provide detail

Guide to use

pre-application role - negotiated content

'fixing' important details / permission using conditions

- Required within the Planning Act
- Not just for outline or very large applications, but for most application types
- Conditions to be used to 'fix' statement and make sure it is adhered to as proposals develop
- Can be half a page or large doc – proportional
- Justify and explain the proposal – use them to make a decision.



From; FaulknerBrowns [July 2002] *Design Statement to support planning application* for Government Office for the North East, Welbar House, Newcastle.



Proposal for student housing in Stockton by Mandale Developments.

Design and Access Statements - Local Authority Perspective

Records of the site appear to show it was built naturally in 1726 by a group of people who appeared on the site in 175. The site is then the first Stockton to



Thornaby. This original stone bridge was built in 1769 but was demolished to make way for Victoria Bridge in 1887. These two images (with the application site to the left of the picture shows the original bridge in 1880 and Victoria Bridge in 1917 with the Cleveland Flower Mill buildings in the background.



The application site itself has a very limited recorded history and appears to have played an ancillary role to the adjoining sites to the west (now JT Doves) and the south which was occupied by a power station used by the trams. The history of the adjacent land use is more clear.



Following the abandonment of the original depot and associated building, the site application site was even occupied by furniture retailers SCS with the former depot being taken over by JT Dove as it is to the present day. The former SCS retail unit has since been demolished, the recent planning history of the site is explained below.

The image above is taken from the Thornaby bank of the river looking across Victoria Bridge towards the application site which was part of the Tramway depot and associated power station. The entrance to the power station is believed to have been taken from Boathouse Lane is illustrated in the adjacent photograph.

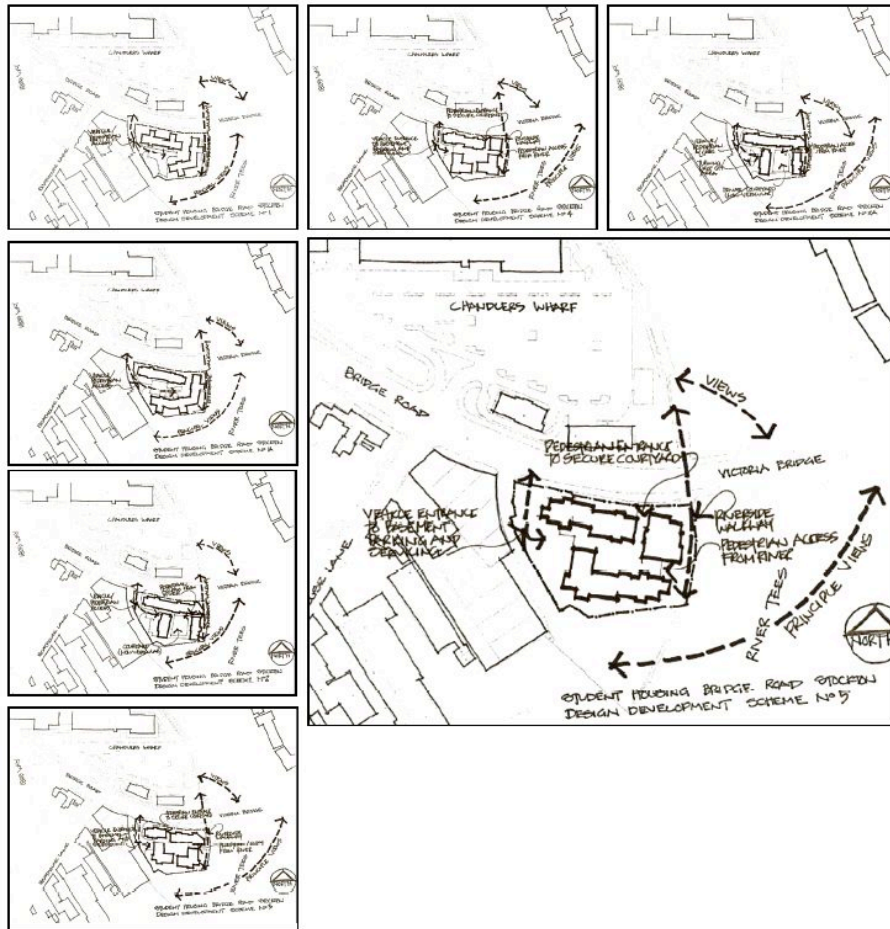
Planning History

The application site currently has the benefit of planning permission for the erection of a retail unit measuring



The application site has a remaining property which is distinct from the site and has historically been associated with the industrial heritage of the area including shipbuilding.

Following the abandonment of

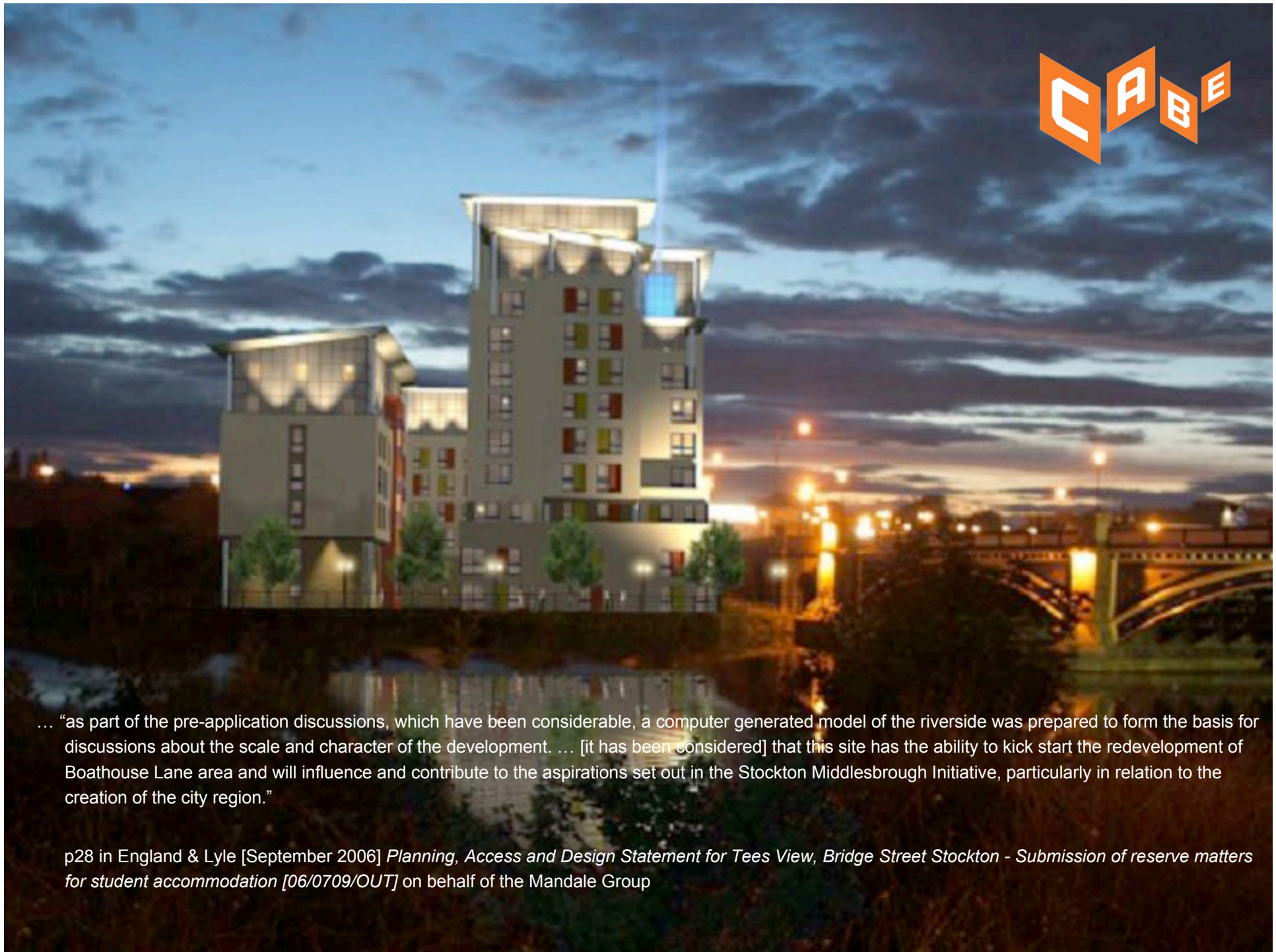


STUDENT HOUSING BRIDGE ROAD STOCKTON – TONAL STUDY



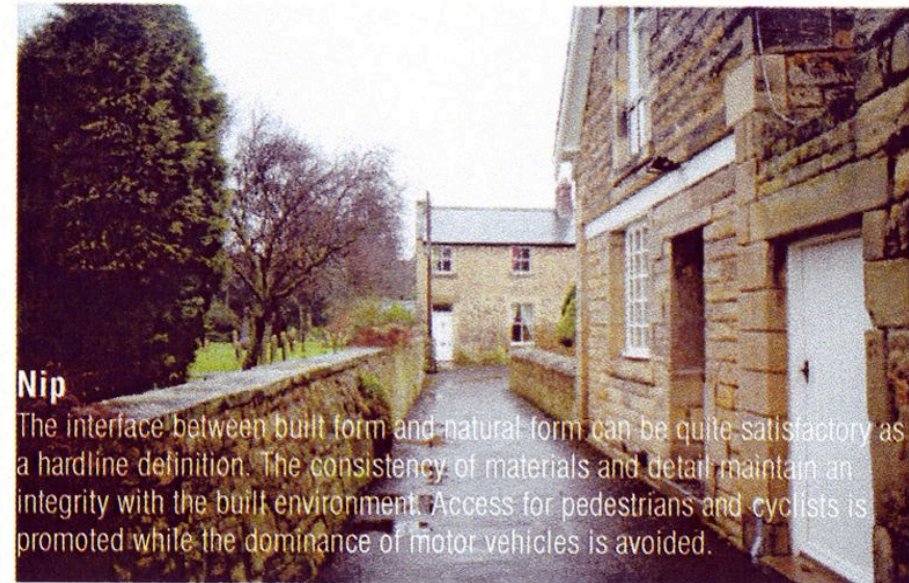
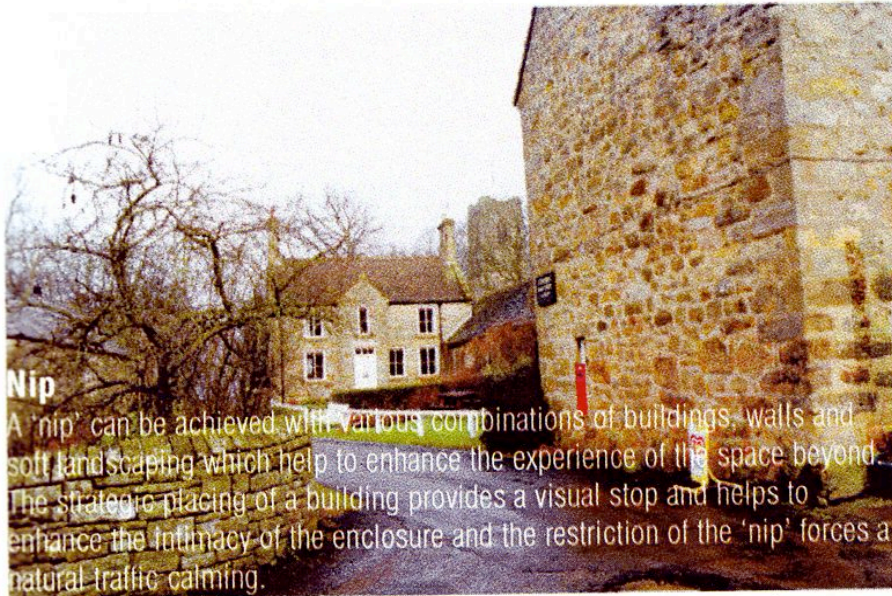
Extract from; England & Lyle [September 2006] *Planning, Access and Design Statement for Tees View, Bridge Street Stockton - Submission of reserve matters for student accommodation [06/0709/OUT]* on behalf of the Mandale Group

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... “as part of the pre-application discussions, which have been considerable, a computer generated model of the riverside was prepared to form the basis for discussions about the scale and character of the development. ... [it has been considered] that this site has the ability to kick start the redevelopment of Boathouse Lane area and will influence and contribute to the aspirations set out in the Stockton Middlesbrough Initiative, particularly in relation to the creation of the city region.”

p28 in England & Lyle [September 2006] *Planning, Access and Design Statement for Tees View, Bridge Street Stockton - Submission of reserve matters for student accommodation [06/0709/OUT]* on behalf of the Mandale Group



From; *Completing Cramlington* for Persimmon Homes



From; *Completing Cramlington* for Persimmon Homes



Create distinctive details



Make spaces special



Tell a story



Develop seaside themes



Use surface material



Respond to the location

Coatham Links: Redcar's Renaissance



Coatham Links: Redcar's Renaissance



Coatham Links Redcar's Renaissance

Development Masterplan

June 2006
Rev A 18/07/06

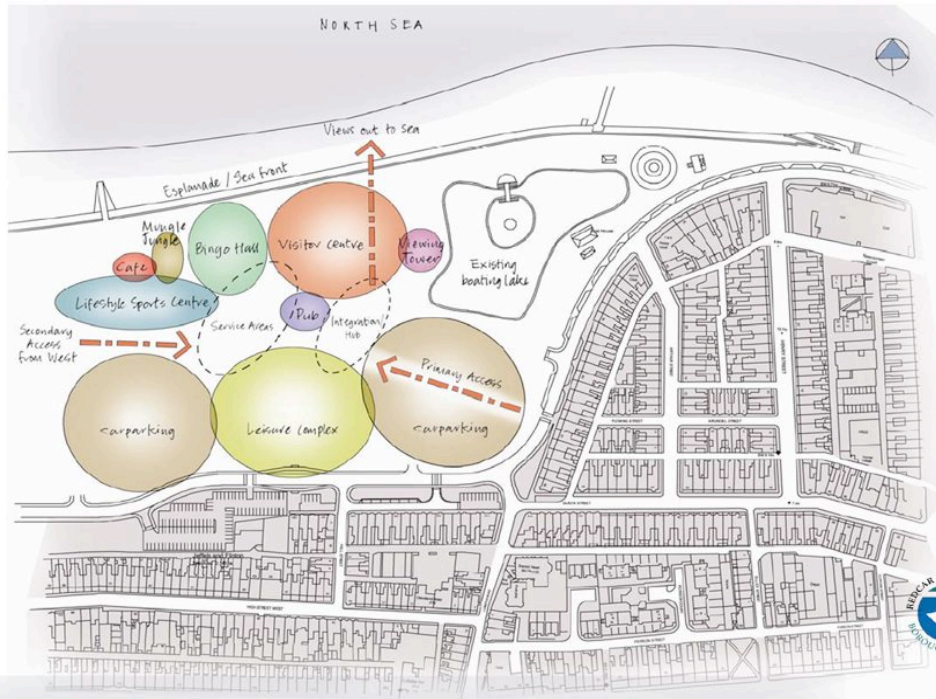


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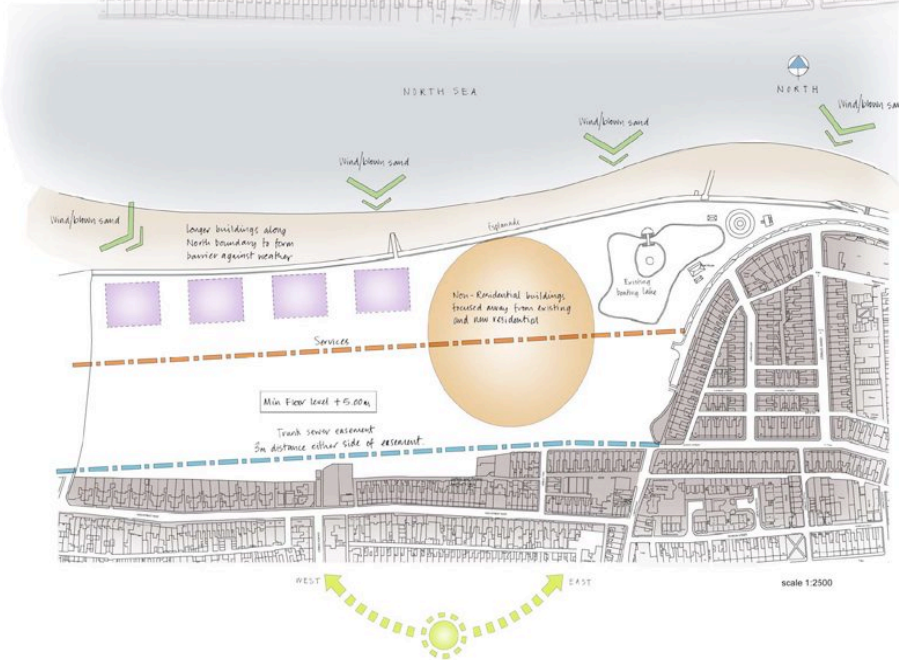


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Coatham Links: Redcar's Renaissance



This photograph shows the pedestrian walkway along the beachfront showing both the extensive sea frontage and the scale of the landscape, dominated by the sea and sky



The Enterprise West building is in need of a significant investment that will be enabled by the project, and with Redcar Beach recognised as a world class Kite Surfing location it is ideally sited to take full advantage of the beach, acting as the focus for a wide range of Lifestyle sports.



Although the Boating Lake shows its age and is in need of some care, it has the potential to be an attractive focal point within the development and to accommodate a wide range of activities. With wide-spread appeal.



Looking east along Majuba Road, this illustration shows how Majuba Road bisects the site, and presents no obstacles to prevent traffic building up speed.



The houses on Queen Street front the existing Leisure Centre, and the project provides the opportunity to create a buffer that will improve their outlook and provide space for parking.



Newcomen Terrace maintains a substantial presence at the east end of the site, and refurbishment and improvement work is likely to be stimulated by new investment in the site.

Coatham Links: Redcar's Renaissance



DESIGN STATEMENT

Proposed Mixed Use Development Woodlands Road, Middlesbrough For Campus Lifestyle

This design statement is to be read in conjunction with the associated planning application and drawings prepared by The Harris Partnership Ltd on behalf of Campus Lifestyle

250706



Site & Context Analysis



View 1 Existing building South West corner



View 2 Existing building across university car park

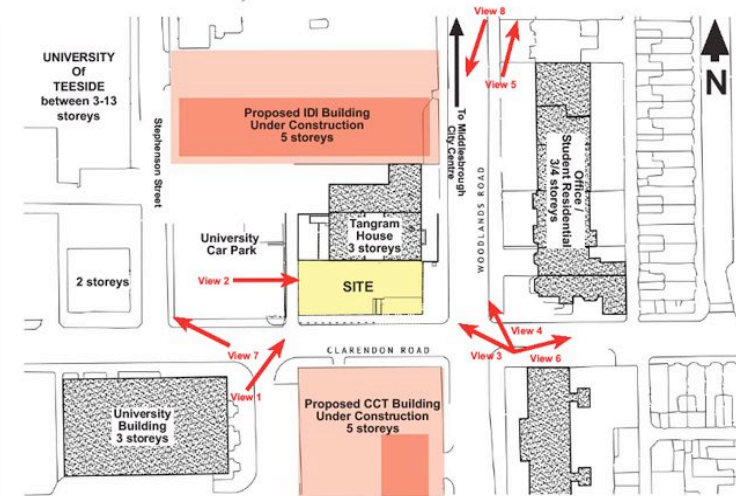


View 3 Main heritage to Woodlands Road



View 4 Existing building South East corner

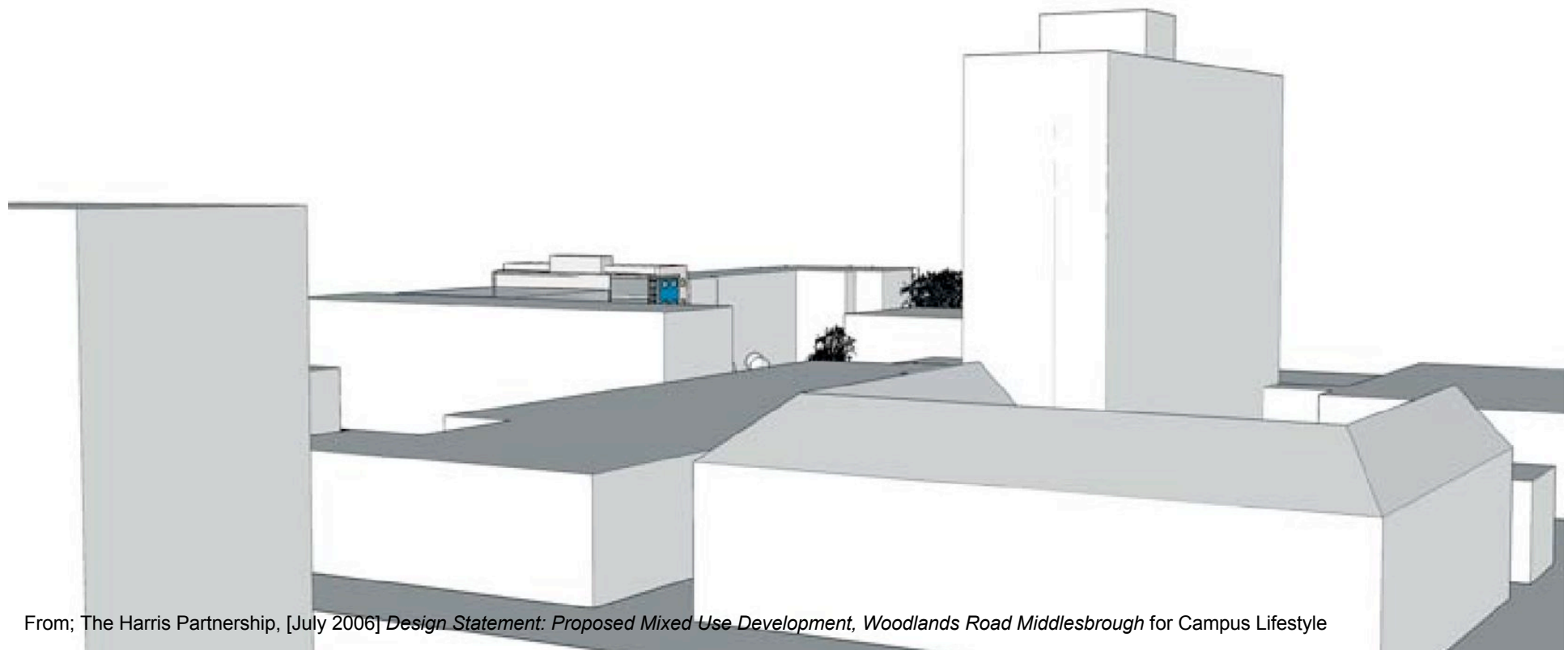
Site & Context Analysis



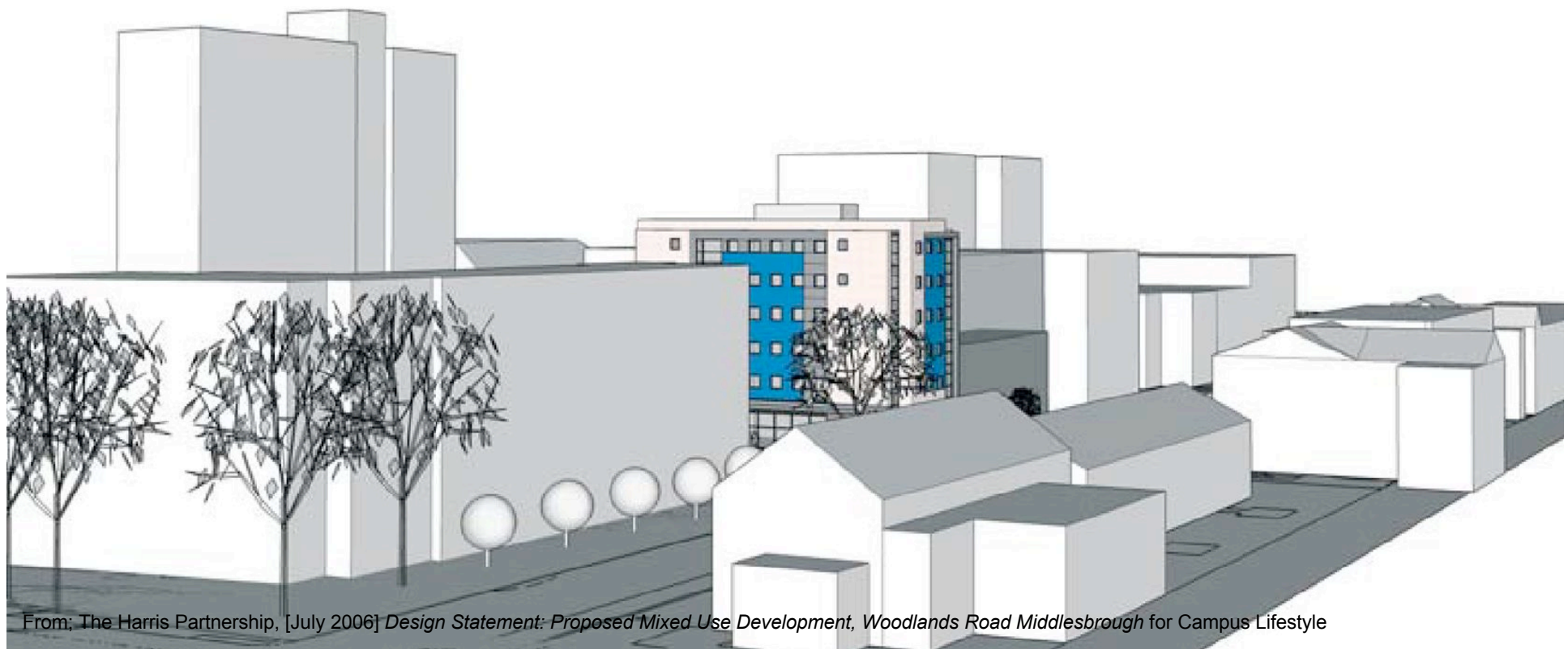


From; The Harris Partnership, [July 2006] *Design Statement: Proposed Mixed Use Development, Woodlands Road Middlesbrough for Campus Lifestyle*





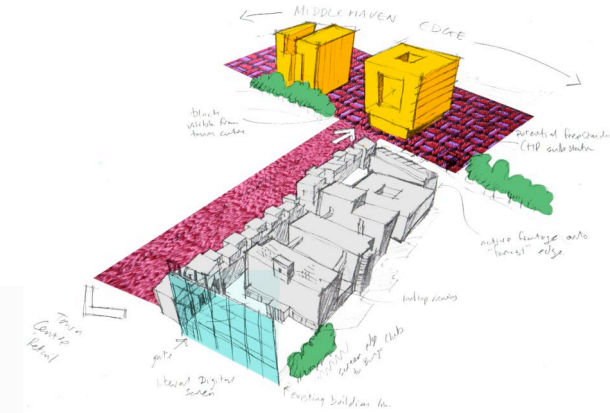
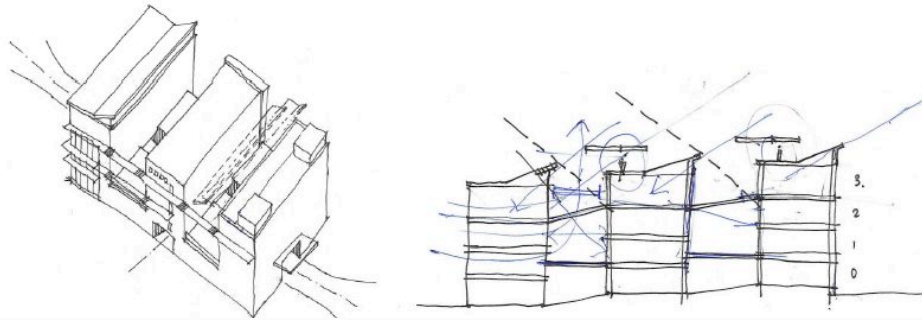
From; The Harris Partnership, [July 2006] *Design Statement: Proposed Mixed Use Development, Woodlands Road Middlesbrough for Campus Lifestyle*



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Example[s] from xsite architecture [October 2006] *Digital Enterprise Centre - Supplementary Reports* on behalf of Middlesbrough Digital City.

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... use of precedent building elements ... and ... use of materials board

Examples from xsite architecture [October 2006] *Digital Enterprise Centre - Supplementary Reports* on behalf of Middlesbrough Digital City.



“... following the recent visit to the area ... [w]e are happy to say that the proposal is well-considered in respect of its design, its energy strategy and the contribution it would make to its local context. We would be happy to see the scheme built as proposed”. Extract from CABE Design Review formal response to Middlesbrough Council, December 2006

Image from xsite architecture - *Digital Enterprise Centre*, Middlesbrough.

CABE

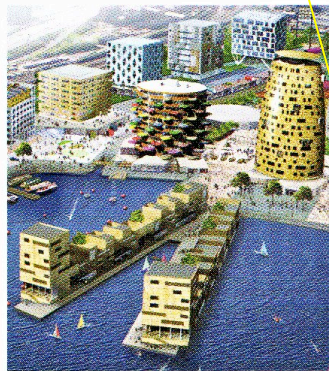


Middlehaven visual sparks recollection

I realise that computer-generated visuals of future developments need to be taken with a pinch of salt, but what is that collection of objects at Middlehaven all about (*Planning*, 12 January, p5)?

An upturned litter bin, an origami box, a couple of buildings straight off a 1960s *Thunderbirds* set and a building sliding off the quay into the water. I bet the design and access statement makes interesting reading.

Norman Jowett, Nottinghamshire



Middlehaven: object collection
Planning 26 January 2007 p11.



Example[s] from Studio Egret West and Entec [January 2007] *Middlesbrough Dock Basin Design and Access Statement* for Quintain BioRegional.

A Period of Critique – June to November 06

Since May we have shared the contents of the refined framework plan with numerous parties including Tees Valley Regeneration, One North East, English Partnerships, Middlesbrough Council, Middlesbrough College and the Commission for Architecture and Built Environment (CABE). There has been a great deal of positive support for the project – its ambition and approach. However, there have been numerous issues raised about certain elements of the proposals and responding to these has shifted the final form of the plan.

Middlesbrough College were concerned about the “glove” obstructing their views of the dock and impacting upon their direct relationship with the rest of the scheme.

Middlesbrough Council were concerned that the “boardwalk” could potentially become a barrier to pedestrians visiting the dock, would impact on views into and out of the dock and would potentially split visitor flow. Indeed, their concern was sufficient enough to question whether the boardwalk was such a critical element to the plan, particularly opposite the dock. In addition the Council highlighted that the connections between town centre and dock needed to be further defined and that the improvements to Bridge Street East need to be fully integrated into the development proposals.

With respect to the South Park, the council felt that the proposed multi-entranced “feathered” design of the south park car park could potentially compromise the strategic character of Windward Way.

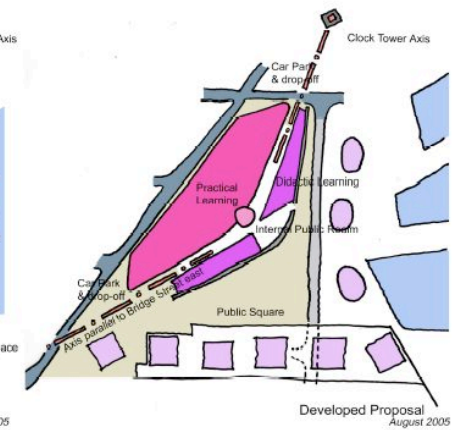
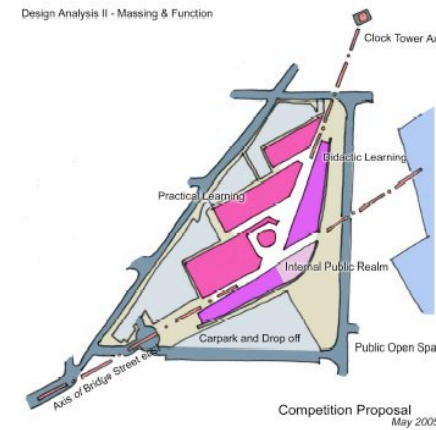
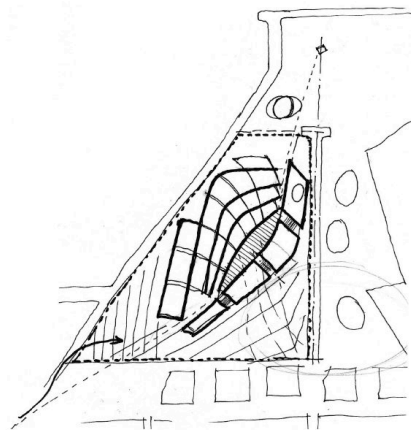
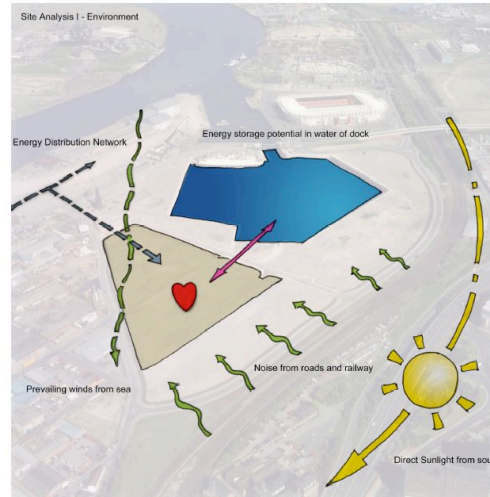
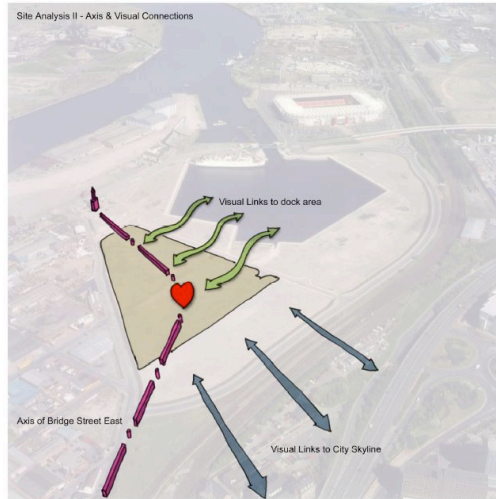


CABE were concerned that the project had an excessive level of public space and specifically that the “glove” as a multi layered space may be confusing in terms of orientation, likely to pose significant maintenance and management challenges and that we should pay greater attention to areas of sun and shade and prevailing wind.

The extent of the upper level boardwalk was also seen as a potential challenge in terms of spreading life and animation across two vertical plains. CABE were also concerned that the college was not fully integrated into the plan.

It was also highlighted that the dock is the sites main asset and that we had not fully exploited its potential. In particular it was noted that as the casino will not be housed on the northern, southern facing edge of the dock, that this part of the site has the scope to host the sites key destination and thus form a pivotal part of the masterplan.

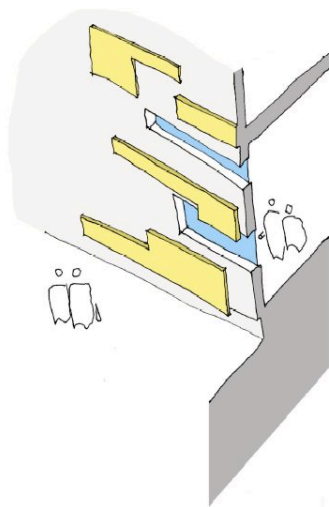
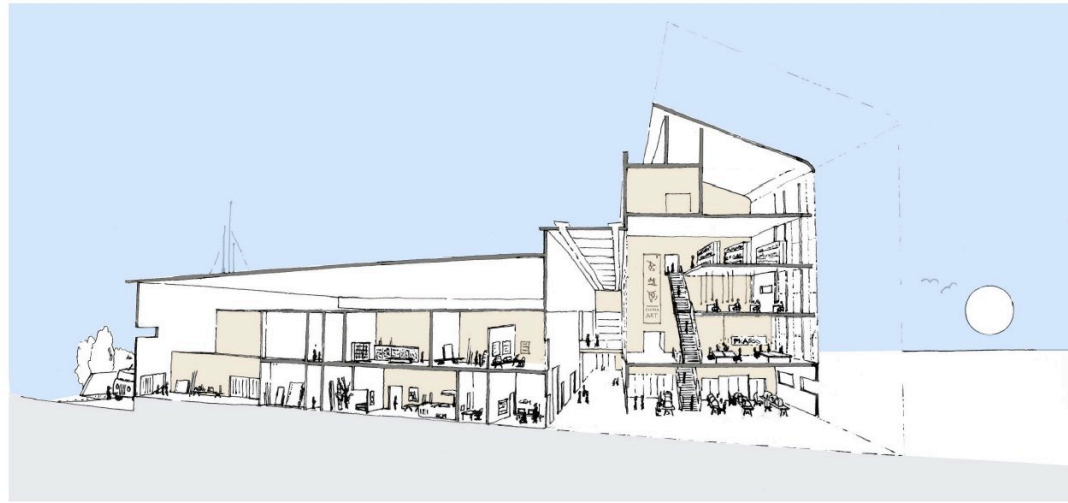
The scheme has been amended to address these issues raised in consultation and have assisted refining the scheme to facilitate a most exciting and workable development.



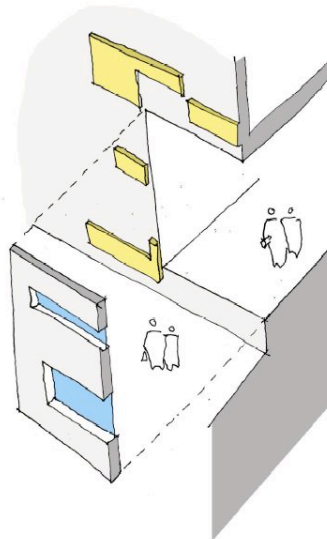
... site analysis ... design concept “mood sketches” and design progression ... “[h]aving stated the involvement of and liaison with the designers of the Masterplan ... it is also important to note that CABE have been consulted informally in the design process”.

Example from; Hickton Madeley Architects [November 2005] *Design Statement - A new building for Middlesbrough College at Middlehaven* on behalf of Middlesbrough College.

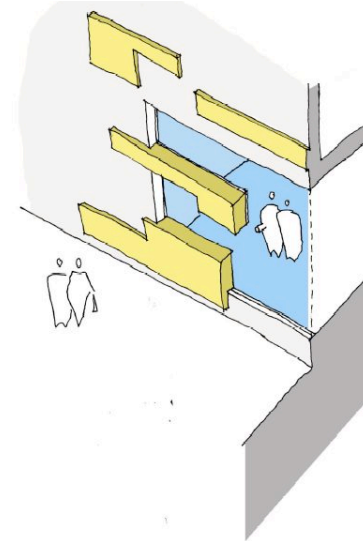
Design and Access Statements - Local Authority Perspective



building skin configuration (standard)



building skin removed (within structural bay)



alternative (fully glazed) skin configuration

... “[t]he design of the Hull skin will investigate the possibility of ‘future proofing’ the façade. This means that if activities behind the skin change overtime, more public activities may be inserted in their place. These public activities could be given a new frontage which has a larger portion of glazing with the possibility of access from the ... public realm”

Example from; Hickton Madeley Architects [November 2005] *Design Statement - A new building for Middlesbrough College at Middlehaven* on behalf of Middlesbrough College.

Design and Access Statements - Local Authority Perspective

GOING UP IN THE WORLD

T E E S
pride

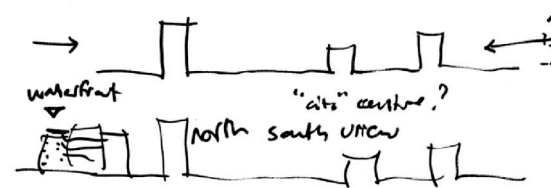
Developer plans to build the tallest tower in North-east

DEVELOPERS are aiming high with plans for the North-east's tallest building in central Middlesbrough.

At 375ft high, the proposed £30m building would tower over the 240ft Centre North-east.

Mandale Properties and Campus Lifestyle are behind the scheme to develop the site of the former Odeon Cinema in Corporation Road. The old cinema building would come down to make way for the tower.

Full story: Page 2
Comment: Page 18



“We believe this design to be devoid of architectural merit ... [the development] would be an inappropriate and depressing landmark for Middlesbrough. We believe that a fundamental rethink is required. Any development of the scale currently proposed should make a positive contribution to the public realm and character of Middlesbrough”. CABE Design Review panel comments for proposal for Corporation Road, Middlesbrough, March 2006





Pre-application meeting 1

- Explanation of development brief and planning submission requirements

Pre-application meeting will be attended by *urban policy* and *development control* staff with other concerns of the planning / highway authority being addressed through the production of the development brief and informal internal consultation. It is recommended that applicants have both planning and architectural advisors engaged prior to this initial engagement with the local planning authority.

Pre-application meeting 2

- Presentation by applicant of initial draft of *Design and Access Statement*
- Initial feedback from planning / highway authority

The structure and content of the *Design and Access Statement* should respond directly to the design principles set out within the development brief.

Pre-application Design Review

- Referred to *North East Regional Design Review Panel*
- Forwarded to CABE's national *Design Review* for consideration for desk-top / full panel review

The final *Design and Access Statement* should contain a response to concerns raised through *Design Review*.

The level of *Design Review* is dependent upon the scale and significance of the proposed development. Best practice requires *Middlesbrough Council* to refer all proposals for tall buildings to CABE's national *Design Review Panel* for consideration. Any pre-application comments made through this process will remain confidential between the applicant and Middlesbrough Council.

Detailed planning application

- Revised *Design and Access Statement*
- Supporting visualisations / model

The significance of the development sites will mean that any outline planning application will be unlikely to contain sufficient detail to allow for determination. An application for detailed consent will be more appropriate and will allow some design aspects to be reserved.

Post-application review

- Possible resubmission for *Design Review*

Where the national / regional *Design Review Panel* has requested that the development proposal is formally reconsidered, this will be referred by Middlesbrough Council as part of the statutory consultation period. Any comments made on the post-application design / development will become a public document attached to the planning application and used as a material consideration in the determination of the application.



C A B E

CABE





Lessons from first generation of Design and Access Statements ...

Keep it visual

use images whenever possible

Be appropriate to scale

Place the proposal into context

Understand character and heritage

Show the thought process and analysis - don't be afraid to use messy images



Lessons from first generation of Design and Access Statements ...

Track changes to scheme

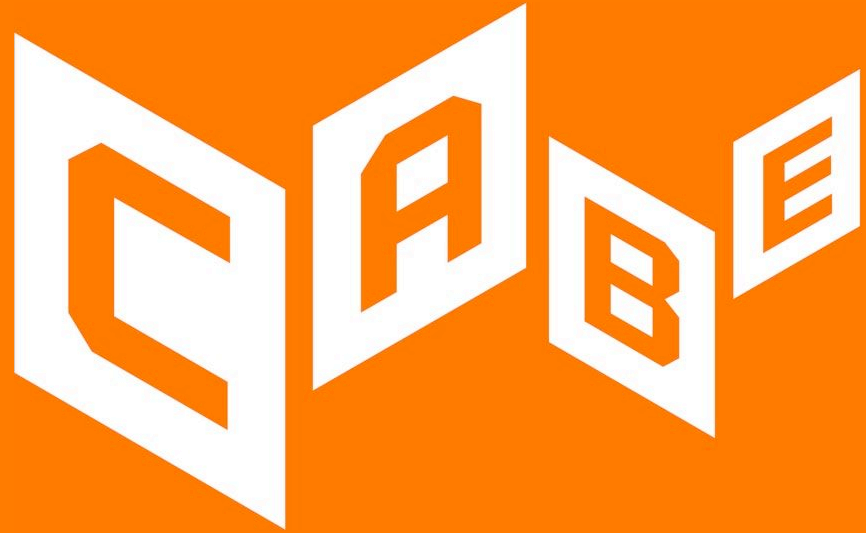
design evolution and response to Design Review, pre-application discussions

Aid understanding

'a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way' DCLG Circular 01/2006

Means to an end

'fixing' important details or processes included in DAS to permission using conditions



Thank you.

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Commission for Architecture
and the Built Environment

The government's advisor
on architecture, urban design
and public space