
Bridge House

Oxford Road, Uxbridge

Discharge of Planning Conditions

PA 40050/APP/2018/1737

Condition 15 - Servicing and Refuse Collection Strategy



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1. Introduction

This document has been prepared by Brooks Murray Architects to discharge the Planning Condition No 15 attached to the Planning Approval for the Full Planning Application on the site of Bridge House, Uxbridge (REF: PA 40050/APP/2018/1737):

“Prior to occupation of the development, a Servicing and Refuse Collection Strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing and collection shall be carried out as agreed within this approved plan unless otherwise agreed in writing by the Local Planning Authority “

2. Key Points

Refuse Capacity

The refuse capacity for the scheme has been calculated following the BS 5906, typical weekly waste allowance for domestic use, described as: {number of dwellings x [(volume arising per bedroom[70l] x average number of bedroom)+30]} Therefore, the minimum provision should allow for:

- 100L for each studio/1 bedroom flat
- 170L for each 2 bedroom flat
- 240L for each 3 bedroom flat

Based on the above, the combined refuse and recycling capacity for the consented scheme has been calculated as follows:

- 100L x 14 one-bedroom flats = 1400L
- 170L x 8 two-bedroom flats = 1360 L
- 240L x 3 three-bedroom flats = 720 L

Totalling 3480L of waste.

The scheme allows for sufficient space for storing 4 No 1100L Eurobins, adding up to 4400 litres of waste storage capacity, 50% of which will be dedicated to recycling.

Refuse Store

A waste store is located at ground floor level, to the north-west side of the building.

The store will accommodate a total of 18x1100 litres Eurobins, accounting for the 25 flats consented with PA 40050/APP/2018/1737 and the flats located at Ground to fifth floor - not part of this Application.

The store will be large enough to allow a minimum of 150 mm clearance between each bin and the walls, and sufficient space in front of the bins to allow residents to easily access the bins when depositing waste.

Residents will access the store from a lobby off the entrance foyer. Access for the Council's waste collection crew will be granted by the concierge via an external pair of doors to the north of the building.

The bin store will be fit for purpose. The build-up of the walls enclosing the store will provide a fire resistance of minimum 1hr, and the internal doors leading to the store will have a 60 minutes fire resistance.

The external doors will open outwards from the storage area and will allow more than 150 mm clearance on either side of the bins.

Louvered doors and windows will provide ventilation to the store itself.

The floors will be smooth, impermeable, hard standing and laid to falls so that the bin store can drain completely. Appropriate lighting, a point drain and water supply will be provided.

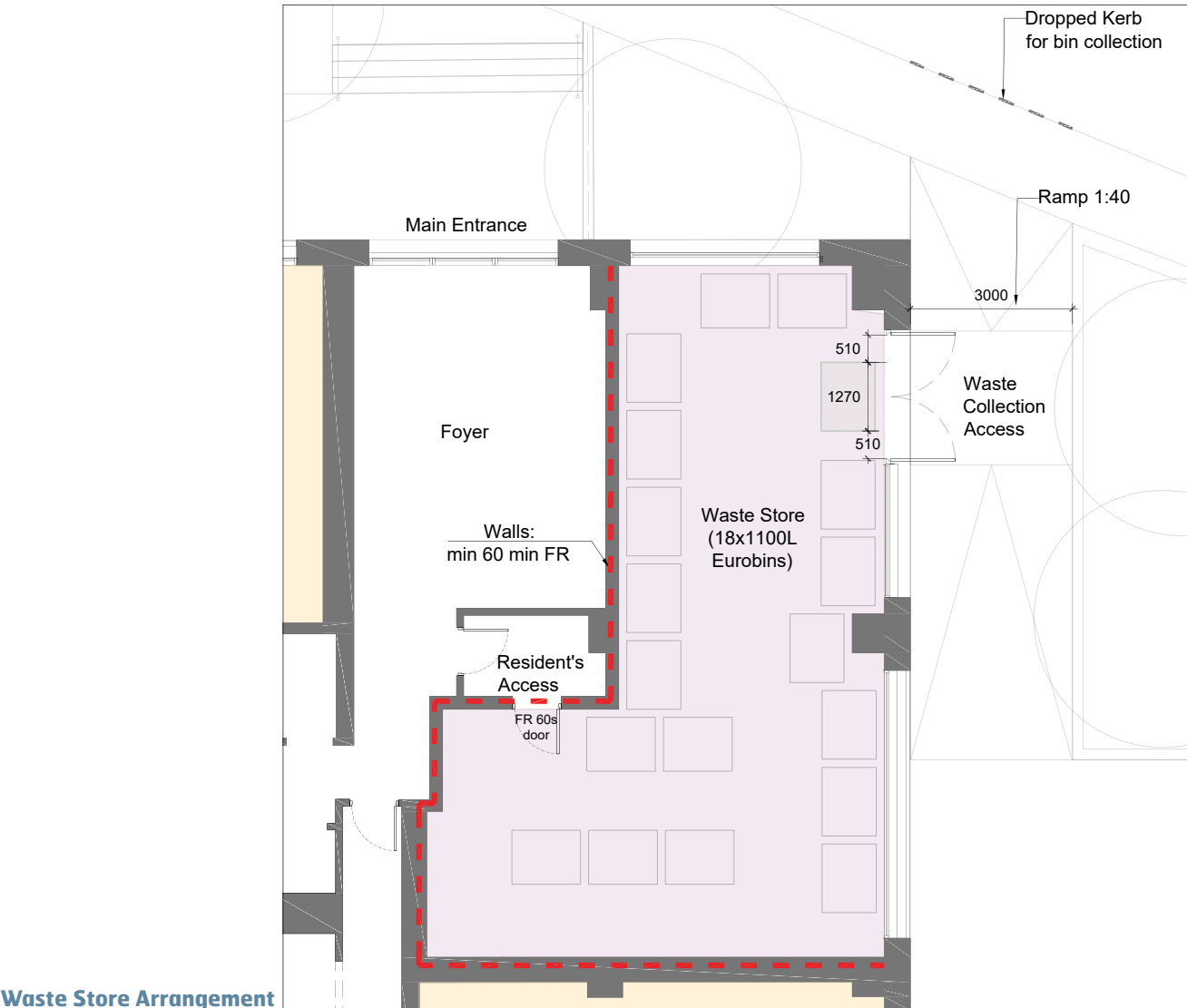
Refuse Collection and Servicing

The waste collection for the development will be carried out by the local authority's waste collection schedule that currently operates in the area.

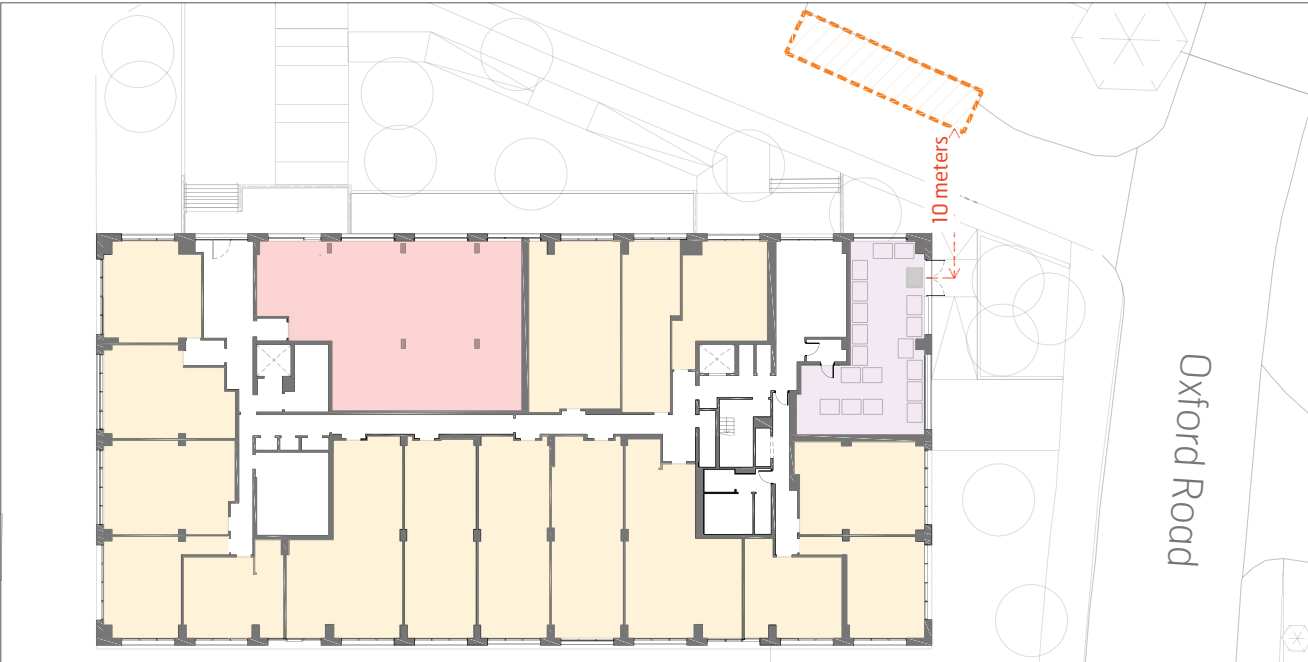
Space for parking of the waste collection truck is available at less than 10 m away from the bin store access.

A dropped kerb and a shallow ramp (1:40) wider than 2 meters will lead to the store doors.

2. Key Points



Waste Store Arrangement



Ground Floor/Site Plan