

ACCESSIBILITY FOR ALL an inclusive design approach

Supplementary Planning Guidance: SPG 17 - NLLP Policy DSP 4 with Appendix on Internal Facilities & Circulation

Copies available from: Planning & Development, Fleming House, Cumbernauld G67 1JW or esdesign@northlan.gov.uk

INTRODUCTION

1. This Supplementary Planning Guidance (SPG) is written to guide anyone preparing an application for development or planning a new or refurbished building or public space. It seeks to ensure that accessibility for all is provided through good design and careful planning of access issues. All buildings need to be easy for everyone to use and be easily comprehended. Effective early planning can avoid the need for special ramps or facilities.
2. An inclusive design approach is sought. Those making a planning application should consider all the access issues from the start, including what is needed for a Building Warrant application. This Guidance refers to requirements under Planning (see sections A, B6, C1, D1.4-1.5, H and I) and Building Standards (see A1 and I), - seeking to promote good design practice and details. The guidance addresses: car parking, approaches to a building, building entrances, lifetime homes and the outdoor environment, as well as policy background and further guidance sources. The Appendix gives guidance on internal facilities and circulation.
3. Whilst Building Standards provide a good starting point in considering accessibility, and the Technical Handbooks set out the minimum standards needed, this will not always secure best practice. They do not cover all the issues - e.g.: signage, colour contrast (other than handrails, stairs and toilets), lighting, door ironmongery, and routes to a building from public transport approaches.
4. Inclusive design is important for both buildings and public spaces. It aims to make buildings more functional and benefit all users including disabled and older people and those pushing a buggy. Specific provision for disabled people should wherever possible be natural and unobtrusive. It should read as part of an inclusive design approach which meets the needs of all.
5. North Lanarkshire Council is committed to securing high quality buildings and public spaces, where people feel comfortable and secure, and which are convenient, accessible to everybody and enjoyable to live and work in.
6. This Supplementary Planning Guidance leaflet expands on some of the Qualities of Successful Places listed in the Checklist in the Council's SG15 'Good Design Toolkit' that places should be: (1) easy to get to and move around; (2) welcoming; and (3) adaptable.



ACCESS IS FOR ALL

Access is the right of all people, whatever their impairments, to use all facilities and services. The effect of inaccessibility of land, buildings, transport and other facilities can be dramatic, greatly reducing the extent to which a person can lead a full and independent life.

Lack of access can potentially affect a wide range of people. These include:

- those with physical or sensory impairments
- people with learning difficulties, mental health issues or brain injuries
- non-disabled people e.g. older people, parents with pushchairs or people with luggage.

The latest Supplementary Planning Guidance can be found online at: - www.northlanarkshire.gov.uk/spg

| CONTENTS | | <i>with Appendix A1-A4 on Internal Facilities and Circulation</i> |
|-----------------|--------------------------|---|
| A | Policy | p.2 |
| B | Access Statements | p.2 |
| C | Consultation | p.2 |
| D | External Design Guidance | p.3-p.5 |
| E | Lifetime Homes Standard | p.6 |
| F | The Outdoor Environment | p.7 |
| G | Further Guidance | p.7 |
| H | Contact Details | p.8 |
| I | Application Checklist | p.8 |

**This Guidance is available in large print, other formats and languages
contact esdesign@northlan.gov.uk**

**The council will seek to ensure these principles are achieved
through the development management process**

service and people first

A. POLICY

1. National legislation and standards on accessibility include the Equalities Act 2010 and the Scottish Building Standards Technical Handbooks - see Sources of Further Guidance on page 8 for references to these and other relevant national documents.

2. The **Town and Country Planning (Scotland) Act 1997** states (Section 270B) that Planning Authorities must perform their functions in a manner which encourages equal opportunities. The Scottish Government's **Scottish Planning Policy** (SPP) sets out some disabled parking standards (see Section D1 below). The Scottish Government's overall policy on design, which includes references to accessibility issues, is set out in **Designing Places** and **Designing Streets** (see Section H). Applications will also need to comply with Planning Advice Note (PAN) 78 on Inclusive Design.

3. The **Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008**, which came into force in August 2009, introduced a new requirement for all national and major developments to be accompanied by a **Design and Access Statement**. Under these Regulations, this is compulsory for

- housing developments over 50 units or 2 hectares,
- business developments over 10,000 sq metres or 2Ha, and
- any other development over 5,000 sq metres or 2Ha.

However, applications for Planning Permission in Principle are excluded.

4. **North Lanarkshire Local Plan Policy DSP4** on Quality of Development requires that development achieves a high quality development in terms of:

DSP.4 Extract: ... Providing a safe, inclusive, convenient and welcoming development including addressing...adaptability; safe, secure and convenient access into and through the development that is attractive to.... people with disabilities.

It will generally be appropriate to demonstrate compliance with the accessibility objectives of Policy DSP4 through the submission of an Access Statement. Section C below gives guidance on producing an Access Statement.

5. For housing developments, the requirements of Policy DSP.4 can be met by adopting the **Lifetime Homes Standard** (see Section E p.6) which sets out current best practice for full details. A note on the drawings affirming compliance with the 16 criteria will suffice. The principle behind these standards is that a dwelling constructed to these standards will be adaptable to the occupiers' varying needs at different stages of life. Social housing already has to meet the greater requirements of the **Housing for Varying Needs** standard. However the SPG sets out policy and best practice guidance for all development. Private developers are familiar with the Lifetime Homes Standard, and this standard has been supported as a minimum by specialist groups during consultation.

6. Houses should be designed in a way that will either readily allow someone to remain in the house if their needs change, or will allow minor modifications to be carried out without major disruption. With the rising proportion of elderly people the need for such a minimum standard is growing. Research has indicated that the **Lifetime Homes Standard (p.6)** can be accommodated at little extra cost -

2 see www.lifetimehomes.org.uk/pages/costs.html.

B. ACCESS STATEMENTS

1. Section A.3 describes when an Access Statement is required by legislation. It is also advisable that any publicly funded development submits an Access Statement, because of a duty to promote disability equality. In terms of demonstrating compliance with DSP.4 via an Access Statement (see A.4), this would be helpful in the following circumstances, although the scale of statements will vary with the scale of the proposed development:

LOCATION – any site which is prominent in relation to a Town Centre or area which the Council is seeking to enhance;
SIZE – any large development over 1 hectare in site area;
PUBLIC USE – any proposed building, change of use application or other development whose use will primarily be for members of the public.

2. An **Access Statement** should show how a proposed development will be accessible, legible, welcoming and inclusive for all. It must demonstrate how reasonable access provision will be made, particularly if any recommended best practice cannot or will not be met. An Access Statement may help to establish compliance with the Building Regulations, where there is a departure from guidance documents, if it has been prepared by an NRAC registered consultant (see Contact Details, p8). In certain circumstances a more detailed **Access Audit** may be required.

3. Preparation of the Access Statement should begin early and evolve, following consultation, to guide the design. It must be done by RIBA Architectural Stage C at the latest and not be left to the end of the design process, in an attempt to retrospectively justify the design being proposed.

4. An Aims section should set out how the scheme will demonstrate and achieve inclusive outcomes.

5. A Strategic Statement should describe the policy and approach being adopted, addressing relevant development plan policies (see A.4) and referring to other guidance documents used in the approach.

6. An Access Statement must be carried out in accordance with Planning Circular 4/2009. However, to represent best practice it should include sections on:

- | | |
|--|--|
| ● approaches to the building and entrance | ● facilities within the building e.g. toilet |
| ● movement through the building | ● provision, hearing loops |
| ● a plan of the environment including external and internal routes | ● an evacuation strategy |
| ● signage and lighting | ● other specific issues |
| | ● management policies |
| | ● maintenance issues |

7. A summary of consultation with specialist users that has been or will be carried out should be included - see Section C.

C. CONSULTATION

1. One of the requirements of an Access Statement is that it addresses how consultation with specialist users has been or will be carried out. Where required, consultation on the needs of people with disabilities should be carried out via the North Lanarkshire Disability Access Panel in the first instance (who are supported by the Scottish Disability Equality Forum). For Council buildings, consultation should also be carried out with the North Lanarkshire Employee Disability Forum. See back page for contact details and also separate draft SPG on Community Engagement.

D. EXTERNAL DESIGN GUIDANCE

Detailed Guidance on External Design is set out under the following headings:

D.1 Car parking (p.3)

D.2 Approaches to a building (p.4)

D.3 Building entrances (p.5)

Guidance on internal facilities is in the 4 page Appendix Insert attached.

D.1 CAR PARKING

1.1 In car parks, adequate provision should be made for blue badge holders which should be as close to the main entrance as possible (within 45m).

1.2 Disabled persons car parking should be clearly marked and signed. Vertical signage (not just a symbol painted on the ground) is recommended, to prevent obstruction e.g. by snow or leaves.

1.3 Accessible car parking should generally be provided at a ratio of 1:20 but this could increase, depending on building type and prospective users.

1.4 For retail and leisure developments, Scottish Planning Policy (SPP) requires 3 designated spaces or 6% (whichever is greater) for car parks of up to 200 spaces, or the greater of 4 spaces plus 4% for larger car parks.

1.5 For places of employment, SPP requires 1 space per disabled employee plus 2 spaces, or 5% (whichever is greater) for car parks of up to 200 spaces, or 6 spaces plus 2% for larger car parks.



A side transfer zone is needed for wheelchair users



The route to the footway with dropped kerb access must be kept clear!

1.6 The surface of a designated parking bay should be firm and level, slip resistant and have a 1200mm transfer zone alongside and at the rear of the vehicle. Some users need more than this minimum, so where providing 4 spaces or more, 1 should have a side transfer zone of at least 1600, or 2400 to allow for a car ramp to be used, best sited at the end of a row of spaces. A coloured surface to the bay is good practice and readily identifies the area for blue badge holders.

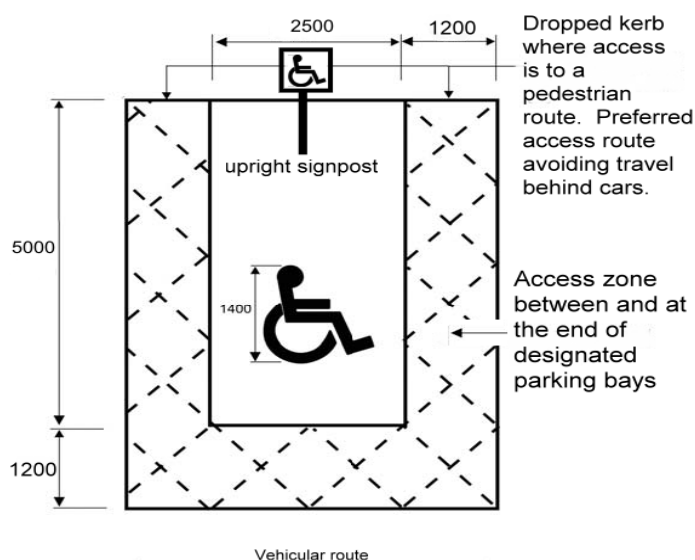
1.7 Bollards, kerbs or other obstructions should not be placed across any hatched area used to access the adjoining pavement.

1.8 Car parking areas should be well lit in all weather conditions for those who have a visual impairment.

1.9 Easy access for taxis and drop-off/ collection by carers should be provided, with associated dropped kerbs to access the pavement.

1.10 Paystations and car park equipment should be accessible.

1.11 Management procedures should ensure that other users do not block parking for disabled people or setting down points.



Minimum Dimensions of Car Parking Bay



Clear signage of disabled parking bays is needed

D. EXTERNAL DESIGN GUIDANCE ... /2 continued

D.2 APPROACHES TO A BUILDING

2.1 The entrance to a building should be logical, obvious and welcoming. Approaches to a building should be clearly signposted from all access points and be well lit both from the car park and pavement, with a visual contrast between the access route and adjacent ground. The approach should be as direct as possible, following obvious desire lines.

2.2 There should be convenient access into buildings for everyone. The same pedestrian approach should, wherever possible, be accessible and usable by all. If the principle entrance is not accessible to all, an alternative accessible entrance in common use should be provided and signposted.

2.3 Approaches to entrances should be level or gently sloping (1 in 20 maximum gradient without a ramp) wherever possible, avoiding ramps and steps.

2.4 Surfaces should be non-slip and durable. Kerbs should be dropped at all crossing points of roads and accesses to car parks, marked by tactile paving.

2.5 Pedestrian access routes should be as direct as possible, of suitable width (at least 2m) and free from obstacles.

2.6 Ramped approaches, where necessary, should be uniform and slip resistant, at least 1500mm wide, and be not steeper than 1 in 12 if up to 2m in length, 1 in 15 up to 5m, or 1 in 20 maximum gradient if over 10m long, with a suitable ramp edge.

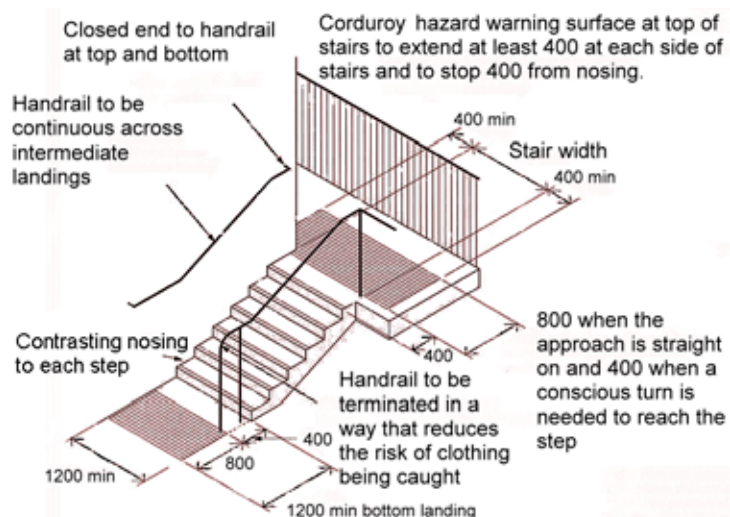
2.7 There should be colour contrast of the ramp with surroundings and with intermediate landings.

2.8 With a level difference greater than 300mm, a stepped approach should also be provided.

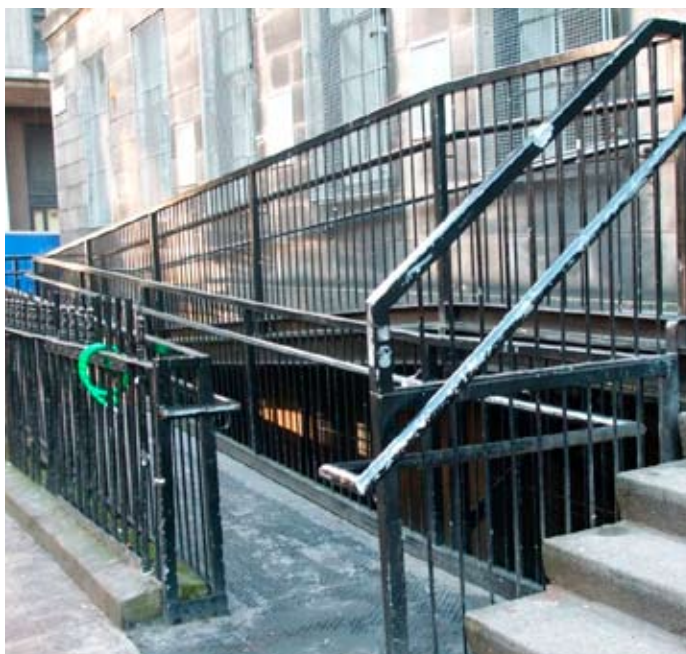
2.9 Steps should be at least 1200mm wide, with uniform risers between 150 and 170mm and uniform goings between 280 and 425mm, and a maximum number of 12 steps in any flight.

2.10 A corduroy tactile warning surface should be provided at the top and bottom of external flights of stairs (see www.transportscotland.gov.uk/reports/road/j11185-00.htm).

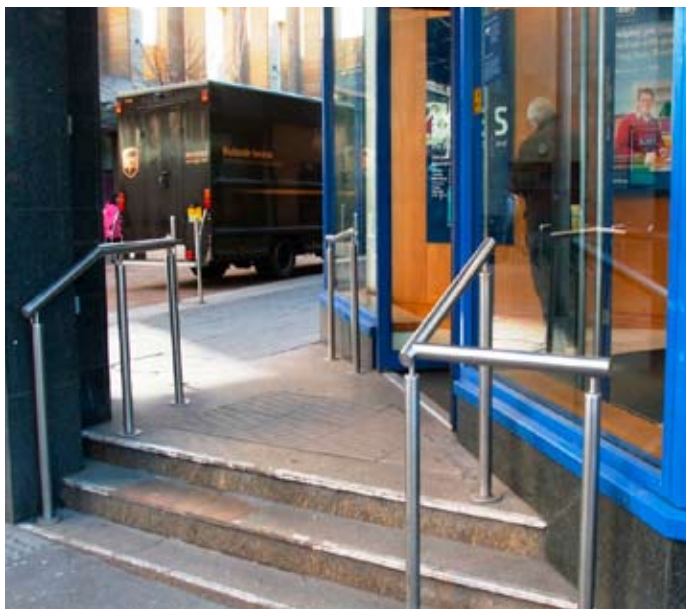
2.11 Handrails should be provided where there is a change of level of more than 600mm and be between 840 and 1000mm above the surface of a ramp or the pitch line of stairs, be circular (40-50mm diameter) or oval (50mm wide, 38mm deep), warm to the touch and have positive ends (relative to wall or ground).



External Step Detail



Both ramps and steps should be provided where needed. In new buildings, early consideration and good design should mean a ramp is not needed



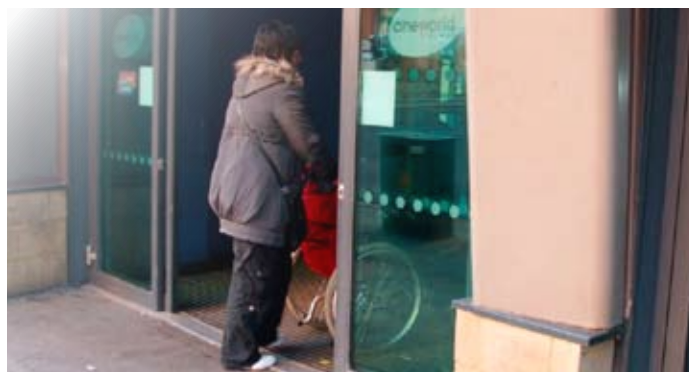
D.3 BUILDING ENTRANCES

3.1 Entrances should have flush thresholds, be easily identifiable and have automatic doors where appropriate. Powered doors benefit everyone, whether they are in a wheelchair, pushing a double buggy, carrying items, have limited strength, or are using an assistance dog. Sliding or bi-fold doors are preferable, to avoid the potential hazard of swing doors. Revolving doors should have an adjacent side hinged door.

3.2 Entrance doors must be of at least 800mm effective clear width and be easy to open if not automatic. Secured dirt mats must not impede wheeled traffic.

3.3 The use of colour can make doors easy to distinguish and help visually impaired as well as other people.

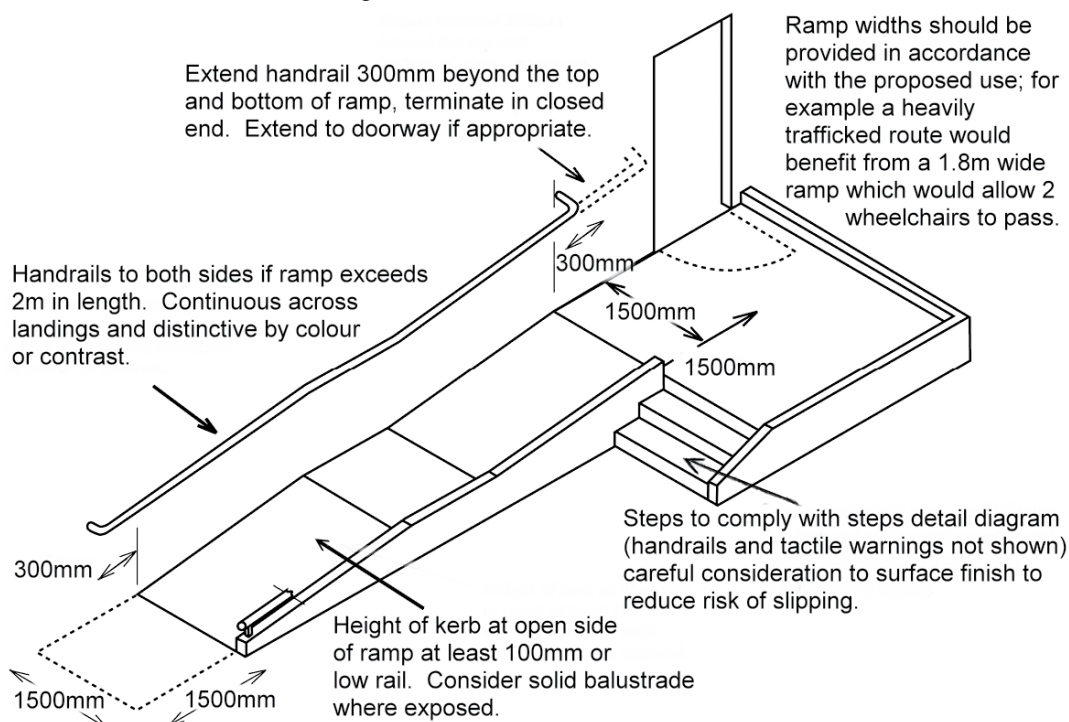
3.4 Vision panels in toughened / laminated glazing at 500-1500mm height should be provided in solid doors, whereas glass doors should have some contrasting manifestation at least 150mm high at two levels, 850-1000mm and 1400-1600mm above ground level.



Is there a flush threshold?

3.5 There should be a level landing at least 1500 x 1500mm clear of any door swing in front of the entrance, and a 300mm minimum side clearance to the leading edge of the door. A canopy or recess to offer weather protection, 750mm deep is desirable and required for locked doors.

3.6 Closer door mechanisms need to be lightly set.



Whilst minimum gradients need to be achieved - it is better if the hard landscape and levels are arranged to avoid the need for a ramp in the first place.

Ramped access-key features and dimensions



Wide automatic door with flush threshold



Good signage at entrance is important

E. LIFETIME HOMES STANDARD

This requires new housing developments to meet all the following 16 design criteria:

1. Parking (width or widening capability)

Car parking within an individual plot should provide at least one parking space length capable of enlargement to achieve a min width of 3300mm. *2400mm wide parking space with a 900mm access path or soft landscaping adjacent to and approximately level would satisfy the requirement.* Communal or shared parking should be min 3300mm wide, 4800mm (5m in NL) deep and adjacent / close to entrance.

2. Approach to Dwelling from Parking

The distance from the car parking space to the dwelling entrance should be minimised and should be level (not exceeding 1:60, and / or no crossfall exceeding 1:40) or gently sloping. *A max gradient of 1:12 is permissible for a distance up to 2 metres and 1:20 for a distance of 10m (with gradients for intermediate distances interpolated between these values.) No slope should have a going greater than 10m. Paths should be a minimum of 900mm width.*

3. Approach to all Entrances

The approach to all entrances should be level or gently sloping (as per details above).

4. Entrances

All entrances should:

- be illuminated
- have level access over the threshold
- have effective clear opening widths and nibs
- have adequate weather protection and
- have a level external landing

The threshold up-stand should not exceed 15mm. Minimum clear opening width should be 800mm (unless at right angles to access route < 1500mm wide - 825mm.) Should be a 300mm nib / clearance to the leading edge of a door.

5. Communal Stairs and Lifts

- Communal stairs should provide easy access
- Dwellings reached by a lift should be fully accessible.

Minimum dimensions for communal stairs

Uniform rise not more than 170mm

Uniform going not less than 250mm

Handrails extend 300mm beyond top and bottom step

Handrail height 900mm from each nosing

Step nosings with contrasting brightness and risers not open

Minimum dimensions for lifts

Min. internal dimensions 1100mm x 1400mm

Clear landing entrances 1500mm x 1500mm

Lift controls between 900 and 1100 mm from the floor and 400mm from the lift's internal front wall.

6. Internal Doorways and Hallways

Doorways and hallways to conform to specifications below.

| DIRECTION & WIDTH OF APPROACH | Min opening |
|---|-------------|
| Straight on without oblique approach | 750 mm |
| Right angles to hallway landing 1200mm | 750mm |
| Right angles to corridor - landing 1050mm | 775mm |
| Right angles to corridor - landing <1050mm (min 900mm) | 900mm |
| Communal Doors: Straight on without oblique approach | 800mm |
| Communal Doors: Right angles to corridor 1500mm landing | 800mm |
| Communal Doors: Right angles to corridor 1200mm landing | 825mm |

7. Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere (a turning circle of

1500mm diameter or a turning ellipse of 1700mm x 1400mm)



8. Entrance Level Living Space

The living room should be at entrance level.

9. Potential for Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

10. Entrance Level WC and Shower Drainage

Where an accessible bathroom is not provided on the entrance level, there should be an accessible WC compartment with potential for a shower to be installed. *Wc centre line between 400mm-500mm from adjacent wall, flush control away from nearest wall and approach zone extending from centre line: 350mm to adjacent wall, 1000mm to other wall and from front rim: 500mm back and 1100mm forward from centre.*

11. WC and Bathroom Walls

Walls in the bathroom and WC should be capable of firm fixing and support for adaptations such as grab rails.

Wall reinforcements (if required) should be located between 300mm and 1800mm from the floor.

12. Stairs and Potential Through Floor Lift

The design should incorporate:

- Potential for a stair lift installation; and
- a suitably identified space for a through-the-floor lift from the entrance level to a storey containing the main bedroom and bathroom.

A clear width of 900mm should be provided on stairs which should be measured 450mm above the pitch height. Potential aperture size should be min 1000mm x 1500mm and be clear of services.

13. Potential for Fitting of Hoists and Bedroom / Bathroom Relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

14. Bathrooms

An accessible bathroom proving ease of access in accordance with the specification below should be provided in every dwelling on the same storey as a main bedroom.

Accessible bathrooms should have a clear approach zone, wash basin 700mm wide, extending 1100mm from any obstruction, either a bath or accessible floor level shower, and unless provided elsewhere floor drainage for an accessible floor level shower, where a bath is provided with capped drainage beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical zone if the bath is removed.

15. Glazing and Window Handle Heights

Windows in the principal living space should allow people to see out when seated. In addition, at least one window in each habitable room should be approachable by those with restricted movement and reach.

Glazing should start no higher than 800mm above floor level. There should be potential for 750mm wide approach route and handles less than 1200mm from the floor.

16. Location of Service Controls

Service outlets and controls should be within a height band of 450mm - 1200mm from the floor and at least 350mm away from any internal room corner, projecting wall, or similar obstruction.

Adapted from the revised Lifetime Homes Criteria July 2010. A simple note affirming compliance with this Standard will help.

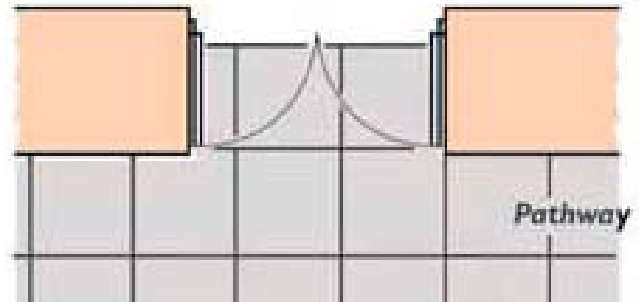
F. THE OUTDOOR ENVIRONMENT

*See also future SPG.21 on Public Realm Standards.
This will address shared space issues.*

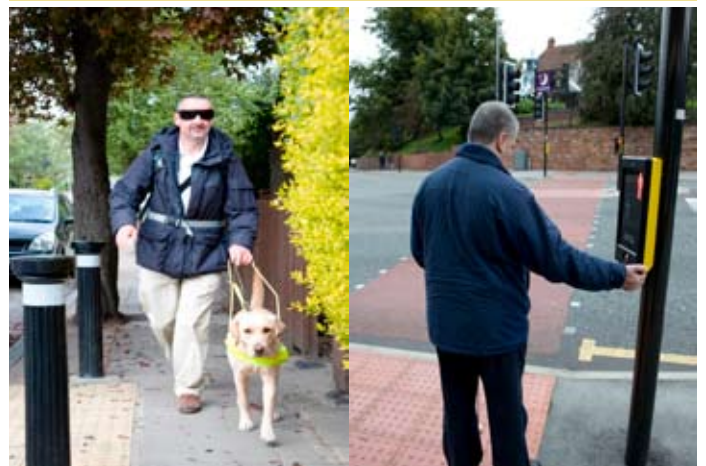
1. Paths should be kept clear and have a firm, uniform surface of a material finish that will permit ease in manoeuvring and minimise the possibility of slipping.
2. Routes of travel across grass or paved areas should be highlighted. This can be done by contrasting colour, texture or directional paving.
3. Footpath edges should be defined with either kerb, low rail or a surface change so that cane users can determine the route of travel. However, care must be taken that these elements are not tripping hazards. Low level bollard and chains are particularly hazardous for some people and should be avoided.
4. Where there are kerbed footpaths, it is important to provide dropped kerbs at key crossing points to provide easy access for all.
5. The provision of landscape furniture requires careful thought. It must be distinguishable from its background by colour contrast and detectable at low level for people with impaired vision.
6. Seating should be provided at areas of public open space, bus stops and at intervals along pedestrian routes (50m intervals recommended for key routes). There should be space left at the end of fixed seating for wheelchair users and buggies.
7. It is important to guard against hazards from building projections or overhangs, and doors which open outwards should not cause a hazard on a path which runs along the face of a building.
8. Where possible, lighting columns, litter bins and seats should be located at or beyond the boundaries of an access route. Bollards should be 1m high, contrast with the adjoining background and have a contrasting band around the top.
9. The use of tactile paving is important for individuals who have a visual impairment, to alert them to a potential hazard. More information on its use is available from www.transportscotland.gov.uk/reports/road/j11185-00.htm.



Accessible path with seating



Recessed Doors avoid obstructing pathway



Well aligned bollard design

Controlled crossing

G. FURTHER GUIDANCE

Scottish Government

www.scotland.gov.uk/topics/planning including

PAN 68 Design and Access Statements

PAN 78 Inclusive Design,

Designing Places & Designing Streets,

Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Scottish Government Building Standards

www.scotland.gov.uk/topics/Built-Environment/Building/Building-standards for Building (Scotland) Regulations Sections 2, 3 and 4

Scottish Association of Building Standards Managers' Inclusive Design Handbook

(explains the inclusive design requirements of the Scottish Building Regulations)

- available on www.accessibilitybydesign.co.uk/Scottish

- hard copy available from NLC Building Standards

For Area Offices see Contact Details on page 8.

British Standards BS8300:2009

Design of buildings and their approaches to meet the needs of disabled people - code of practice, available for purchase from www.bsigroup.com

Equality & Human Rights Commission

www.equalityhumanrights.com/scotland/

Equalities Act 2010, see www.equalities.gov.uk and <http://scotland.gov.uk/Topics/People/Equality>

DDA Scotland Code of Practice available on www.dotheduty.org

Historic Scotland's Managing Change series: Accessibility, see www.historic-scotland.gov.uk

Sport Scotland: Facilities Report 03 "Inclusive Design and Access Statements" from www.sportscotland.org.uk <http://www.sportscotland.org.uk/-ChannelNavigation/Resources/TopicNavigation/Publications/Facilities+Report+03.htm>

Transport Scotland: DDA Good Practice Guide for Roads (includes guidance on the correct use of tactile surfacing) from www.transportscotland.gov.uk/reports/road/j11185-00.htm

**Is your design
accessible to all?**



Please note that this SPG is up to date at November 2011 but may change as a result of new guidance e.g. Building Standards, Equalities Codes, etc. The SPG does not cover all accessible design issues but aims to provide a useful starting point.

H. Checklist

your scheme should ensure...

In considering planning applications the Council will assess schemes against these criteria by asking the following questions:

- ☐ Does your proposal need an Access Statement? (see page 2)
 - ☐ If so, have you consulted with the North Lanarkshire Disability Access Panel and North Lanarkshire Employee Disability Forum as appropriate before preparing a planning application? (see page 2 and contact details below)
 - ☐ Have you checked your proposal against relevant guidance?
- Is there evidence of considering inclusive access requirements for:**
- ☐ All approaches to the building?
 - ☐ Car parking? Entrances? Internal facilities and circulation?
 - ☐ Good design that minimises the need for specialist facilities?

I. CONTACT DETAILS

**North Lanarkshire Council
Development Management
Northern Area Office**
Fleming House,
2 Tryst Road, Cumbernauld
G67 1JW T: 01236 632500
esenquiries@northlan.gov.uk

**North Lanarkshire Council
Development Management
Southern Area Office**
2 Tryst Road, Cumbernauld
G67 1JW T: 01236 632518
T: 01236 632500
esenquiries@northlan.gov.uk

**North Lanarkshire Council
Development Management
Major Developments Team**
Fleming House,
2 Tryst Road, Cumbernauld
G67 1JW T: 01236 632480
esenquiries@northlan.gov.uk

**North Lanarkshire Council
Strategic Planning**
Fleming House,
2 Tryst Road, Cumbernauld,
G67 1JW T: 01236 632625
esdesign@northlan.gov.uk

National Register of Access Consultants
www.nrac.org.uk

North Lanarkshire Disability Access Panel
www.nldap.org.uk or contact ann.sneddon@o2.co.uk

North Lanarkshire Employee Disability Forum
contact SimpsonG@northlan.gov.uk

Scottish Accessible Information Forum
www.saifscotland.org.uk

**Royal National Institute
of Blind People**
www.rnib.org.uk

**Royal National Institute
for Deaf People**
www.rnid.org.uk

**Centre for Accessible
Environments**
www.cae.org.uk

**North Lanarkshire Council
Building Standards**
Operations: 01236 812440
Major Projects: 01236 632500

North Lanarkshire Council
www.northlanarkshire.gov.uk
or www.lanarkshire.com/nllocalplan/

**The latest Supplementary Planning Guidance and index can be found online at:-
www.northlanarkshire.gov.uk/spg**

This is one of a series of Supplementary Planning Guidance Leaflets aimed at encouraging good practice in the design and layout of new development. The advice supplements the policies in the emerging North Lanarkshire Local Plan. The Council will have regard to this Guidance when assessing the merits of planning applications. This leaflet was, following public consultation and consideration of all comments made, formally approved as Supplementary Planning Guidance. It is available on-line and can be translated or provided in other languages or formats on request

**Ref: SPG 17 Accessibility For All
7 December 2011**

North Lanarkshire Council, Environmental Services, Strategic Planning, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW
Tel 01236 632625
esdesign@northlan.gov.uk