



Watts Close

Refuse Storage

August 2023

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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.

DOCUMENT CONTROL SHEET

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Report Prepared For:	Formation Design & Build Ltd
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Signature	
Approved By	Ryan Thrower
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1. EXECUTIVE SUMMARY

1.1 NRG Consulting have been appointed to undertake a Delivery Service and Refuse Storage Plan (DSP) for the proposed development at Land at, Watts Close, London, N15 5DW in order to discharge Planning Condition 16.

1.2 The consented scheme (LB Haringey Planning Reference: HGY/2022/0035) is for:

Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. The proposals includes 2. on-site wheelchair parking bays, amenity and play space, landscaping, cycle and refuse/recycling storage.

1.3 Planning Condition 16 states:

16. Refuse Storage

Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to above ground works. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

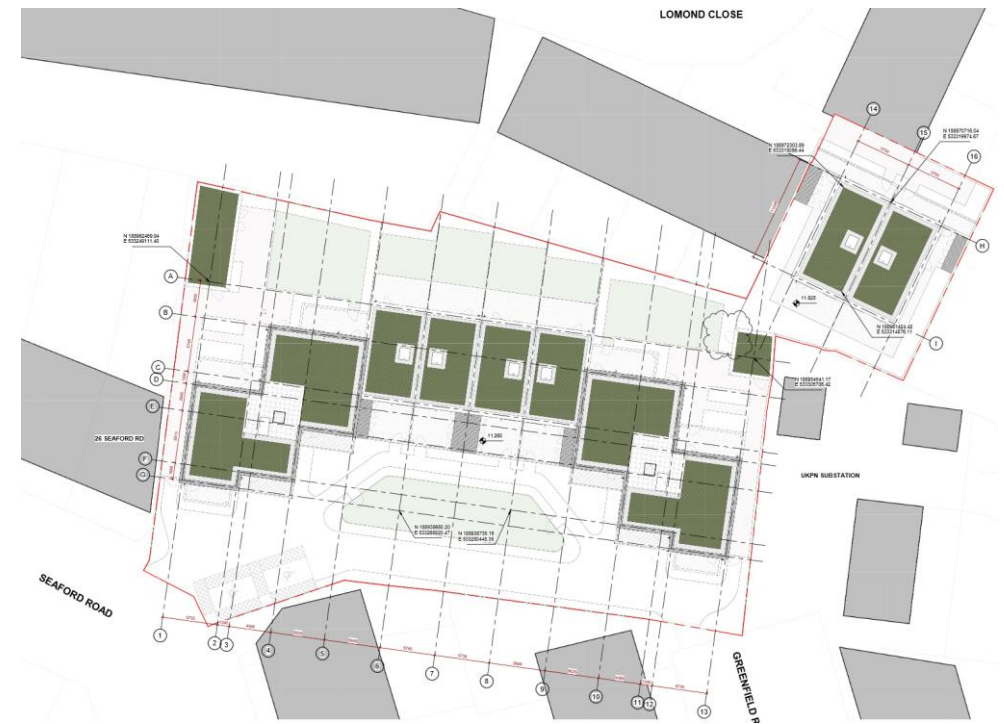


Figure 1.1: Site Location Plan

2. SITE CONTEXT

2.1 Site Location and Background

The Site is located at Watts Close which is accessed from Seaford Road. The existing site comprised of 11 bungalows and community building along with nine car parking spaces. The location of the Site is shown in Figure 1.1.

The surrounding area is predominantly residential in the immediate vicinity with a High Street of shops located to the north. Seven Sisters railway station and Tottenham Hale retail park are located to the east/southeast.

An assessment of the PTAL of the Site states that the current PTAL in the centre of the Site is 4, which represents 'Good Accessibility.'

Watts Close is a private road which serves access to nine car parking spaces. Vehicle access is taken from Seaford Road through a priority junction with the access approximately 5.9m in width. The parking spaces have parking permit restrictions specific to each household within Watts Close.

Seaford Road is a two-way carriageway running to the southwest of the Site connecting to Roslyn Road to the south and to Avenue Road to the west. There are parking bays located along its length with single yellow lines on the south side in the vicinity. The effective width of the carriageway is 5.5m with footways located on both sides. Traffic is subject to a 20mph speed limit. All other roads in the vicinity are similar in characteristics.

2.2 Proposed Development

The proposed development comprises 18 new homes for council rent, comprising of six, two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in two, three-storey blocks including two wheelchair user dwellings. Figure 2.2 shows the proposed ground floor plan with the bin storage areas highlighted.



Figure 2.1: CGI of Proposed Development

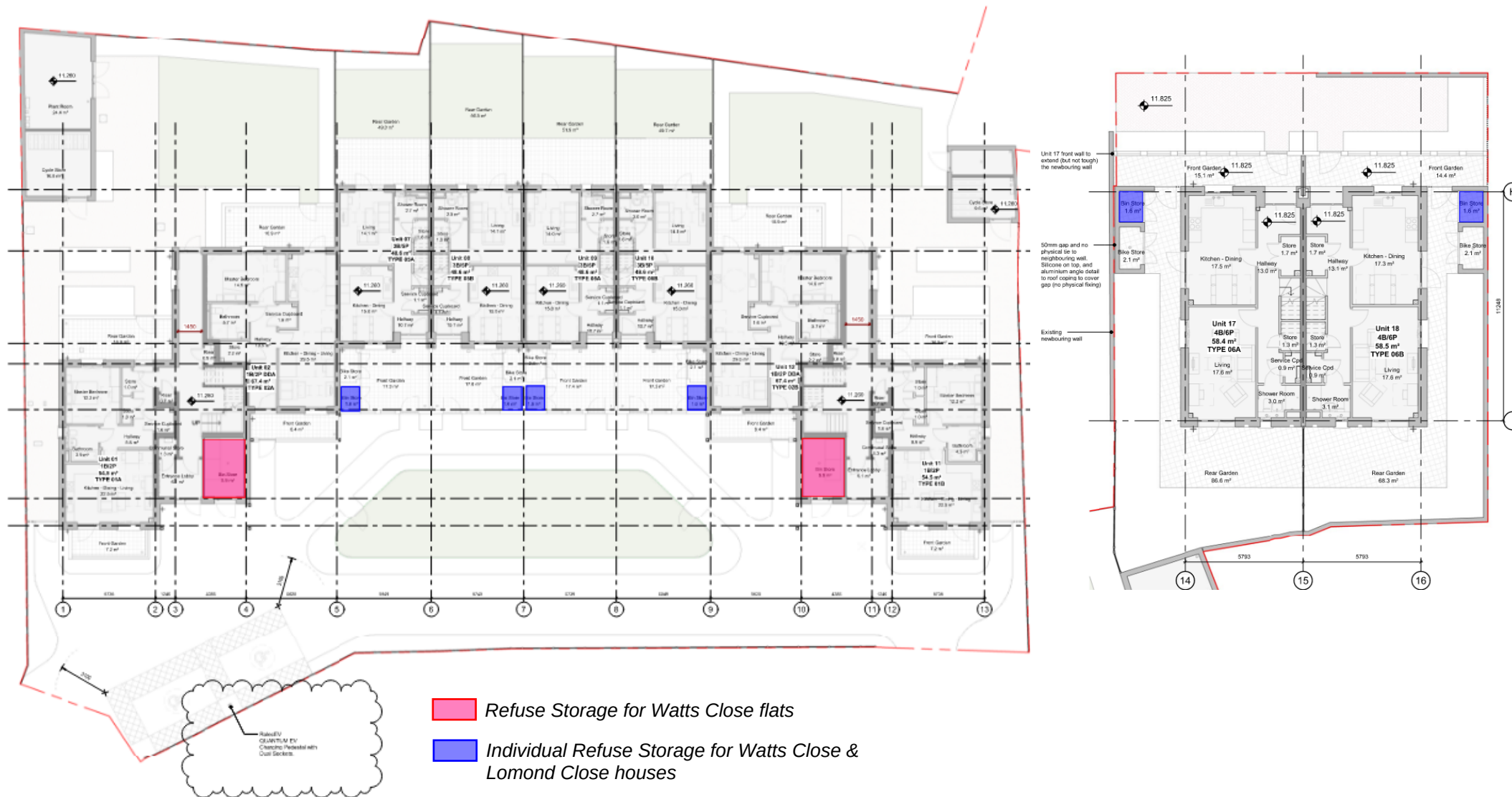


Figure 2.2: Ground Floor Plans – bin store locations highlighted in Blue [also included as Appendix 1].

3 RESIDENTIAL REFUSE STORAGE AND COLLECTION

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

- Wheelie bins or bulk waste containers must be provided for household collections.
- 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.
- If waste containers are housed, housings must be big enough to fit as many containers as are necessary to facilitate once per week collection and be high enough for lids to be open and closed where lidded containers are installed.
- Waste container housings may need to be lit so as to be safe for residents and collectors to use and service during darkness hours.
- All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them.
- 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.
- 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 would 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.

Resulting from the positive reception to the original refuse strategy proposals put forward with the original planning application, it is intended to ensure that these proposals are provided for the constructed scheme. The commentary from Richard Gilbert of Haringey's Waste and Street Cleansing Dept were recorded as part of the original planning approval as follows:

"The drawing and narrative for section 6.3 on page. 73 of the D&A statement relating to the refuse and recycling strategy show a well-planned containment and collection strategy. Dimensions/specification of the RCV that will collect from this development in operation are attached. Access for this vehicle must be possible and suitable surfaces in place to safely accommodate. Drag distances to the collection vehicle of both the communal bins and the bins for the individual houses are within acceptable limits." As such the refuse collection proposals submitted to discharge the condition are as follows:

The proposed houses will have refuse/recycling bin storage incorporated into their frontages whilst 2 new refuse/recycling stores will be dedicated to the proposed apartment blocks.

Refuse collection from the bin storage near Seaford Road will be handled within the Site, with the rubbish lorry backing into the Site and enabling collection staff to haul the bins to the back of the vehicle before exiting the Site in forward gear.

The refuse storage areas near Greenford Road will be collected via a refuse vehicle reversing along Greenfield Road and halting near the Site entrance. Collection staff will be capable of pulling the bins to the rear of the rubbish lorry as it stands by on Greenfield Road before leaving in forward gear (as they currently do for collections to all existing street properties along Greenfield Road).

Residents of the houses on Watts Close and London Close will move their bins to the kerbside on collection days to allow the waste operatives to collect on their routes.

Table 3.1 below outlines the bin provision that will be provided:

Residential Type	Haringey Requirement	Bin Store A	Bin Store B
12 Flats	2 Food waste 140L	1	1
	2 General refuse 1,100L	1	1
	2 Dry recycling 1,100L	1	1

Residential Type	Haringey Requirement	Provided
Houses and Maisonettes [Watts Close and Lomond Close]	1 x 240 litre recycling wheelie bin	1
	1 x 240 litre general refuse wheelie bin	1
	1 food waste box	1

Table 3.1: Size and Number of Bins Provided.

Appendix 1

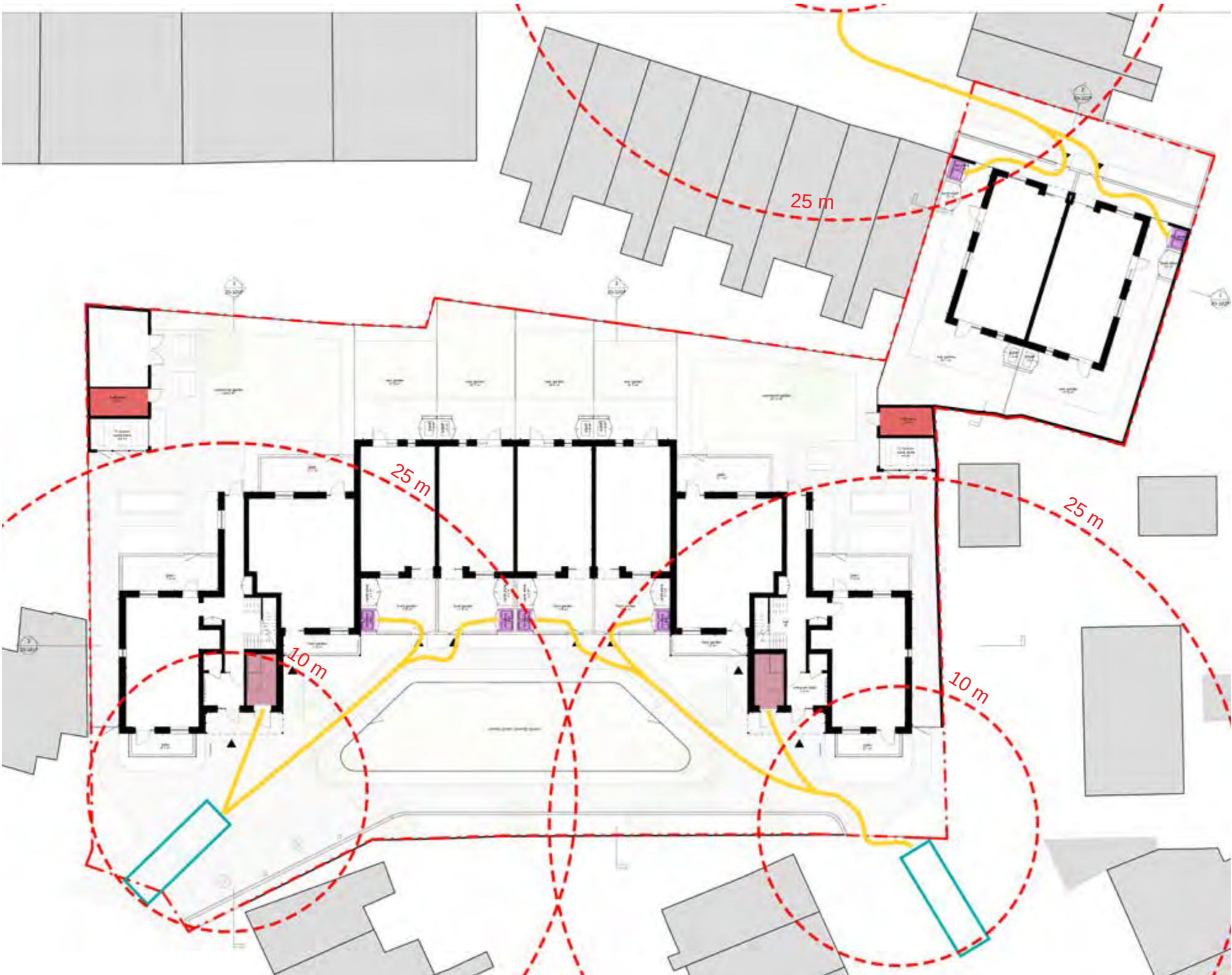


6.3 Refuse and recycling

The two flat blocks each have a communal refuse store to accommodate two communal 1100-litre Euro bins. The refuse stores are located conveniently close to the main entrance with secure access from the street for residents and the local authority's refuse collection crew. The two bulk stores are located in respective communal gardens and accessible through a secure side gate off Watts Close.

The four houses on Watts Close have a bin enclosure each in their front gardens. The bin enclosures for the two houses off Lomond Close will be behind a secure gate. The bins will be moved by the residents to the front area on collection day.

The provision for waste and recycling storage meets the local authority's requirements. The exact split of waste and recycling will be agreed with the local authority refuse department. The refuse storage arrangements to date have been reviewed by the relevant council officers and are considered to be acceptable in principle.



- KEY**
- Collection radius
 - Collection route
 - Refuse vehicle
 - Bulk store
 - Flats' bin store
 - Houses' bin store

Refuse and cycle store location diagram



1100-litre Euro bins for the block of flats



240-litre wheelie bins for houses



Food waste box for houses

Refuse, Servicing and Emergency Vehicle Access

Refuse Collection

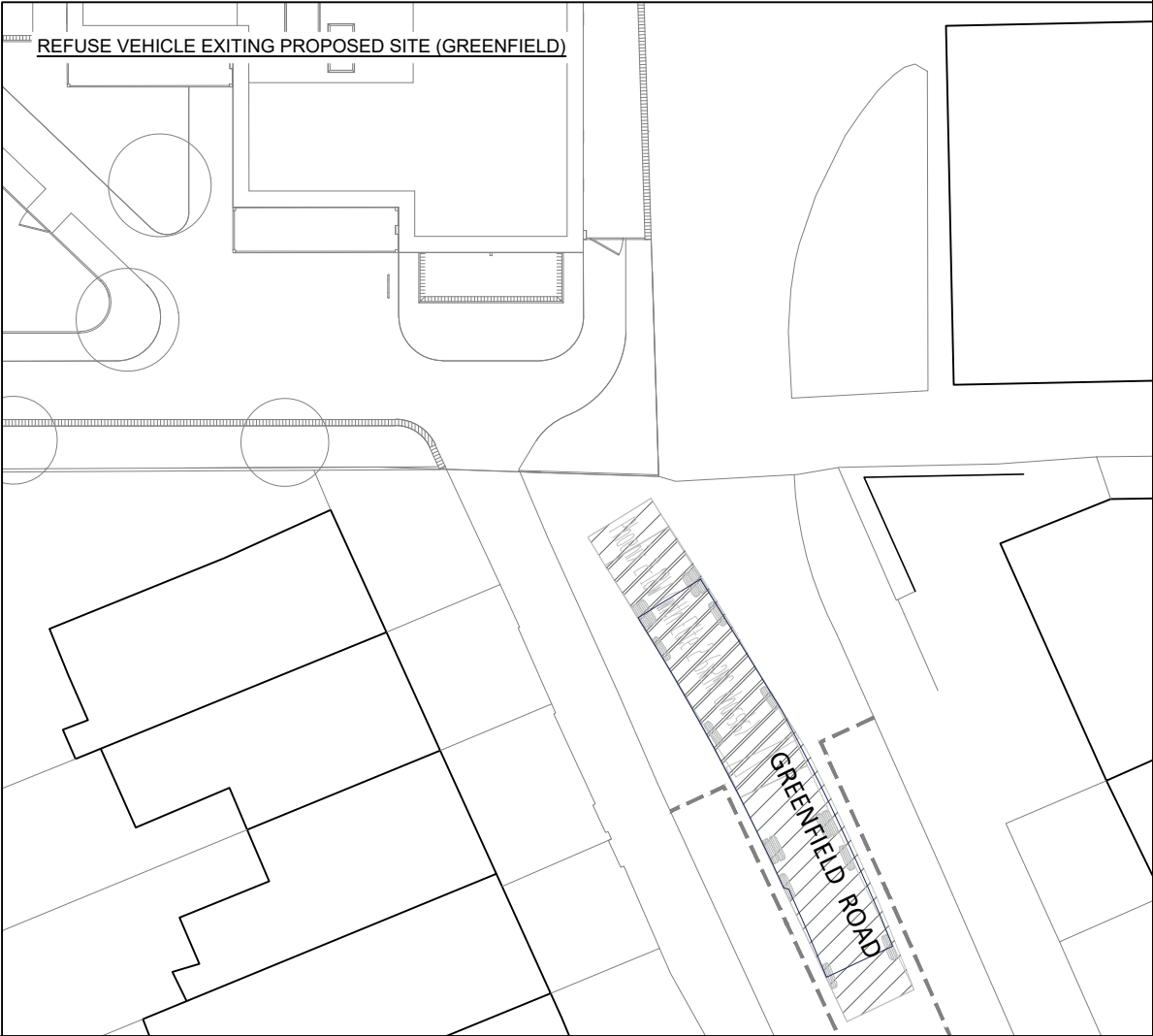
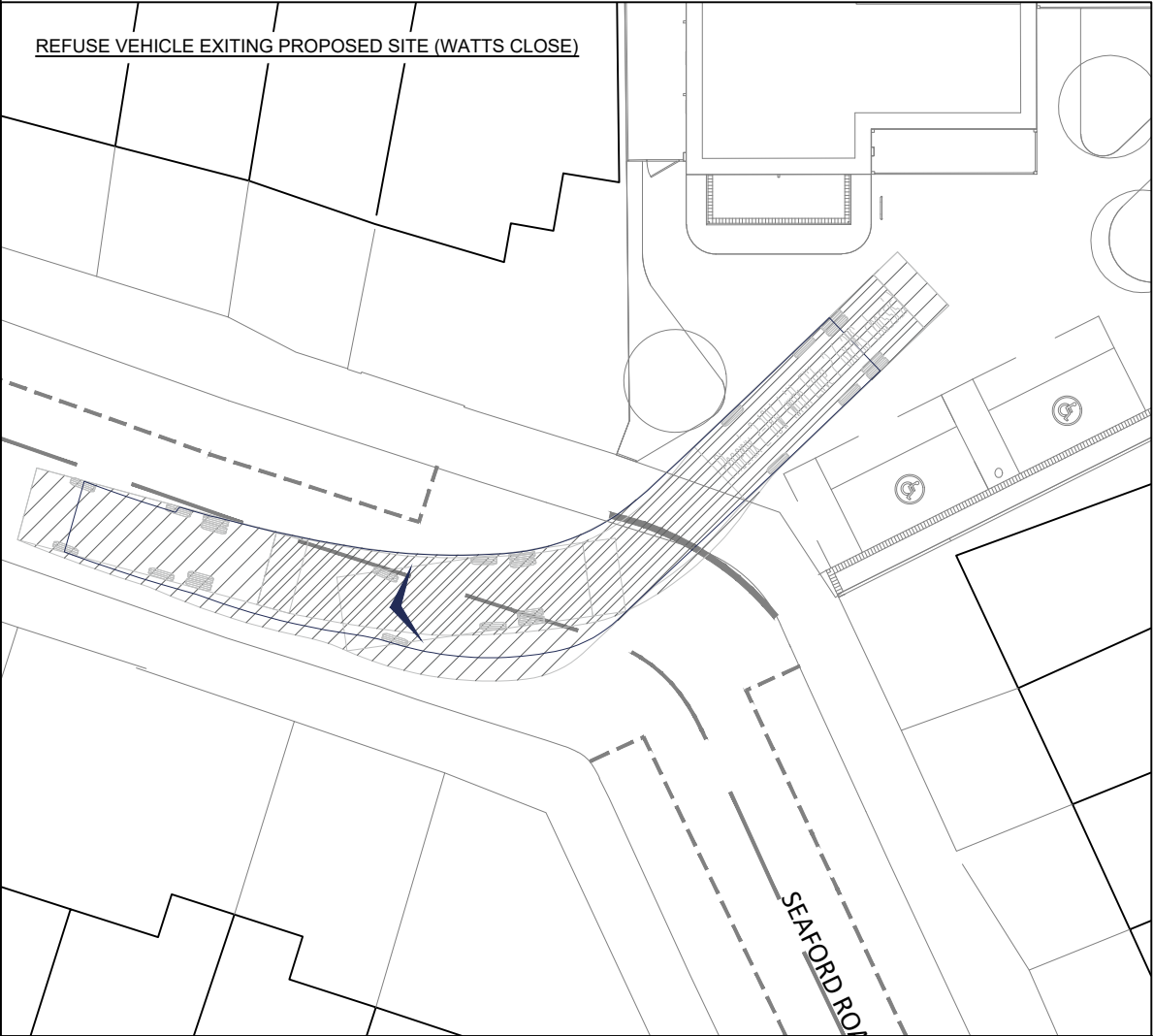
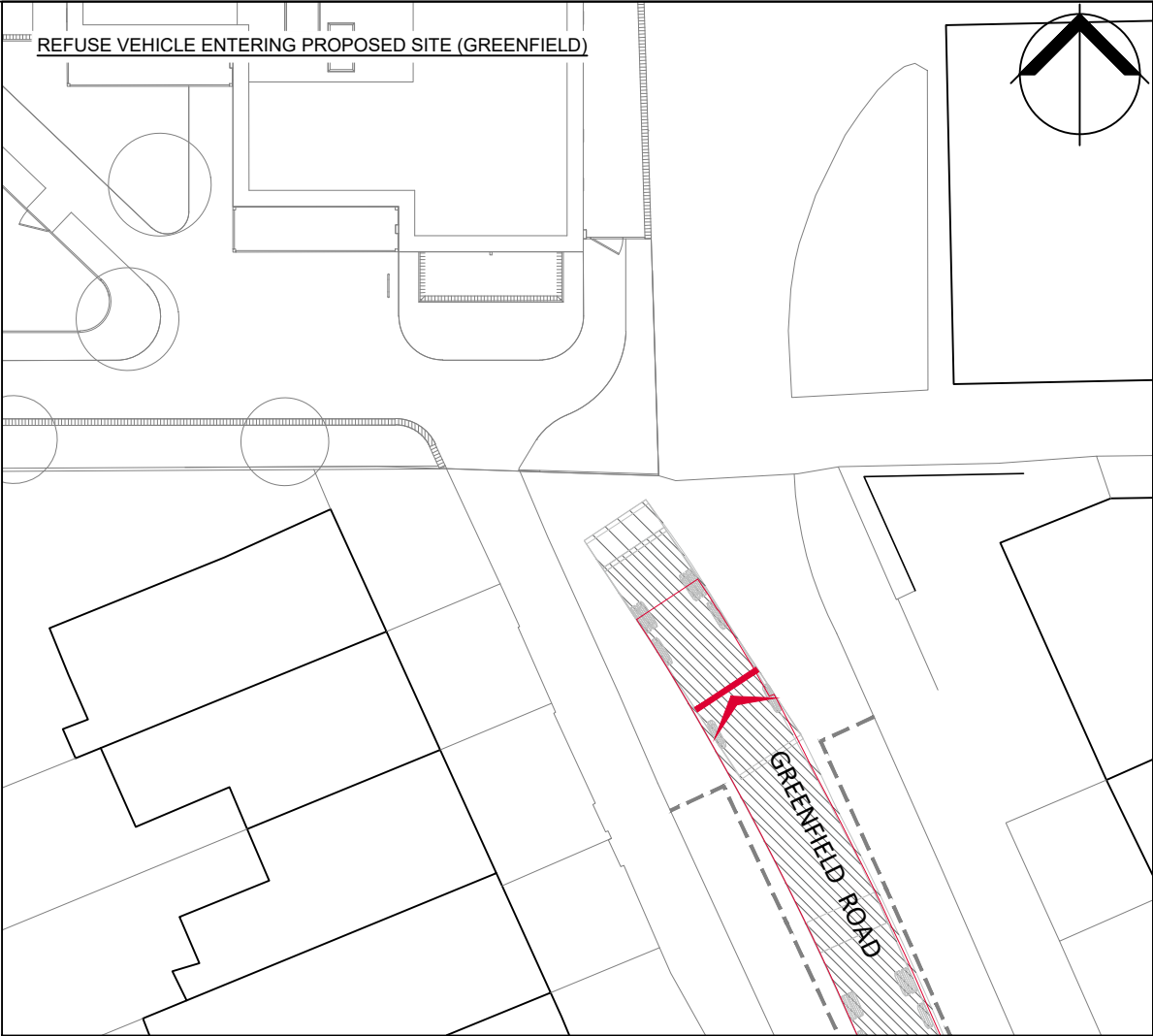
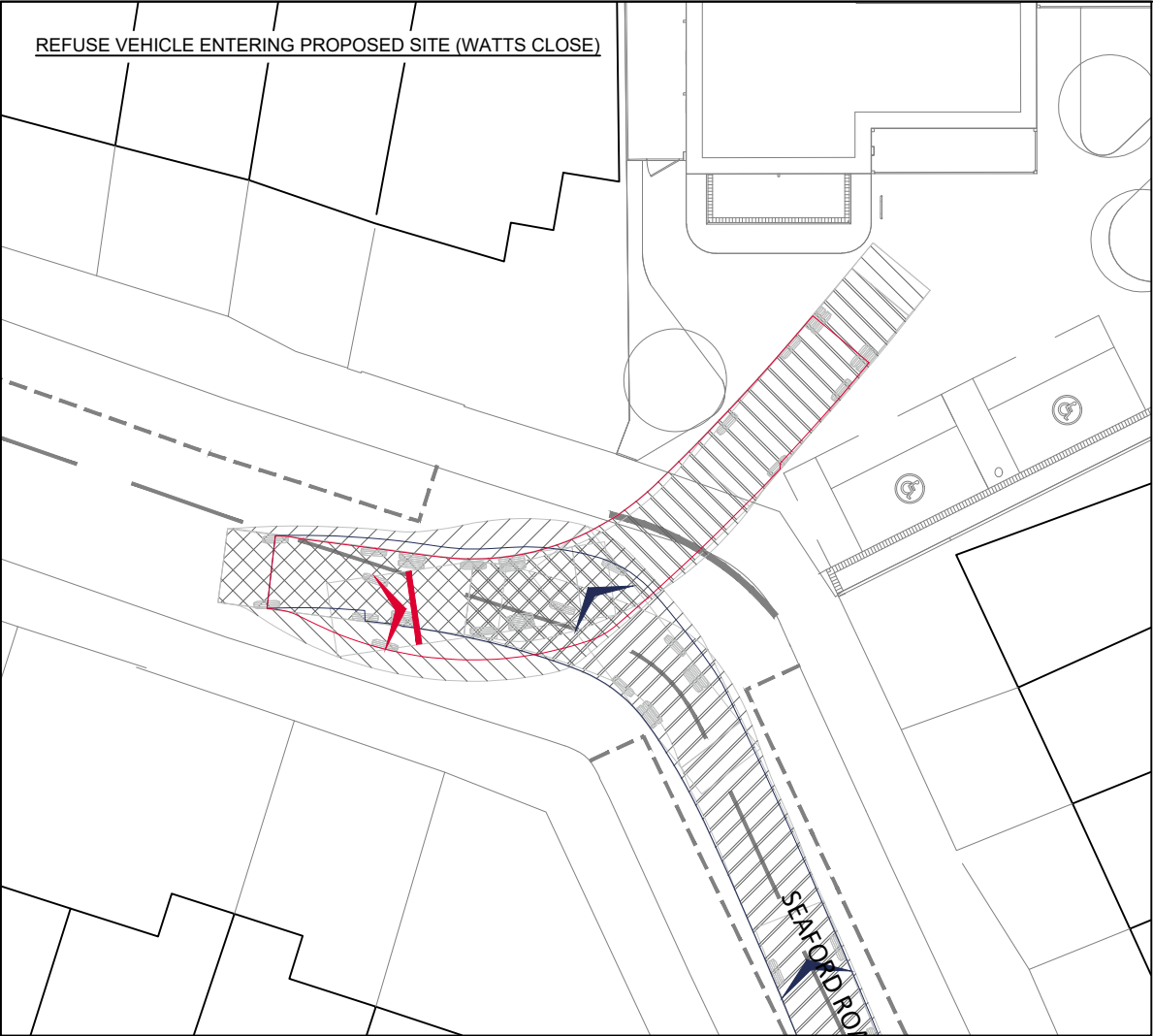
- 4.14 The bin storage is located at two areas within the ground floor plan, with access onto the open courtyard to the front of the main building. Refuse collection from the bin storage close to Seaford Road will be undertaken internally to the Site, with the refuse vehicle reversing into the Site and allowing collection operatives drag the bins to the rear of the vehicle before leaving the Site in forward gear. A refuse store is also located close to Greenford Road, which will allow for a refuse vehicle to reverse along Greenfield Road and stop close to the Site entrance. Collection operatives will be able to drag the bins to the rear of the refuse vehicle as it waits on Greenfield Road before leaving in forward gear.
- 4.15 The tracking of the refuse vehicle is shown at **Appendix A5**.

Servicing

- 4.16 Delivery vehicles will be able to utilise the single yellow lines on Seaford Road as delivery vehicles are generally limited to 20 minutes continuous waiting time to load/unload goods. This is in line with the existing arrangements for adjacent properties.
- 4.17 The majority of deliveries will form part of a linked trip that is already on the network and therefore not increasing the number of delivery vehicles on the highway network. The nature of a residential development is that the majority of deliveries would be undertaken by vans with very few HGVs visiting residential units with these being more ad hoc. The total number of deliveries expected to visit the Site each day will be in the region of five. This level of impact is expected to be negligible with the surrounding highway network able to accommodate demand.

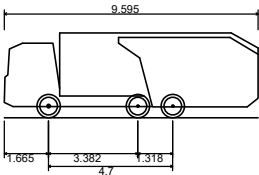
Emergency Access

- 4.18 A fire tender is able to access/egress the Site from Seaford Road with each residential dwelling within the required distance as outlined within MfS, which states that *“there should be vehicle access for a pump appliance within 45m of every dwelling entrance for single family houses, flats and maisonettes”*.
- 4.19 The tracking of the fire tender is shown at **Appendix A5**.



NOTES:
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VEHICLE PROFILE:



Phoenix 2-18W (with Elite 2 6x2MS chassis)
Overall Length 9.595m
Overall Width 2.530m
Overall Body Height 3.205m
Min Body Ground Clearance 0.410m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 8.950m

D	26.11.2021	AMENDED VEHICLE TRACKING	AP	LT	CB
C	11.11.2021	REVISED LAYOUT	AP	LT	CB
B	21.09.2021	REVISED LAYOUT	AP	LT	CB
A	15.09.2021	REVISED LAYOUT	AP	LT	CB
REV	DATE	AMENDMENTS	DRAWN	CHK	APP

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PELLINGS LP

PROJECT

WATTS COSE, LONDON

TITLE

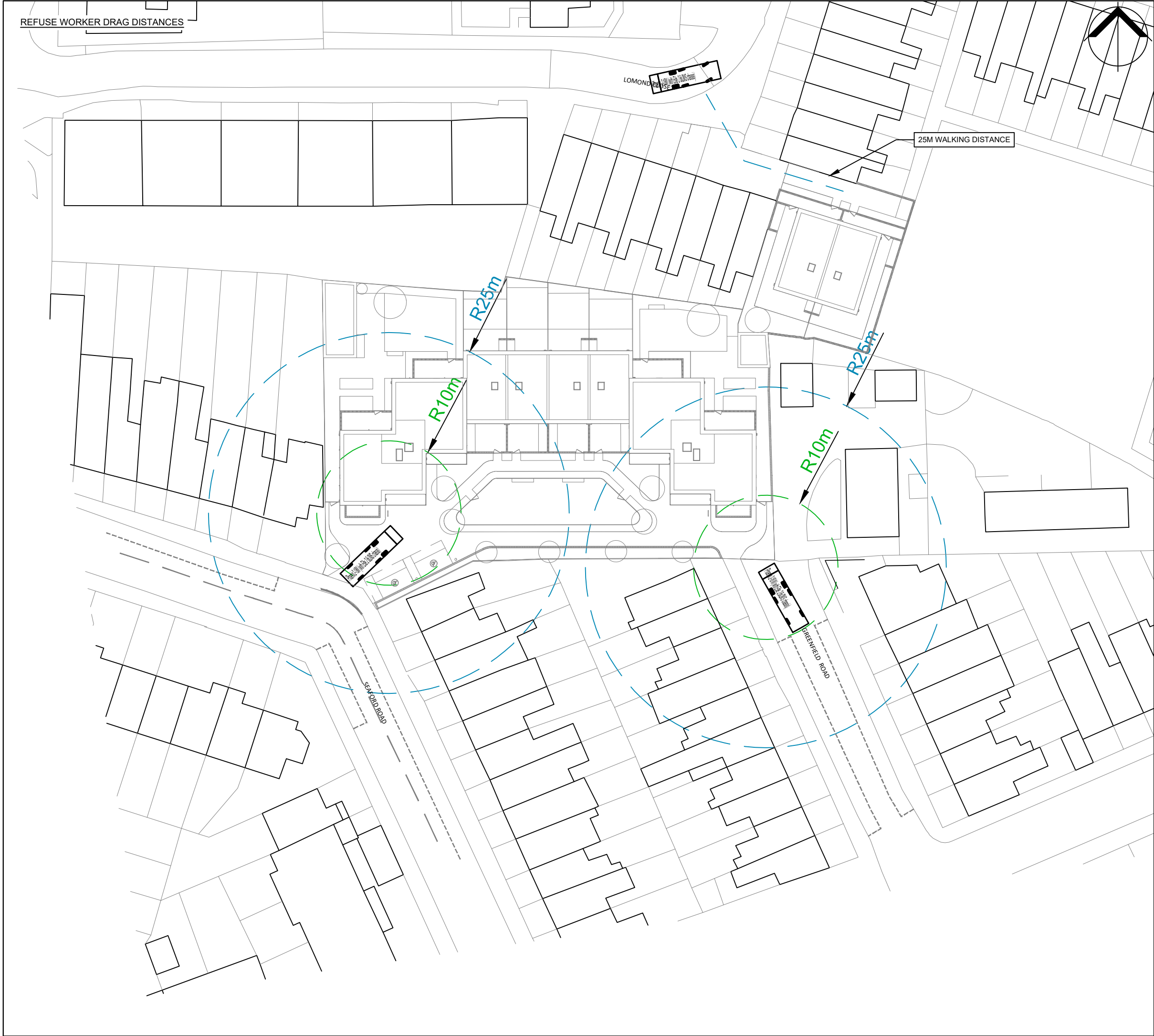
SITE LAYOUT REVIEW
(REFUSE VEHICLE)

DRAWN BY	CHECKED BY	APPROVED BY
AP	LT	CB
	15.09.2021	15.09.221

SCALE @ A3	DATE
1 : 250	15.09.2021

PROJECT NO.	DRAWING NO.	REV.
20-T086	01.2	D

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D	26.11.2021	AMENDED VEHICLE TRACKING	AP	LT	CB
C	11.11.2021	REVISED LAYOUT	AP	LT	CB
B	21.09.2021	REVISED LAYOUT	AP	LT	CB
A	15.09.2021	ADDITIONAL REFUSE COLLECTION DIMENSION	AP	LT	CB
REV	DATE	AMENDMENTS	DRAWN	CHK	APP

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PROJECT

WATTS COSE, LONDON

TITLE

SITE LAYOUT REVIEW

(REFUSE VEHICLE - DRAG DISTANCES)

DRAWN BY	CHECKED BY	APPROVED BY
AP	LT	CB
	15.09.2021	15.09.2021

SCALE @ A3	DATE
1 : 500	15.09.2021

PROJECT NO.	DRAWING NO.	REV.
20-T086	01.3	D

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