

Operational Waste Management Plan

119 High Road, Haringey

13 March 2024

Prepared for
FOREST CREEK LIMITED



Prepared for:
FOREST CREEK LIMITED

Prepared by:
Markides Associates
2nd Floor, The Bridge
73 – 81 Southwark Bridge Road
London SE1 0NQ
United Kingdom

T: +44 (0)20 7442 2225
E: info@markidesassociates.co.uk
W: markidesassociates.co.uk

Project Number: 23433
Doc Number: OWMP01

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
A	Draft for Comment	BG	DT	BG	DT	01/02/2024
B	Final	BG	DT	BG	DT	13/03/2024

Copyright 2024 Markides Associates Ltd. The concepts and information contained in this document are the property of Markides Associates. Use or copying of this document in whole or in part without the written permission of Markides Associates constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of, and for the exclusive use of the client of Markides Associates, and is subject to, and issued in accordance with, the provisions of the contract between the client and Markides Associates. Markides Associates accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

Contents

1. INTRODUCTION	3
2. SITE ACCESS.....	5
3. PROPOSED WASTE MANAGEMENT STRATEGY	7
4. SUMMARY AND CONCLUSIONS.....	11

Tables

Table 3.1	Flats above Shops and Commercial.....	10
-----------	---------------------------------------	----

Figures

Figure 1.1	Site Location
Figure 2.1	Location of Loading Bays
Figure 3.1	Library Location
Figure 3.2	Designated Waste Collection Point

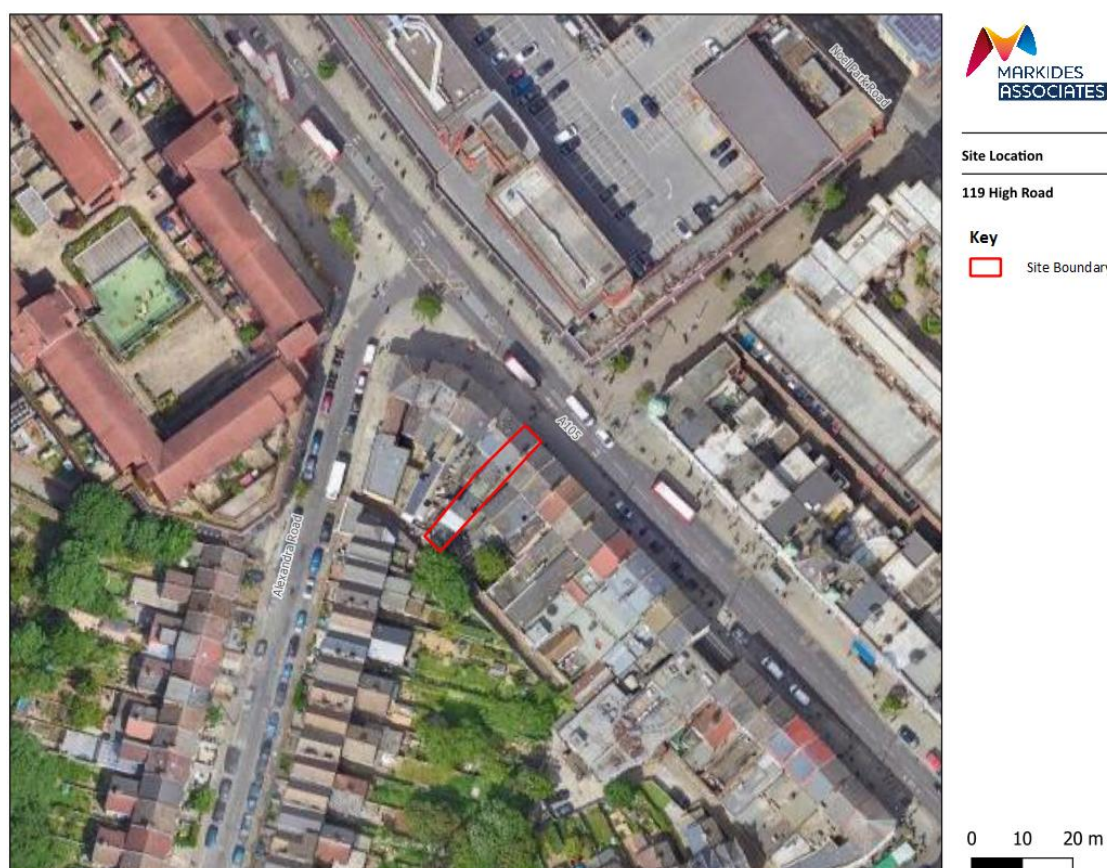
Appendices

Appendix A – Haringey Waste Collection Times
--

1. Introduction

- 1.1 Markides Associates (MA) has been instructed to prepare this Operational Waste Management Plan (OWMP) by SM Planning on behalf of FOREST CREEK LIMITED ('the applicant') for development located at 119 High Road, London N22 6BB (hereafter referred to as 'the site'). The site falls within the authority area of the London Borough of Haringey (LBH). The location of the site is illustrated in **Figure 1.1** below.

Figure 1.1 Site Location



The Development and Planning Permission

- 1.2 The development description under planning application reference: HGY/2022/2793 is as follows:

Rear extension and associated alterations for the change of use from ancillary retail storage (use class E) to provide two self-contained residential flats (use class C3).

- 1.3 The development received planning permission from LBH on 5 July 2023 subject to 5 conditions. Condition 5 states:

"The approved dwellings shall not be occupied 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. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.”

Scope of OWMP

- 1.4 This report details the proposed strategy to manage operational waste. It has been devised to provide a high-quality service to site users whilst also being compliant with the relevant Guidance.

Report Structure

- 1.5 The remainder of this report is structured as follows:
- **Section 2 – Site Access** – This section provides details of the development and access arrangements; it also considers the relevant policy and level of overlap with circular economy considerations.
 - **Section 3 – Site Users and Relevant Waste Streams** – sets out the details of the expected weekly waste arisings by land use and waste streams.
 - **Section 4 – Proposed Waste Management Strategy** – sets out storage and collection processes and facilities for the site by land use.
 - **Section 5 – Summary and Conclusion** – This section provides a summary of this report and concludes.

2. Site Access

Overview

- 2.1 This section of the OWMP details the context of the site in terms of the Proposed Development, its surroundings, and access.

Site Location

- 2.2 The site, on the southern side of High Road near its junction with Alexandra Road, is part of a streetscape with commercial use on the ground floor and a combination of residential, office and retail storage on upper floors. It has direct frontage onto High Road and is bounded by three-storey buildings. Hazel Mews is a gated access road which runs along the rear of the site and enables access to the rear of the site.

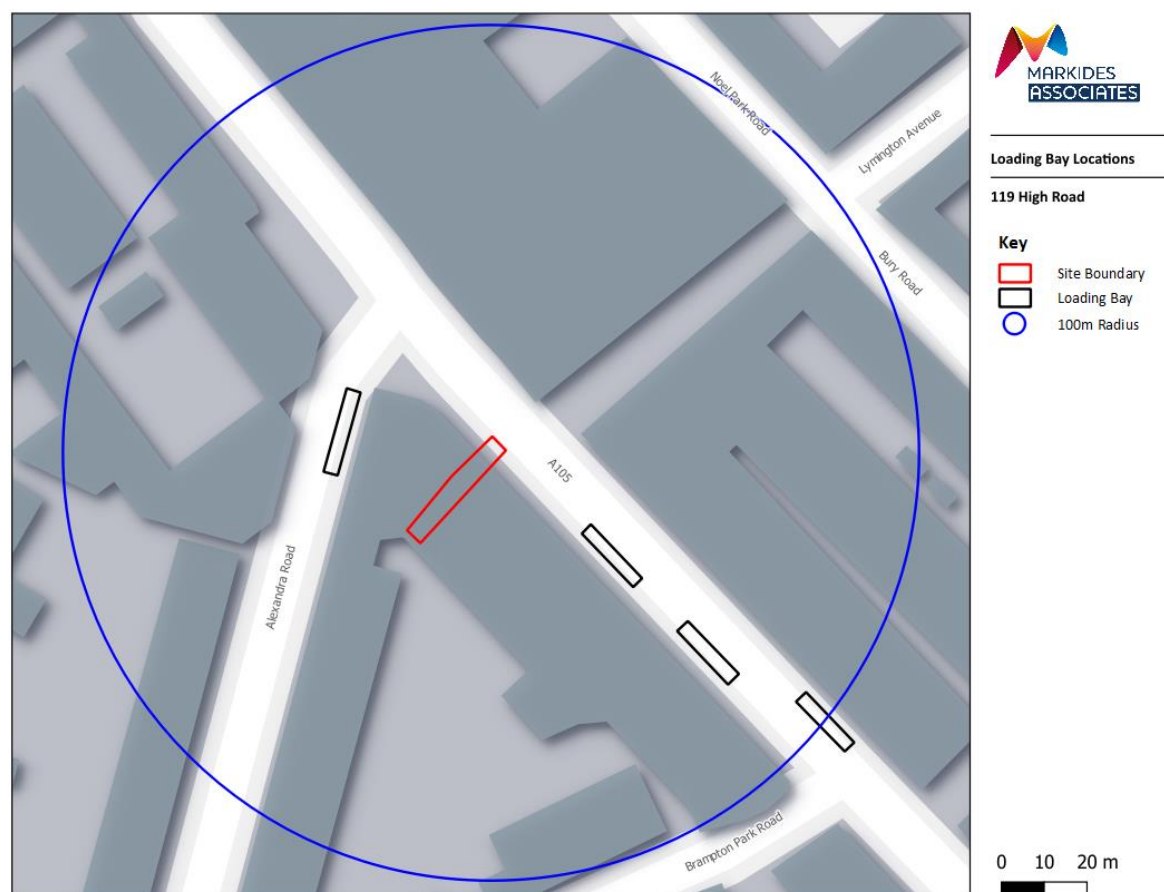
Local Highway Network

- 2.3 High Road forms part of the A105 and is a two-lane single carriageway. It has bus stop laybys and on-street disabled parking, loading bays and taxi bays on the footway at various points along the road which therefore does not obstruct the flow of two-way traffic. Elsewhere no stopping is permitted along High Road in the vicinity of the site.
- 2.4 Alexandra Road is a one-way road routeing between High Road and Turnpike Lane with parking on both sides of the road.

Loading Bays

- 2.5 There are existing loading bays in proximity to the site at the following locations, also indicated in **Figure 2.1**:
- 110 Alexandra Road approximately 35m west of the site (same side of the road)
 - 109 High Street approximately 35m south of the site (same side of the road)
 - 93 High Road approximately 60m south of the site (same side of the road)
 - 76 High Road approximately 100m south of the site (opposite side of the road)
- 2.6 The loading bay on Alexandra Road is approximately 22m long and the others are approximately 16m long, therefore they can accommodate two typical delivery vehicles at once (<10m long). On this basis, there are at least eight loading spaces within 100m of the site. The loading bays are operational Monday to Sunday between 08:00 and 12:00 and allow general parking outside of these times.

Figure 2.1 Location of Loading Bays



The Development

- 2.7 The existing site is comprised of a retail unit at ground floor whilst the first and second floors are used as ancillary storage for the associated store. Stock is now stored off site and the upper floors are therefore redundant. The development would not result in the loss of any useable business floorspace and would not therefore affect the viability or operation of the ground floor unit.
- 2.8 The development therefore comprises the following schedule of accommodation:
- Retention of the ground floor commercial unit
 - Conversion of the first floor and second floors (which currently accommodate residential units) into:
 - 1x 2-bedroom 3-person maisonette
 - 1x 1-bedroom flat
- 2.9 The ground floor retail unit will be retained and separate access for the residential uses will be created to the rear. Access to the retail unit would be unchanged.

3. Proposed Waste Management Strategy

Residential Waste

3.1 The standard Haringey Waste Storage collection service comprises the following three streams:

- RESIDUAL: black wheeled bins, collected once per fortnightly. Lid must be closed. Side/excess waste next to the bin will not be collected
- DRY MIXED RECYCLING: black wheeled bin with green lid or all green wheeled bin, collected once per week. Lid must be closed.
- FOOD WASTE: 25L outdoor, lockable, brown food bin. Collected once per week. Food waste can be placed in the outdoor food bin loose, wrapped in newspaper or contained within compostable liners. Lids must be in locked position.

3.2 The residential units will be provided with a segregated waste bin, which will be fixed into an appropriate kitchen unit. An example standardised kitchen unit is shown below.



3.3 Haringey Waste Storage Guidance states:

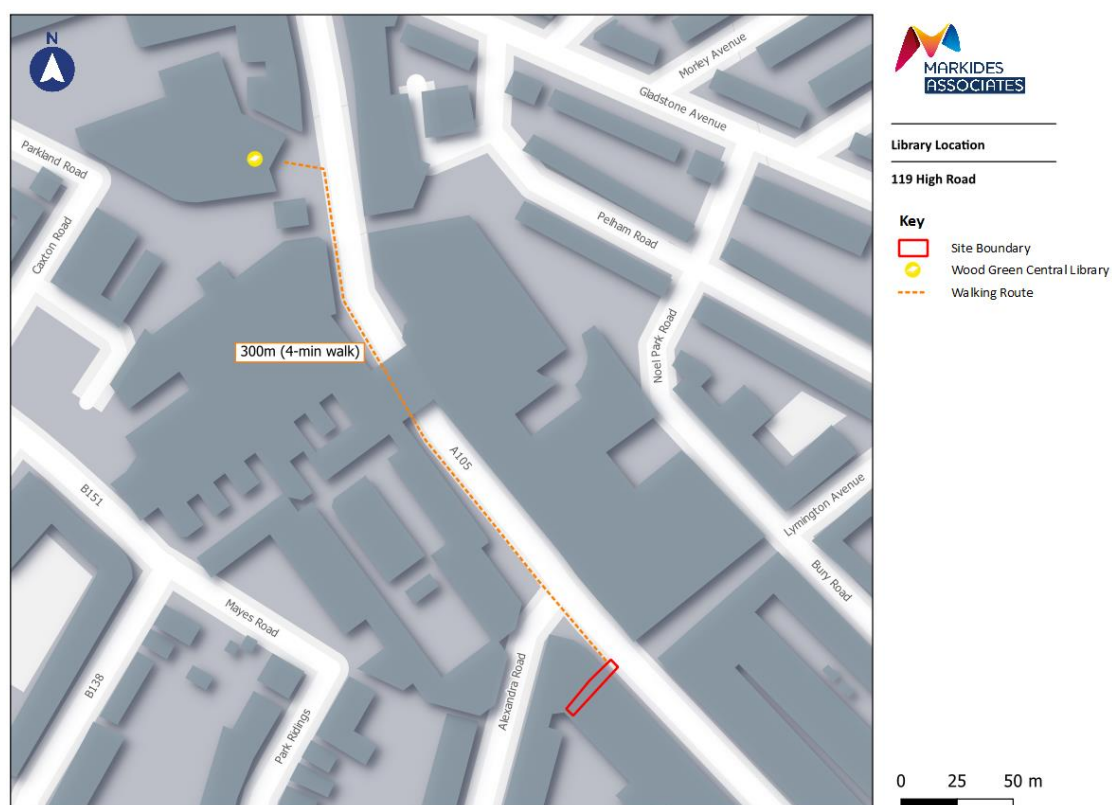
"The majority of Haringey's existing flats-above-shops are within time banded collection zones, where waste presented in sacks is collected at given slots twice per day, seven days per week. However, any new dwelling, including new residential conversion units above shops, should make provision for waste containment. The need to present loose residential waste sacks on the pavement must be avoided."

- 3.4 Waste collection in Haringey is operated by Veolia. Flats above shops are no longer being supplied with pink refuse sacks or green recycling sacks to place their recycling and waste into and black bags are to be used. Residents must visit the local library to collect a roll of green recycling sacks. The nearest library to the site is approximately 300m (a 4-minute walk) at the following address (and indicated in **Figure 3.1**):

Wood Green Central Library
High Road
N22 6XD

- 3.5 This library is open Monday, Tuesday, Thursday and Friday: 9am-7pm, Wednesday: 10am-7pm, Saturday: 9am-5pm, Sunday: 12pm-4pm (access to Ground and First floors only).

Figure 3.1 Library Location



Commercial Waste

- 3.6 The levels of commercial waste produced is dependent on the type of business or community activity likely to take place. The floor area of the commercial unit on the ground floor of the site is 89.15 sqm. The internal commercial waste can be collected in a simple segregated waste collection unit. An example is shown below.

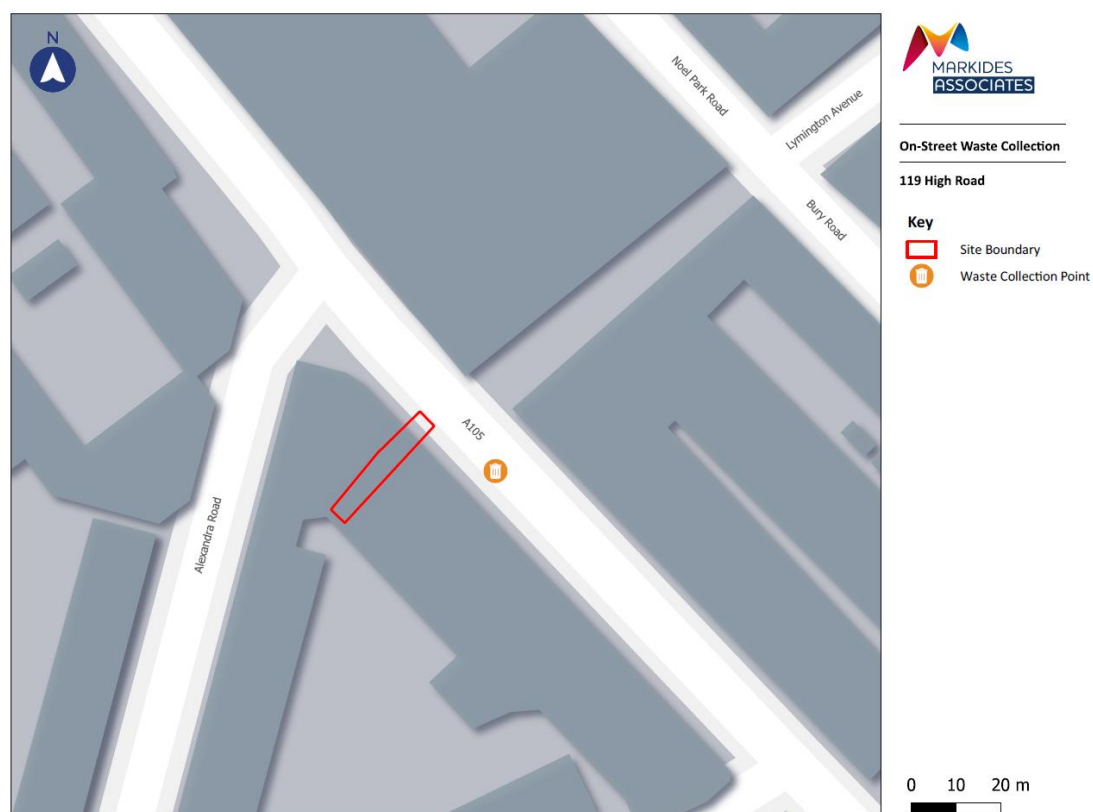


- 3.7 Currently the site operates as a shoe shop and this retailer will remain in-situ. Therefore, the current waste arrangements will continue.

Waste Collection Strategy

- 3.8 Residents in Flats Above Shops and commercial units are to place waste sacks in their designated collection point on the day of collection and the put-out time stated in the leaflet that all Flats Above Shops have received. This leaflet is included in **Appendix A**. The designated collection point is at the lamppost outside 113 High Road adjacent to the site, as illustrated in **Figure 0.1**.

Figure 0.1 Designated Waste Collection Point



- 3.9 The collection times for High Road (N22) for both Flats Above Shops and commercial waste are outlined in **Table 0.1** below.

Table 0.1 Waste Collection Times

Time	Put Out Times	Collection Times
AM	08:00 – 09:00	09:00 – 10:00
PM	21:30 – 23:00	23:00 – 05:00

- 3.10 This is consistent with the current arrangements for the residential flats and commercial units along this section of road. The development proposals will therefore have no impact upon the principle of existing collection practices.

4. Summary and Conclusions

- 4.1 Markides Associates has been instructed to prepare this Operational Waste Management Plan by SM Planning on behalf of FOREST CREEK LIMITED for development located at 119 High Road, London N22 6BB.
- 4.2 The proposal comprise the rear extension and associated alterations for the change of use from ancillary retail storage (Use Class E) to provide two self-contained residential flats (Use Class C3).
- 4.3 This OWMS has taken into account the need to lessen the overall impact of waste generation through the recycling of materials during the operational phase of the development, in line with the relevant Guidance. The party responsible for implementing this Plan is the Applicant.

APPENDIX A – VEOLIA COLLECTION SCHEDULE

FAS and Commercial Collections - AM

POSTCODE	LOCATION	START WARD	AM PUT OUT TIMES	AM COLLECTION	PM PUT OUT TIMES	PM COLLECTION	NIGHT PUT OUT TIMES	NIGHT COLLECTION
N10/N22	Alexandra Park Road	Whole Road Inc. Triangle area J/W Palace Gates Rd	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N8	Alexandra Road	Junction with Turnpike Lane	07.00 to 08.00	08.00 to 09.00	13.30 to 14.30	14.30 to 15.30		
N15	Alfoxton Avenue	The Whole Road - rubbish on the bend by the block next to the TV Shop	06.00 to 06.30	06.30 to 07.30			21.30 to 23.00	23.00 to 05.00
N4	Alroy Road	Whole Road	09.00 to 10.00	10.00 to 11.00	14.30 to 15.30	15.30 to 16.30		
N6	Archway Road	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N17	Ashley Road	Whole Road	06.00 to 06.30	06.30 to 07.30	13.00 to 14.00	14.00 to 15.00		
N2	Aylmer Parade	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N15	Belmont Road	Whole Road	06.00 to 06.30	06.30 to 07.30	15.30 to 16.30	16.30 to 17.30		
N22/N11	Bounds Green Road	Whole Road including headings: Palace Road N11	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N15	Broad Lane	Whole Road	06.00 to 06.30	06.30 to 07.30	13.30 to 14.30	14.30 to 15.30		
N8	Broadway Parade	Whole Road and headings including: Elder Avenue - both sides Park Rd N11	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N11	Brownlow Road	Whole Road	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N17	Bruce Grove	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N8	Church Lane	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N22	Cline Road	Thursday collection only	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N10	Colney Hatch Lane	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N22	Crescent Road	Section by j/w Palace Gates Rd	06.00 to 07.00	07.00 to 08.00			21.30 to 23.00	23.00 to 05.00
N8	Crouch End Hill	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N8	Crouch Hill	Whole Road and headings including: Coleridge Road leading into Coleridge Lane	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N17	Dowsett Road	Whole Road	06.00 to 06.30	06.30 to 07.30	14.00 to 15.00	15.00 to 16.00		
N8/N4	Ferne Park Road	Whole Road	09.00 to 10.00	10.00 to 11.00	16.30 to 17.30	17.30 to 18.30		
N10/N2	Fortis Green	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N10	Fortis Green Road	Whole Road Inc. Odeon Cinema Service Rd	12.00 to 13.00	13.00 to 14.00			21.30 to 23.00	23.00 to 05.00
N17	Great Cambridge Road	Whole Road, Haringey side only	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N2	Great North Road	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N4/N8	Green Lanes	Whole Road and headings including: Salisbury Road N4	08.00 to 09.00	09.00 to 10.00			21.30 to 23.00	23.00 to 05.00
N17	Hale Road	Whole Road	06.00 to 06.30	06.30 to 07.30	13.00 to 14.00	14.00 to 15.00		
N15	High Road	Whole Road and headings	06.30 to 07.30	07.30 to 08.30			21.30 to 23.00	23.00 to 05.00
N17	High Road	Whole Road and headings	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N22	High Road	Whole Road and headings including: Woodside Road Arcadian Gardens Lyndhurst Road Maryland Road Sylvan Avenue Woodside Road	08.00 to 09.00	09.00 to 10.00			21.30 to 23.00	23.00 to 05.00
N8	High Street	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00

N6	Highgate High Street	Haringey Side Only	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N22	Ireland Place	Junction with Whittington road	07.00 to 08.00	08.00 to 09.00	14.30 to 15.30	15.30 to 16.30		
N15	Langham Road	FAS only	06.00 to 06.30	06.30 to 07.30				
N17/N22	Lordship Lane	Whole Road Including: Boreham Road	07.30 to 08.30	08.30 to 09.30			21.30 to 23.00	23.00 to 05.00
N8	Middle Lane	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N17	Monument Way	The bags are left on the corner with the Junction with High Road	06.30 to 07.30	07.30 to 08.30	13.30 to 14.30	14.30 to 15.30		
N17	Mount Pleasant Road	Whole Road	06.00 to 06.30	06.30 to 07.30	14.30 to 15.30	15.30 to 16.30		
N10	Muswell Hill	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N10	Muswell Hill Broadway	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N6/N10	Muswell Hill Road	Whole Road	12.00 to 13.00	13.00 to 14.00	18.00 to 19.00	19.00 to 20.00		
N22	Myddleton Road	Whole Road	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N2	North Road	Whole Road	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N17	Northumberland Park	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N22	Palace Gates Road	Whole Road Inc. Triangle area J/W Alex Pk Rd	06.00 to 07.00	07.00 to 08.00			21.30 to 23.00	23.00 to 05.00
N17	Park Lane	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N8	Park Road	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N15	Philip Lane	Whole Road	06.00 to 06.30	06.30 to 07.30			21.30 to 23.00	23.00 to 05.00
N8	Priory Road	Whole Road	10.00 to 11.00	11.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N4	Quernmore Road	Whole Road	10.00 to 11.00	11.00 to 12.00	17.00 to 18.00	18.00 to 19.00		
N22	Salisbury Road	Whole Road	08.00 to 09.00	09.00 to 10.00			21.30 to 23.00	23.00 to 05.00
N15	Seven Sisters Road	Whole Road	06.30 to 07.30	07.30 to 08.30			21.30 to 23.00	23.00 to 05.00
N4	Seven Sisters Road	Haringey Side Only	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N15	St Ann's Road	Whole Road	06.30 to 07.30	07.30 to 08.30	15.00 to 16.00	16.00 to 17.00		
N10	St James Lane	Tuesday Only	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N22	St Michaels Terrace	Flats Above Shops and any commercial	06.00 to 07.00	07.00 to 08.00	15.00 to 16.00	16.00 to 17.00		
N22	Station Road	Whole Road	06.00 to 07.00	07.00 to 08.00	15.00 to 16.00	16.00 to 17.00		
N4	Stroud Green Road	Haringey Side Only	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N10	Tetherdown	Mon, wed, fri only	12.00 to 13.00	13.00 to 15.00			21.30 to 23.00	23.00 to 05.00
N8	The Broadway	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N17	The Roundway	Whole Road	08.00 to 09.00	09.00 to 11.00	15.00 to 16.00	16.00 to 17.00		
N8	Tottenham Lane	Whole Road	11.00 to 12.00	12.00 to 13.00			21.30 to 23.00	23.00 to 05.00
N8	Turnpike Lane	Whole Road and headings including: Alexandra Road N8	09.00 to 10.00	10.00 to 11.00			21.30 to 23.00	23.00 to 05.00
N15	West Green Road	Whole Road and headings including: Lawrence Road	06.30 to 07.30	07.30 to 08.30			21.30 to 23.00	23.00 to 05.00
N22	Westbury Avenue	Whole Road and headings including: Whymark Avenue	07.00 to 08.00	08.00 to 09.00			21.30 to 23.00	23.00 to 05.00
N8	Weston Park	Whole Road	10.00 to 11.00	11.00 to 12.00	16.00 to 17.00	17.00 to 18.00		
N17/N22	White Hart Lane	Whole Road	09.00 to 10.00	10.00 to 12.00			21.30 to 23.00	23.00 to 05.00
N11	Whittington road	Junction with Bounds Green Road	07.00 to 08.00	08.00 to 09.00	14.00 to 15.00	15.00 to 16.00		
N8	Wightman Road	Whole Road	09.00 to 10.00	10.00 to 11.00	14.00 to 15.00	15.00 to 16.00		



FAS and Commercial Collections - AM

N15	Woodlands Park Road	From West Green Road - Clarendon Road and the Junction with St Ann's Road	06.30 to 07.30	07.30 to 08.30	16.00 17.00	17.00 to 18.00		
-----	---------------------	--	----------------	----------------	-------------	----------------	--	--