



- Bin Store Design Statement -
For
11 Rutland Gardens



11 Rutland Gardens, N4 1JN

Proposal Summary

Approval of details in relation to cycle storage facilities in connection with application HGY/2025/0847 and associated appeal 6003964. The approved works include:

- Loft conversion with L-shaped rear dormer & installation of front facing roof windows
- Increased maximum occupancy from 7 to 8 persons
- Removal of existing windows & door, and installation of a new window & door on the rear elevation

Approved Site Use

The site consists of one 2-storey mid-terraced residential building with an additional storey being added as part of the approved works. The building as approved will be occupied as a House in Multiple Occupation with 7no. bedrooms with ensuite shower rooms and 1no. shared kitchen, for up to 8 persons.

Each bedroom is privately rented for residential use with shared access to the kitchen. A private rear garden is accessed via the rear ground floor bedroom only.

Condition To Be Addressed

Condition 3 of the Appeal Decision states the following:

"The property shall not be occupied as the 8-person HMO hereby permitted until refuse, waste and recycling storage has been provided to serve it in accordance with details that have first been submitted to, and approved in writing by, the local planning authority. The refuse, waste and recycling storage shall be retained thereafter."





Consultation

The authorized collection agency, Veolia, provided the following advice following a consultation request for recommended refuse and recycling storage capacity:

"To accommodate the waste needs for this property, 2 x 240 litre refuse and 2 x 240 litre recycling bin are sufficient for 8 residents, including the food caddy."

The proposed enclosure has been designed to accommodate the recommended 4no. wheeled bins. The proposal also allows for 2no. food caddies, in excess of the recommendation.

Waste Management Guidance Notes

With reference to the relevant sections of the Haringey 'Waste management guidance note for residential and mixed-use developments':

1.1 Low rise housing with individually allocated bins

"Collection is from the curtilage of the property, not from the highway and as close as possible to the access point to the property, so collection teams can grab bins within two steps from the highway. Adequate storage space must be provided for a full set of bins: residual, recycling, food and garden waste. The kitchen area should allow space for separate internal mixed recycling and refuse waste bins and for a 7-litre food caddy. No waste, loose or within bins, can be presented on the highway (pavement or road)."

The enclosure is positioned directly adjacent to the curtilage with direct access via a pedestrian gate for ease of collection. The enclosure is designed to accommodate the full set of bins advised by the collection agency.

Internal food waste storage is provided within the kitchen.

Residents will be provided with guidance for waste storage, cleaning and collection in accordance with the council's requirements, to be updated periodically as required.

"Our staff must be able to reach bins quickly and easily with no obstruction, including from cars, bikes, plants or steps. All bins must be available for collection within 25m of the nearest point the collection vehicle can safely stop."

The collection point is within 25m of the highway.

"For safety reasons, the maximum capacity of any two-wheeled bin is not to exceed 240litre. The Council will supply the necessary wheeled bins initially. If lost or damaged in any way other than by our staff, residents must pay a fee to get a replacement delivered."

All wheeled bins will be 240litre capacity.





"Upon completion, each new dwelling must be provided with Haringey's standard recycling guide."

The standard recycling guide will be provided to residents directly and a further copy will be displayed in the common area internally.

3 Provision of communal waste storage areas

3.1 Access to collection points

"It is the responsibility of the property manager to provide and maintain safe access for collection crews at all times. If access through security gates/doors is required for household waste collection, then this should be via digital punch keypad locks or code-activated devices with codes being shared with our operational teams. No charges will be accepted by the council for the supply, loss, replacement or malfunction of any equipment required to gain access to waste bins."

Access is via a simple pedestrian gate with no lock.

"It is the responsibility of the developer and property manager to ensure effective measures are in place to prevent any obstruction inhibiting safe access for our collection crews to and from each collection point. This includes obstruction by private and commercial vehicles, excess, bulky or loose waste. In the event of a bin not being emptied due to reasons beyond the control of the collection crew, the council reserves the right to make a charge for each subsequent attempt."

Residents will be provided with guidance for waste storage, cleaning and collection in accordance with the council's requirements, to be updated periodically as required.

The site is designed to minimise the risk of obstruction.

"Applicants must demonstrate that appropriate measures have been taken to prevent any potential damage to parked vehicles or property during the manoeuvring of bins within and to/from each bin store."

Adequate space is provided to manoeuvre wheeled bins on site. Bins are limited to 240l capacity and will therefore be easy to handle. Travel distances are minimal and the route through the site is a straight line.

There is no parking on site.

"Waste collection vehicles require height clearance of at least 4.75 metres. Roads required for access by waste collection vehicles must be constructed to withstand load bearing of up to 26 tonnes."

There are no roads on the site, collection vehicles will not leave the public highway.

"Bulk waste containers must be located no further than 10 metres from the point of collection, which should be the nearest point where the vehicle can safely access them."

The proposals do not include bulk waste containers.





"The need for collection vehicles to reverse should be avoided. Where not possible, reversing should be kept to a minimum as per BS5906 and be for manoeuvring only. There is to be no reversing on any incline/decline and the vehicle must be able to enter and exit the development using forward gears only."

There are no roads on the site, collection vehicles will not leave the public highway.

"In any instance, routes where bins need to be manoeuvred from waste storage points to collection point must be as straight as possible with no kerbs or steps and with gradients no greater than 1:20. Surfaces must be smooth, flat and of solid constructions such as concrete. Dropped kerbs must be installed as necessary."

Adequate space is provided to manoeuvre wheeled bins on site. Bins are limited to 240l capacity and will therefore be easy to handle. Travel distances are minimal and the route through the site is a straight line.

There are no kerbs, steps or gradients over 1:20 on the site.

"Residential and commercial bin storage must be kept physically segregated at all times, with separate access to edge."

Only residential bin storage is included in this proposal.

3.2 Bin storage construction

"If waste containers are housed, housings must be large enough to fit as many containers as are necessary to facilitate once per week collection, as per the formula in section 1.3, with roof heights sufficient to allow residents to freely stand up inside while fully opening/closing bin lids. Internal housing layouts must allow all containers to be accessed by users. Any one container must be able to be safely and easily removed from/put back to its original location within the bin store without the need to move other waste containers. All doors and pathways need to be 200mm wider than any bins that are required to pass through or over them. Housings must have the necessary lighting to facilitate safe usage for residents and collection crews."

The enclosure is designed to accommodate the full set of bins advised by the collection agency.

The enclosure is fitted with gas pressure springs to assist with the opening of enclosure lids and to hold these open for access, allowing the user to fully open and close bin lids within the enclosure. The enclosure is designed to not require the user to enter the enclosure, though the lids would reasonably facilitate this if required.

Each bin can be accessed from the threshold of the enclosure.

Each bin can be moved independently without moving any other bin.

Doors are sized to accommodate the width of the bin but do not need to be 200mm wider as the user does not enter the enclosure.

There is no requirement for lighting as the user does not enter the enclosure.





"Door stays or retainers should be fitted to help avoid damage to property or collision with collection crews. Effective, vertically mounted bump strips should be fitted where bins are likely to come in to contact with walls or doors. The council and its contractors will not indemnify property managers against damage to bin stores resulting from their statutory duty to empty bins."

The enclosure is fitted with gas pressure springs to assist with the opening of enclosure lids and to hold these open for access, allowing the user to fully open and close bin lids within the enclosure.

Users do not need to pass through the doors.

There are no nearby walls or doors that would require bumper strips due to the type of enclosure and proximity to the curtilage.

The applicant accepts liability for damage resulting from the reasonable execution of any statutory duty to empty bins.

"A separate covered storage area for bulky household waste or reusable items, e.g., white goods and furniture, with direct vehicle access, must be considered for all developments over ten units (refer to section 3.4)."

Not applicable as the development is under ten units.

"The developer should evidence how the bin storage will be constructed for ease of cleaning, e.g., non-porous and smooth walls and floors with water supply and suitable drainage. Fire safety and anti-social behaviour deterrence must also be evidenced."

The enclosure is constructed entirely in galvanised steel so as to be highly durable, resistant, and easy to clean. A surface water drain within the enclosure will allow water to be used in the cleaning of the enclosure.

The use of non-combustible materials minimises fire risk. The enclosure is also well ventilated such that any fire would be visible at an early stage and could be dealt with before spreading.

The overlooked nature of the site, small scale of development and lack of opportunity to physically enter the enclosure significantly minimise the risk of antisocial behaviour.

"Upon completion, each new dwelling must be provided with Haringey's standard recycling guide."

The standard recycling guide will be provided to residents directly and a further copy will be displayed in the common area internally.

