

456-460 High Road Tottenham – Planning approval HGY/2022/2407

Application for Condition approval Design Statement

Condition 4

Prior to the commencement of the development above ground, full details of the type and location of secure and covered cycle facilities have been submitted to and approved in writing by the Local Authority.

The development shall not be occupied until a minimum of 10 cycle parking spaces for the users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Secure and covered – the cycle spaces shall be located in the common area where a Sheffield cycle rack shall be installed (page 08 of London Cycling plan – cycle parking), bolted to the ground with capacity for 10 cycles. In addition each flat has excess storage and length within the storage cupboard for one cycle should the flat occupiers consider safer storage is required.

Condition 5

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority.

We were referred to Waste Storage Facilities Appendix in the Sustainable Construction and Design SPD appendix requiring 2 eurobins at 1100 litre capacity plus a food bin at 380 litre capacity. The bin storage area will be formed with level access to the rear yard area and will be lit for use at all times. The rear yard area is already used for the collection of waste from Eurobins and is accessible to bin lorries and within easy wheeling distance.

Design Group Nine London Limited – 28th July 2023