

Bin and Cycle Storage Statement

**Condition 5 of
21/05551/FULL1 (appeal APP/G5180/W/22/3293737)**

**Conversion and extension of existing dwelling
into 5 self-contained flats**

at

**20 Manor Road
Beckenham BR3 5LE**

MAR 2024

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Introduction

This Statement has been prepared in respect of Condition 5, attached to planning approval 21/05551/FULL1 granted by appeal on 17th November 2022. (ref APP/G5180/W/22/3293737)

The property is located at 20 Manor Road, Beckenham BR3 5LE.

The approval was for the conversion and extension of an existing building currently used a single dwelling into 5no.flats.

A bin storage area was noted on approved drawing D001 Rev B (by Robert Fish Associates) accompanying the application. Condition 5 of the approval (given by the Appeal Inspector) states that:

No part of the development hereby permitted shall be occupied until space has been laid out within the site in accordance with dwg no.D001 Rev B for the refuse and recycling facilities and for bicycles to be parked and that space shall thereafter be kept available for the refuse and recycling facilities and the parking of bicycles.

Drawing D001 rev B indicated a bin storage area for 6no. wheelie bins. Having recently gained approval for a similar nearby development we believe this to be incorrect and not in accordance with your waste management policy.

Drawing D001 rev B showed a parking layout with a notional cycle storage area indicated, but no indication of size or number cycles.

It has become apparent that the parking and entrance layout shown on D001 rev B would not meet the requirements of Condition 6 regarding submission of details pertaining to site access junction and pedestrian visibility splays. The current fence and parking bays would obstruct the 2m x 2m visibility as they are higher than 0.6m. Furthermore, with the parking arrangement shown is difficult to enter & exit in forward gear as there is no room to turn and spaces impact the tree T1 RPA. Therefore, in order to satisfy Cond 6 (dealt with as a separate application) we have needed to revise the site layout. See attached drawing 2081-PC01.

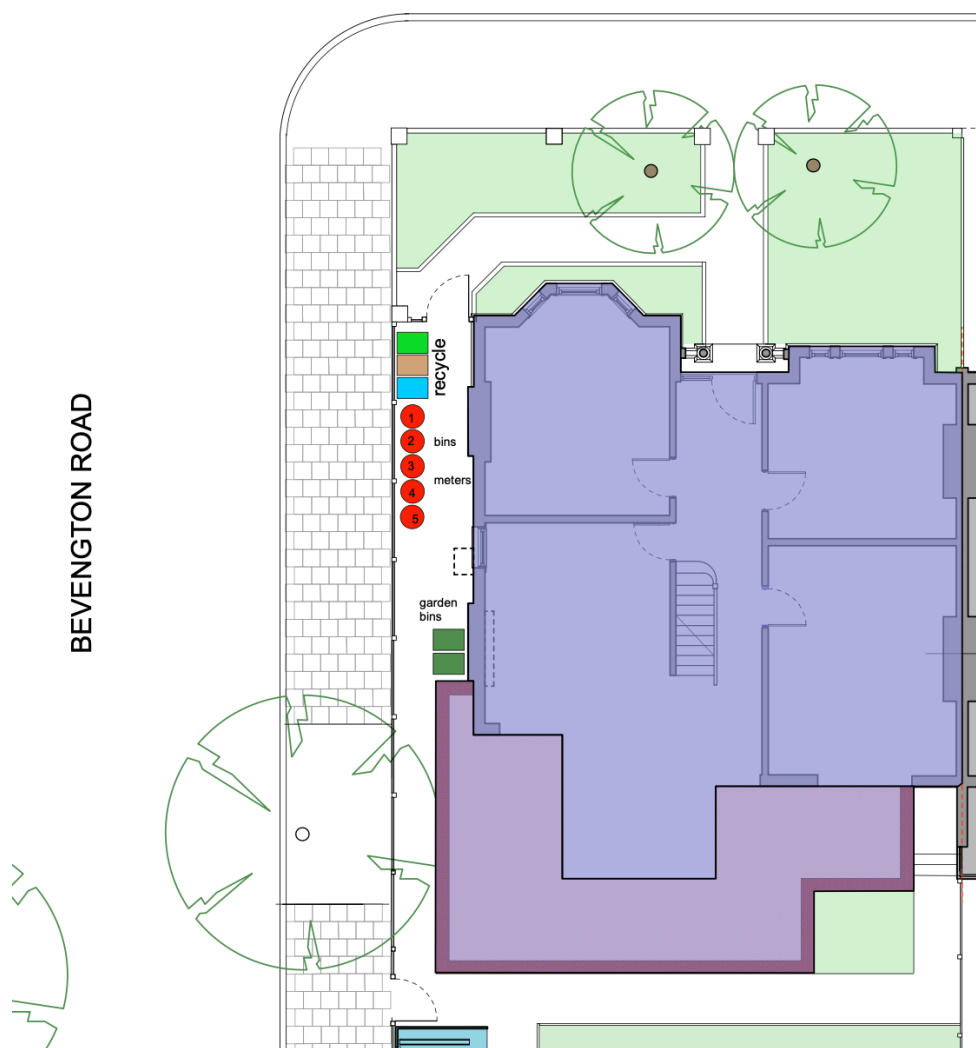
REFUSE

Proposal

It is intended to use the individual residential guidance on requirements taken from Bromley Refuse guidance for developers. As this is only 5 dwellings, this would seem inappropriate to use the guidance for developments of 6 or more with 1100 litre containers.

A new bin storage area is proposed to the side as per the approved drawing D001 rev B, accessed via a close boarded gate therefore out of street view. This will accommodate the bins (refuse & recycling). To help encourage recycling an under counter recycle bin would be provided in the new kitchen units. The area at the front of the property would be used for bags/ bins on collection day only.

MANOR ROAD



Site Plan - location of bins

Non- recycling - black sack storage

We understand that non-recycle refuse is collected in black sacks which may be stored in a bin during the week until collection day. Wheelie bins for non-recycling are not currently collected by Bromley. We don't believe a shared storage cupboard / container is appropriate for black sacks and prefer to provide individual storage facilities. Small individual 80litre round sack bins with lids would be better than 120 litre wheelie bin for ease of removing sacks on collection day. The space we have provided will suit both round sack bins and wheelie bins, should Bromley change their collection procedures.



Individual 80 litre round bin
(540mm dia x700mm high)

Re-cycling - Wheelie bin (shared)

Bromley Refuse guidance for developers advises recyclables should also be considered at a rate of:

- one 240 litre wheeled bin for paper (blue lid)
- one 240 litre wheeled bin for glass/plastic/cans per six units (green lid)
- one 240 wheeled bin for food waste per 20 dwellings. (brown lid)

As these are small dwellings (1 -2 beds) with communal areas it would seem appropriate that the recycle bins are shared. To help encourage recycling an under counter recycle bin would be provided in the new kitchen units.

Paper & Card	Food	Plastic, Glass, Cans & Tins
<p>✓ Yes please</p> <ul style="list-style-type: none"> ✓ Envelopes with & without windows ✓ Cardboard tubes (e.g kitchen and toilet rolls) ✓ Junk mail & leaflets ✓ Receipts ✓ Catalogues and phone books ✓ Greeting cards (e.g birthday and Christmas) ✓ Shredded paper (place in a plastic carrier bag and leave untied) ✓ Paper bags ✓ Paperback books ✓ Cardboard packaging and boxes (flattened or cut up to fit inside your recycling box, or left in a neat, manageable 2ftx3ft bundle next to it) also include boxes of pizza, cereal, eggs etc ✓ Paper from sandwich packaging ✓ Newspapers and magazines 	<p>✓ Yes please</p> <ul style="list-style-type: none"> ✓ Tea bags and coffee grounds ✓ Plate scrapings ✓ Pet food ✓ Dairy products and eggshells ✓ Meat, fish & bones ✓ Leftover food ✓ Cooked and uncooked food ✓ Fruit, vegetables & peelings ✓ Cut flowers (placed in a compostable bag or newspaper) ✓ Used kitchen paper ✓ Used tissues ✓ Small amounts of sauces & gravy ✓ Fat & gristle ✓ Nuts & shells ✓ Bread, pasta, cereal and rice 	<p>✓ Yes please</p> <ul style="list-style-type: none"> ✓ Drink and milk cartons ✓ Glass bottles and jars - all colours (including jar and bottle tops) ✓ Food tins and foil ✓ Bleach & disinfectant bottles ✓ Coffee cup lids ✓ Cleaning product bottles, sprays & tubs ✓ Cooking oil bottles ✓ Drink cans ✓ Ice-cream containers ✓ Shampoo & roll-on deodorant bottles ✓ Fruit punnets ✓ Metal & plastic lids ✓ Biscuit tubs & tins ✓ Ready meal food trays ✓ Aerosol cans ✓ Plastic egg cartons ✓ Yoghurt pots ✓ Margarine tubs ✓ Milk and drinks plastic bottles

Garden - Wheelie bin (shared)

As there are garden areas, we have also allowed areas for garden waste bins which we understand is provided by Bromley on a subscription basis. Two shared bins would suffice for all flats.

CYCLES

The London Plan requires secure covered cycle parking for all new C3-C4 Use (dwellings) as per the attached table.

Use Class		Long-stay (e.g. for residents or employees)
C3-C4	dwellings (all)	<ul style="list-style-type: none">• 1 space per studio or 1 person 1 bedroom dwelling• 1.5 spaces per 2 person 1 bedroom dwelling• 2 spaces per all other dwellings

We calculate that total of 8 spaces are required as follows:

- 2no. 1 bed flats @ 1 space per flat = 2 spaces
- 2no. 2 bed flats @ 2 spaces per flat = 4spaces
- 1no. 4 bed flat @ 2 spaces per flat = 2 spaces

We proposed the cycles to be stored in dedicated propriety lockers which, given the location within the rear communal garden, will be less obtrusive than a large full height cycle shed. 2no. Velo-store bike locker by Cycle Works (or similar) would provide storage for 8no. cycles.

