

Supplementary Planning Guidance (SPG) Access

SPG 4 Access for All – Mobility Standards

1. INTRODUCTION

1.1 In assessing development schemes the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policy RIM 2.1, Haringey UDP First Deposit Consultation (2003), Haringey UDP First Deposit Consultation Policy UD 2, and this supplementary guidance.

1.2. Supplementary guidance is provided below on the following:

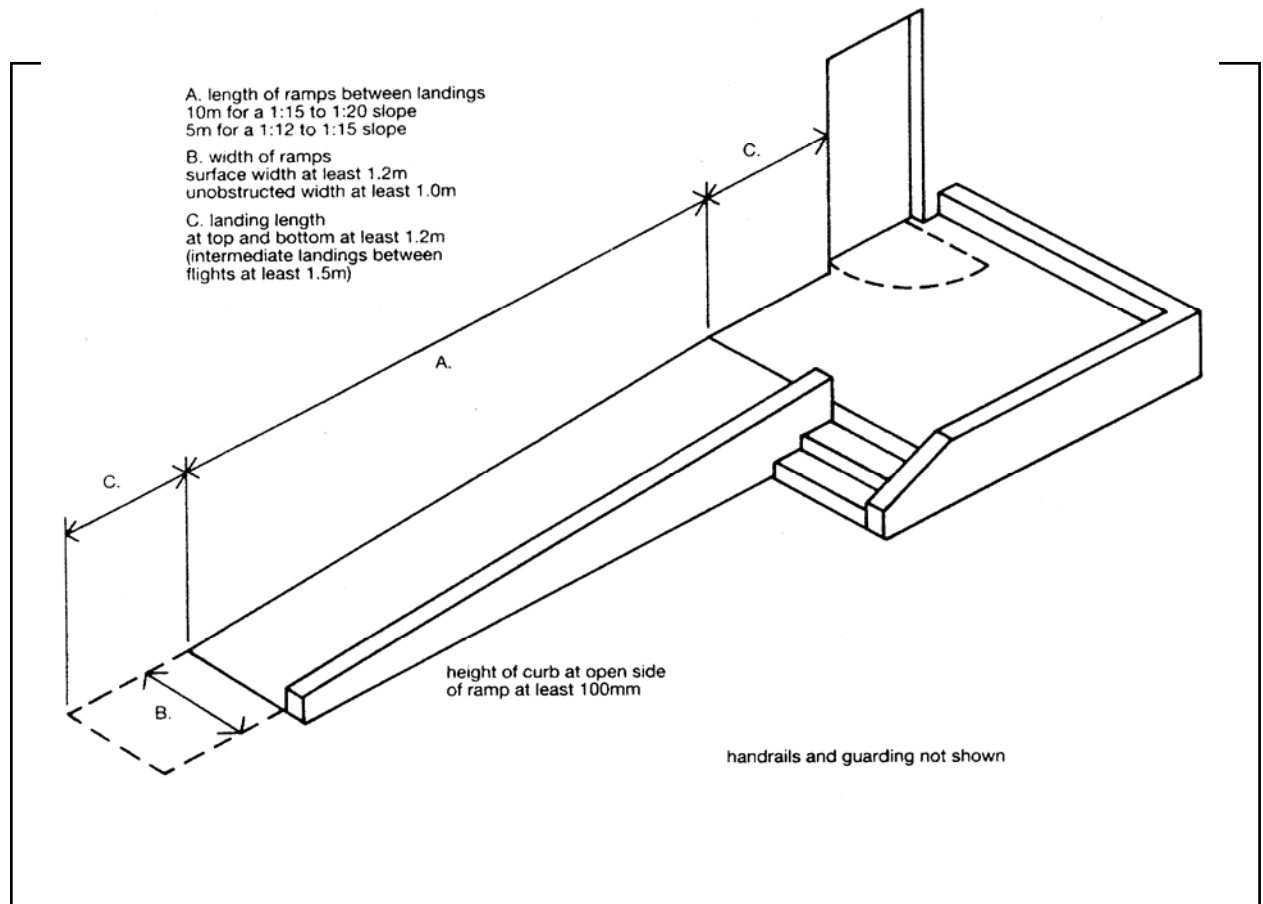
- Need to provide access
- The places around buildings
 - Ramps and steps
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- Signs
- Inside buildings
 - Doors
 - Levels
 - Stairs and steps
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 - Floor covering
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 - Lifts
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 - Lifetime homes
 - Standards for lifetime homes which can also be applied to wheelchair housing
- Contact details

1.3. Unless otherwise stated, the guidance in this note applies to all new and converted buildings to which the public have access. Specific guidance is also included for residential schemes.

2. NEED TO PROVIDE ACCESS

- 2.1. Most individuals experience some form of disability at some stage in their lives and the number of disabled people is increasing, particularly as a result of the growth in the elderly population. Carers with young children in prams and pushchairs also experience difficulty in gaining access to facilities and moving around the Borough.
- 2.2. Poorly designed buildings and surrounding spaces create insurmountable obstacles to people with mobility or sensory impairments. Such obstacles severely restrict the everyday activities of people with disabilities and can reduce their quality of life.
- 2.3. The Council is committed to creating an environment which is physically accessible to all users. The Council also has a statutory obligation as a local planning authority to consider access in determining certain types of planning application.
- 2.4. Statutory requirements relating to the provision of access are contained within the Chronically Sick and Disabled Persons Act 1970, the Town and Country Planning Act 1990 and Part M of the Building Regulations 2000. BS.5810 sets out minimum standards with which access provision should comply. However, the Council considers it desirable for access provision to be made beyond the minimum standards embodied within this legislation and will endeavour to achieve higher overall standards of access provision across the board.
- 2.5. The policies and guidance contained in this note will be applied consistently with regard to the requirements laid down on property owners under the Disability Discrimination Act 1995 (as amended).
- 2.6. Developers should have regard to Her Majesty's Stationary Office and "Royal National Institute for the Blind" Publications "Building Sight" and "Technical Bulletins" which provides guidelines to design practicalities for the blind and partial sighted.
- 2.7. Positive control over the provision of access is also exercised by the Council through some of its other functions. Prospective applicants must contact Building Control Service (see back page) for advice on the application of building regulations. Building Control Service also cover means of escape provisions.

Diagram 1. Ramps



3. THE PLACES AROUND BUILDINGS

A. Ramps and Steps

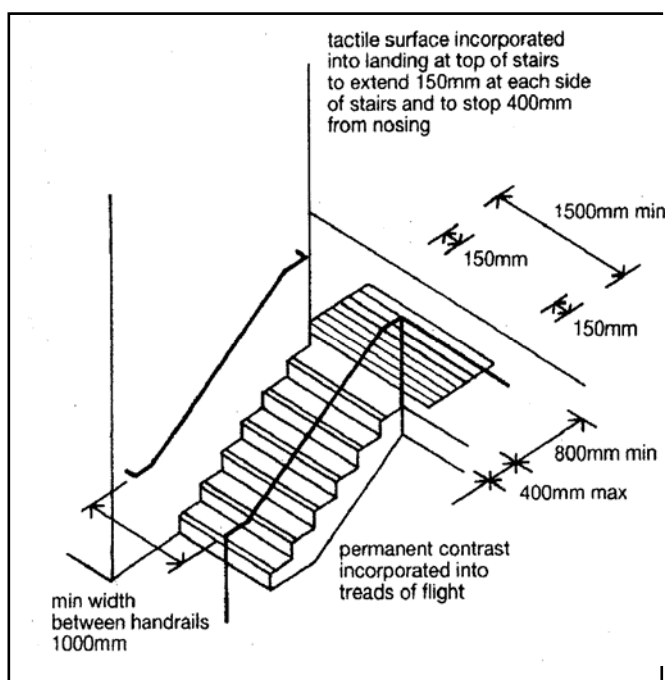
A.1. Entrance and exit doors should be sited for easy, unobstructed approach on the same level as the external pavement. Where this cannot be achieved, any change in level should be provided with steps in addition to ramps as some people find walking on slopes difficult or impossible. Routes leading to an entrance should be clearly signed. Glazed entrance doors should be highlighted with patterns or decals (i.e. some form of “manifestation” such as a pattern, writing or logo) to prevent accidental collision by the blind or partially sighted. In addition:

A.2. About Ramped Approaches:

- Gradients should be as shallow as possible, less than 1:20 whenever practical
- Ramps should have a surface width of at least 1.2m and have unobstructed widths of at least 1.0m
- Ramps should have top and bottom landings, at least 1.2 m long; with raised kerb/upstand of 100mm on open side of flight.

- Intermediate landings at least 1.5m long should be provided every 10m on ramps with a 1:15 - 1:20 gradient, and every 5m on ramps with a 1:12 - 1:15 gradient
- In all cases landings should be clear of door swings
- Ramps should have a surface which reduces the risk of slipping
- Handrails must be provided to both sides of ramps

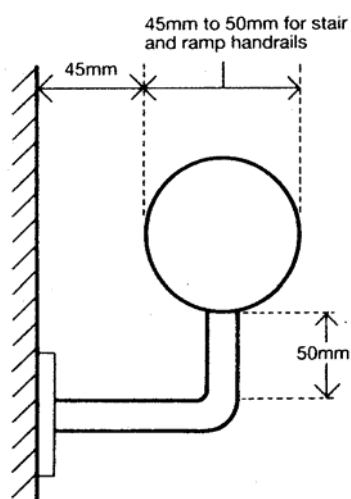
Diagram 2. External Steps



A.3. About Stepped Approaches:

- A tactile corduroy warning surface should be incorporated at the top and bottom of a flight of stairs. This profile is available in a number of materials, or can be easily created from other building materials to match the standard recognised profile. (Please refer to the Royal National Institute for the Blind publication "Technical Bulletin" for further information).

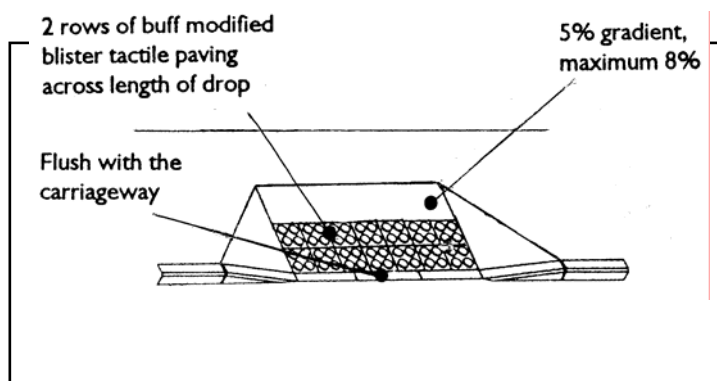
Diagram 3. Handrails



- All step nosings should be distinguishable through contrasting brightness. Recent research has shown, matt lemon yellow against matt black produces less glare.
- Steps should have unobstructed widths of at least 1.0m.
- The rise of flight between landings should not be more than 1.2m.
- Steps should have top and bottom and, if necessary, intermediate landings at least 1.2m long clear of any door swing.
- The rise of each step should be uniform and not more than 150mm.
- The going of each step should not be less than 280mm, which for tapered treads should be measured at a point 270mm from the "inside" of the stair.
- Risers should not be open.
- Steps should have a surface which reduces the risk of slipping.
- The stairs should be designed so that they are not a continuation of the line of normal pedestrian travel.
- The underside of the stairs should be enclosed or protected.
- Handrails must be provided to both sides of steps and extend at least 300mm beyond the top and bottom step.
- Handrails should be easy to grasp; wood or nylon -coated are more comfortable to touch.

Please see Diagram 1: Ramps, Diagram 2: External Steps and Diagram 3: Handrails.

Diagram 4. Dropped Kerbs



B. Kerbs

B.1. Provision should be made at all road junctions to enable pedestrians' easier access to continue across the road. Therefore:

- Kerbs should be dropped flush with the carriage way at crossing points.
- The gradient of such dropped kerbs should ideally be less than 5% (1:20), and never more than 8% (1:12).
- A tactile warning should be installed at the dropped kerb for the safety of blind and partially sighted Pedestrians, as specified in the Department of Transport Circular DU 1/91 (under review).

Please see Diagram 4: Dropped Kerbs.

C. Continuous Accessible Paths

C.1. Street furniture, lamp columns, trees etc. should be aligned so that a continuous obstacle free path is maintained along the footway. In addition:

- There should be no hindrance such as raised kerbs, steps etc between disabled parking bays and the entrance to buildings, or on pedestrian routes within the site.
- Trees and hedges should be regularly trimmed back behind property boundary to avoid obstructing the pathway. Tree branches which cross above the pavement should not be lower than 2.13m
- Kerbs at crossing points should be dropped flush with the carriageway. The gradient of associated ramps should not be steeper than 1:12. A tactile warning should be installed at the dropped kerb for the safety of blind and partially sighted pedestrians in accordance with Department of Environment,

Transport and the Regions Guidance on the use of Tactile Parking Surfaces, September 1997. (Please see Diagram 4: Dropped Kerbs).

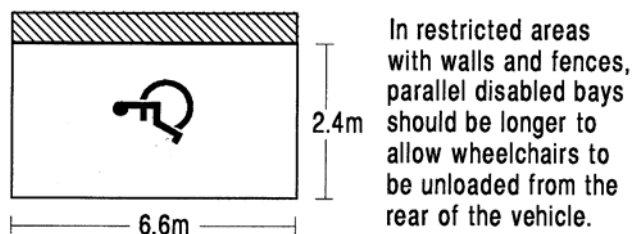
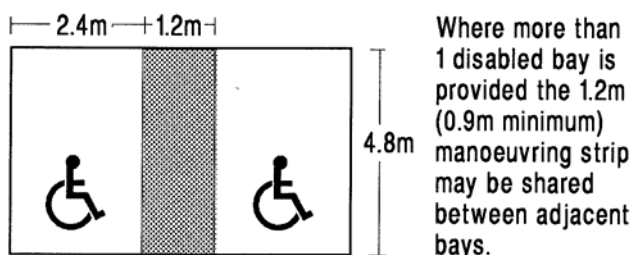
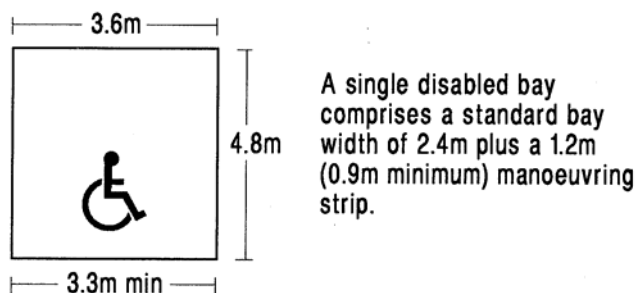
- Windows and doors which open outwards must not obstruct access routes.
- Avoid south facing windows on all routes; e.g. hallways, corridors and stairs to prevent glare problems in bright sunlight for the visually impaired people.
- Surfaces should be non-slip and laid to high standard

C.2. Further advice on measures to assist people with disabilities on the highway can be obtained from the Highways and Engineering Service.

4. CAR PARKING

- 4.1. Car parking spaces should be designated for use by disabled people and sited as close as possible to the building entrance. These spaces should be of wider dimensions and signed using the British Standards disabled symbol. Provision should be made for Dial-a-ride vehicles whenever possible. Additionally, buildings attracting the public should be designed to allow vehicles to set down and pick up disabled passengers close to the main entrance and to the location of an access ramp. Where possible, parking should be provided under cover to give protection during wet weather as transfer from car to wheelchair can be slow.
- 4.2. The number of car parking spaces required by various forms of development are set out in Appendix 1 of the UDP. Further information on the requirements for disabled parking spaces can be obtained from the Council's Highways & Engineering Service.
- 4.3. Diagram 5 provides details on the size and layout of car parking bays for people with disabilities.

Diagram 5. Parking Bay Sizes



5. SIGNS

- 5.1. All facilities for disabled people, e.g. accessible entrances, lifts, toilets, manageable routes through buildings or open spaces and parking spaces should be clearly signed. Tactile/ Pictogram signs benefit the blind, e.g. man or women signs on toilets and knife and fork signs for food or eating areas. Signs should be in contrasting colour to the background, preferably, matt lemon yellow against matt black.
- 5.2 The location of signs should ideally be part of the process of planning the building and environment.
- Signs should be carefully positioned so that they do not constitute an obstruction and so that adequate illumination can be provided at all times.
 - Avoid signs positioned against a background of low level sunlight or artificial light from external windows or light fittings as these are difficult to read for those with low vision.
 - Signs should be located in a logical position and kept to a minimum.
 - Signs should be simple, short, and easily understood, inspiring confidence through clarity.

- Signs should be consistent using prescribed typefaces, colours and other graphic devices. Symbols and pictograms should be of a standard design, if possible, and should be simple and easy to understand.
- The text should be Helvetica Sans Serif font which is relatively uncomplicated. Both upper and lower case lettering should be used as most people read words, particularly commonly used words, by recognising their shapes.
- If viewed from 3m away, the minimum height of text should be 100mm, the maximum 170mm. For other viewing distances the text height should be altered on a pro rata basis. Text size should be no smaller than 25mm in height - below this height, text, particularly tactile embossed text, will lose definition.
- Signs proposed on the highway will need agreement with the Highways and Engineering Service.

6. **INSIDE BUILDINGS**

A. **Doors**

- A.1. Access should be provided through the main entrance area; for wheelchair and pram users. In addition:
- The opening width of any principal entrance door or principal leaf of any double doors should have a minimum clearance of 800mm and the overall width of any single door should be a minimum of 800mm. However a single door width of 1.2m is preferred in order to accommodate a blind person with a guide dog or with a sighted escort.
 - There should be a flush threshold for all doors.
 - Steps in association with doors should be avoided.
 - Revolving doors should be avoided or at least supplemented by an accessible side door independently hung or sliding door in regular use.
 - Automatic doors can be very helpful and should be provided where possible.
 - Doors should be in contrasting colour to the walls or any other furnishings (i.e. curtains).
 - Doors should be easily opened to allow people with muscular conditions to open them on their own.
 - Glazed doors and large glazed areas on building facades should be highlighted with patterns or decals to prevent accidental collision.

- Tactile signs in contrasting colour to the background (preferably matt lemon yellow against matt black) should be provided at regular intervals on glazed facade to identify the opening door .
- Glass doors should be well lit.
- Door closers should have minimum practicable opening pressure
- Door handles should be large enough to grip and in contrasting colour to that of the door itself
- Doors should have kicking plates

B. Levels

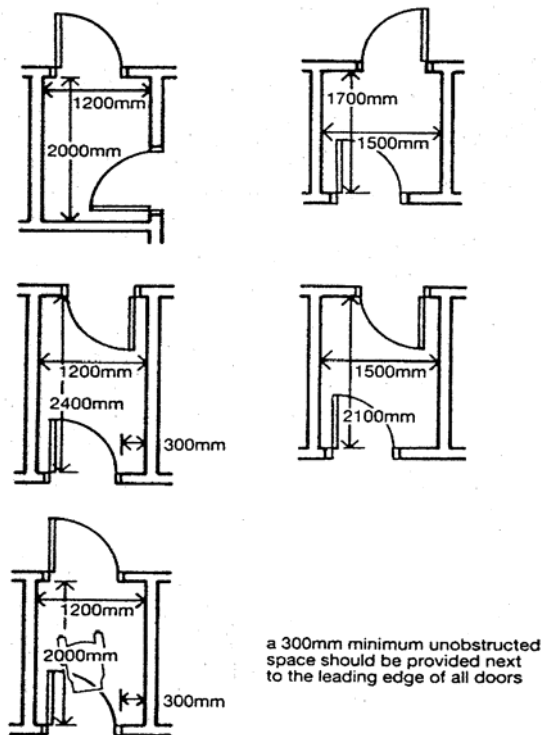
- B.1. Basic facilities such as enquiry and ticket desks, cloakrooms, lifts, accessible toilets should be at the main entrance level. Where escalators are provided for access to upper floors a lift is essential.

C. Stairs and Steps

- C.1. Single steps and spiral steps are hazards to disabled people and should be avoided. Detailed design criteria can be obtained from Building Control Service, in addition:
- Flights of steps should have unobstructed width of at least 1000mm
 - Nosings of each stair (step) should be distinguishable for the benefit of people with impaired vision. Wherever possible matt lemon-yellow against matt black colours should be used to prevent glare
 - The rise of a flight between landings is not more than 1800mm
 - Steps should have top and bottom and, if necessary, intermediate landings which lengths should not be less than 1200mm clear of any door swing
 - The rise of each step should be uniform and not more than 170mm
 - The going of each step is uniform and not less than 250mm which for tapered treads should be measured at a point 270mm from the "inside" of the stair
 - Risers should not be open
 - There should be suitable continuous handrail on each side of flights and landings if rise of the stair comprises two or more risers
 - Prominent floor numbers and handrails which return to the wall, to denote the top or bottom of the stairs, help visually disabled people negotiate stairs. Tactile bumps on the handrail at the top and the bottom of staircases can be

used to indicate floor level, e.g. two bumps for the second floor and so on. These bumps additionally warn of the presence of a staircase.

Diagram 6. Internal Lobbies



D. Lobbies and Corridors

D.1. Lobbies should be avoided unless there is definite requirement. The lobby should allow space for a wheelchair user to move clear of one door before using the next one. There should also be space for someone who may be assisting the wheelchair user and for someone passing in the opposite direction. To avoid potential hazards for the visually impaired people corridors should be left unobstructed with fire extinguishers and radiators recessed. South facing windows in corridors should be avoided to prevent glare problems in bright sunlight for the visually impaired people. Please see Diagram 6: Internal Lobbies, for preferred design.

E. Reception Areas

E.1. Unattended reception areas should be provided with an press button electronic bell to summons help. Reception desks should not be positioned in front of external windows, since this can silhouette reception staff, obscuring facial detail. Sharp angles on approach routes should be avoided.

F. Floor Covering

- Shiny and stripped floor coverings should be avoided.

- Tactile markings on the floor should be used to mark simple routes (i.e. door to reception etc), emergency routes or to give warning of obstacles.

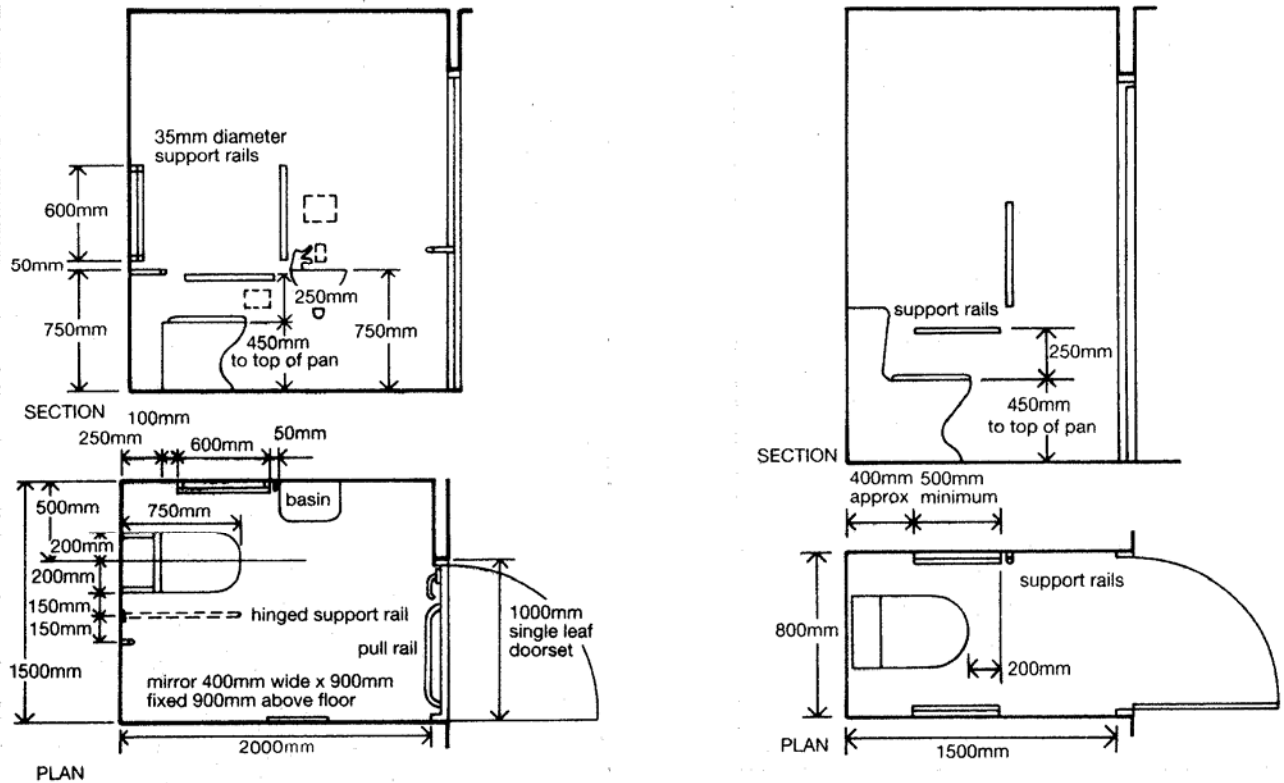
G. Induction Loops

- G.1. An induction loop is an insulated cable laid around a meeting area, which uses sound picked up by a microphone to set up a magnetic field. This allows a person using a hearing aid with pick-up coil to receive sound in a large room without loss or distortion through bad acoustics or extraneous noise. These systems are not costly and should be installed in a meeting room, public hall, auditorium (which area is over 100m²) booking office, ticket office and large reception areas. Any common room in residential sheltered accommodation schemes should also have induction loops installed.

H. Toilets

- H.1. An accessible unisex facility should be provided to permit assistance by a helper of the opposite sex. The internal design of the facility is critical. Detailed advice must be obtained from Building Control Service. Please also see Diagram 7: Toilet Layout.

Diagram 7. Toilet Layout



H.2. In addition:

- Doors should open outwards.
- All doors should allow for opening from the outside in an emergency.
- Toilets should not normally be kept locked, but if locked it should be openable using the standard RADAR key (available to all disabled people and obtainable from RADAR, 250 City Road, EC1)

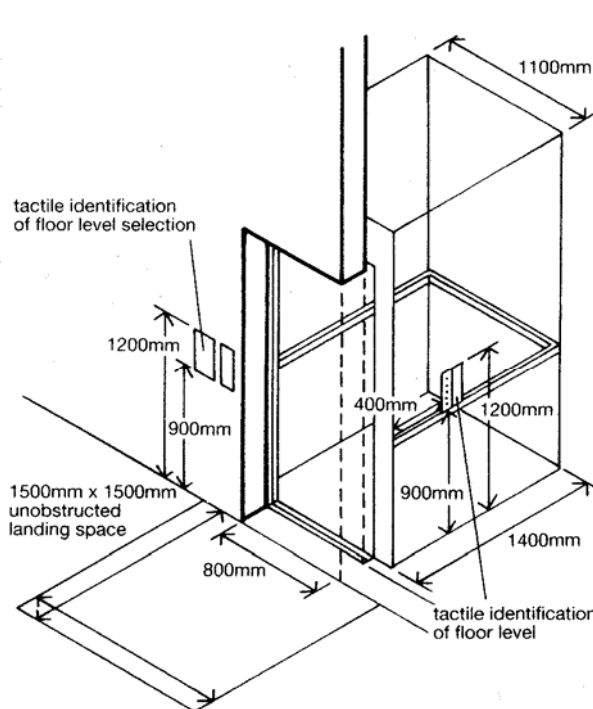
I. Lifts

I.1. If designed appropriately, lifts are the most convenient form of vertical access for all disabled people. Please see Diagram 8: Lift Dimensions for preferred design. In addition:

- There should be at least 1.5m² of unobstructed space in front of the lift and seating at each floor for use by ambulant disabled people
- Doors should have a preferred clear width of 830mm (800mm minimum) and be automatically opening and closing, with detection equipment added to prevent the doors closing on people entering or leaving the lift
- Signs should be bold and brightly coloured

- The colour and tone of the lift doors should contrast with the surrounding wall finish to assist location of lift doors.
- A distinguishable floor surface, approximately 1500mm, outside the lift doors will aid location. This could comprise a change in floor finish from carpet to vinyl, or timber to carpet. Changes in floor finish must be flush.
- The lift call button should be wall-mounted adjacent to the lift and colour and tone contrasted with the surrounding finishes. This can be achieved using a contrasting panel, or a contributing raised border around the button panel.
- The floor level should be indicated on the wall adjacent to or just above the call buttons, and opposite the lift doors using clear colour and tone contrasting numbers in tactile form and with a character height 100mm to 170mm.
- Internal lighting should provide a level of illumination of minimum 100 lux (approximately 50 - 75 lux at floor level), uniformly distributed, avoiding the use of spotlights.
- Internal walls should have a non-reflective, matt finish in a colour and tone contrasting with the floor, which should also have a matt finish.

31. **Diagram 8. Lift Dimensions**



- A handrail should be provided along both sides and the back wall, 900mm above floor level.

- The lift controls should preferably be positioned inside the lift on both flank walls 400mm from front wall and between 900mm and 1200mm above floor level.
- The control buttons should contrast with surroundings and should be back illuminated when pressed. The control button should incorporate highly visible tactile embossed characters.
- An audible indication of floor level should be used where the lift serves more than two floors. A visual indicator is also useful.
- Where there are several adjacent lifts, the recorded voice should identify which lift has arrived on each floor.
- The door opening time should be set to allow unhurried movement in and out and door closing should be overridden with photocell or proximity switches to prevent them closing against an obstruction. Touch sensitive strips should be regarded only as a secondary safety feature.
- Emergency arrangements in lifts should not rely solely on the telephone.
- Lifts should be fire-proof
- In addition to the requirements of approved document M relating to commercial buildings a lift should be provided to dwellings with entrances three or more floors above the main pedestrian access level. In blocks exceeding six storeys in height above pedestrian access level, two lifts should be provided and these should be arranged so that if one is in- operative the other will serve the same group of dwellings.

J. Considering Individual Needs

- J.1. When designing new properties for people with disabilities it will be necessary to take their needs into account. If for example, a person with a disability prefers a larger bedroom and a smaller living room, this will be considered on its merits. If this is requested please attach a note to the application.
- J.2. Whenever possible, fitted kitchens should not be fitted until the tenant has been allocated so they can be at a suitable height for the intended user.
- J.3. Whenever practical, white goods etc. should not be installed until the property is allocated, so that the intended residents can be consulted about which model may be the most suitable for their needs.

K. Safe Escape

- K.1. The safe escape from a building, by disabled people will vary considerably depending upon the extent of their disability and the use and layout of the building. Building Control Service should always be consulted regarding particular safety requirements for fire prevention. However, here are some basic guidelines: Emergency power supply should allow full lighting for the partially sighted to allow for adequate escape

time. Whilst lifts should automatically be rendered inoperable FROM OUTSIDE in case of fire, inside operation should be possible from an alternative power supply to ensure completion of a journey to the emergency exit.

K.2. Escape by Lift:

- Rising main to lift machine room must be shielded from fire.
- Available area of lift must be minimum 1.5m².
- Lift rated load must be minimum 630kg.

K.3. Other forms of escape;

- Fire shielded stair lobbies, of ½hr. fire resistance, offer a retreat where disabled people can make an assisted escape if necessary
- A "safe area" on the same level can be made fire resistant so that disabled people can await help.
- Bridge linking one building to another on same level allow disabled people to move to safe area.

K.4. Escape routes should be clearly marked using bright bold contrasting colours (preferably matt lemon yellow against matt black) and tactile treatment for blind and partially sighted people.

7. WHEELCHAIR AND LIFETIME HOMES STANDARDS

7.1. The difference between Lifetime homes and Wheelchair standard dwellings is that the former are homes that can be adapted to suit any mobility changes that occur to the occupants as they happen. Wheelchair homes will be expected to provide wheelchair access to all parts of the dwelling from the moment of occupation. For this reason wheelchair homes would be expected to be on one level only, usually at ground floor unless there is a lift service and backup in the event of the lift breaking down.

A. Wheelchair Housing

A.1. Wheelchair housing is that needed by people who use a wheelchair inside their homes. It generally needs to be on one level and in addition to easy access, and it has above average space standards in order to allow for full wheelchair manoeuvre throughout. All wheelchair units should be accessible by lift where the dwelling entrance is not at ground level. The standards for Lifetime Homes covers the standards that will be required for wheelchair dwellings (with the exception of any standards referring to the dwelling being more than one storey) and these standards are laid out in SPG 3a: Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes. However, for ease of reference these standards are also laid out below in Table One. Other advice on standards can be found at www.safety.opdm.gov.uk/bregs/brads.htm. Advice on the

building regulations can be sought from the Council’s Building Control Services at 639 High Road, N17, Tel: 020 8489 5504.

A.2. In addition the GLA have produced supplementary planning guidance entitled “Accessible London: Achieving an Inclusive Environment”.

B. Lifetime Homes

B.1. Lifetime Homes allows it to be adapted to meet families changing needs; e.g. in circumstances such as a family member breaking a leg, elderly parents visiting and parents carrying around heavy buggies etc. (See also SPG 3a)

B.2. Regard will also need to be had to the relevant Building Regulations with respect to access for the disabled. Details of the Building Regulations requirements are available from Haringey’s Building Control, or by reference to Approved Document M of the Building Regulations.

B.3. Where a lifetime home standard is more onerous than Part M of the Building Regulations, it will be expected that the Lifetime Home Standard is adhered to.

Table 1: Lifetime Homes Standards¹

Element of Accessibility	Lifetime Homes Standards (incorporating some of the standards of Part M of the Building Regs)
Approach to the house (allowing for a vehicle parked in front of the property)	3300mm (including the requirement for a 2400mm width for a car and a 900mm path to the house).
Gradient of approach	Should not exceed 1:20 at any time where the overall gradient of the plot does not exceed 1:20 overall. Where the plot gradient is between 1:15 and 1:20 then individual slopes of 5 metres or less may have gradients of up to 1:12 and individual slopes 5 – 10 metres in length may have gradients of up to 1:15. Paths should be at least 900mm wide.
Entrance – all entrances should be: <ul style="list-style-type: none"> • Illuminated • Have level access over the threshold • Have a covered main entrance. 	A maximum of 15mm upstands will be permitted.
Doorway and corridor width	Entrance – 775mm minimum Internal doorways and corridors should conform to the following: <ul style="list-style-type: none"> • Doorways 750mm or wider with a corridor of 900mm when approached head-on. • Doorways 750mm with a corridor of 1200 when not approached head-on. • Doorways 775mm with a corridor width of 1050 when approach is not head-on. • Doorway width 800mm with a corridor

¹ This table also appears in SPG 3a

Element of Accessibility	Lifetime Homes Standards (incorporating some of the standards of Part M of the Building Regs)
	width of 900mm when approach is not head-on.
Communal Stairways	Uniform rise no more than 170mm Uniform going not less than 250mm Handrails extend 300mm beyond top and bottom step Handrail height 900mm from each nosing
Where flats are reached by a lift	Clear landing entrances 1500 x 1500mm Min. internal dimensions 1100mm x 1400mm Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall.
Turning spaces – there should be a turning space in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	A turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required.
Living room – should be at entrance level.	
Houses of two or more levels – should have a space at entrance level that could be used as a convenient bed-space.	
Bathrooms There should be a wheelchair accessible entrance level WC with drainage provision allowing a shower to be fitted in the future.	For dwellings with three or more bedrooms or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from the wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet. In dwellings of two or fewer bedrooms where the design has failed to meet this fully accessible WC, the Pat M standard WC will meet this standard.
Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Wall reinforcements should be located between 300 and 1500mm from the floor.
Design should incorporate: <ul style="list-style-type: none"> • Provision for a future stair lift • A suitably identified space for a through-the-floor lift from the ground to the first floor, for example from a bedroom to a bathroom. 	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at the top and bottom of the stairs.
The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design means that a straight run is no longer a requirement.
The bathroom should be designed to incorporate ease of access to the bath,	Although there is not a requirement for a turning circle in a bathroom, sufficient space

Element of Accessibility	Lifetime Homes Standards (incorporating some of the standards of Part M of the Building Regs)
WC and wash basin.	should be provided so that a wheelchair user could use the bathroom.
Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.
Switches, sockets, ventilation and service controls should be at a height useable by all (i.e. between 450 and 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom.

C. Standards for Lifetime Homes Which Can Also be Applied to Wheelchair Housing.

- Parking space capable of widening to 3.6 metres
- Distance from car parking space kept to a minimum
- Level of gently sloping approach to the lifetime home
- Level area outside the front door and over the threshold covered and lit
- Provision for future stair lift
- Widths of doors and hall to wheelchair access requirements
- Turning circles for wheelchairs in ground floor living rooms
- Living rooms at entrance level
- Ground floor future bedspace
- Downstairs toilet or bathroom
- Wheelchair accessible ground floor toilet
- Walls able to take future aids
- Provision for future house lift to bedroom
- Provision for future access from bedroom to bathroom
- Bathroom planned to give access to toilet and bath
- Low window sills
- Sockets and controls at low level

10. CONTACT DETAILS

For further information contact the following Council sections:

Development Control (Planning Services). 639 High Road, Tottenham N17 8BD, Tel: 020 8489 5508

Building Control, 639 High Road, London N17 8BD Tel: 020 8489 5504 Fax: 020 8489 5229 e-mail: building.control@haringey.gov.uk

This SPG has been consulted on as part of the Haringey UDP First Deposit Consultation. As such, it is a material consideration in determining planning applications.