

PLANNING APPLICATIONS COMMITTEE 28 April 2022

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	20/P2638	20/08/2020

Address/Site Carters Housing Estate, Raynes Park, SW20

(Ward) Raynes Park

Proposal: Installation of 45 free standing bin storage units to hard landscaped areas involving the loss of 16 formal on-street car parking spaces and 14 informal car parking spaces across carter's estate (total of 388 parking spaces reduced to 358).

Drawing Nos: CHG-CE-P-LP-P, CHG-CE-P-BPO-P Rev B, PBLX-2, PBLX-3, PBLX-4, PBLX-6, CHG-CE-P-BP1-P Rev B, CHG-CE-P-BP2-P Rev B, CHG-CE-P-BP3-P Rev B, CHG-CE-P-BP4-P Rev B, CHG-CE-P-BP5-P Rev B

Contact Officer: Tim Lipscomb (0208 545 3496)

RECOMMENDATION

Grant Permission subject to conditions

CHECKLIST INFORMATION

- Heads of Agreement: No.
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes (major application)
- Site notice: Yes (major application)
- Design Review Panel consulted: No
- Number of neighbours consulted: 876
- External consultations: Yes
- Flood Zone - No
- Conservation area: No
- Listed buildings: No
- Tree protection orders: No
- Controlled Parking Zone: No
- PTAL: 1a-2 (poor) (entrance to the estate is PTAL 3-4)

1. **INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and scale of the development and the number of objections.

2. **SITE AND SURROUNDINGS**

- 2.1 The site comprises the Carters Estate, bounded to the west by the A3, to the north by a railway line and to the east by the B282. To the south of the site is warehouse style retail units along Bushey Road (occupied by 'Next' and 'Pets at Home') with surface level car parking and West Wimbledon Primary School.
- 2.2 The site includes Bodnant Gardens, Savill Gardens, Stourhead Gardens, Polesden Gardens, Petworth Gardens, Hidcote Gardens, Nymans Gardens, Farnham Gardens and Grayswood Gardens. The estate is managed by Clarion Housing Association.
- 2.3 The estate comprises rows of flat roof, two-storey dwellings and three storey flatted blocks, laid out in terraced blocks, with a distinctive architectural form typical of the 1960s, exhibiting a utilitarian form with brickwork at ground floor level and a range of colours of vertical slate or tile hanging/cladding at first floor level. The site also accommodates the 4 storey Carter House Nursing Home building, to the junction of Bodnant Gardens and Farnham Gardens. Landscaped courtyards are dotted around the site with two larger, linear greens spaces running north to south within the estate.
- 2.4 A number of the residential dwellings have individual driveways to the frontage of the properties and/or integral garages (although it is unlikely that many garages are used for parking of cars as the garages are relatively narrow). A number of integral garages have been converted into habitable accommodation. On street parking is available in parking bays and on other areas of the roads, which are not restricted by double yellow lines (double yellow lines are in the vicinity of junctions only).
- 2.5 There are a total of 422 residential units within the site with 388 parking spaces on site currently (a parking ratio of 0.92 spaces per unit).
- 2.6 Refuse and recycling storage is in wheelie bins on the individual driveways of houses and within wheelie bins for communal use are to the frontage of the flatted blocks, within the approach route to the entrances to the building, in addition to the internal bin storage areas in the flats. The whole estate is on a fortnightly wheelie bin collection which alternates between refuse/paper & card recycling one week and dry mixed recycling the next. Food waste is collected weekly.
- 2.7 The site is subject not subject to any specific planning constraints and is not within a Controlled Parking Zone (however, signage indicates that parking in bays is for residents only). The site has a PTAL range of 0-4. The access into

the estate at Bodnant Gardens has a PTAL of 4, this drops to 1b for the majority of the estate and 0 for the westernmost parts of the estate.

3. CURRENT PROPOSAL

3.1 The application seeks permission for the provision of 240 freestanding bin stores around the site, in 45 groups (or banks), to be located in areas which previously accommodated car parking, or on hardstanding areas adjacent to raised planters and fences/walls. These freestanding communal bin stores would replace the existing communal bins that the householders living in the flatted units currently have.

3.2 As set out above, there are a total of 422 residential units within the site with 388 parking spaces on the site currently. The overall level of car parking on the site would be reduced to 358 spaces, a reduction of 30 spaces. In terms of overall parking provision, the existing ratio is 0.92 spaces per dwelling, with the proposed ratio being 0.85 spaces per dwelling.

3.3 The proposals for each street in the estate are set out below:

Bodnant Gardens

2 informal parking spaces lost.

1 bank of bins at no.38 (3 bin units)

1 bank of bins at no.24 (3 bin units)

Farnham Gardens

5 parking spaces on off-street parking bays lost.

2 informal parking spaces lost.

Provision of 11 banks of bins (33 bin units)

Provision of 2 banks of bins (4 units) between nos. 31-35 and nos.12-14)

Provision of 1 single bin adjacent to Carter House.

Grayswood Gardens

1 informal parking space lost

1 single bin unit proposed

Hidcote Gardens

No changes proposed

Nyman Gardens

No changes proposed

Petworth Gardens

Provision of 2 banks of bins (4 units)

Polesden Gardens

7 parking spaces on off-street parking bays lost.

5 informal parking spaces lost.

Provision of 13 banks of bins (39 bin units)

Provision of 2 banks of bins (4 units) between nos. 93-97 and nos.12-14)

Provision of 2 banks of bins (4 units) between nos. 8-12 and nos.13-15)

Savill Gardens

1 informal parking space to be lost.

1 single bin unit proposed

Stourhead Gardens

4 parking spaces on off-street parking bays lost.

3 informal parking spaces to be lost.

Provision of 5 banks of bins (16 individual bins) adjacent to the road. 1 bank of bins adjacent to nos.43-47 (3 bin units).

- 3.4 The bin storage would be to serve flatted units on the estate only, with the houses continuing to have individual refuse and recycling collections.
- 3.5 The applicant has confirmed that the existing internal bin storage cupboards would be closed off once the new facilities are installed.
- 3.5 Four bin storage types are proposed:
- PBLX-2 1490mm height, 1374mm width, 1062mm depth
 - PBLX-3 1490mm height, 2037mm width, 1062mm depth.
 - PBLX-4 1490mm height, 2656mm width, 1062mm depth
 - PBLX-6 1490mm height, 3938mm, 1062mm depth
- 3.6 The bin storage units have curved roof profiles. They have robust galvanised steel frames (silver), with steel panel cladding (black finish) with a fireboard MgO core internal liner. The doors are full height and clad to match.
- 3.7 The submitted Design & Access Statement sets out the following points in support of the application:
- “Since the South London Waste Partnership has brought in fortnightly collections across the Borough, this has impacted on waste storage to the blocks of flats on Carters Estate, resulting in a shortage of refuse storage on the site. The capacity has found to be too small to meet Merton’s requirements. In relation to this the designer has looked into various options and have considered the following in the layout and design for the bins stores:

- Most efficient way of distributing the locations of bins stores, which will have less impact to the residents and existing structures;
 - Ease of access by council refuse lorries;
 - Minimum effect to existing parking provisions to the whole estate.
- Because of the limitations of space, the option agreed was stand-alone bin enclosures located as near to the blocks as possible which has meant taking up several parking spaces across the estate. The alternative was to take out brick planted areas in these locations but the amount of groundwork involved was cost prohibitive. Having the proposed bin enclosures will allow for larger refuse and recycling facilities with greater capacity to cope with the reduced collection frequencies and will also mean that they comply with Clarion's fire safety recommendations.
 - In order to ensure sufficient provision of waste and recycling refuse areas, stores to house a total of 240 bins will be installed. The proposed increase in refuse provision will reduce the number of parking spaces throughout the site.
 - The current location of the existing bins is unsightly and pose a significant fire risk. Clarion have been advised that they need to relocate the refuse bins from inside the blocks to a location that is outside and away from the front of the building
 - This application seeks to address this urgent need with the provision of bin stores which are aesthetically pleasing and compact and installed in convenient and safe locations for the benefit of the residents.
 - The stores will be located so as not to have unacceptable impact on the amenity of residents and will not obstruct any designated emergency access routes.
 - This proposal will mean Clarion Housing Group can satisfy the requirements of fire risk assessments and improve amenities for their residents."

3.8 The application is accompanied by the following key supporting documents:

- Design and Access Statement
- Email summarising number of parking spaces to be lost (dated 01/09/2021)

4. RELEVANT PLANNING HISTORY

4.1 A number of applications for individual properties but none directly relevant to this proposal.

5. CONSULTATION

5.1 Site notice posted, neighbouring properties notified. 11 representations have been received raising objection on the following grounds:

- Parking is already difficult.
- The loss of any spaces will present further difficulties in parking.
- Suggestion that a permit system be introduced if these changes are to proceed.
- External bin storage will encourage fly-tipping and attract vermin.
- The existing system should be continued but improved.
- Suggestion that raised planters or other green spaces around the estate be removed to make space for the bin store as they do not add much to the area and this would avoid losing parking spaces.
- Concerns that people will simply pile rubbish by the bins as the narrow apertures will be inconvenient.
- Some bins are located adjacent to residential properties and there would be noise and smell disturbance, in addition to the impact on outlook from living areas. Suggest bins be located much further away from the properties.
- There has been no discussion between Clarion and residents.
- Query what steps will be put in place to assist residents with limited mobility.
- Query if steps will be taken to ensure residents do not continue putting rubbish in internal bin cupboard areas.
- Concern that the bin storage proposed would not give sufficient capacity compared to the existing arrangements, particularly on Polesden Gardens, which would have less refuse storage space available than currently (45 black bins to reduce to 36)
- Query how the cost of the bins will be levied on residents.
- Concern that maximum drag distance of 25m would be exceeded.
- The biggest issue for the residents living in flats is that the black bins are housed internally within the block itself. These blocks were designed in times of weekly bin collections, but as soon as they changed to fortnightly, it became intolerable, especially for those living next to the bin rooms on the ground floor.
- It is clear that with fortnightly collections, the black bins represent a health hazard and should therefore be housed outside. This should be prioritised over the recycling bins for health and hygiene reasons.

5.2 1 representation of support has been received, supporting but also raising concern on the loss of parking and concerns over the bins smelling. They also query what would happen to the internal bin cupboards and suggest use as bike/buggy rooms.

Internal consultees

5.3 LBM Highways:

The applicant must ensure that no bin stores are constructed on or open over the public highway

5.4 LBM Transport Planner:

The submitted survey indicates the loss of 29 spaces overall in comparison to ratio of 0.92% (existing) to 0.85% of (proposed).

The reduction is unlikely to have a significant impact on the surrounding highway network.

Recommendation: Raise no objection.

5.5 LBM Waste Management:

There is no objection to the planned waste arrangement. Kindly accept this as an approval.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2021)

- 2. Achieving Sustainable development
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the historic environment

6.2 London Plan (2021)

- D1 London's form, character and capacity for growth.
- D4 Delivering good design
- D5 Inclusive design
- D8 Public realm
- D12 Fire Safety
- D14 Noise
- T6 Car parking
- T7 Deliveries, servicing and construction
- SI 7 Reducing waste and supporting the circular economy
- T1 Strategic Approach to transport
- T2 Healthy Streets

6.3 Merton Core Planning Strategy (July 2011)

- CS2 Mitcham Sub-Area
- CS11 Infrastructure
- CS13 Open Space, Nature Conservation, Leisure and Culture
- CS14 Design
- CS15 Climate Change
- CS17 Waste Management
- CS18 Active Transport
- CS20 Parking, Servicing and Delivery

6.4 Sites and Policies Plan and Policies Map (July 2014)

- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments

DM O2	Nature Conservation, trees, hedges and landscape features
DM T1	Support for sustainable transport and active travel
DM T2	Transport impacts of development
DM T3	Car parking and servicing standards

6.5 Supplementary planning guidance.

London Sustainable Design and Construction - SPG 2014
 London Character and Context SPG - 2014
 Merton's Design SPG 2004
 London Borough of Merton Municipal Waste Management Strategy 2006 – 2021
 South London Waste Plan 2012
 Draft South London Waste Plan (2012-2036) (Initial consultation stage)
 LBM Waste and Recycling Storage Requirements (undated)

7. PLANNING CONSIDERATIONS

7.1 Principle of development

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

7.1.2 The National Planning Policy Framework 2021, London Plan 2021 policies and the Council's Core Strategy policy CS17 seek to increase recycling rates and ensure that well-designed waste storage facilities, that will include recycling, are incorporated for new development where appropriate.

7.1.3 The applicant argues that the existing bin storage on the site is problematic for a number of reasons.

- The spaces are not large enough to accommodate the amount of refuse required which has led to over filling and over-spill of rubbish. (Recent changes to the recycling and refuse collection arrangements in Merton mean more recycling containers are required than previously).
- The spaces are incorporated into the structure of existing residential buildings and fires have been an on-going concern.

7.1.4 A robust form of communal bin storage is, therefore, considered appropriate. However, unless communal bin storage is intensively monitored and regularly kept clean, it can be subject to waste spills and attract additional small-scale dumping / fly-tipping and vermin with negative visual amenity impacts. Therefore, the success of the scheme would depend heavily on rigorous management and maintenance.

7.1.5 The proposal is considered to be acceptable in principle subject to compliance with other Development Management policies.

7.1.6 The key issues will be the impact on the amenities of residents, the visual impact of the proposed bin stores, access considerations and parking/highway considerations.

7.2 Impact on visual amenity

7.2.1 The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. London-wide planning policy advice in relation to design states that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

7.2.2 Policy DM D2 seeks to ensure a high quality of design in all development, which relates positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area. Core Planning Policy CS14 supports this SPP Policy.

7.2.3 It is noted that the opportunities for siting the proposed bin stores are restricted in terms of distances to dwellings and availability of space to accommodate the bin stores. In addition, landscaped raised beds would not be removed, thereby retaining some of the visual relief they provide. Therefore, it is primarily within rows of parking bays and areas on the street where informal car parking occurs, where new bin stores would be sited.

7.2.4 In general design and appearance terms, the bin stores proposed are considered to be acceptable. The bins would be substantial and would stand at 1.5m in height, however, they would be spaced out around the estate, largely in areas already used for parking.

7.2.5 Officers acknowledge that the bin stores would have some impact on the visual amenities of the street scene, however, this limited visual intrusion is considered to be outweighed by the need for robust bin storage around the estate.

7.2.6 Whilst the proposal results in some impact on the character of the area, on balance, the benefit of providing the bin stores is considered to outweigh this limited harm.

7.2.7 It is also of note that the site has experienced incidents of fly-tipping and that the bin stores are intended to reduce the occurrences of this, which would improve the character of the area. In order to ensure good practice in terms of the use of the bin stores, it is important to have clear signage and sufficient storage space. With no clear signage or instructions communal bin stores can be susceptible to mis-use and contamination of recycling streams.

7.2.8 Subject to clear indications for the use of the bins and proper on-going maintenance, there is no reason to indicate that the bin stores would suffer from mis-use or overflowing bins. Officers advise that detailed management measures are controlled by way of condition.

7.2.9 The proposed bins would have some impact on the character of the area in terms of increased street clutter but they would enable a reduction in the more ad hoc arrangement of wheelie bins and overall the impact on visual amenity is considered to be acceptable.

7.3 Impact on residential amenity and environmental impact

7.3.1 Policy DM D2 seeks to ensure that development does not adversely impact on the amenity of nearby residential properties and that the living conditions of existing and future occupiers are not unduly diminished.

7.3.2 Officers acknowledge that there are problems associated with communal bin storage as opposed to individual bin storage, due to a lack of individual responsibility for managing waste in communal waste areas.

7.3.3 In general, communal bin stores can often be poorly managed. Once a bin store starts to look uncared for, people often dump their waste either on the ground or in the wrong bins. Poorly maintained areas that smell, are contaminated by spills and generally not cleaned quickly can encourage anti-social behaviour and a lack of pride or care. It is important to maintain these areas to a high standard.

7.3.4 The management and maintenance of the bin storage facilities will be critical in ensuring the success of the scheme.

7.3.5 The application details the position of bin stores in order to demonstrate that access is possible, however, in order to ensure that the rubbish/recycling scheme performs highly officers recommend that a pre-commencement condition to secure a Refuse and Recycling Operational Waste Plan (RROWP) to secure details of mitigation and management measures to include the following:

- Details of the frequency of collections.
- Schedule of on-going maintenance and cleaning.
- Fully accessible multi-channel communications and signage to support management and encourage desired recycling behaviours
- Contractual agreements with residents that include clear obligations on management of waste and use of facilities.
- Facilities and systems that support the collection and reporting of waste management information to help identify and address performance issues.
- provide communications and signage that is easily understood by different nationalities with varying proficiency in the English language.

- 7.3.6 Contingency arrangements should be made in case the waste collector does not pick up waste, for example during the Christmas period. The developer should agree actual collection cycles and servicing arrangements with the waste collection authority as part of the condition discharge process.
- 7.3.7 In addition to effective on-going management and monitoring it will be necessary to ensure effective user engagement. Officers recommend a pre-commencement condition to secure a user engagement plan to cover the following matters:
- Users need to be clearly informed as to how to use the service that is provided. This includes what waste materials go where and how they should be presented. Instructions should be made available within the residential unit. Each time a new resident occupies a unit they should be provided with clear instructions and ideally a face to face induction. Depending on the waste management arrangements, user instructions may need to be tailored 'block by block' and include details of:
 - The location of bin store areas. (potentially including a map of the location of the bin store);
 - Materials that are accepted and not accepted in each type of bin;
 - Arrangements for depositing of any bulky waste.
 - Clear user instructions on the property website (if applicable);
 - Engagement by site management / facilities management staff.
 - Details of signage in and around the container storage areas and within residential buildings. As a minimum all signs should:
 - be constructed from a durable material such as metal or rigid plastic;
 - be clear and use icons and images rather than words (English may not be the first language for some residents);
 - be appropriately located on or above waste/recycling containers, on the door of a container storage area etc.;
 - include information about food waste.
- 7.3.8 The layout and design of the proposed bin stores has the potential to result in a more effective refuse and recycling management system on site than currently exists. However, in order to ensure that the facility operates effectively officers recommend that details of the on-going management be secured by way of condition.
- 7.3.9 It is noted that the proposals do not include controlled access to the bin stores. Controlled access can be useful in that it ensures access to the bin stores is by residents only. However, given the inherent difficulties in the practicalities of this arrangement, which include on-going management, provision of keys or fobs where it may not be realistic to assume that keys or codes would be reliably

carried, it is considered that controlled access may not be beneficial to the effectiveness of the scheme.

7.3.10 It is noted that there is a level of objection to the proposed bin store arrangements. A large proportion of the objection letters cite concerns with the management of the bin stores and the potential for fly-tipping, vermin and other environmental issues that can be associated with communal bin storage. These concerns have been carefully considered and it is concluded that the effective management of the bin stores is critical to the success of the project. As set out above, a management program is intended to be secured by way of condition.

7.3.11 The management details will also be required to address what additional assistance will be provided for those with mobility issues.

7.3.12 The applicant has sought to ensure that bin drag distances are minimised and the proposals have been formulated in tandem with the Council's Waste Management section. Therefore, whilst there may be some areas where drag distances are marginally higher, the overall layout would be serviceable by the Council's Waste collection operatives.

7.3.13 In terms of fire safety, the proposals have been designed to improve fire safety by removing bin storage from within the residential buildings. Confederation of Fire Protection Associations in Europe (CFPA E) guidance specifically deals with 'Safety distances between waste containers and buildings'. The applicant has set out that the proposal would meet the relevant guidelines by being set at least 2.5m from any building opening. Whilst this matter would primarily be dealt with at the building control stage, officers note that Fire Safety CFPA-E guidance states that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. Therefore, in addition to any controls at the Building Control stage, officers recommend a pre-commencement condition requiring confirmation from a suitably qualified fire expert that the bins meet the required standards.

7.3.14 Subject to condition, no overriding concern is raised in relation to the proposals in terms of the impact on neighbouring amenity, environmental impacts of fire safety.

7.4 Transport, highway network and parking

7.4.1 Transport policies in the London Plan states that Development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Policy CS20 of the Core Planning Strategy seeks to implement effective traffic management by:

- Prioritising for people with restricted mobility and protecting vulnerable road users,
- Requiring developers to demonstrate that their development will not adversely affect pedestrian and cycle movements, safety, the

convenience of local residents or the quality of bus movement and/or facilities; on-street parking and traffic management,

- Requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway
- Requiring developments to incorporate safe access to and from the public highway as well as on-site parking and manoeuvring for emergency vehicles, refuse storage and collection, and for service and delivery vehicles

7.4.2 The siting of the proposed bin stores is such that it would not have an adverse impact on refuse vehicle movements and the stores can be adequately accessed and no objection is raised in this regard.

7.4.3 The proposal would result in a reduction in car parking spaces across the site. In terms of planning policy, this reduction in parking levels is not objectionable as Transport for London guidance seeks to promote alternative modes of transport and therefore car parking standards are expressed as a maximum.

7.4.4 Maximum parking standards for an area with a PTAL of 2-3 have a maximum parking standard of 0.75 - 1 spaces per dwelling, in areas with a PTAL of 0-1 the maximum parking standard is 1.5 spaces per unit. The proposal would reduce the overall level of car parking from 0.92 spaces per dwelling to 0.85 spaces per dwelling.

7.4.5 It is noted that the site has a relatively low PTAL. However, the overall reduction in parking spaces would not warrant a refusal in planning policy terms. It is noted that the Council's Transport planner does not raise objection to the reduction in parking levels.

7.4.6 Notwithstanding this, it is noted that a number of objections have been received raising parking problems as a concern. This is noted and officers are aware that the estate can be used for commuter parking, which can exacerbate the issue. It is possible for residents of the estate to lobby the Council to create a Controlled Parking Zone but a need for one has not been identified by the Council's Transport Planner as a result of this application. Whilst it is appreciated that residents may consider that any reduction in parking provision would not be advantageous, in terms of planning policies, which seek to reduce reliance on private motor cars, officers conclude that there would not be a sufficient justification to warrant a refusal of planning permission.

7.4.8 The bin stores would be accessed from the top by residents. Waste collection operatives would use a door which would open over highway land. However, as this would be locked and restricted to waste collection operatives only, the Council's Highway Officer has confirmed that this arrangement is not objectionable.

7.4.7 The proposal is considered to be acceptable in terms of highway safety, capacity and in relation to parking considerations.

8. Conclusion

- 8.1 The requirement for recycling and food waste disposal through the Council's recent changes to refuse collection are such that the continued use of individual bin stores across the estate would exacerbate an existing problem with bin blight. Therefore, the need for a comprehensive refuse/recycling strategy is considered reasonable.
- 8.2 The overall benefit to the appearance and function of the estate, along with the actual benefits of increasing recycling rates are such that on balance, officers recommend that permission be granted. Given the degree to which Clarion can manage communal facilities such as this across the estate, the application of suitable safeguarding conditions relating to the management of the bin stores is considered to be pragmatic and enforceable.

9.0 Recommendation:

Grant planning permission subject to the following conditions:

1. Time limit
2. Approved Plans
3. Non Standard Condition – Fire resistance rating of bins.
4. Non Standard Condition – Management program for use of bin stores (including collection timetables, maintenance, cleaning, assistance for those with limited mobility and signage etc.)
5. H14 Doors/Gates – not to open over highway land (other than for collection operatives)
6. Non Standard Condition – Scheme to make good existing recessed bin stores
7. D11 Construction Times

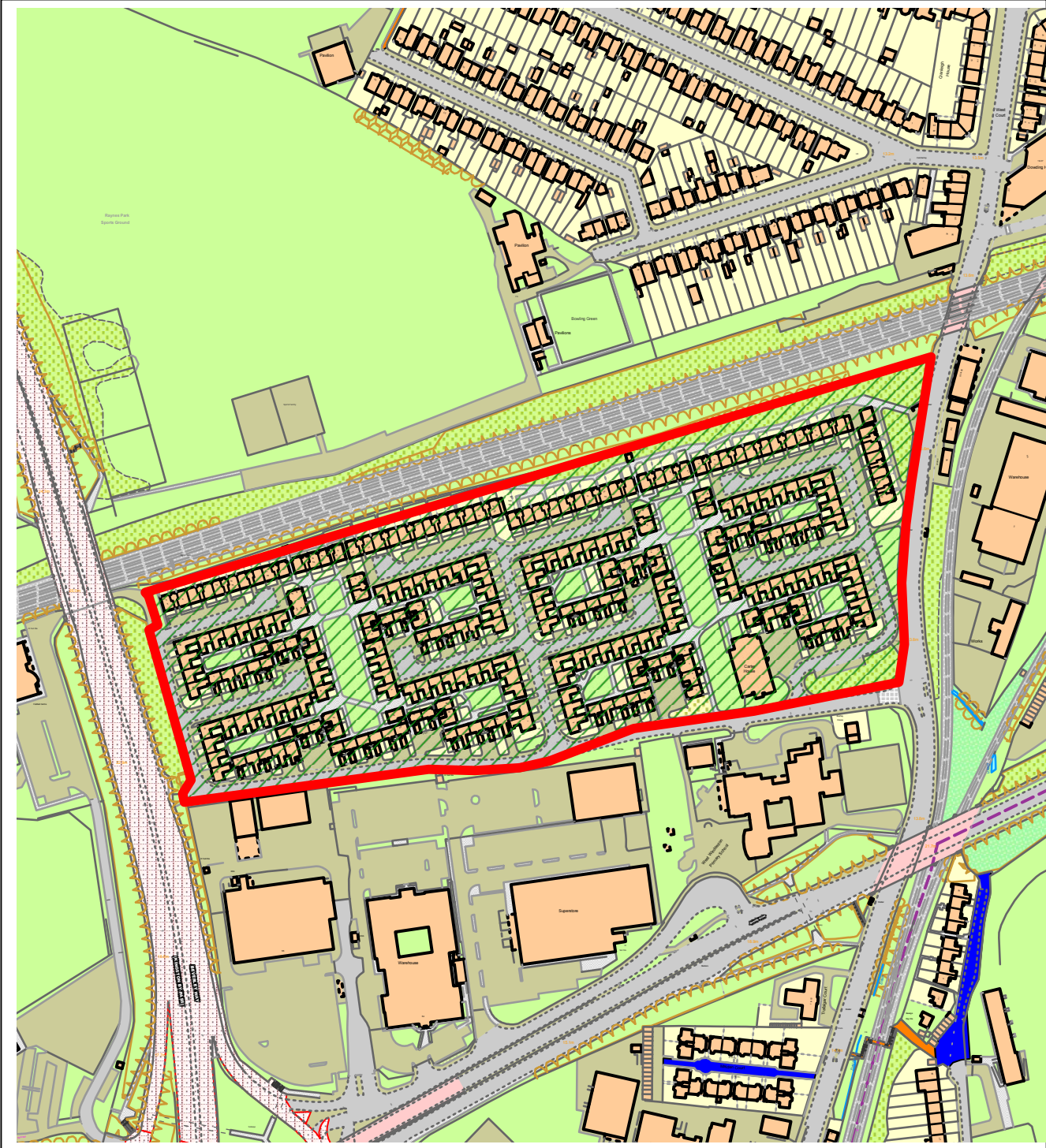
Informatives:

1. INF 09 Works on the Public Highway – You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.
2. INF 12 Works affecting the public highway - Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or

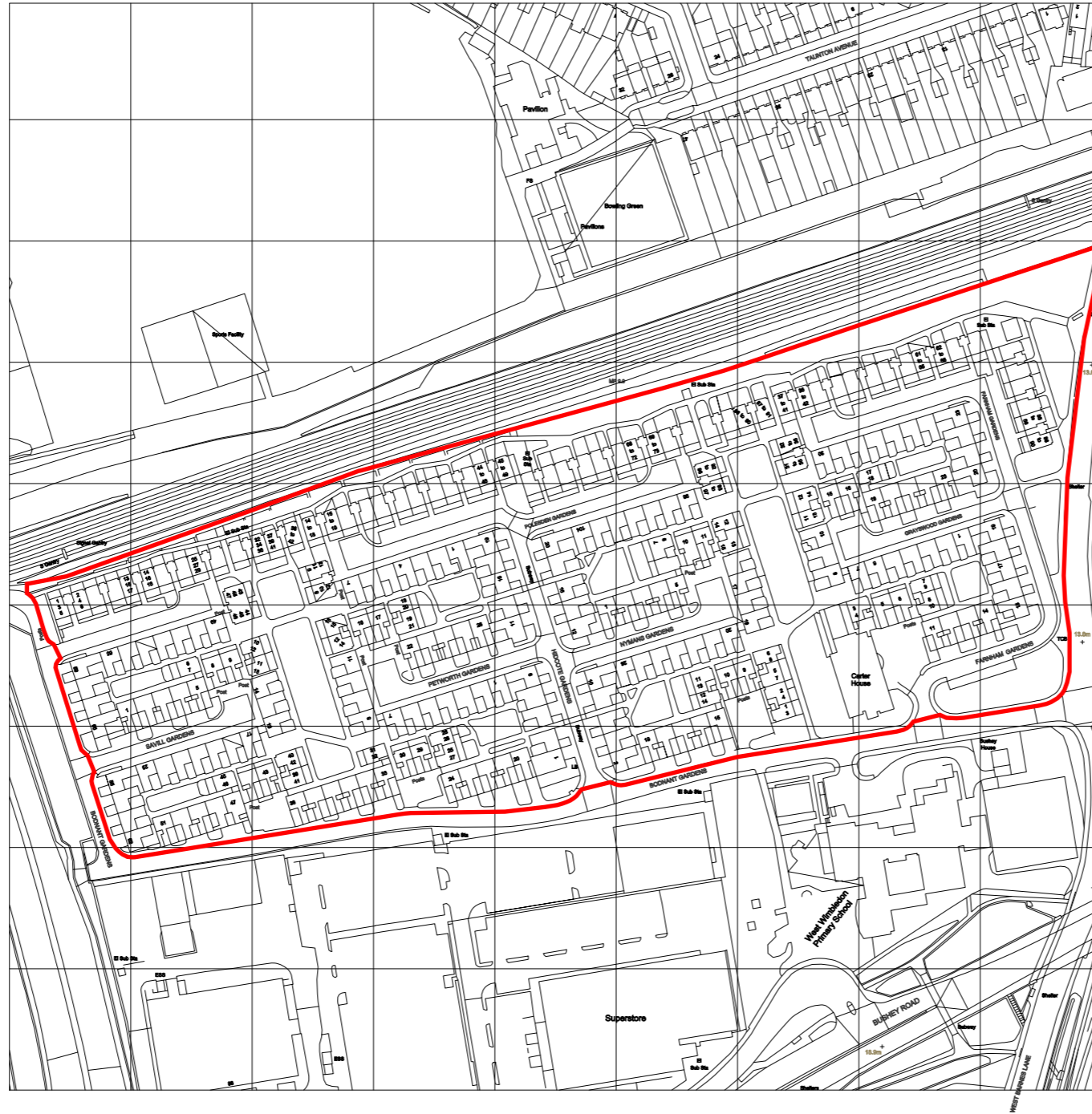
affecting the public highway, shall be co-ordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Merton. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with the London Borough of Merton, Network Coordinator, (telephone 020 8545 3976). This must take place at least one month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are co-ordinated to take place wherever possible at the same time.

3. INF 15 Discharge conditions prior to commencement of work
4. NPPF Informative – approved schemes

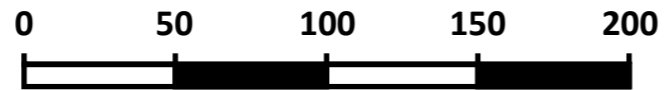
NORTHGATE SE GIS Print Template



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Produced on 10 August 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 522389,168780 522389,169228 522837,169228 522837,168780
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Crown copyright 2020. Supplied by coppla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
 Data licenced for 1 year, expiring 10 August 2021. Unique plan reference: v20c/491991/867236



Scale 1:2500 @ A3, Metres



Drawn By:- SRC
 Scale:- 1:2500 @ A3

Drawing Type:- PLANNING

TITLE: Clarion Housing Group-Carters Estate-Planning-
 Location Plan-Proposed

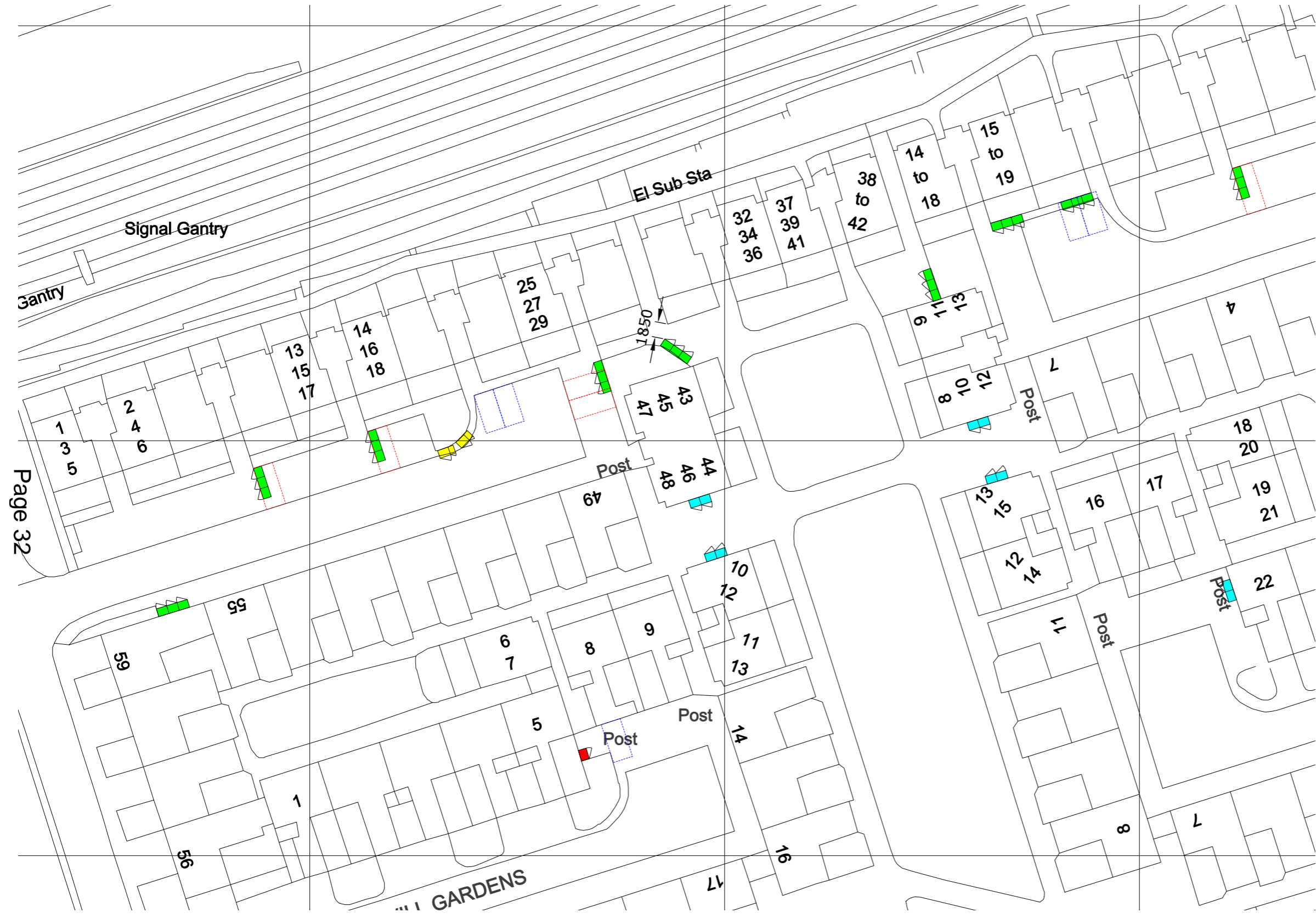


DWG NO.
 CHG-CE-P-LP-P

REVISION

SHEET 1 OF 1

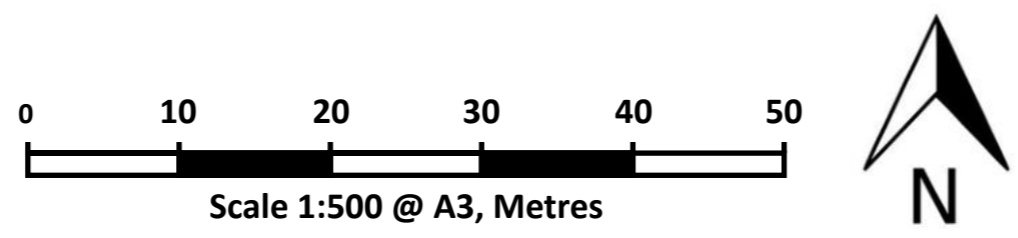
Block Plan 1-Proposed



- Key:**
- PBLX-2
 - PBLX-3
 - PBLX-4
 - PBLX-6
 - ▽ Door Swing
 - ▭ Parking space to be lost - Marked Bay
 - ▭ Parking space to be lost - Informal On-Street Space

Page 32


Drawn By:- SRC Scale:- 1:500 @ A3	
Drawing Type:- PLANNING	
TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan 1-Proposed	
	
DWG NO. CHG-CE-P-BP1-P	REVISION B
SHEET 1 OF 1	





- Key:**
- PBLX-2
 - PBLX-3
 - PBLX-4
 - PBLX-6
 - ▲ Door Swing
 - ▭ (dashed red) Parking space to be lost - Marked Bay
 - ▭ (dashed blue) Parking space to be lost - Informal On-Street Space

Page 33

Drawn By:- SRC Scale:- 1:500 @ A3	
Drawing Type:- PLANNING	
TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan 2-Proposed	
 <p>metroSTOR[®] outdoor storage systems</p>	
DWG NO. CHG-CE-P-BP2-P	REVISION B
SHEET 1 OF 1	

Block Plan 3-Proposed



- Key:**
- PBLX-2
 - PBLX-3
 - PBLX-4
 - PBLX-6
 - Door Swing
 - Parking space to be lost - Marked Bay
 - Parking space to be lost - Informal On-Street Space

Page 34

Post

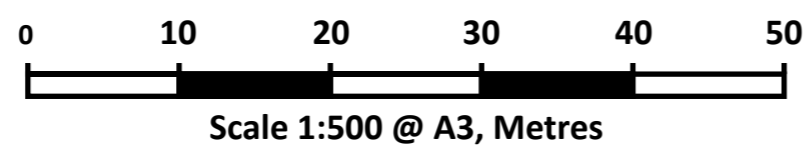
Drawn By:- SRC
Scale:- 1:500 @ A3

Drawing Type:- PLANNING

TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan 3-Proposed



DWG NO. CHG-CE-P-BP3-P	REVISION B
---------------------------	---------------



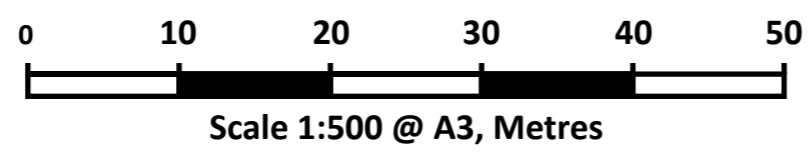
SHEET 1 OF 1

Block Plan 4-Proposed



- Key:**
- PBLX-2
 - PBLX-3
 - PBLX-4
 - PBLX-6
 - ▽ Door Swing
 - Parking space to be lost - Marked Bay
 - Parking space to be lost - Informal On-Street Space

Page 35



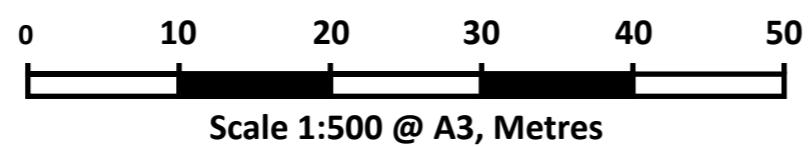
Drawn By:- SRC Scale:- 1:500 @ A3	
Drawing Type:- PLANNING	
TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan 4-Proposed	
DWG NO. CHG-CE-P-BP4-P	REVISION B
SHEET 1 OF 1	

Block Plan 5-Proposed



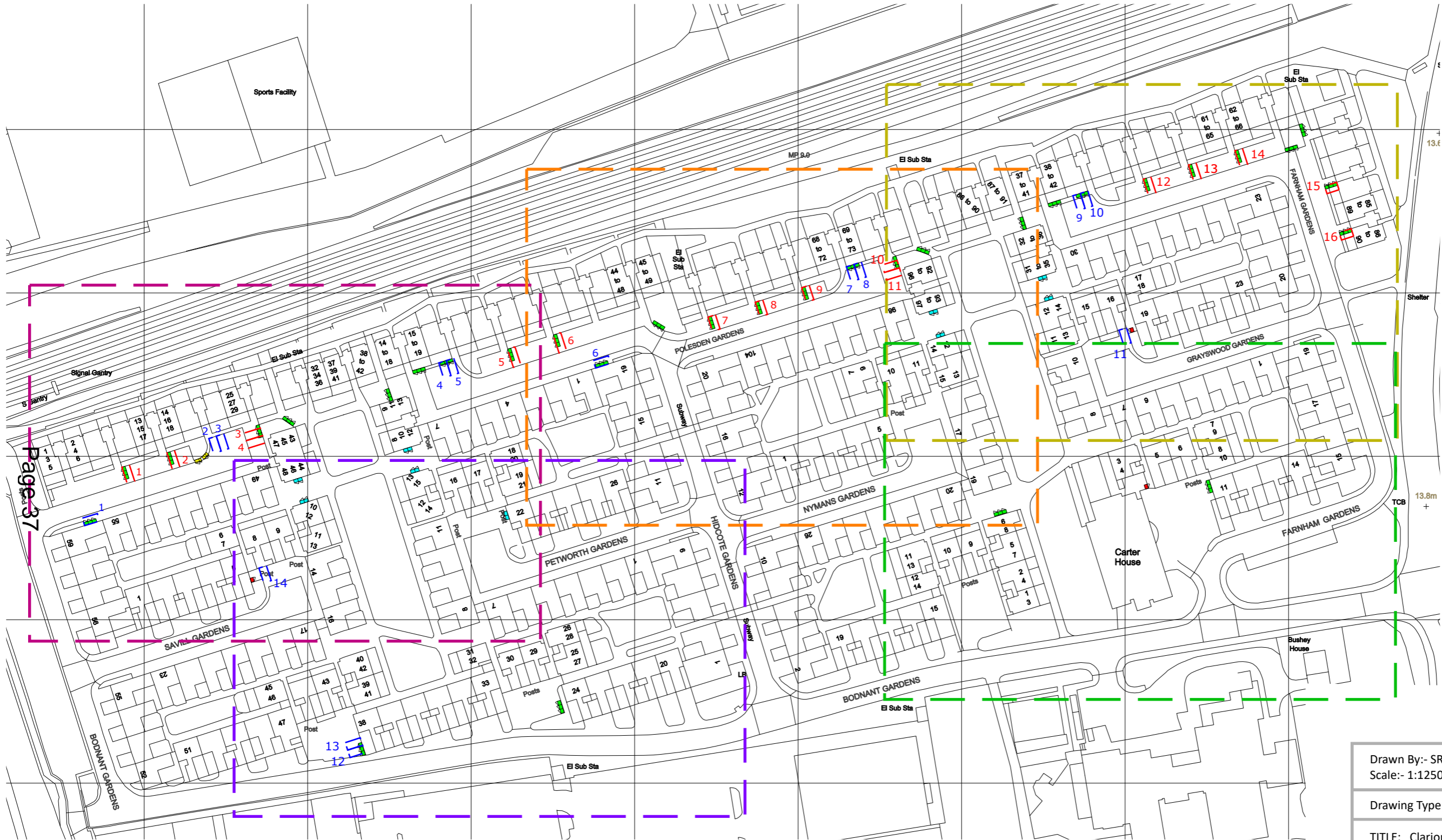
- Key:**
- PBLX-2
 - PBLX-3
 - PBLX-4
 - PBLX-6
 - ▽ Door Swing
 - ▭ Parking space to be lost - Marked Bay
 - ▭ Parking space to be lost - Informal On-Street Space

Page 36



Drawn By:- SRC Scale:- 1:500 @ A3	
Drawing Type:- PLANNING	
TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan 5-Proposed	
DWG NO. CHG-CE-P-BP5-P	REVISION B
SHEET 1 OF 1	

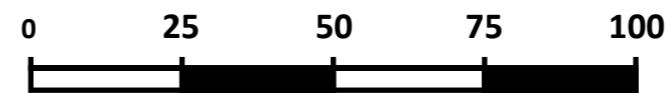
Block Plan Overview-Proposed



Page 37

Key:

- Block Plan 1
- Block Plan 2
- Block Plan 3
- Block Plan 4
- Block Plan 5
- Parking space to be lost - Marked Bay
- Parking space to be lost - Informal On-Street Space



Scale 1:1250 @ A3, Metres



Drawn By:- SRC
Scale:- 1:1250 @ A3

Drawing Type:- PLANNING

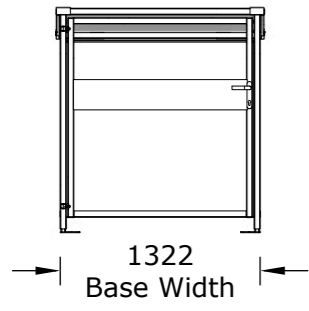
TITLE: Clarion Housing Group-Carters Estate-Planning-Block Plan Overview-Proposed



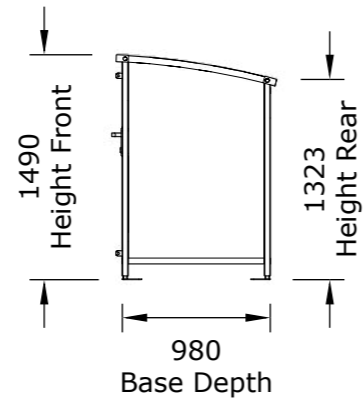
DWG NO.
CHG-CE-P-BPO-P

REVISION
B

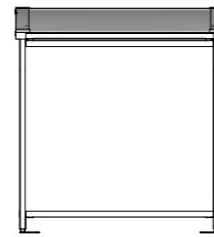
Front Elevation



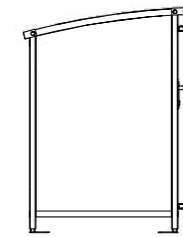
Right Elevation



Rear Elevation



Right Elevation



Plan View



Page 38



Scale 1:50 @ A3, Metres

Drawn By:- SRC
Scale:- 1:50 @ A3

Drawing Type:- PLANNING

TITLE: PBLX-2

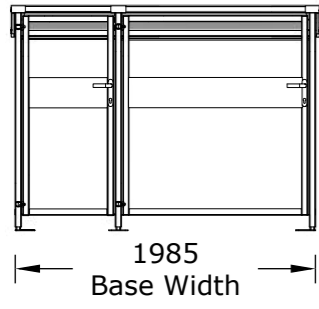
metroSTOR[®]
outdoor storage systems

DWG NO.
PBLX-2

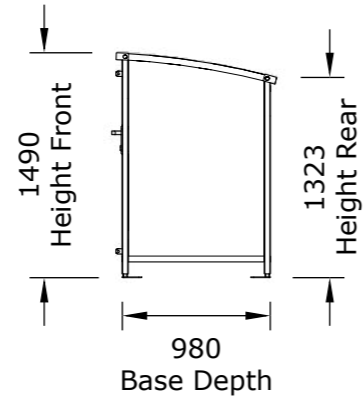
REVISION

SHEET 1 OF 1

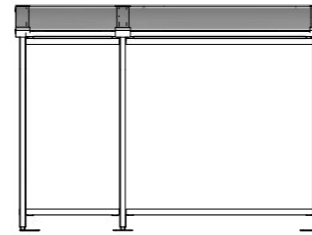
Front Elevation



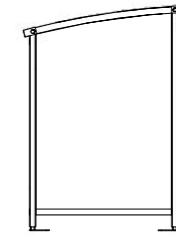
Right Elevation



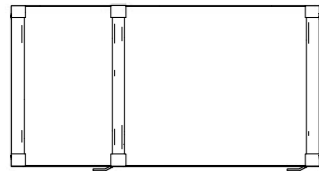
Rear Elevation



Right Elevation



Plan View



Scale 1:50 @ A3, Metres

Drawn By:- SRC
Scale:- 1:50 @ A3

Drawing Type:- PLANNING

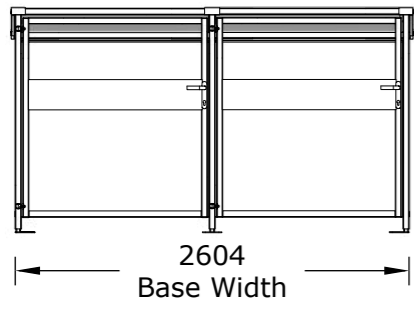
TITLE: PBLX-3

metroSTOR[®]
outdoor storage systems

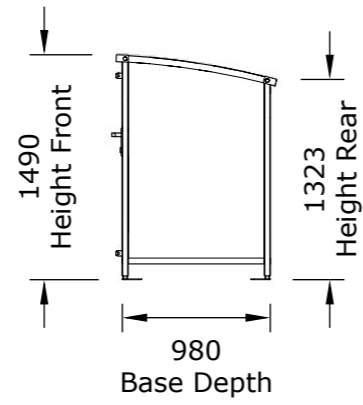
DWG NO.
PBLX-3

REVISION

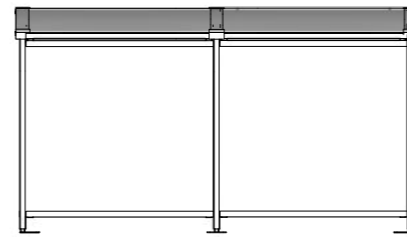
Front Elevation



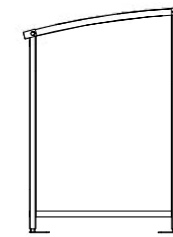
Right Elevation



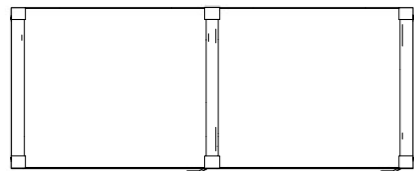
Rear Elevation



Right Elevation



Plan View



Page 40



Scale 1:50 @ A3, Metres

Drawn By:- SRC
Scale:- 1:50 @ A3

Drawing Type:- PLANNING

TITLE: PBLX-4

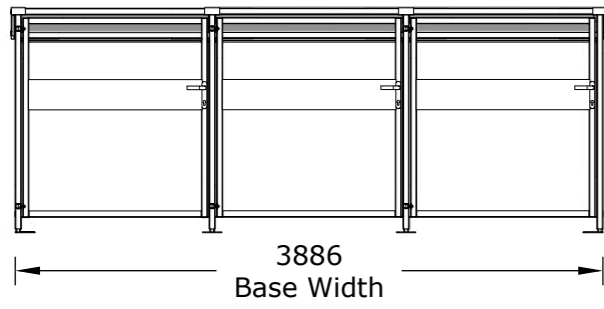
metroSTOR[®]
outdoor storage systems

DWG NO.
PBLX-4

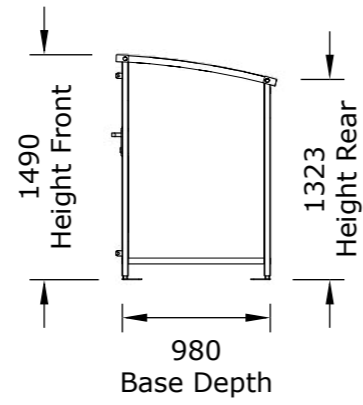
REVISION

SHEET 1 OF 1

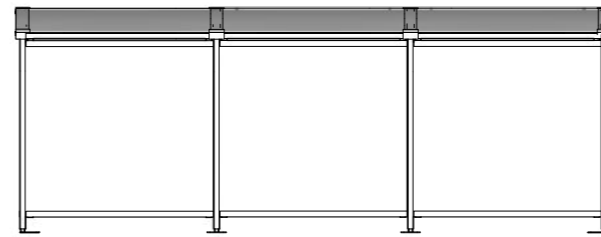
Front Elevation



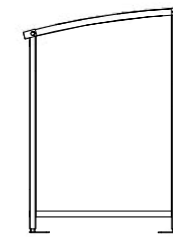
Right Elevation



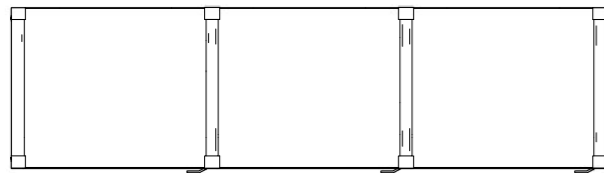
Rear Elevation



Right Elevation



Plan View



Scale 1:50 @ A3, Metres

Drawn By:- SRC
Scale:- 1:50 @ A3

Drawing Type:- PLANNING

TITLE: PBLX-6

metroSTOR[®]
outdoor storage systems

DWG NO.
PBLX-6

REVISION

SHEET 1 OF 1

metroSTOR PBLX3

Bin Storage unit for 3no. 140L-360L Waste/Recycling Bins



metroSTOR Bin Stores

Refuse bin storage reinvented; metroSTOR products reduce fire risk, increase recycling rates and help eliminate cross contamination while raising the profile of local communities with reduced litter, fly-tipping and anti-social behaviour. The knowledge and experience from over 10,000 metroSTOR installations has created the only dedicated bin enclosure range in the world.

metroSTOR PBLX Bin Storage

Designed for residential applications where 2-wheeled bins are in use by individual dwellings, metroSTOR PBL is manufactured in 3 product versions accommodating all types from 140L – 360L capacity. metroSTOR PBLN is designed for 140L bins, metroSTOR PBL stores 140L to 240L types while metroSTOR PBLX accommodates the deeper 360L bin model. Specific internal unit dimensions ensure that bin lids cannot be left open with the resultant wind-blown litter issues and the availability of factory or retro-fitted recycling apertures helps prevent waste stream contamination. Optional integrated shelving enables kerbside and caddy type stacking bins to be accommodated within the unit.

A wide choice of cladding types are available within the standard frame design from traditional pressure treated softwood slats, recycled HDPE for maximum durability in 3 colours to our coated steel cassette panel system available in 4 colours and with an optional fireboard liner. Specific recycling streams are provided for with a coordinated aperture and signage system either factory assembled or retro fitted to suit changing site requirements.

One of the biggest risks from residential fires involving waste is unsecured bins. Waste materials catch alight easily, burn fiercely and generate large volumes of toxic smoke, with fires able to spread very quickly into adjacent dwellings if adequate precautions are not taken. As a consequence, Fire Prevention bodies such as the FPA and CFPA-E state that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. They should also be secured in place to prevent an arsonist from moving them closer to the building. metroSTOR PBL provides the safe solution for these critical challenges and can be specified with cladding providing 30 minute fire-resistance to resolve those situations where a 6m clearance cannot be achieved.

- 

Fire Safety
Fire Retardant cladding options for BS EN 13501 / BS476 Compliance where 6m building clearance cannot be achieved.
- 

Increased Recycling
Compact, low profile and easy to use communal recycling facilities for dense urban environments.
- 

Waste Stream Contamination Avoidance
Highly durable, easy to use bin loading apertures and signage for all types of waste and recycling streams.
- 

Reduced Side Waste & Fly Tipping
Bins are stored secure in the metroSTOR unit with lid open to ease loading and a bulky waste specification is available.
- 

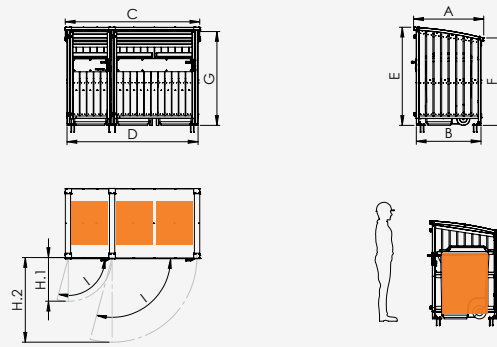
Accessible Bin Store Facilities
Aperture heights have been carefully designed to provide for the needs of all residents, including wheelchair-users.
- 

Increased Biodiversity
metroSTOR PBLX can be specified with WILD® Greenroof option creating valuable and enriching pockets of biodiversity.
- 

CAD Design Enabled
All metroSTOR PBLX unit variations are available for download as CAD blocks and BIM models.

Product Dimensions

(A) Roof Depth:	1062mm
(B) Base Depth:	980mm
(C) Roof Width:	2037mm
(D) Base Width:	1985mm
(E) Height Front:	1490mm
(F) Height Rear:	1323mm
(G) Door Height:	1316mm
(H.1) Single Door Clearance:	641mm
(H.2) Double Door Clearance:	1262mm
(I) Door Swing:	105°
Storage:	3no. 140L-360L Bins




















PLEASE NOTE: Product dimensions given are correct at time of publishing December 2019. All dimensions are in millimetres and capacities in litres and don't form any part of the contract.

Product Features

- Unit Installation** metroSTOR modular units and unique base plinth design enables non-invasive installation on finished surfaces.
- Durable Build** metroSTOR products are UK manufactured in accordance with ISO9001:2008, ISO14001 processes. The all-steel frame is Hot-Dip Galvanised to BS EN 1461.
- Access Control** An integrated lock case within unit door frame enables slam latch and latch deadlock with key management and keypad release options.
- Heavy Duty Components** Fully welded, all steel frame manufacture with exhaustive testing of all components for harsh urban environments.

Cladding Types

						
ForestPanel™ <ul style="list-style-type: none"> FSC European Redwood 100mm PSE Plank 	ForestPanel™ TG FR <ul style="list-style-type: none"> FSC European Redwood 125mm TGV Plank Fireboard MgO Core Internal Liner 	ForestPanel™ Colour <ul style="list-style-type: none"> FSC European Redwood 100mm PSE Plank Coloured Woodstain System 	ForestPanel™ Cedar <ul style="list-style-type: none"> FSC Western Red Cedar 100mm PSE Plank Natural Finish 	ForestPanel™ Iroko <ul style="list-style-type: none"> FSC Iroko 70mm PSE Plank Oiled Finish 	Tuffplas™ Black <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Black Woodgrain Finish 	Tuffplas™ Brown <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Brown Woodgrain Finish
ForestPanel™ FR <ul style="list-style-type: none"> Adds Fire Retardant Coating 						
						
Tuffplas™ Grey <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Grey Woodgrain Finish 	Tuffplas™ Green <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Green Woodgrain Finish 	Firenze™ Freestyle <ul style="list-style-type: none"> Custom Design Perforated Pattern GreenCoat Pural BT Steel 	Firenze™ Design Wrap <ul style="list-style-type: none"> Galvanised Steel Panel SAV Graphic Wrap Finish Custom Design 	Firenze™ Black <ul style="list-style-type: none"> SSAB Nordic Night Black GreenCoat Pural BT Steel 	Firenze™ Brown <ul style="list-style-type: none"> SSAB Walnut Brown GreenCoat Pural BT Steel 	Firenze™ Anthracite <ul style="list-style-type: none"> SSAB Anthracite Grey GreenCoat Pural BT Steel
			Firenze™ Design Wrap FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	Firenze™ Black FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	Firenze™ Brown FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	Firenze™ Anthracite FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner
						
Firenze™ Green <ul style="list-style-type: none"> SSAB Leaf Green GreenCoat Pural BT Steel 	Firenze™ Grey <ul style="list-style-type: none"> SSAB Pebble Grey GreenCoat Pural BT Steel 	Firenze™ Blue <ul style="list-style-type: none"> SSAB Lake Blue GreenCoat Pural BT Steel 				
Firenze™ Green FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	Firenze™ Grey FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	Firenze™ Blue FR <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 				

Fire Safety

CFPA-E guidance states that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. ForestPanel™ TG FR and Firenze™ FR cladding options provide 30 minutes fire resistance so can be located within this safety distance, but any apertures breach this protection so should be facing away from the dwelling or replaced with a solid door. ForestPanel™ FR limits the materials reaction to fire but being an open slat design does not provide any resistance to penetration and should not be sited within 6m of a dwelling

Access Control Types



LS40 Slam Lock

- Self-Latching Daybolt
- FB2 Lever Key Release
- No Bolt Lock
- S.Steel Fixed Handle



LSE40 Latch + Eurocylinder Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Eurocylinder Key-operated Bolt Lock



LST40 Latch + Triangle Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Triangle Key-operated Bolt Lock



LSF40 Latch + FB2 Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- FB2 Lever Key-operated Self-Latching Bolt Lock



LSC40 Latch + Code Secure Lock

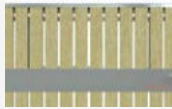
- Self-Latching Daybolt
- Mechanical Code Lock Release
- Aluminium Handle Daybolt Release



LSB40 Slide Bolt + Padlock

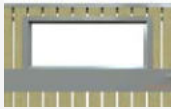
- No Latch
- Integral Slide Bolt / Handle with Padlock Provision
- Galvanised Steel Assembly

Waste & Recycling Type Aperture Options



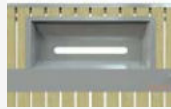
Solid Door - No Aperture

- Warden Controlled / Bulky Waste Applications



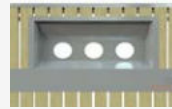
General Waste

- Allows Bagged Waste or Recycling



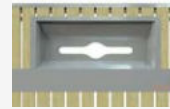
Cardboard Only

- Allows Only Non-Bagged Cardboard



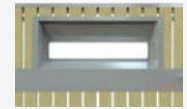
Bottle Only

- Allows Only Non-Bagged Bottles



Mixed Recycling

- Allows Only Non-Bagged Recycling



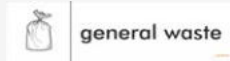
Signage Specified Recycling

- Allows Bagged and Non-Bagged Recycling

Waste & Recycling Stream Signage



Bulky Waste



General Waste



Non-Recyclables



Recycling



Food Waste



Mixed Waste



Paper



Paper & Cardboard



Cardboard



Mixed Paper



Cardboard & Cartons



Plastics



Plastics & Cans



Household Plastic Packaging



Glass



Mixed Glass Bottles & Jars



Plastics & Glass



Food Tins & Drink Cans



Cans, Bottles & Glass

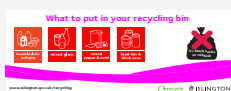


Clinical Waste Only

metroSTOR PBLX can be fitted with a range of full colour exterior grade latex prints using eco-friendly solvent-free water based inks with a gloss protective overlamine. To ensure the artwork is not compromised by harsh urban environments the 530mm (W) x 160mm (H) prints are mounted onto 3mm thick aluminium composite panels for increased durability.

Please contact our sales team for further information regarding bespoke sizing and artwork.

Example Bespoke Signage



metroSTOR PBLX4

Bin Storage unit for 4no. 140L-360L Waste/Recycling Bins



metroSTOR Bin Stores

Refuse bin storage reinvented; metroSTOR products reduce fire risk, increase recycling rates and help eliminate cross contamination while raising the profile of local communities with reduced litter, fly-tipping and anti-social behaviour. The knowledge and experience from over 10,000 metroSTOR installations has created the only dedicated bin enclosure range in the world.

metroSTOR PBLX Bin Storage

Designed for residential applications where 2-wheeled bins are in use by individual dwellings, metroSTOR PBL is manufactured in 3 product versions accommodating all types from 140L – 360L capacity. metroSTOR PBLN is designed for 140L bins, metroSTOR PBL stores 140L to 240L types while metroSTOR PBLX accommodates the deeper 360L bin model. Specific internal unit dimensions ensure that bin lids cannot be left open with the resultant wind-blown litter issues and the availability of factory or retro-fitted recycling apertures helps prevent waste stream contamination. Optional integrated shelving enables kerbside and caddy type stacking bins to be accommodated within the unit.

A wide choice of cladding types are available within the standard frame design from traditional pressure treated softwood slats, recycled HDPE for maximum durability in 3 colours to our coated steel cassette panel system available in 4 colours and with an optional fireboard liner. Specific recycling streams are provided for with a coordinated aperture and signage system either factory assembled or retro fitted to suit changing site requirements.

One of the biggest risks from residential fires involving waste is unsecured bins. Waste materials catch alight easily, burn fiercely and generate large volumes of toxic smoke, with fires able to spread very quickly into adjacent dwellings if adequate precautions are not taken. As a consequence, Fire Prevention bodies such as the FPA and CFPA-E state that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. They should also be secured in place to prevent an arsonist from moving them closer to the building. metroSTOR PBL provides the safe solution for these critical challenges and can be specified with cladding providing 30 minute fire-resistance to resolve those situations where a 6m clearance cannot be achieved.



Fire Safety

Fire Retardant cladding options for BS EN 13501 / BS476 Compliance where 6m building clearance cannot be achieved.



Increased Recycling

Compact, low profile and easy to use communal recycling facilities for dense urban environments.



Waste Stream Contamination Avoidance

Highly durable, easy to use bin loading apertures and signage for all types of waste and recycling streams.



Reduced Side Waste & Fly Tipping

Bins are stored secure in the metroSTOR unit with lid open to ease loading and a bulky waste specification is available.



Accessible Bin Store Facilities

Aperture heights have been carefully designed to provide for the needs of all residents, including wheelchair-users.



Increased Biodiversity

metroSTOR PBLX can be specified with WILD® Greenroof option creating valuable and enriching pockets of biodiversity.

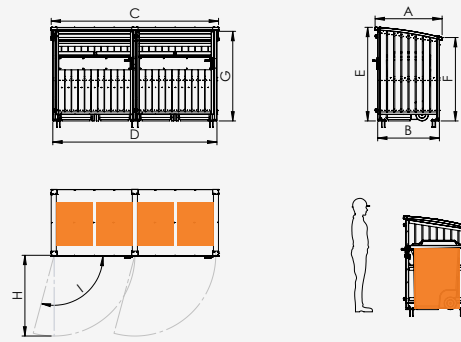


CAD Design Enabled

All metroSTOR PBLX unit variations are available for download as CAD blocks and BIM models.

Product Dimensions

(A) Roof Depth:	1062mm
(B) Base Depth:	980mm
(C) Roof Width:	2656mm
(D) Base Width:	2604mm
(E) Height Front:	1490mm
(F) Height Rear:	1323mm
(G) Door Height:	1316mm
(H) Door Clearance:	1262mm
(I) Door Swing:	105°
Storage:	4no. 140L-360L Bins
















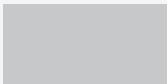



PLEASE NOTE: Product dimensions given are correct at time of publishing December 2019. All dimensions are in millimetres and capacities in litres and don't form any part of the contract.

Product Features

- Unit Installation** metroSTOR modular units and unique base plinth design enables non-invasive installation on finished surfaces.
- Durable Build** metroSTOR products are UK manufactured in accordance with ISO9001:2008, ISO14001 processes. The all-steel frame is Hot-Dip Galvanised to BS EN 1461.
- Access Control** An integrated lock case within unit door frame enables slam latch and latch deadlock with key management and keypad release options.
- Heavy Duty Components** Fully welded, all steel frame manufacture with exhaustive testing of all components for harsh urban environments.

Cladding Types

 <p>ForestPanel™</p> <ul style="list-style-type: none"> FSC European Redwood 100mm PSE Plank <p>ForestPanel™ FR</p> <ul style="list-style-type: none"> Adds Fire Retardant Coating 	 <p>ForestPanel™ TG FR</p> <ul style="list-style-type: none"> FSC European Redwood 125mm TGV Plank Fireboard MgO Core Internal Liner 	 <p>ForestPanel™ Colour</p> <ul style="list-style-type: none"> FSC European Redwood 100mm PSE Plank Coloured Woodstain System 	 <p>ForestPanel™ Cedar</p> <ul style="list-style-type: none"> FSC Western Red Cedar 100mm PSE Plank Natural Finish 	 <p>ForestPanel™ Iroko</p> <ul style="list-style-type: none"> FSC Iroko 70mm PSE Plank Oiled Finish 	 <p>Tuffplas™ Black</p> <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Black Woodgrain Finish 	 <p>Tuffplas™ Brown</p> <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Brown Woodgrain Finish
 <p>Tuffplas™ Grey</p> <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Grey Woodgrain Finish 	 <p>Tuffplas™ Green</p> <ul style="list-style-type: none"> HDPE 100% Recycled 100mm SE Plank Green Woodgrain Finish 	 <p>Firenze™ Freestyle</p> <ul style="list-style-type: none"> Custom Design Perforated Pattern GreenCoat Pural BT Steel 	 <p>Firenze™ Design Wrap</p> <ul style="list-style-type: none"> Galvanised Steel Panel SAV Graphic Wrap Finish Custom Design <p>Firenze™ Design Wrap FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	 <p>Firenze™ Black</p> <ul style="list-style-type: none"> SSAB Nordic Night Black GreenCoat Pural BT Steel <p>Firenze™ Black FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	 <p>Firenze™ Brown</p> <ul style="list-style-type: none"> SSAB Walnut Brown GreenCoat Pural BT Steel <p>Firenze™ Brown FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	 <p>Firenze™ Anthracite</p> <ul style="list-style-type: none"> SSAB Anthracite Grey GreenCoat Pural BT Steel <p>Firenze™ Anthracite FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner
 <p>Firenze™ Green</p> <ul style="list-style-type: none"> SSAB Leaf Green GreenCoat Pural BT Steel <p>Firenze™ Green FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	 <p>Firenze™ Grey</p> <ul style="list-style-type: none"> SSAB Pebble Grey GreenCoat Pural BT Steel <p>Firenze™ Grey FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 	 <p>Firenze™ Blue</p> <ul style="list-style-type: none"> SSAB Lake Blue GreenCoat Pural BT Steel <p>Firenze™ Blue FR</p> <ul style="list-style-type: none"> Adds Fireboard MgO Core Internal Liner 				

Fire Safety

CFPA-E guidance states that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. ForestPanel™ TG FR and Firenze™ FR cladding options provide 30 minutes fire resistance so can be located within this safety distance, but any apertures breach this protection so should be facing away from the dwelling or replaced with a solid door. ForestPanel™ FR limits the materials reaction to fire but being an open slat design does not provide any resistance to penetration and should not be sited within 6m of a dwelling

Access Control Types



LS40 Slam Lock

- Self-Latching Daybolt
- FB2 Lever Key Release
- No Bolt Lock
- S.Steel Fixed Handle



LSE40 Latch + Eurocylinder Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Eurocylinder Key-operated Bolt Lock



LST40 Latch + Triangle Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Triangle Key-operated Bolt Lock



LSF40 Latch + FB2 Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- FB2 Lever Key-operated Self-Latching Bolt Lock



LSC40 Latch + Code Secure Lock

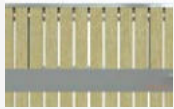
- Self-Latching Daybolt
- Mechanical Code Lock Release
- Aluminium Handle Daybolt Release



LSB40 Slide Bolt + Padlock

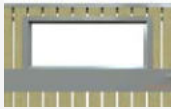
- No Latch
- Integral Slide Bolt / Handle with Padlock Provision
- Galvanised Steel Assembly

Waste & Recycling Type Aperture Options



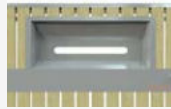
Solid Door - No Aperture

- Warden Controlled / Bulky Waste Applications



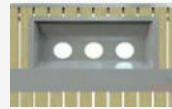
General Waste

- Allows Bagged Waste or Recycling



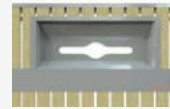
Cardboard Only

- Allows Only Non-Bagged Cardboard



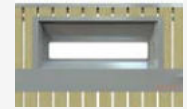
Bottle Only

- Allows Only Non-Bagged Bottles



Mixed Recycling

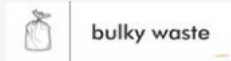
- Allows Only Non-Bagged Recycling



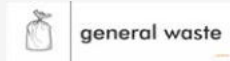
Signage Specified Recycling

- Allows Bagged and Non-Bagged Recycling

Waste & Recycling Stream Signage



Bulky Waste



General Waste



Non-Recyclables



Recycling



Food Waste



Mixed Waste



Paper



Paper & Cardboard



Cardboard



Mixed Paper



Cardboard & Cartons



Plastics



Plastics & Cans



Household Plastic Packaging



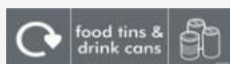
Glass



Mixed Glass Bottles & Jars



Plastics & Glass



Food Tins & Drink Cans



Cans, Bottles & Glass



Clinical Waste Only

metroSTOR PBLX can be fitted with a range of full colour exterior grade latex prints using eco-friendly solvent-free water based inks with a gloss protective overlamine. To ensure the artwork is not compromised by harsh urban environments the 530mm (W) x 160mm (H) prints are mounted onto 3mm thick aluminium composite panels for increased durability.

Please contact our sales team for further information regarding bespoke sizing and artwork.

Example Bespoke Signage



metroSTOR PBLX2

Bin Storage unit for 2no. 140L-360L
Waste/Recycling Bins



metroSTOR Bin Stores

Refuse bin storage reinvented; metroSTOR products reduce fire risk, increase recycling rates and help eliminate cross contamination while raising the profile of local communities with reduced litter, fly-tipping and anti-social behaviour. The knowledge and experience from over 10,000 metroSTOR installations has created the only dedicated bin enclosure range in the world.

metroSTOR PBLX Bin Storage

Designed for residential applications where 2-wheeled bins are in use by individual dwellings, metroSTOR PBL is manufactured in 3 product versions accommodating all types from 140L – 360L capacity. metroSTOR PBLN is designed for 140L bins, metroSTOR PBL stores 140L to 240L types while metroSTOR PBLX accommodates the deeper 360L bin model. Specific internal unit dimensions ensure that bin lids cannot be left open with the resultant wind-blown litter issues and the availability of factory or retro-fitted recycling apertures helps prevent waste stream contamination. Optional integrated shelving enables kerbside and caddy type stacking bins to be accommodated within the unit.

A wide choice of cladding types are available within the standard frame design from traditional pressure treated softwood slats, recycled HDPE for maximum durability in 3 colours to our coated steel cassette panel system available in 4 colours and with an optional fireboard liner. Specific recycling streams are provided for with a coordinated aperture and signage system either factory assembled or retro fitted to suit changing site requirements.

One of the biggest risks from residential fires involving waste is unsecured bins. Waste materials catch alight easily, burn fiercely and generate large volumes of toxic smoke, with fires able to spread very quickly into adjacent dwellings if adequate precautions are not taken. As a consequence, Fire Prevention bodies such as the FPA and CFPA-E state that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. They should also be secured in place to prevent an arsonist from moving them closer to the building. metroSTOR PBL provides the safe solution for these critical challenges and can be specified with cladding providing 30 minute fire-resistance to resolve those situations where a 6m clearance cannot be achieved.



Fire Safety

Fire Retardant cladding options for BS EN 13501 / BS476 Compliance where 6m building clearance cannot be achieved.



Increased Recycling

Compact, low profile and easy to use communal recycling facilities for dense urban environments.



Waste Stream Contamination Avoidance

Highly durable, easy to use bin loading apertures and signage for all types of waste and recycling streams.



Reduced Side Waste & Fly Tipping

Bins are stored secure in the metroSTOR unit with lid open to ease loading and a bulky waste specification is available.



Accessible Bin Store Facilities

Aperture heights have been carefully designed to provide for the needs of all residents, including wheelchair-users.



Increased Biodiversity

metroSTOR PBLX can be specified with WILD® Greenroof option creating valuable and enriching pockets of biodiversity.

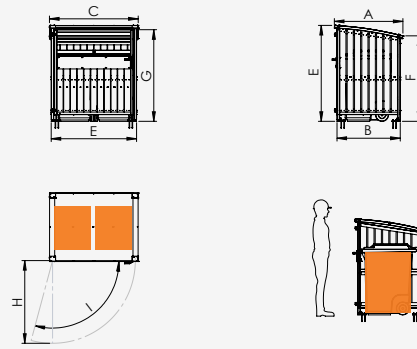


CAD Design Enabled

All metroSTOR PBLX unit variations are available for download as CAD blocks and BIM models.

Product Dimensions

(A) Roof Depth:	1062mm
(B) Base Depth:	980mm
(C) Roof Width:	1374mm
(D) Base Width:	1322mm
(E) Height Front:	1490mm
(F) Height Rear:	1323mm
(G) Door Height:	1316mm
(H) Door Clearance:	1262mm
(I) Door Swing:	105°
Storage:	2no. 140L-360L Bins



PLEASE NOTE: Product dimensions given are correct at time of publishing December 2019. All dimensions are in millimetres and capacities in litres and don't form any part of the contract.

Product Features

- Unit Installation** metroSTOR modular units and unique base plinth design enables non-invasive installation on finished surfaces.
- Durable Build** metroSTOR products are UK manufactured in accordance with ISO9001:2008, ISO14001 processes. The all-steel frame is Hot-Dip Galvanised to BS EN 1461.
- Access Control** An integrated lock case within unit door frame enables slam latch and latch deadlock with key management and keypad release options.
- Heavy Duty Components** Fully welded, all steel frame manufacture with exhaustive testing of all components for harsh urban environments.

Cladding Types



- ForestPanel™**
- FSC European Redwood
 - 100mm PSE Plank
- ForestPanel™ FR**
- Adds Fire Retardant Coating



- ForestPanel™ TG FR**
- FSC European Redwood
 - 125mm TGV Plank
 - Fireboard MgO Core Internal Liner



- ForestPanel™ Colour**
- FSC European Redwood
 - 100mm PSE Plank
 - Coloured Woodstain System



- ForestPanel™ Cedar**
- FSC Western Red Cedar
 - 100mm PSE Plank
 - Natural Finish



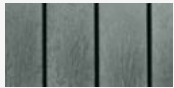
- ForestPanel™ Iroko**
- FSC Iroko
 - 70mm PSE Plank
 - Oiled Finish



- Tuffplas™ Black**
- HDPE 100% Recycled
 - 100mm SE Plank
 - Black Woodgrain Finish



- Tuffplas™ Brown**
- HDPE 100% Recycled
 - 100mm SE Plank
 - Brown Woodgrain Finish



- Tuffplas™ Grey**
- HDPE 100% Recycled
 - 100mm SE Plank
 - Grey Woodgrain Finish



- Tuffplas™ Green**
- HDPE 100% Recycled
 - 100mm SE Plank
 - Green Woodgrain Finish



- Firenze™ Freestyle**
- Custom Design
 - Perforated Pattern
 - GreenCoat Pural BT Steel



- Firenze™ Design Wrap**
- Galvanised Steel Panel
 - SAV Graphic Wrap Finish
 - Custom Design



- Firenze™ Black**
- SSAB Nordic Night Black
 - GreenCoat Pural BT Steel



- Firenze™ Brown**
- SSAB Walnut Brown
 - GreenCoat Pural BT Steel



- Firenze™ Anthracite**
- SSAB Anthracite Grey
 - GreenCoat Pural BT Steel

- Firenze™ Design Wrap FR**
- Adds Fireboard MgO Core Internal Liner

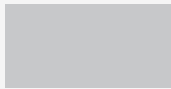
- Firenze™ Black FR**
- Adds Fireboard MgO Core Internal Liner

- Firenze™ Brown FR**
- Adds Fireboard MgO Core Internal Liner

- Firenze™ Anthracite FR**
- Adds Fireboard MgO Core Internal Liner



- Firenze™ Green**
- SSAB Leaf Green
 - GreenCoat Pural BT Steel



- Firenze™ Grey**
- SSAB Pebble Grey
 - GreenCoat Pural BT Steel



- Firenze™ Blue**
- SSAB Lake Blue
 - GreenCoat Pural BT Steel

- Firenze™ Green FR**
- Adds Fireboard MgO Core Internal Liner

- Firenze™ Grey FR**
- Adds Fireboard MgO Core Internal Liner

- Firenze™ Blue FR**
- Adds Fireboard MgO Core Internal Liner

Fire Safety

CFPA-E guidance states that bins should not be stored within 6m of a dwelling unless within a structure providing 30 minutes fire resistance. ForestPanel™ TG FR and Firenze™ FR cladding options provide 30 minutes fire resistance so can be located within this safety distance, but any apertures breach this protection so should be facing away from the dwelling or replaced with a solid door. ForestPanel™ FR limits the materials reaction to fire but being an open slat design does not provide any resistance to penetration and should not be sited within 6m of a dwelling

Access Control Types



LS40 Slam Lock

- Self-Latching Daybolt
- FB2 Lever Key Release
- No Bolt Lock
- S.Steel Fixed Handle



LSE40 Latch + Eurocylinder Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Eurocylinder Key-operated Bolt Lock



LST40 Latch + Triangle Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- Triangle Key-operated Bolt Lock



LSF40 Latch + FB2 Key Lock

- Self-Latching Daybolt
- Aluminium Handle Release
- FB2 Lever Key-operated Self-Latching Bolt Lock



LSC40 Latch + Code Secure Lock

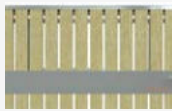
- Self-Latching Daybolt
- Mechanical Code Lock Release
- Aluminium Handle Daybolt Release



LSB40 Slide Bolt + Padlock

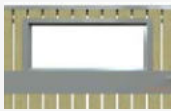
- No Latch
- Integral Slide Bolt / Handle with Padlock Provision
- Galvanised Steel Assembly

Waste & Recycling Type Aperture Options



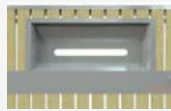
Solid Door - No Aperture

- Warden Controlled / Bulky Waste Applications



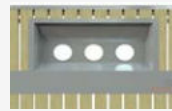
General Waste

- Allows Bagged Waste or Recycling



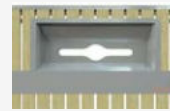
Cardboard Only

- Allows Only Non-Bagged Cardboard



Bottle Only

- Allows Only Non-Bagged Bottles



Mixed Recycling

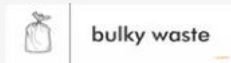
- Allows Only Non-Bagged Recycling



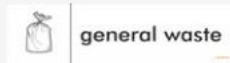
Signage Specified Recycling

- Allows Bagged and Non-Bagged Recycling

Waste & Recycling Stream Signage



Bulky Waste



General Waste



Non-Recyclables



Recycling



Food Waste



Mixed Waste



Paper



Paper & Cardboard



Cardboard



Mixed Paper



Cardboard & Cartons



Plastics



Plastics & Cans



Household Plastic Packaging



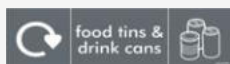
Glass



Mixed Glass Bottles & Jars



Plastics & Glass



Food Tins & Drink Cans



Cans, Bottles & Glass



Clinical Waste Only

metroSTOR PBLX can be fitted with a range of full colour exterior grade latex prints using eco-friendly solvent-free water based inks with a gloss protective overlamine. To ensure the artwork is not compromised by harsh urban environments the 530mm (W) x 160mm (H) prints are mounted onto 3mm thick aluminium composite panels for increased durability.

Please contact our sales team for further information regarding bespoke sizing and artwork.

Example Bespoke Signage

