



High Road, Wood Green

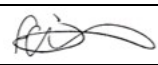
Delivery and Servicing Plan

March 2023

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Appendix 1 – Proposed Ground Floor Plans	

DOCUMENT CONTROL SHEET

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Revision	-
Issue Purpose	For Planning Condition Discharge
Author	Neil Rothern
Signature	
Approved By	Ryan Thrower
Date of Issue	20.03.2023

DISCLAIMER

The information contained within this Report is based on Drawings and Specifications provided by the Design Team along with information assumed by NRG Consulting for the purposes of compliance.

NRG Consulting disclaims any responsibility to the Client and others in respect of any matters outside the intended scope of this report.

1. EXECUTIVE SUMMARY

- 1.1 NRG Consulting have been appointed to undertake a Delivery and Servicing Plan (DSP) for the proposed development at 44-46 High Road, Wood Green, London NC22 6BX in order to discharge Planning Condition 18.
- 1.2 The consented scheme (LB Haringey Planning Reference: HGY/2018/1472, GLA Appeal Ref: APP/Y5420/W/18/3218865) is for the:

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.

- 1.3 Planning Condition 18 states:

18) Prior to the first occupation of the development hereby approved, a Delivery and Service Plan shall be submitted to the Local Planning Authority for its written approval, details of which must include servicing for both the residential and commercial units including details of parcel management arrangements. Commercial servicing shall be from High Road only.

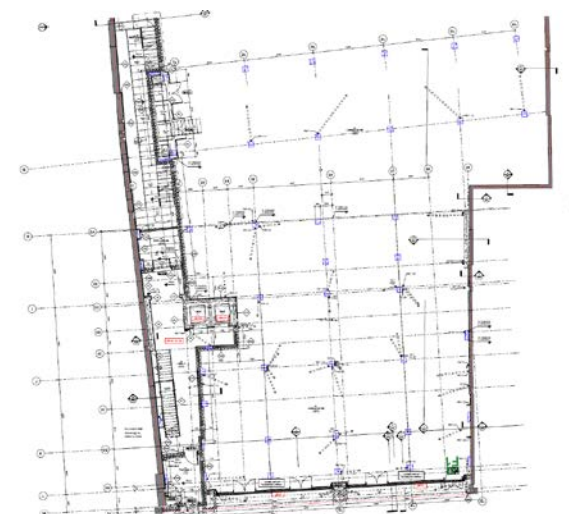


Figure 1.1: GF layout of North and South Blocks also included as Appendix 1

2. SITE CONTEXT

2.1 Site Location and Background

The site is located on High Road in Wood Green which serves as the Wood Green “high street” profile and provides access to a number of amenities including:

- Wood Green Library – 500m;
- Wood Green Post Office – 350m;
- Sainsbury's – 30m;
- Ducketts Common – 250m;
- Morrisons Supermarket – 750m;
- Turnpike London Underground Station – 220m; and
- Turnpike Lane Bus Station – 350m.

According to the TfL Planning Information Database, the application site is located in a PTAL 6a, which represents ‘Excellent Accessibility.’

In keeping with the local environment, wide pedestrian footways are provided on all local roads. The site fronts onto both High Road and Bury Road. High Road has a high-street streetscape with wide footways and controlled crossings located at regular intervals. Bury Road is less trafficked in comparison but lacks controlled crossing locations, however a raised table crossing is situated on the northern end of the site frontage, providing a crossing facility for pedestrians.

2.2 Proposed Development

The development comprises of 121 residential units (115 flats and 6 mews houses) with 1,548m² of commercial floorspace (Land Use Class A1 / A2 / A3 / A4 / A5).



Figure 2.1: Site Location

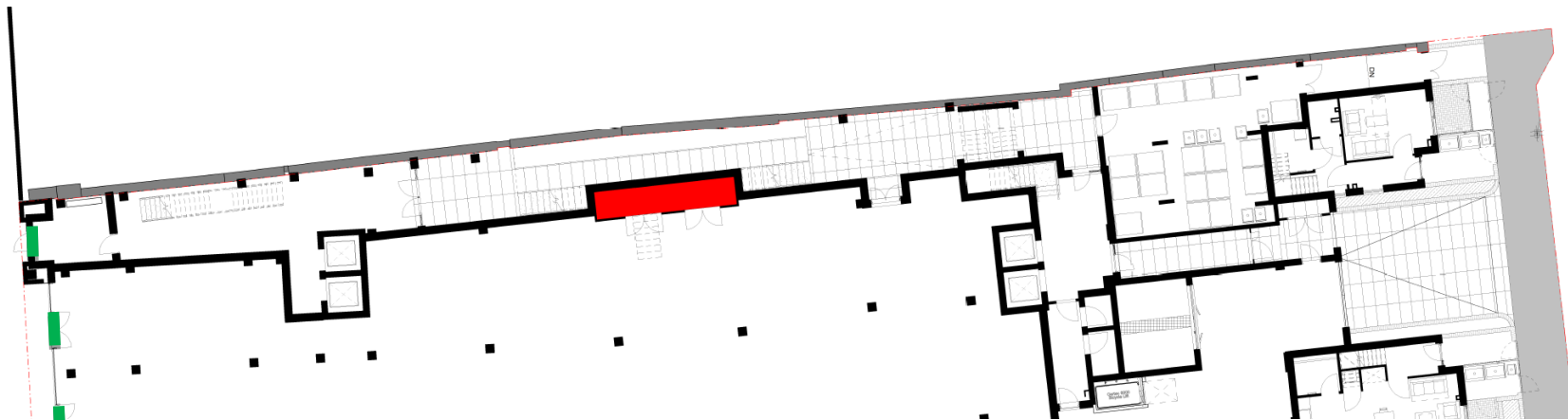
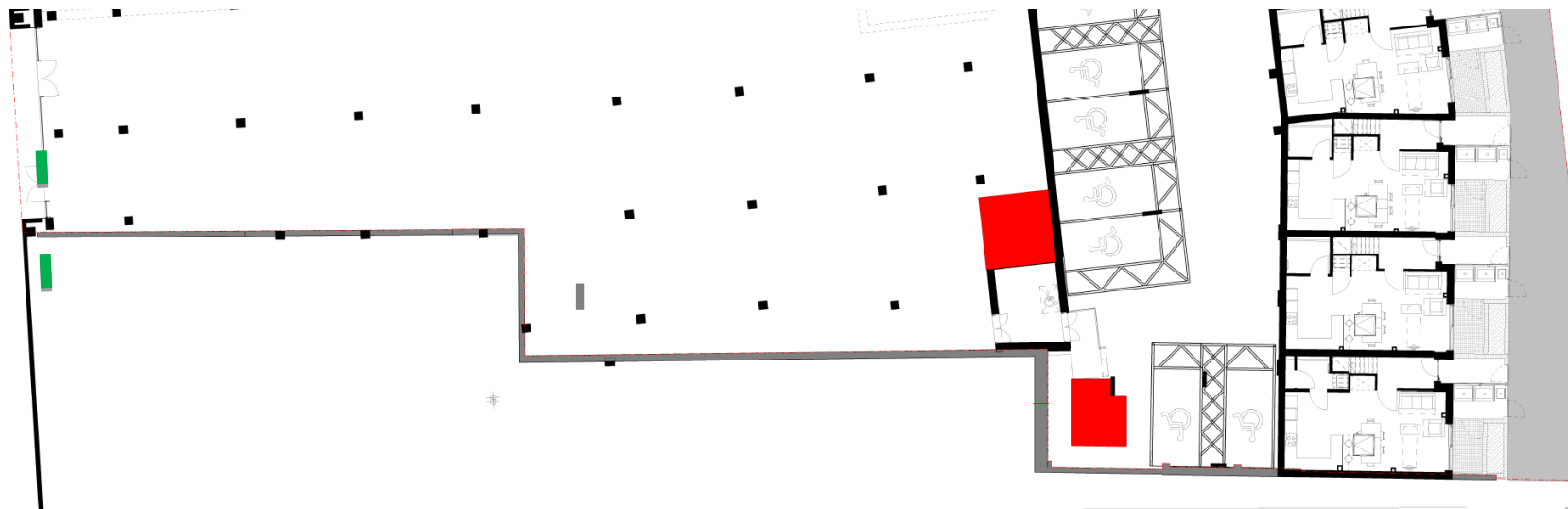


Figure 2.2: Ground Floor Plan with access points in Green, commercial bin stores in solid Red and the residential bin store outlined Blue



3 SERVICING ARRANGEMENTS AND ACCESS

3.1 Introduction

This section describes the access arrangements for the residential units, the location of refuse storage and the arrangements for other servicing and deliveries which will need to be taken into account in the DSP.

3.2 Delivery and Servicing Proposals

The servicing and refuse collection for the commercial element will be undertaken via the existing time-restricted loading bay (*Loading Only Monday to Saturday 08:00-18:30*) located on High Road across the site frontage.

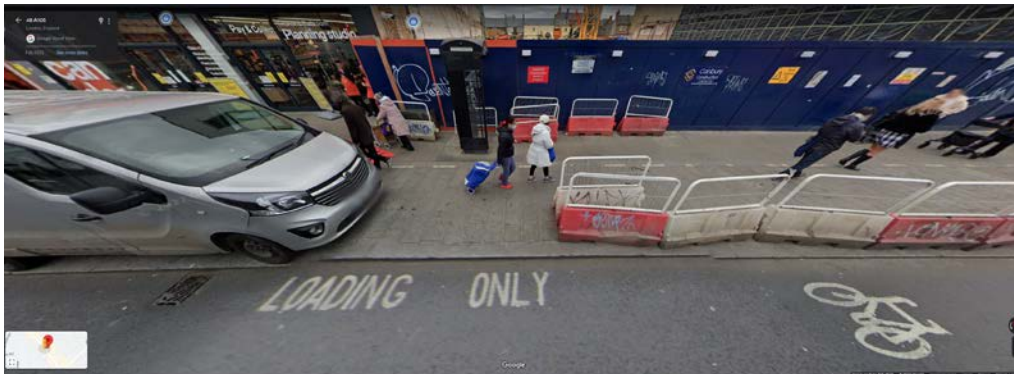


Figure 3.1: Existing High Road Loading Bay located adjacent the site.

Vehicles will approach and depart the site on the “A” road network, limiting the potential impact on local residential areas. Vehicles will switch their engines off while loading and unloading so as to limit the potential noise and air quality impact of servicing vehicles on High Road.

Deliveries to the six mews houses will take place door to door via Bury Road making use of their front porch safe spaces if required. The 115 flats will have

Post Lobbies located on each entrance at Ground Floor level. ‘Post Lobby A’ is accessed via the High Road residential entrance:

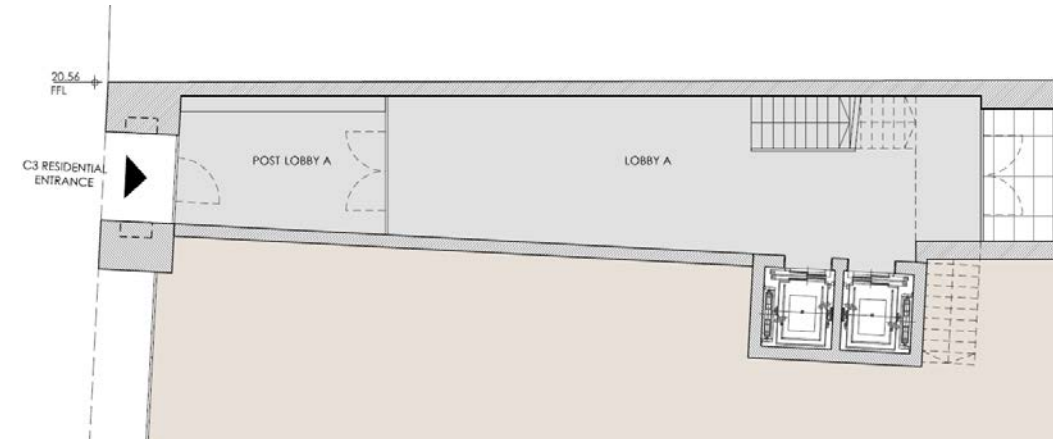


Figure 3.2: Post Lobby A.

Post Lobby B is accessed via the Bury Road residential entrance:

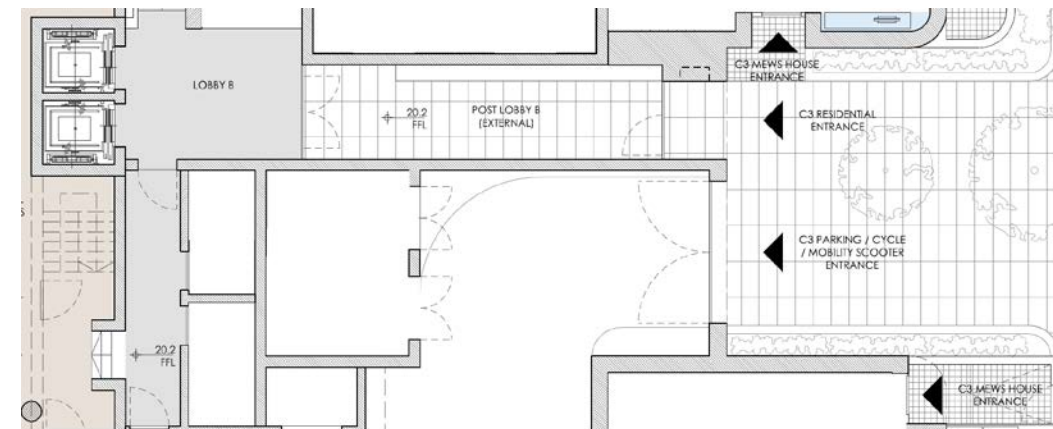


Figure 3.3: Post Lobby B.

Potential unattended deliveries will be managed through the Travel Plan/Home User Guides informing future residents of local 'click and collect' facilities in the vicinity of the site.

Residents will be advised of the benefits of promoting delivery by Light Goods Vehicles. New residents will be provided with a leaflet explaining what information should be provided to delivery companies to maximise the use of small vehicles for deliveries or to advise of appropriate servicing arrangements for larger vehicles. This accords with TfL advice.

3.3 Residential Refuse Storage and Collection

Figure 2.2 above shows the ground floor location of the proposed residential bin store. This will comply with the following guidelines set out by Haringey Council in the *Sustainable Design and Construction Supplementary Planning Document (2013)*:

Haringey Council in the Sustainable Design and Construction Supplementary Planning Document (2013)	High Road, Wood Green
Wheelie bins or bulk waste containers must be provided for household collections	✓
Bulk waste containers must be located no further than 10 metres from the point of collection.	✓
Space dedicated to 'bulky goods' collection.	✓
Route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound, concrete rather than flexible. Dropped kerbs should be installed as necessary	✓
Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.	✓
If access through security gates/doors is required for household waste collection, codes, keys,	✓

transponders or any other type of access equipment must be provided to the council. No charges will be accepted by the council for equipment required to gain access.	
Incorporate robust signage to (a) direct residents to recycle and waste locations, and (b) explain how to use the recycle and waste deposit locations.	✓
Adequate waste storage arrangements must be made so that waste does not need to be placed on the public highway other than immediately before it is due to be collected.	✓

Residents will segregate and store their refuse and recycling through the use of internal waste storage in their kitchens. This would promote the separation of refuse and recyclable materials at source. Residents would then be responsible for manually transporting and depositing their refuse and recycling in the appropriate containers.

The facilities are located at ground level and are easily accessible for all residents including residents with disabilities or mobility difficulties. The storage units are positioned so that disturbance to residents or neighbours is kept to a minimum. Signage will be provided on or adjacent to the doors of bin storage units. All material will be contained within the dedicated containers to avoid amenity issues associated with litter and vermin.

3.4 Residential Apartments Refuse Collection

The refuse store dedicated to the apartments is located on the ground floor in the north corner of the building and has a separate access onto Bury Road (as seen in Figure 2.2).

The furthest point in the store is located approximately 15m above the maximum pull distance for wheelie bins to the kerbside as set out within the SDCS (which requires a maximum pull distance of 10m), and as such a management company will be employed to move the refuse collection bins to the collection location on Bury Road and return them to the storage room.

The maximum pull distance for a wheelie bin to the kerbside is 20m along a dedicated route to Bury Road which is at a level surface with wide doors. The proposed bin store is ventilated and accessed via an external area with a dedicated route to Bury Road which avoids bins being taken through the external communal areas within the site. Table 3.1 below outlines the bin provision that will be provided within the bin store for the apartments:

Residential Type	Bin Type	Provided
115 Apartments	Food waste 140L	7
	General refuse 1,100L	13
	Dry recycling 1,100L	5

Table 3.2: Size and Number of Bins Provided to the residential apartments.

3.5 Mews Houses Refuse Collection

The mews houses will have refuse/recycling bin storage incorporated into their frontages. Refuse will be collected directly from their front porches by Haringey's waste collection team as an extension of their existing route along Bury Road. Table 3.2 below outlines the bin provision that will be provided for each mews house:

Residential Type	Bin Type	Provided
Mews House	Recycling bin 360L	1
	General refuse 360L	1
	Food Waste Box	1
	Garden Waste Sack	1

Table 3.23: Size and Number of Bins Provided to the residential houses.

3.6 Commercial Refuse Storage and Collection

Commercial waste will be stored and collected separately, and arrangements made by the retail tenants for a scheduled waste collection with a Commercial Waste Contractor. The tenants will also ensure that they have a cleansing schedule in place and that all waste is contained at all times. Collection will take place via High Road making use of the loading bay located across the site's frontage.

4 MANAGEMENT OF SERVICING AND DELIVERIES

4.1 Delivery and Servicing Manager

A Delivery and Servicing Plan Manager role will be elected by the facility management company for the new development and employed prior to occupation. The DSP Manager will be responsible for implementing and managing the DSP as a natural extension of their duties. The DSP managers role includes:

- Keeping in regular contact with the residents;
- Answering related queries about site and local matters;
- Managing the arrival and exit of contractors;
- Managing the arrival of residents and the moving in and out of the development, notifying other residents in each case.
- Providing all residents with a Home User Guide which will include details on how to book deliveries;
- Keeping in regular contact with the residents via email, text (if the resident signs up to the information alerts), the blocks notice board.
- To provide a communal residential notice board for the flats to provide information to residents on delivery and servicing;
- Residents will be encouraged by the DSP Manager to update the delivery and servicing schedule to inform other residents that large deliveries will be taking place on certain days, to assist in avoiding multiple deliveries occurring at once and encouraging vehicles avoid the road network peak periods.
- Ensuring and advising all residents/tenants that deliveries to the site are restricted between the hours 07.00hrs - 19.00hrs Monday to Saturday with no deliveries on Sundays or Bank Holidays.

4.2 Likely Development Service and Delivery Trips

The development can be expected to have the following frequent delivery and servicing trips:

- Refuse collection
- Courier services

- Retail stock deliveries
- Post
- Supermarket food deliveries
- Fast food deliveries
- Building maintenance

Most of these trips are likely to be by van or smaller vehicle which can load and unload direct to the houses or at each of the entrance lobbies to the flats.

The DSP Manager will inform the residents when new people will be moving in/out, so making them aware that long periods of loading/unloading will be taking place during those times. Information will also be provided by the DSP Manager to any new resident before they move in, informing them of all the packing and loading restrictions that are in place, surrounding the site.

4.3 Food store and Takeaway Deliveries

Food stores and takeaway outlets usually incur large financial, time and resource costs when delivering food and often a greater profit for the supplier, a cheaper deal for the customer and a quicker delivery of the meal / groceries can be facilitated when the customer collects these items from the shop. It is likely that residents would walk up to 1 km in order to collect food and within this distance there are several food and convenience stores and wine shop shops within this distance.

Residents should be made aware of the advantages of walking to collect takeaways. The DSP Manager will include information on a communal notice board about existing local carry out deals at local restaurants/takeaways (within 1 km of the site).

4.4 Courier Deliveries

It would be un-realistic to expect co-ordination of courier deliveries to residents but they should be advised where possible to use cycle couriers or consider the ethos of the company undertaking the delivery in terms of sustainable credentials, whether they operate their own green travel plan,

their level of commitment to utilising a modern fuel efficient vehicle fleet, the quality of their operations and driver management systems minimising journey lengths etc.

Advising residents on courier deliveries will be part of DSP manager's role and include the following:

- Information advising residents on the above points will be included in the home user guide information pack provided to each resident moving into the development.

4.5 Building Maintenance and Servicing

Building maintenance external works will be the responsibility of the facility management company. Management of maintenance projects should ensure that they are not dealt with ad-hoc but in an organised manner where possible to minimise the number of trips.

The DSP Manager will inform residents of any maintenance being carried out, with sufficient notice via email/text alerts to ensure that other deliveries are not made during these times.

5. CONCLUSION

NRG has been commissioned by to undertake a Delivery and Service Plan for the High Road, Wood Green development.

The objective of this DSP is to manage deliveries and servicing to the premises in order to ensure the successful operation of the servicing (including refuse storage and collection) for all elements of the scheme.

A facility management company for the new development will be employed prior to occupation and appoint a DSP manager. The DSP Manager will be responsible for implementing and managing the DSP as a natural extension of their duties.

The DSP manager's role includes keeping in regular contact with the residents answering related queries about site and local matters and managing the arrival and exit of contractors. Additionally, they will manage the arrival of residents and the moving in and out of the development, notifying other residents in each case.

The above document demonstrates that deliveries, servicing and refuse collection will be effectively managed without any detrimental impact on the local area.

Appendix 1



SUBJECT TO BUILDING CONTROL APPROVAL

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ANY HAV PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION.
THE FIRE ALARM SYSTEM IS TO BE INSTALLED TO COMPLY WITH BS 5839 PART 1 AND INTERFACED WITH TERMINAL SYSTEM. APPOINTED SPECIALIST CONTRACTOR WILL UNDERTAKE THE INTERFACE WORKS AS A NOMINATED CONTRACTOR WITHIN SPECIALIST AREAS.
THE SPRINKLER SYSTEM IS TO BE EXTENDED TO SUIT NEW LAYOUT BY SPECIALIST UP APPROVED CONTRACTOR. INTERFACE TO TERMINAL SYSTEM TO BE UNDERTAKEN BY NOMINATED CONTRACTOR.
NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHEN DISBURSED. NEW AND EXISTING CABLES, PIPES AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE ADEQUATELY FIRE STOPPED. NEW AND EXISTING DUCTWORK PASSING THROUGH FIRE RESISTING CONSTRUCTION TO HAVE FIRE DAMPERS.
ANY WALL, CEILING UNINGS TO BE TO EUROCLASS A (CLAS A) EQUIVALENT.
CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL FINISH MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 (FURNING) NOT TO BE ACHIEVED CLASS B (FURNING).
CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST UNINGS AND LAMINATES TO BE USED FOR APPROVAL.
ALL PAINTS TO BE WATER BASED.

Floor Plan Key		ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND DETAILS. ENGINEERS DETAILS SHALL TAKE PRECEDENCE IN ALL CIRCUMSTANCES.
10	Mechanical extract fan	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
11	Heat detector	
12	Smoke detector	
13	Carbon monoxide detector	
DC	Direct Connection	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
VI	Water Intake	
SVP	Soil and Vent Pipe	
SS	Stub Stock	

Floor Plan Key		Movement joints to be added if and where necessary in accordance with NBS Technical guidance document 6.1/21. ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND DETAILS. ENGINEERS DETAILS SHALL TAKE PRECEDENCE IN ALL CIRCUMSTANCES. FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound. 88887P - recessed and projecting balconies are designated as a balcony and therefore to comply with Reg 7 (A2) Class A non-combustible products must be specified. All construction material used in external walls must meet BS EN 13501-1 Class A2 reaction to fire performance.
10	Smoke detector	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
DC	Direct Connection	
VI	Water Intake	
SP	Soil Pipe	
SVP	Soil and Vent Pipe	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
SS	Stub Stock	
RWP	Rainwater Pipe	
ET	BT Entry point	
NJ	Linear Drainage Channel	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
ET	BT Entry point	
NJ	Linear Drainage Channel	
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W	Wall hanging boiler	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a water intake. Fire stop to be ROCKWOOL or similar (M14 180 E3) to comply with the Building Regulation 2006. Approved Document B Table A2 and filled in third accordance with the manufacturer's instructions and Robust Details for sound.
W	Wall hanging boiler	
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Refuse Schedule

Type	Count
25L - 353H x 340D x 340W Food	6
140L - 400x600x1200mm Food	7
360L - 1098H x 878D x 596W Recycle	6
360L - 1098H x 878D x 596W Refuse	8
1100L - 1077D x 1370L x 1400H Recycling	5
1100L - 1077D x 1370L x 1400H Waste	16
Site_Bicycle_Hoop	4
Site_Bike Storage_3 Three Cycles	6
Site_Bike Storage_4 Four Cycles	7
Site_Bike Storage_5 Five Cycles	12
Site_Bike Storage_6 Six Cycles	11

A	Drawn on grid	m	28.12.21
Rev	First issue	m	16.12.21

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client: Canbury
project: 44 - 46 High Road, Wood Green

drawing: Ground Floor North

date: 12.11.2020 drawn by:

scale: 1 : 50 @A0 checked:

Construction

project number	drawing number	revision
4179	N010	A

FOR MEWS HOUSES SEE DRAWING M SERIES DRAWINGS

FOR MEWS HOUSES N2E M SERIES DRAWINGS

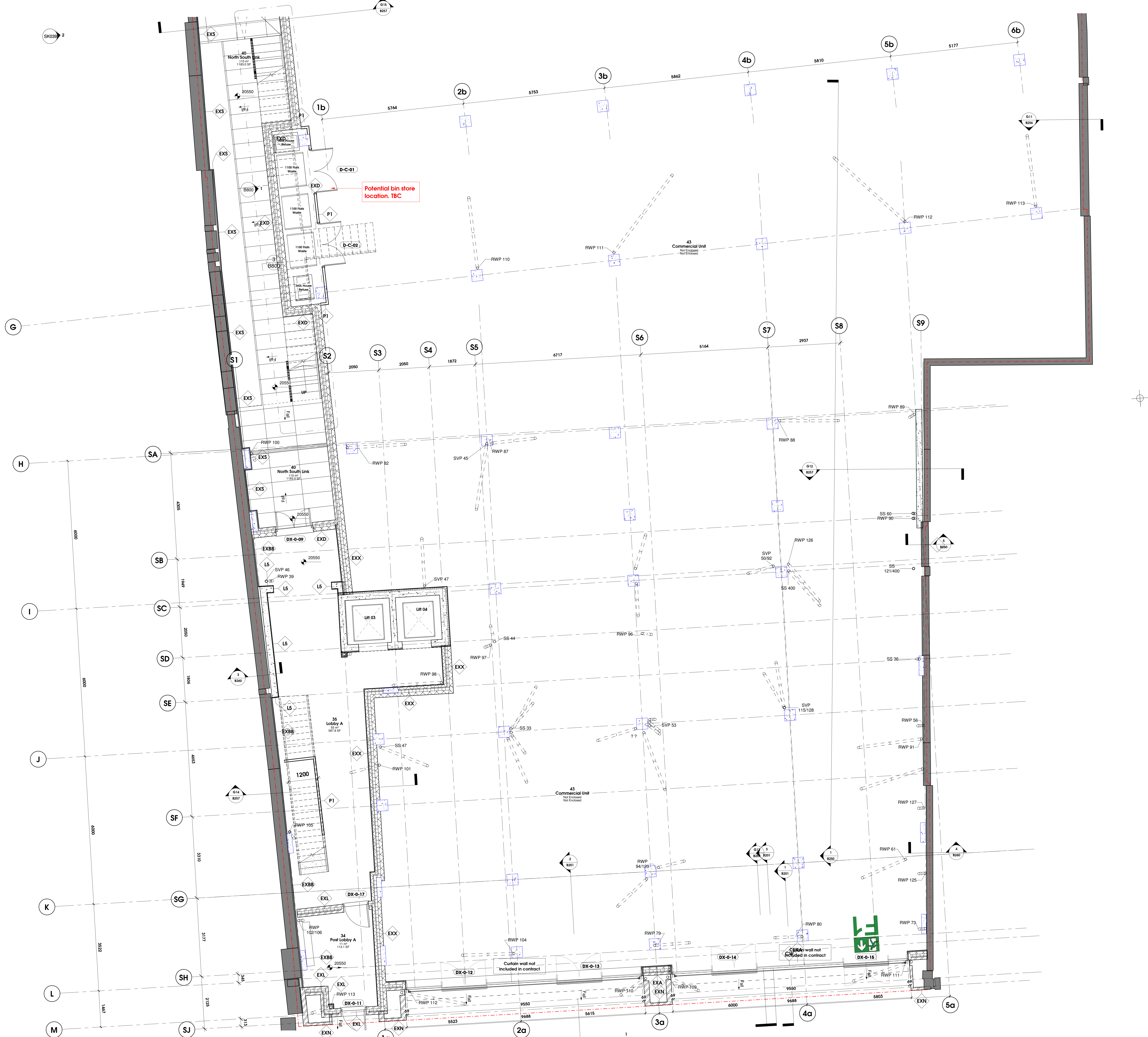
1.5m clear for wheelchair dismount from lift

Gartec Platform lift 1100m x 2100 platform TBC by building control 1.2 x 2.3m required by London design standard

Potential bin store location. TBC

1.3m clear to meet fire strategy

1.3m clear to meet fire strategy 90 min



SUBJECT TO BUILDING CONTROL APPROVAL

North

0m1m2m3m4m5m

VISUAL SCALE 1:50 @ A0

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ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0 RATING. MEY TO BE ACHIEVE CLASS 0 RATING.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR APPROVAL.

ALL PAINTS TO BE WATER BASED

Floor Plan Key

	Mechanical extract fan	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a vertical/horizontal fire stop. Fire stop to be ROCKWOOL or similar (Min 140 F.R.) to comply with the Building Regulation 2006. Approved Document 8 Table A2 and filled in kind accordance with the manufacturer's instructions and Robust Details for sound.
	Heat detector	
	Smoke detector	
	Carbon monoxide detector	
DC	Direct Connection	FIRE PROTECTION IN WALLS AND FLOORS Cavity walls to be fire stopped where compartment walls/floors abut external walls by inserting a vertical/horizontal fire stop. Fire stop to be ROCKWOOL or similar (Min 140 F.R.) to comply with the Building Regulation 2006. Approved Document 8 Table A2 and filled in kind accordance with the manufacturer's instructions and Robust Details for sound.
WI	Water Intake	
SVP	Soil and Vent Pipe	
SS	Stub Stack	

Floor Plan Key

	Smoke detector	Movement joints to be added if and where necessary in accordance with HWS Technical guidance document 6.1/21
DC	Direct Connection	
WI	Water Intake	
SP	Soil Pipe	
SS	Stub Stack	ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND DETAILS. ENGINEERS DETAILS SHALL TAKE PRECEDENCE IN ALL CIRCUMSTANCES.
SVP	Soil and Vent Pipe	
BT	Butt Joint	
RWP	Rainwater Pipe	
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MJ	Movement Joint (refer to Structural Engineer's specification and notes)	
LD	Linear Drainage Channel	
WLB	Wall hung boiler	

A

Drawn on grid

m

26.12.21

Rev

Description

Issued by

Date

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project:

44 - 46 High Road,
Wood Green

drawing:

Ground Floor South

date:

12.11.2020

drawn by:

TM

scale:

1 : 50 @A0

checked:

km

Construction

project number	drawing number	revision
4179	S010	A