MARKIDES ASSOCIATES

Operational Waste Management Plan

Waterside House, Uxbridge

4 July 2025

Prepared for Elmwin Bridge Ltd

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Contents

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1. Introduction

1.1 Overview

1.1.1 This Operational Waste Management Plan (OWMP) has been prepared by Markides Associates on behalf of Elmwin Bridge Ltd (hereafter referred to as "the Applicant") to accompany a Class AA application, for the General Permitted Development Order for the development of Waterside House to include an additional two stories of residential dwellings.

1.1.2 The proposed extension would see the provision of an additional 38 units at Waterside House, comprising of 34 one-bedroom units and four two-bedroom units. Parking will be provided under the proposal, and there will be no change to the site's access arrangements under the proposal. The Masterplan can be seen in **Appendix A**.

1.1.3 This OWMP forms part of an application for Permitted Development rights under class AA. A class MA application has previously been submitted at the site, seeking the change of use from Office to Residential land use, which would provide 56 residential units per building. This AA application is in addition to the MA application, which together in total would provide 94 dwellings per building.

Document Scope

1.1.4 This OWMP has been prepared to demonstrate how the Proposed Development has taken into account sustainable methods of Waste Management in both planning and design terms once the building is complete and operational. This plan has been prepared to align with the West London Waste Plan (July 2015) with the design of the Proposed Development submitted to planning.

1.1.5 This document should be read along the Transport Assessment, Framework Travel Plan and Delivery & Servicing Plan that have also been prepared by Markides Associates to support this planning application.

1.1.6 The overarching purpose of this OWMP is to:

- achieve high standards of environmental performance with respect to waste management once the Proposed Development is occupied and operational;
- provide users of the Proposed Development with efficient and effective waste systems that promote high levels of reuse and recycling;
- that enhances the operational efficiency of the building;
- that contributes towards meeting current and long-term targets for waste minimisation, recycling and reuse.

1.2 Proposed Site

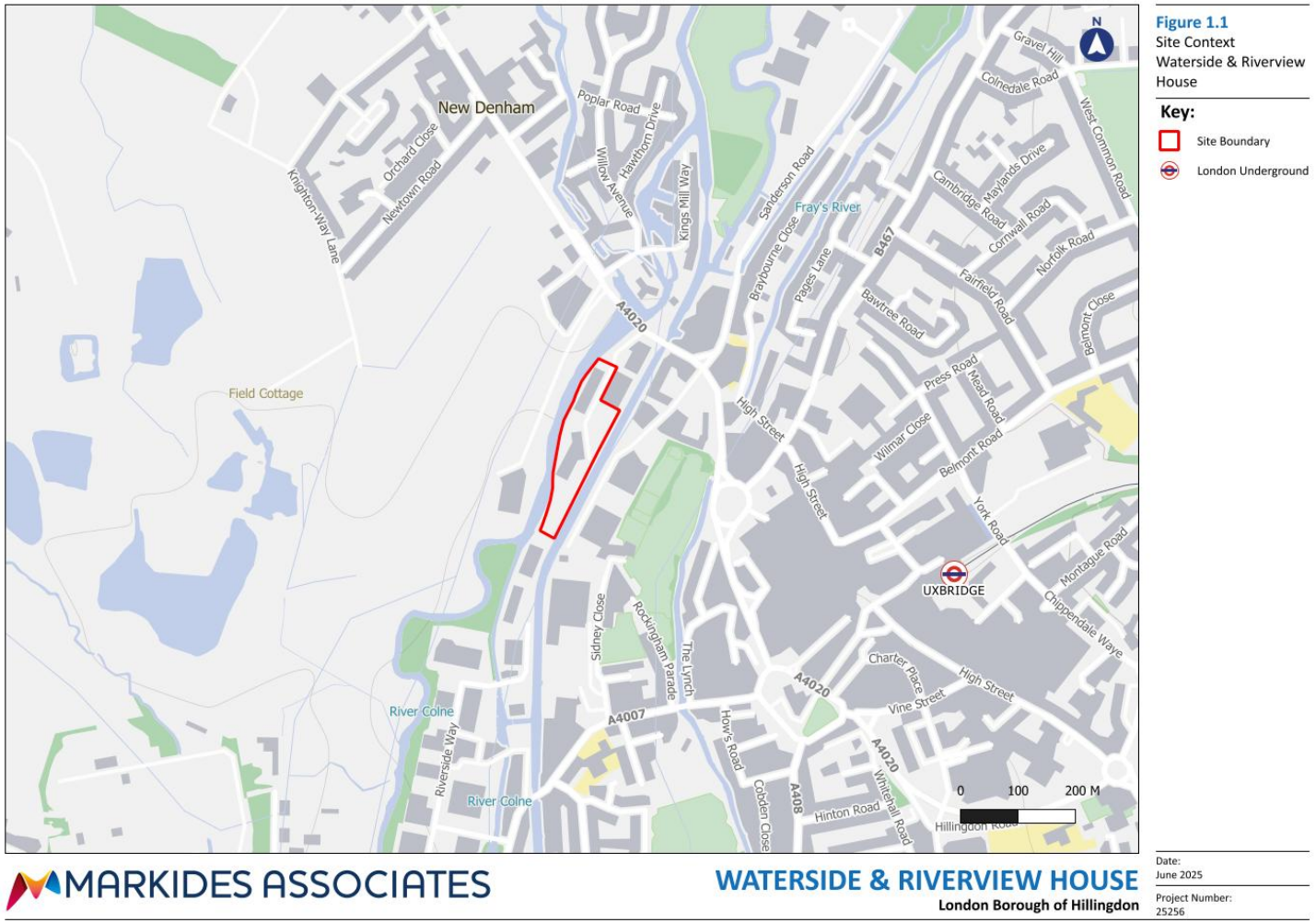
Site Location

1.2.1 The Site is located within the administrative boundary of the London Borough of Hillingdon, the Local Planning Authority ('LPA'). The Site is located to the west of the Grand Union Canal, and to the south of the A4020 Oxford Road where access is provided in the form of a priority junction with footways either side.

1.2.2 The site comprises of two office building with a lawful office use Class E(g)(i) and associated ground floor parking.

1.2.3 The Site within its local context is shown in Error! Reference source not found..

Figure 1.1 Site Location (Local Context)



1.3 Development Proposals

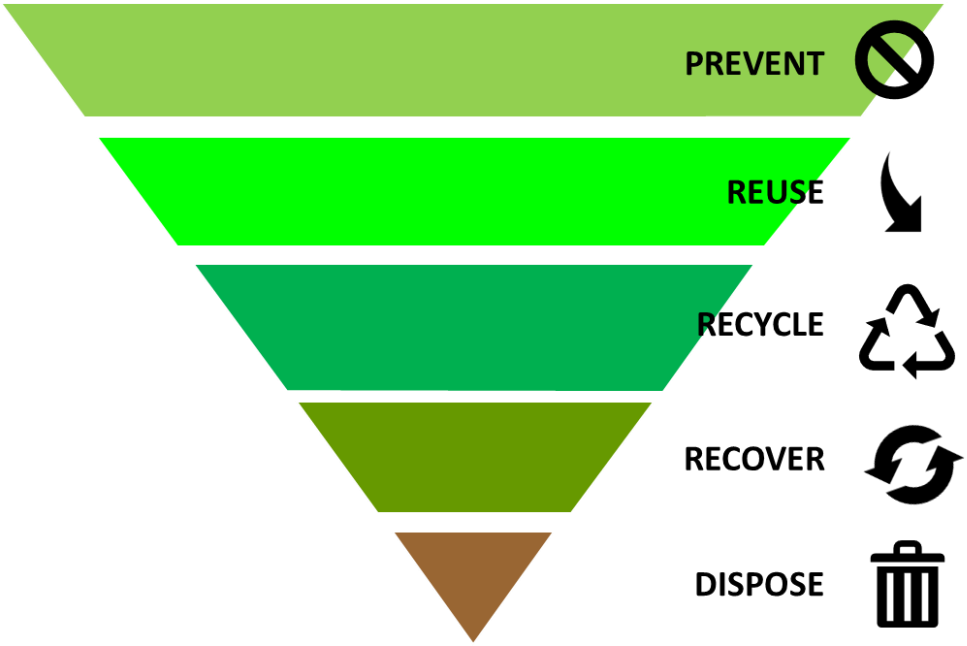
1.3.1 The proposed development consists of a Class AA application for extension of Riverview House to provide an additional 38 units. With the MA Application Riverview House will be provided with a total of 94 units.

1.4 Operational Waste Management Strategy Objectives

1.4.1 The overarching objectives of this Operational Waste Strategy is to demonstrate the sustainable methods of the storage, handling, transfer and collection of waste has been incorporated into the design and management principles of the proposed development from the outset once operational. Demolition and Construction Waste Management is considered separately to this document.

1.4.2 This document relies heavily on the Waste Hierarchy which outlines priorities for the management of waste with the overall aim of reducing waste as summarised in **Figure 1.2**.

Figure 1.2 Waste Hierarchy



1.4.3 In consideration of the Waste Hierarchy, this Operational Waste Management Strategy considers the following:

- Waste policy and planning guidance related to sustainable waste management alongside the legal requirements and guidance for the handling of operational waste for commercial development(s);
- Principles for managing the storage, handling, transfer and collection of waste generated by the proposed development.
- Forecast waste arisings of the proposed development; and
- Design details relating to the storage, handling, transfer and collection of waste generated by the proposed development.

1.5 Waste Strategy Targets

1.5.1 The applicant is committed to achieving the West London Waste Plan targets, consistent with those set in the 2011 London Plan of waste all biodegradable or recyclable waste being diverted from landfill by 2031.

1.5.2 To meet these targets the proposed development will therefore effectively need to be designed and operate in accordance with management measures from occupation. The remainder of this report outlines how design and management measures have been employed to help achieve these targets from occupation.

2. Policy Context and Design Guidance

2.1 Overview

2.1.1 This section provides a summary of the relevant waste policy and planning guidance related to sustainable waste management alongside the legal requirements and guidance for the handling of operational waste for commercial development(s).

2.2 National Planning Policy Framework (December 2024)

2.2.1 The National Planning Policy Framework (NPPF) outlines the planning policies for England and how these are applied. The NPPF provides the planning framework that enables local authorities to develop Waste Management Plans, Strategies and Guidance that affect their local requirements.

2.2.2 To summarise the NPPF states that:

- When determining planning applications for non-waste development, local planning authorities should to the extent appropriate to their responsibilities, ensure that the impact of proposed non waste related development on existing waste management facilities and other associated waste management areas is acceptable.
- New non-waste developments make sufficient provision for waste management and promote good design to secure the integration of waste management facilities with the development. This includes providing sufficient waste storage and collection routines.
- The handling of waste arising from the construction and operation of any development maximises the opportunities for reuse / recover and minimizes off-site waste disposal.

2.3 The London Plan (2021)

2.3.1 The London Plan is the overall strategic plan for London, and forms part of the development plan for London boroughs. With regards to waste, the document emphasises the requirements of the adhering to the waste hierarchy and waste reduction.

2.3.2 Policies relating to waste are covered by Chapter 9 of the London Plan (Sustainable Infrastructure) and include the following relevant elements:

Policy SI 7 – Reducing Waste and supporting the circular economy:

A Resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:

1) promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible

2) encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products

3) ensure that there is zero biodegradable or recyclable waste to landfill by 2026

4) meet or exceed the municipal waste recycling target of 65 per cent by 2030[163]

5) meet or exceed the targets for each of the following waste and material streams:

a) construction and demolition – 95 per cent reuse/recycling/recovery

b) excavation – 95 per cent beneficial use

6) design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

B Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:

1) how all materials arising from demolition and remediation works will be re-used and/or recycled

2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life

3) opportunities for managing as much waste as possible on site

4) adequate and easily accessible storage space and collection systems to support recycling and re-use

5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy

6) how performance will be monitored and reported.

2.4 West London Waste Plan (July 2015)

2.4.1 The West London Waste Plan provides a planning framework for the management of all waste produced in West London over the period to 2031. The Plan identifies the sites allocated for waste management development in the plan area and provides policies with which planning applications for waste developments must conform. This OWMP has therefore been prepared with reference to West London Waste Plan.

3. Proposed Development

3.1 Overview

3.1.1 This section provides a summary of the Proposed Development against which this Waste Strategy has been developed.

3.2 Development Proposals

3.2.1 The proposal will see the total provision of 94 units in Waterside House, comprising of 85 one-bedroom units and nine two-bedroom units. The access arrangements to the site are not proposed to change under the proposal.

3.3 Site Layout

3.3.1 The proposed masterplan can be seen in **Appendix A**.

3.3.2 The proposed elements of access to the Proposed Development include:

- The provision of space within each residential unit for residents to store their own waste before transfer to the waste Storage area (the bin store)
- The provision of external bin stores to the north and south of each building.

3.4 Summary

3.4.1 The Proposed Development will see retention of the existing building and its conversion to provide residential dwellings. The principal elements relating to the Waste Strategy is where Waste will ultimately be stored, handled and collected.

4. Operational Waste Strategy

4.1 Overview

4.1.1 This section considers in detail the overarching objectives of the Waste Strategy alongside the envisaged means, measures and initiatives that will be employed by the applicant to meet these.

4.2 Waste Strategy Overview

4.2.1 The overarching Waste Strategy employed within the design of the development has been made with reference to the Waste Hierarchy, and summarised below:

Prevent: residents will be encouraged to prevent waste.

Reuse: residents will be encouraged to reduce waste.

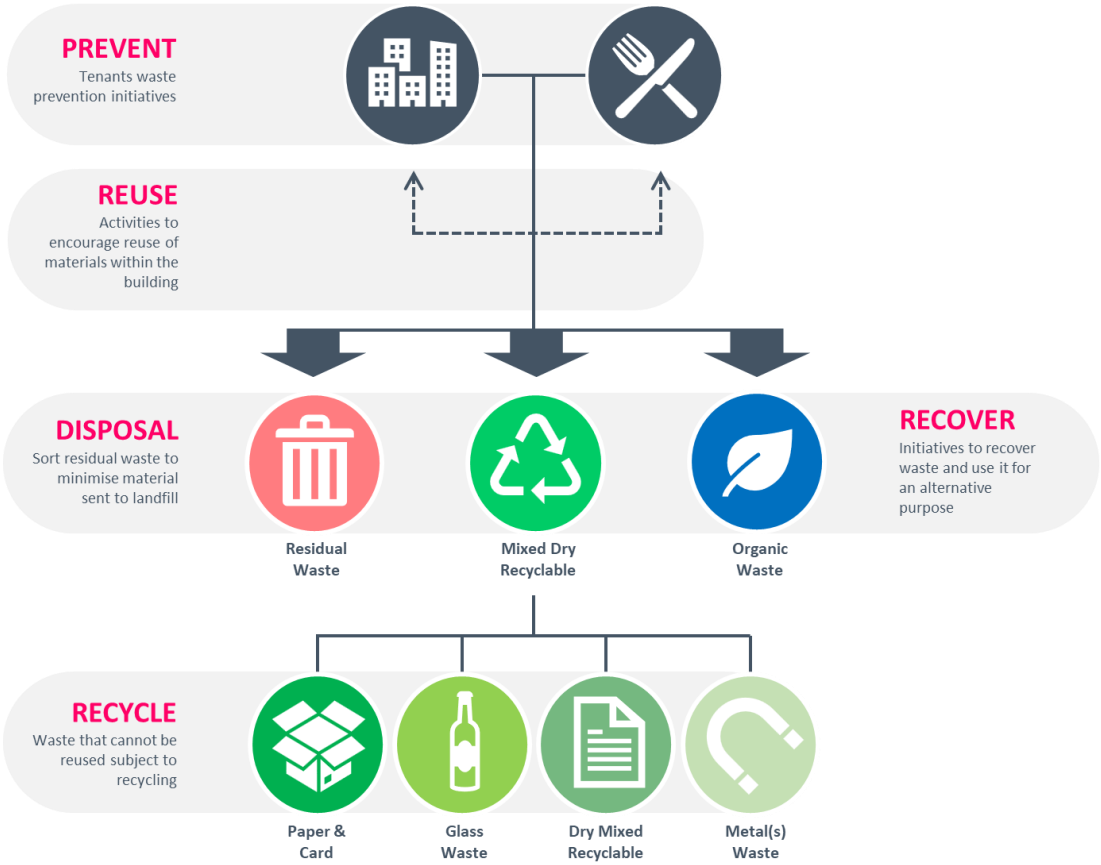
Recycle: by design residents will be required to sort any waste at source into recyclable and non-recyclable materials to maximise opportunities for recycling from collection onwards.

Recover: opportunities for other recovery are considered minimal within residential context, however, residents will be encouraged to explore any opportunities.

Disposal: to minimise waste sorted into residual waste streams that will be sent to landfill.

4.2.2 The overarching principles in of the Waste Management Strategy associated with the Proposed Development is summarised in **Figure 4.1**.

Figure 4.1 Overarching Waste Strategy Principles



**given the proposed use of the site, a metals waste stream within Mixed Dry Recycling is not forecast.*

4.3 Responsibility for Waste Management

4.3.1 Responsibility for the management of waste will be a mix between the management company of the buildings, the residents themselves, and the Council who will be responsible for collecting the residential waste. The design and principles of this Operational Waste Management Strategy will be made available to prospective residents and form reasonable and relevant parts of leasehold agreements when appropriate.

4.3.2 There are no common parts of the proposed development that will require coordination between residents. It is envisaged that the applicant will remain in freehold control of the site and will have responsibility for elements of the site (such as landscaping and the management communal areas). In this sense, the applicant would adopt the same day-to-day responsibilities as residents, albeit with significantly less waste generated.

4.3.3 Upon occupation of any of the proposed dwelling, the resident will take on the day-to-day responsibility of managing the 'front-end' of waste. These responsibilities would include:

- Implementation of their own waste prevention measures;
- Management of their own waste within their dwelling, including separation of waste into the different waste categories; and
- The transfer of their waste to the Waste Storage Area.

4.4 Collection of Waste

4.4.1 Waste collection would be the responsibility of the Council, collecting waste from the allocated Waste Storage area.

4.4.2 Refuse vehicles are comfortably able to access each Waste Storage Area from within the site ensuring they enter and exit the public highway in forward gear and only undertake manoeuvres within controlled environments where the public do not have access. **Drawing 25256-MA-XX-XX-DR-0001-0003** presents the movement of a refuse vehicle on-site ensuring compliance with building regulations Document M.

4.5 Treatment of Waste Offsite

4.5.1 Separation of waste streams at source maximises the chances of waste to be managed in accordance with the Waste Hierarchy.

4.6 Summary

4.6.1 This section outlines how the Waste Strategy is intended to operate at the Proposed Development, including how the Waste Hierarchy underpins the principles of waste management and waste design, which is explored in further detail in the following chapter.

5. Waste Strategy Design Components

5.1 Overview

5.1.1 The previous chapter outlines how the approach to managing waste would be carried out, with reference to design of various elements of the Proposed Development. This chapter outlines those elements of design that are inherent within the Proposed Development that help assist in delivering the strategy outlined previously.

5.2 Forecast Waste Arisings Storage Capacity

5.2.1 To ensure the design of the Proposed Development is able to adequately accommodate the forecast waste generated by the development, and thus make sure the waste management strategy is easy and accessible for the users of the development, it is necessary to generate a forecast of waste volumes (hereafter referred to as Waste Arisings) needing to be accommodated on-site.

5.2.2 Forecasted waste arisings storage capacity have been calculated in line with the guidance set out within Building Regulations Approved Document H, with a combined (for the different types of waste storage) waste storage capacity of 0.25m3 required per dwelling.

5.2.3 On the basis of an additional 36 dwellings each being provided at Waterside House an additional 9m3 or 9,000 litres worth of storage will be required. This will be equivalent to 9 x 1,100 litre (euro) bins being provided.

5.2.4 When considered in addition to the existing MA application of 56 dwellings, the total of 94 dwellings from both the MA and AA applications would require 23m3 or 23,000 litres worth of storage. This would be equivalent to 21 x 1,100 litre (euro) bins being provided in total

5.2.5 As outlined above, waste will initially be accommodated within the dwelling at the management of the occupying residents, being separated into waste streams at source. It will then be transferred by residents to the Waste Storage Area.

5.3 Waste Storage Area

5.3.1 All bins within the Waste Storage Area would be clearly identified by labels and colour. Additional information and guidance to users regarding the appropriate waste for each stream will be provided on a wall of the Waste Storage Area.

5.3.2 Waste routes through the site have been designed so that they are as easy as physically possible and providing an efficiency of movement.

5.4 Summary

5.4.1 This chapter has demonstrated how the design inherent within the Proposed Development has been purposefully directed to mete the overarching of the Waste Strategy and meet the aims of the Waste Hierarch by ensuring waste design provision is appropriate, can be managed efficiently and is easy to use for tenants of the future building.

6. Summary

6.1 Overview

6.1.1 This Operational Waste Management Strategy has been prepared by Markides Associates on behalf of Elmwin Bridge Ltd ("the applicant") to accompany a Class AA application, for the General Permitted Development Order for the development of Waterside House to include an additional two stories of residential dwellings.

6.1.2 This report demonstrates that the applicant and the wider design scheme have considered the management, storage, transfer and collection of waste from the outset to maximise the potential for the sustainable management of waste associated with the site. The Waste Storage areas within the development have been designed to enable the separation of waste streams at source, with clearly defined means of transferring waste to the final waste storage area located within individual units servicing areas. The means of managing the Waste Strategy alongside the elements of the Waste Strategy that are fully embedded into the design of the Proposed Development maximise the opportunities for preventing waste, reusing materials, recycling alongside opportunities for waste recovery and minimising disposals, in direct accordance with the Waste Hierarchy.

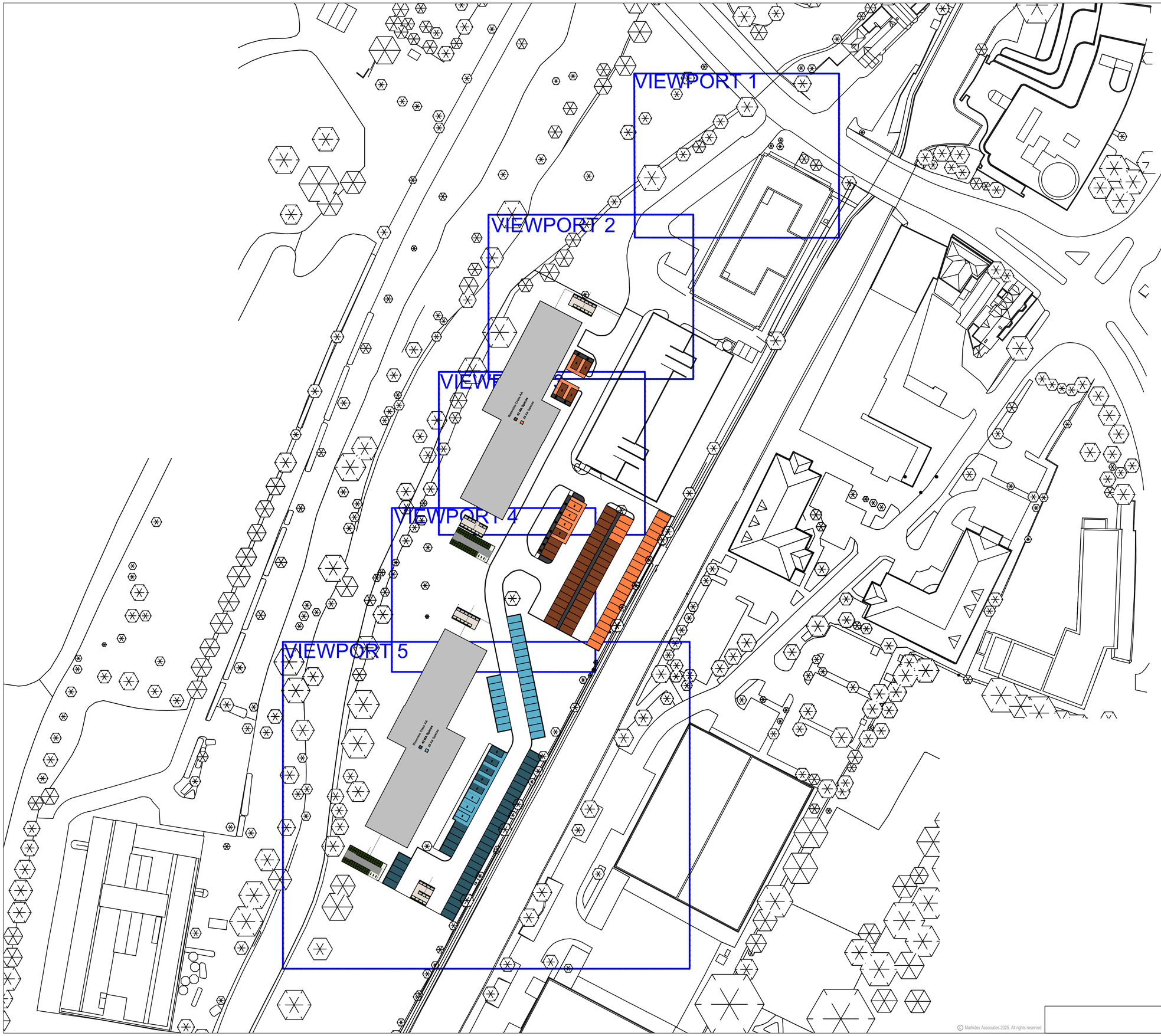
6.1.3 The Operational Waste Strategy has been developed in accordance with all relevant planning policy, design guidance and legal requirements of the site.

6.2 Conclusion

6.2.1 This report demonstrates that the Waste Hierarchy underpins the envisaged management and the inherent design of the Proposed Development at Waterside House, with a robust foundation upon which waste can be minimised and treated in the most sustainable manner once the site is operational.

DRAWINGS

Drawing 25256-MA-XX-XX-DR-0001-0003 Refuse and Fire Swept Path Analysis



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Revision History

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev	Comment	By	Chkd	Appr	Date

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

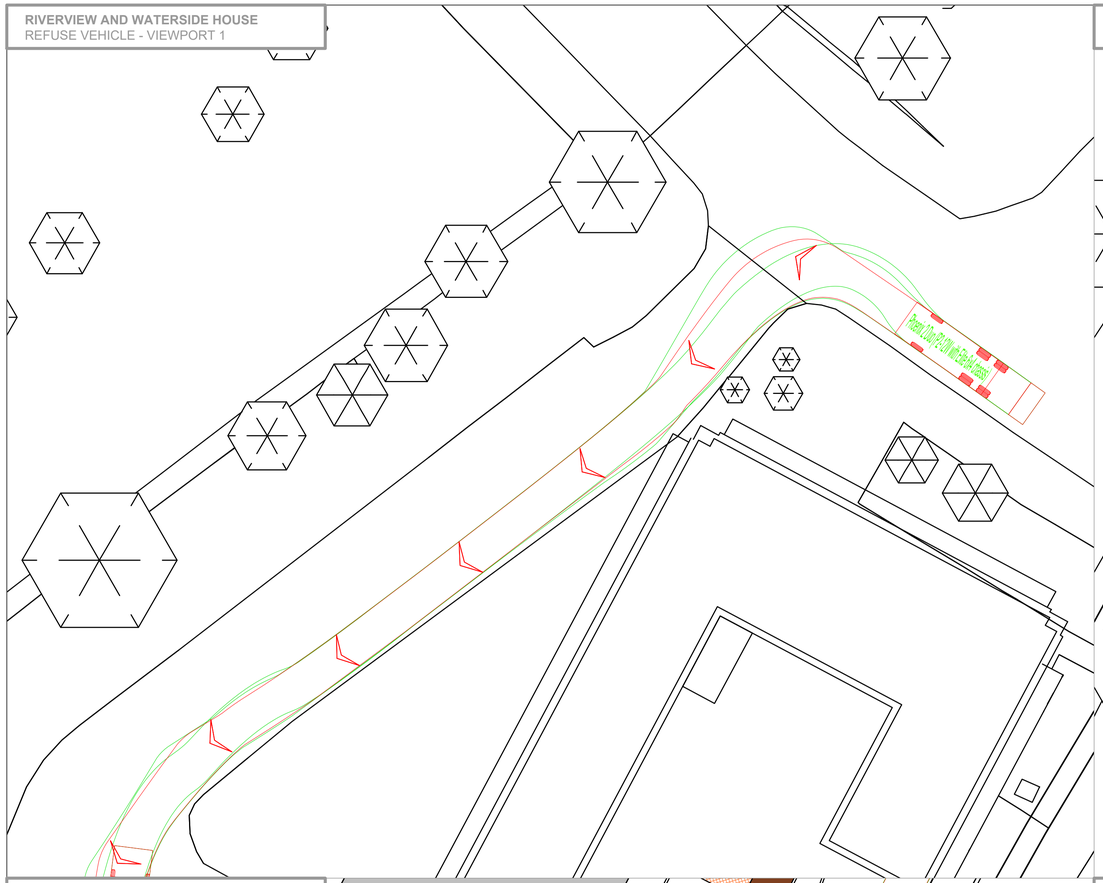
Drawing Title

VIEWPORT OVERVIEW

Markides Associates reference: 25256 NTS

25256-MA-XX-XX-DR-0001 - P01

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 1



RIVERVIEW AND WATERSIDE HOUSE
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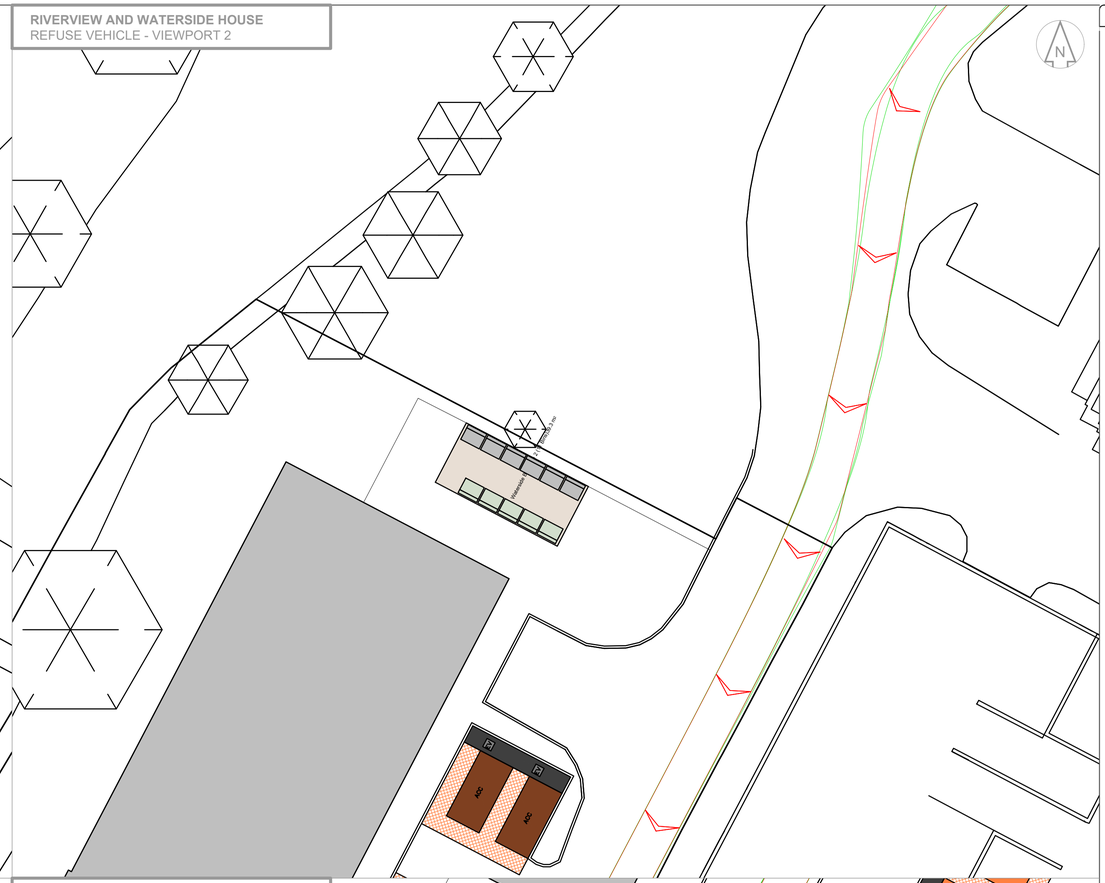

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 3

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 4

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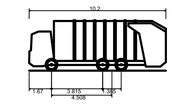

Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)

Overall Length	10.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m

KEY

VEHICLE BODY LINE

VEHICLE WHEEL LINE

Scale 1:200 @ A1 - 1:400 @ A3

4m 0 4m 8m 12m 16m 20m

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

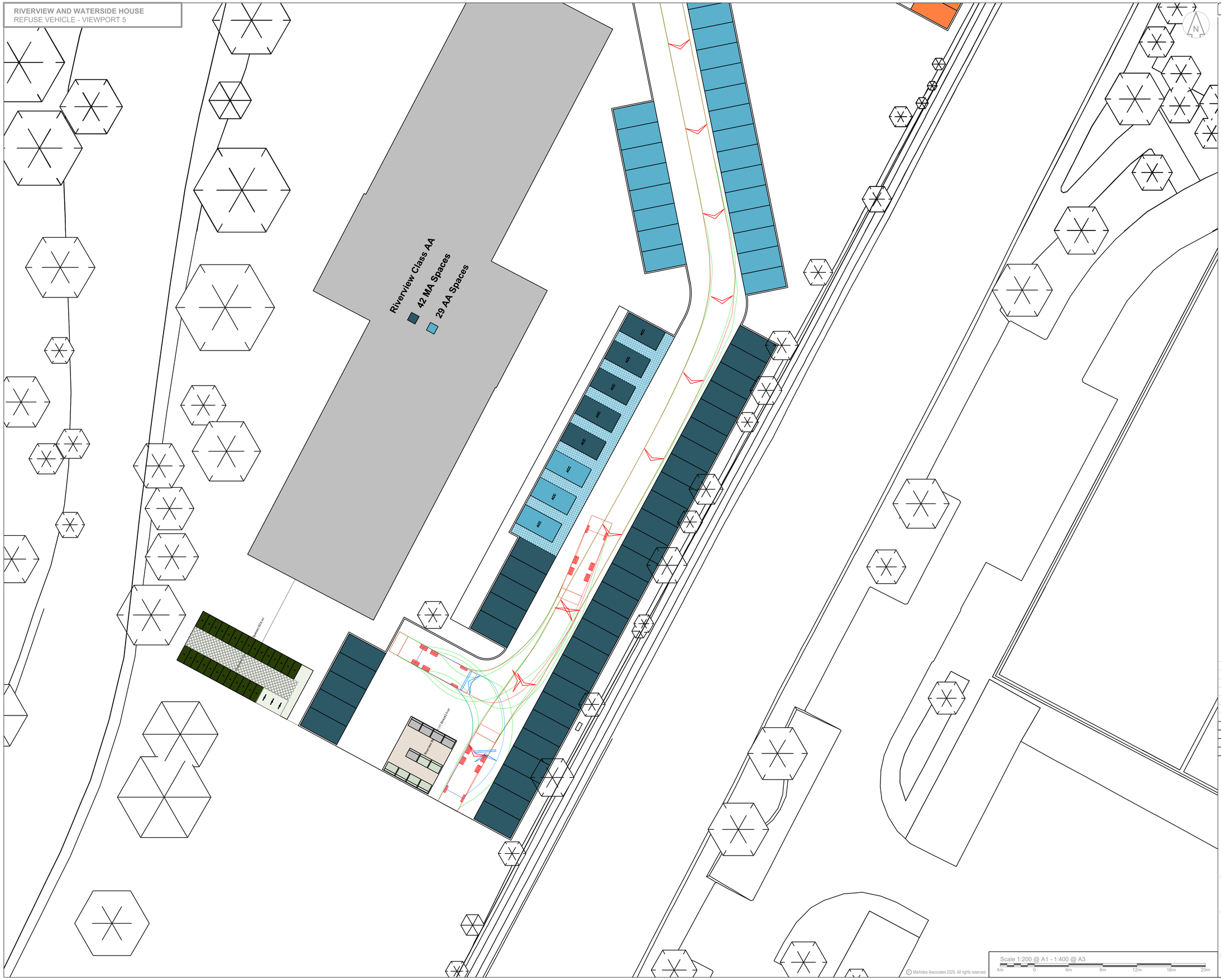
Drawing Title

SWEPT PATH ANALYSIS
REFUSE VEHICLE
DRAWING ONE OF FIVE

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0002 - P01

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 5



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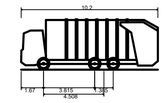

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UXBRIDGE - DESIGN AA

Drawing Title

SWEPT PATH ANALYSIS
REFUSE VEHICLE
DRAWING TWO OF FIVE

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0003 - P01

Scale 1:200 @ A1 - 1:400 @ A3

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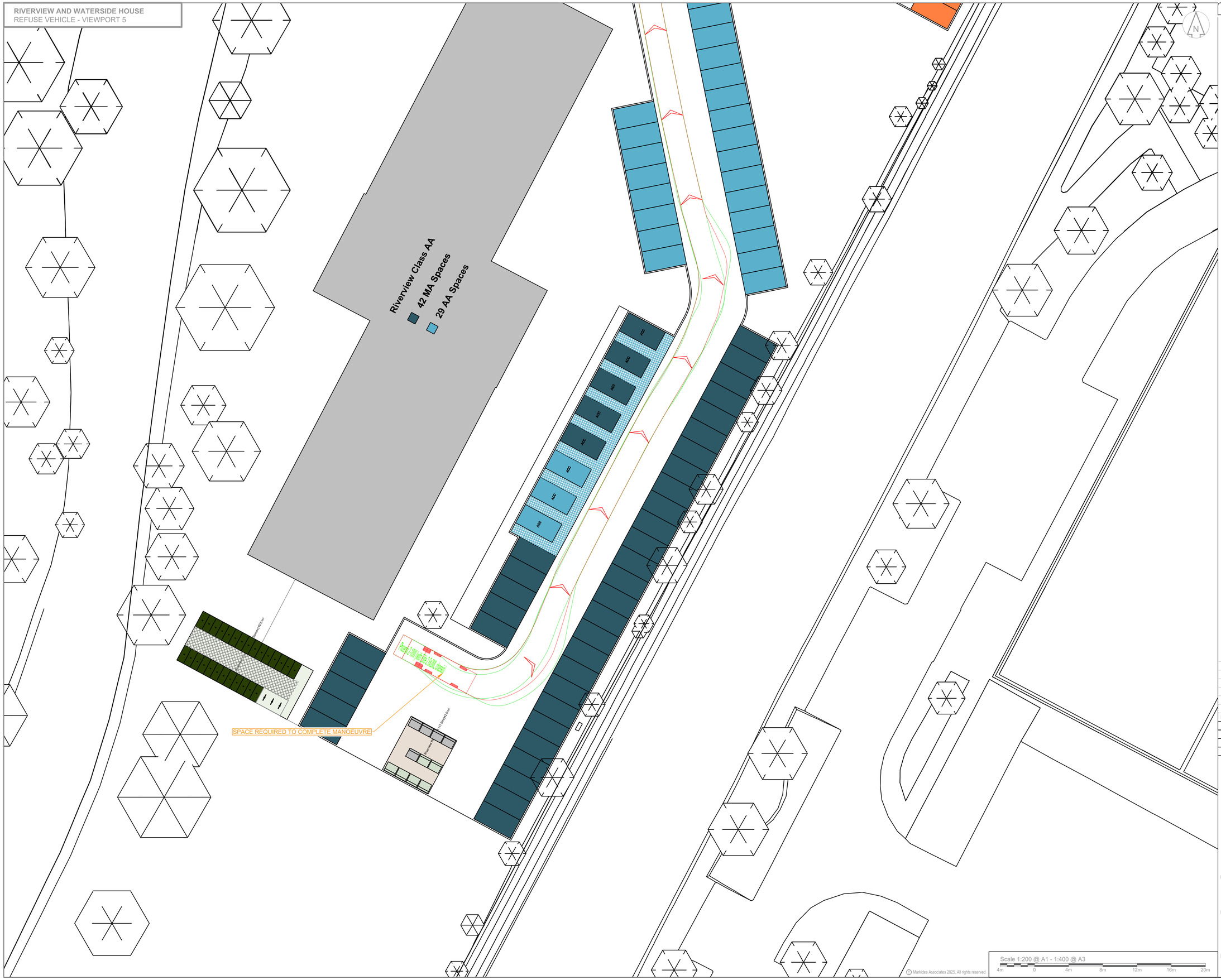
RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 5



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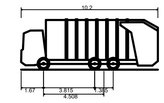

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SWEPT PATH ANALYSIS
REFUSE VEHICLE
DRAWING THREE OF FIVE

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-DR-0004 - P01

Scale 1:200 @ A1 - 1:400 @ A3

4m 0 4m 8m 12m 16m 20m

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 1

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 2

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 3

Waterside Class AA
42 MA Spaces
29 AA Spaces

RIVERVIEW AND WATERSIDE HOUSE
REFUSE VEHICLE - VIEWPORT 4

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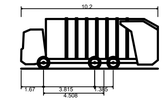

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

Drawing Title

SWEPT PATH ANALYSIS
REFUSE VEHICLE
DRAWING FOUR OF FIVE

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0005 - P01

Scale 1:200 @ A1 - 1:400 @ A3
4m 0 4m 8m 12m 16m 20m

RIVERVIEW AND WATERSIDE HOUSE
WATERSIDE HOUSE NORTH REFUSE STORE

RIVERVIEW AND WATERSIDE HOUSE
WATERSIDE HOUSE SOUTH REFUSE STORE

RIVERVIEW AND WATERSIDE HOUSE
RIVERVIEW HOUSE NORTH REFUSE STORE

RIVERVIEW AND WATERSIDE HOUSE
RIVERVIEW HOUSE SOUTH REFUSE STORE

DO NOT SCALE OFF THIS DRAWING

NOTES

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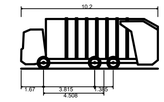

Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)

Overall Length	10.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m

KEY

VEHICLE BODY LINE

VEHICLE WHEEL LINE

REFUSE DRAG DISTANCE BELOW 10m

Revision History

P01	FOR INFORMATION	BRG	ESH	ESH	26-06-25
Rev	Comment	By	Chkd	Appr	Date

Current Revision

P01	FOR INFORMATION	BRG	ESH	ESH	26-06-25
Rev	Comment	By	Chkd	Appr	Date

PRELIMINARY

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

Drawing Title

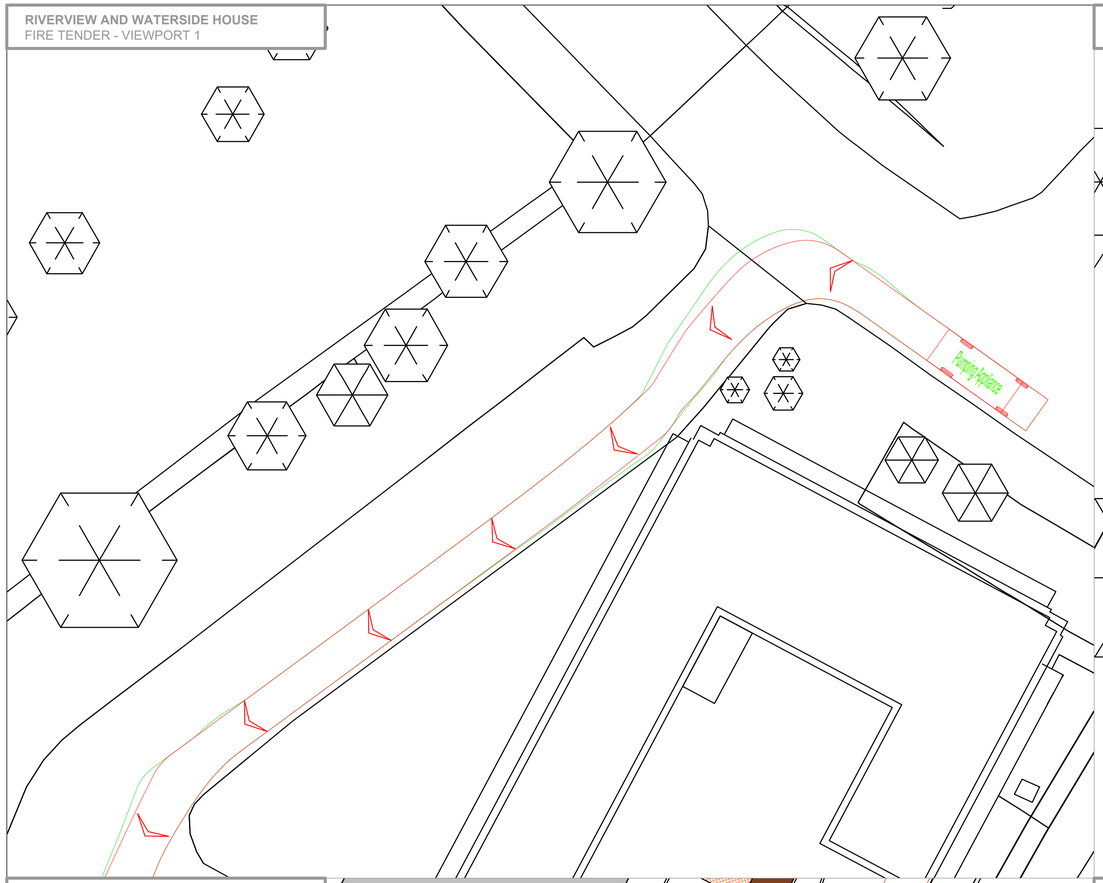
SWEPT PATH ANALYSIS
REFUSE VEHICLE
DRAWING FIVE OUT OF FIVE

Markides Associates reference: 25256 1:200 @ A1

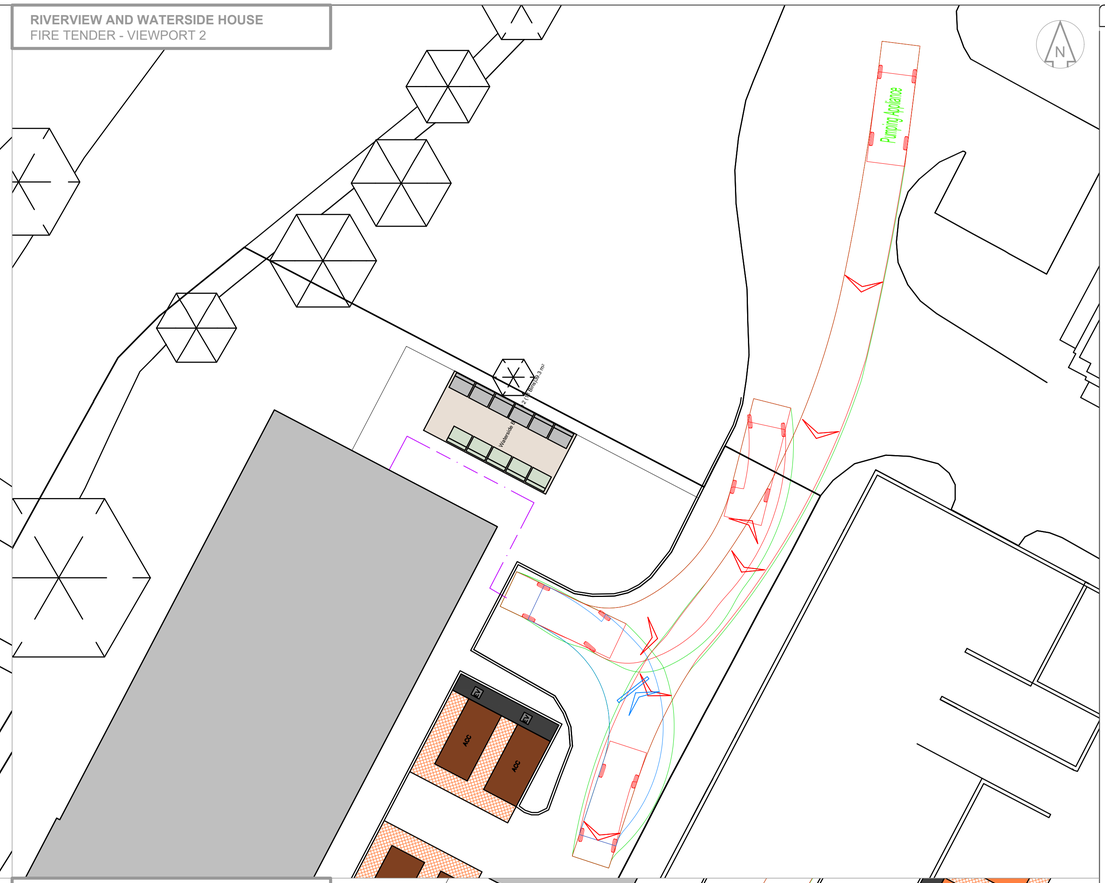
25256-MA-XX-XX-DR-0006 - P01

Scale 1:200 @ A1 - 1:400 @ A3
4m 0 4m 8m 12m 16m 20m

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 1



RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 2



RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 3

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 4

DO NOT SCALE OFF THIS DRAWING

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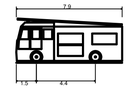

Pumping Appliance	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

KEY

- VEHICLE BODY LINE
- VEHICLE WHEEL LINE
- FIRE TENDER CATCHMENT BELOW 18m

Scale 1:200 @ A1 - 1:400 @ A3

4m 0 4m 8m 12m 16m 20m

Revision History

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25

Current Revision

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25

PRELIMINARY

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

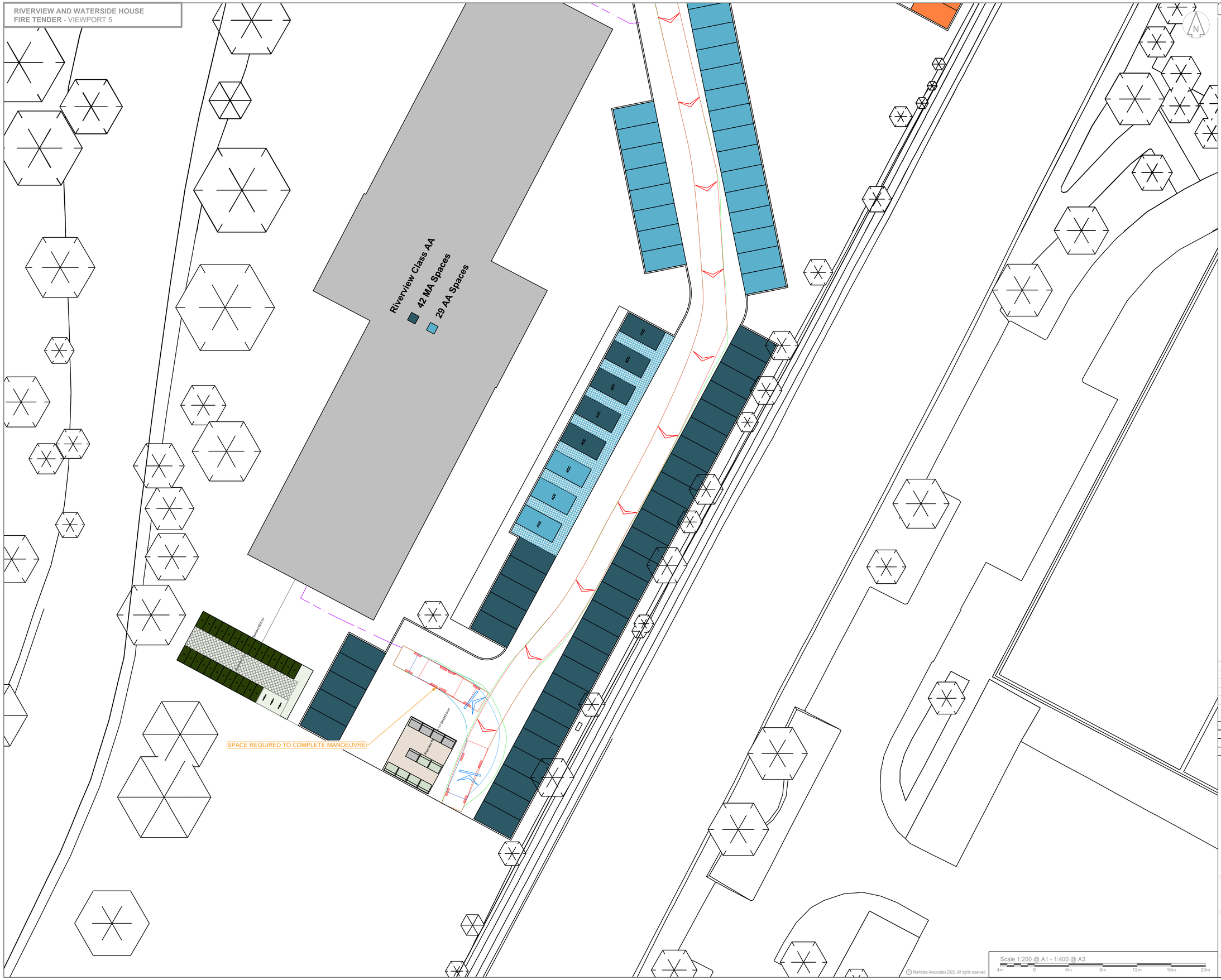
Drawing Title

SWEPT PATH ANALYSIS
LFB FIRE TENDER
DRAWING ONE OF FOUR

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0007 - P01

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 5



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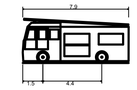

Pumping Appliance	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

KEY

- VEHICLE BODY LINE
- VEHICLE WHEEL LINE
- FIRE TENDER CATCHMENT BELOW 18m

Revision History

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev	Comment	By	Chkd	Appr	Date

Current Revision

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev	Comment	By	Chkd	Appr	Date

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Project
RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

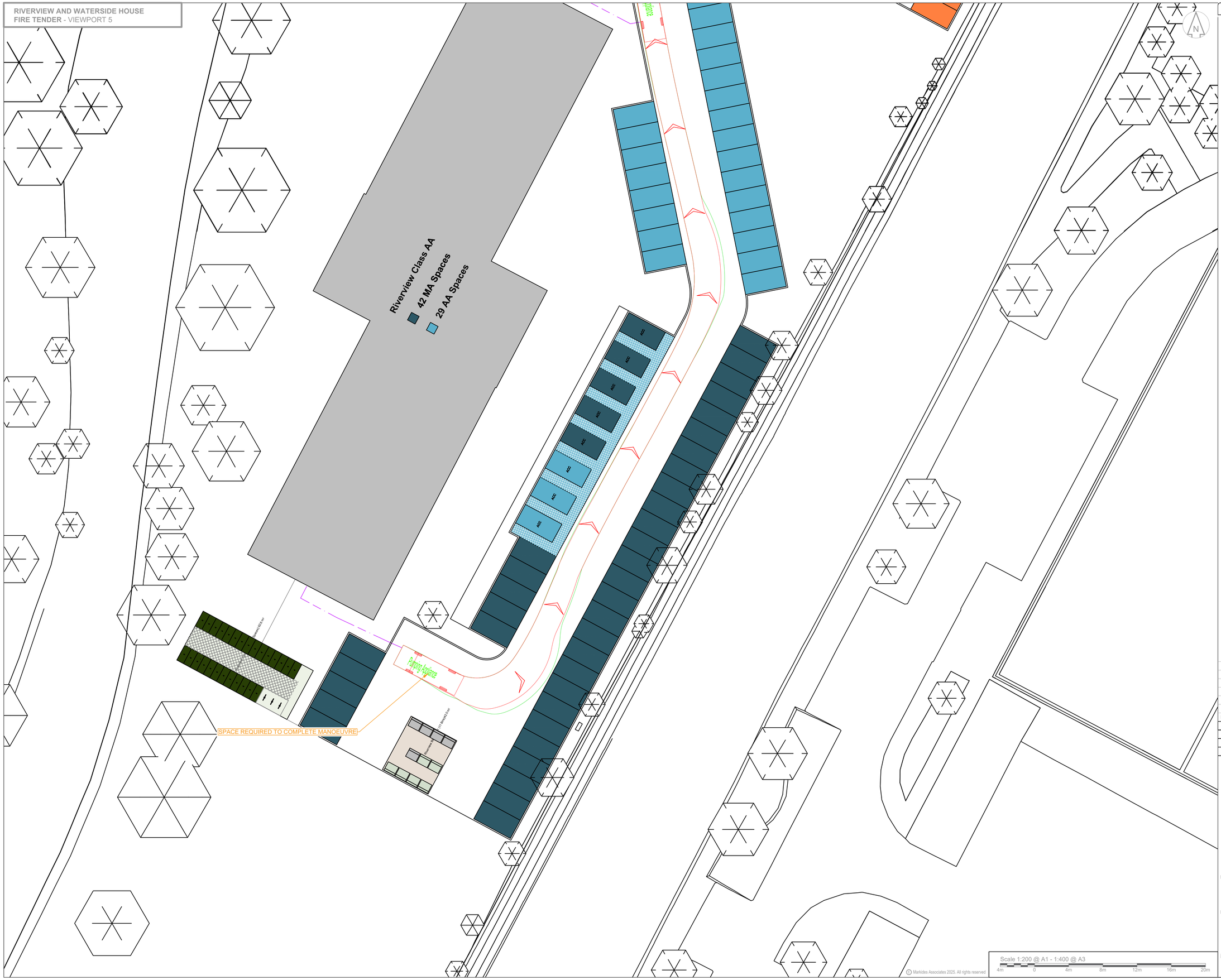
Drawing Title
SWEPT PATH ANALYSIS
LBF FIRE TENDER
DRAWING TWO OF FOUR

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0008 - P01

Scale 1:200 @ A1 - 1:400 @ A3
4m 0 4m 8m 12m 16m 20m

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 5



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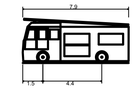

Pumping Appliance	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

KEY

- VEHICLE BODY LINE
- VEHICLE WHEEL LINE
- FIRE TENDER CATCHMENT BELOW 18m

Revision History

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev	Comment	By	Chkd	Appr	Date

Current Revision

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev	Comment	By	Chkd	Appr	Date

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Project
RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

Drawing Title
SWEPT PATH ANALYSIS
LBF FIRE TENDER
DRAWING THREE OF FOUR

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0009 - P01

Scale 1:200 @ A1 - 1:400 @ A3
4m 0 4m 8m 12m 16m 20m

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 1

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 2

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 3

RIVERVIEW AND WATERSIDE HOUSE
FIRE TENDER - VIEWPORT 4

Waterside Class AA
42 MA Spaces
29 AA Spaces

Pumping Appliance

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NOTES

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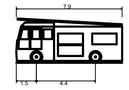

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Lock to lock time	4.00s
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KEY

VEHICLE BODY LINE

VEHICLE WHEEL LINE

FIRE TENDER CATCHMENT BELOW 18m

Revision History

P01	FOR INFORMATION	BRG	ESH	ESH	27-06-25
Rev.	Comment	By	Chkd	Appr	Date

Current Revision

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Rev.	Comment	By	Chkd	Appr	Date

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Project

RIVERVIEW & WATERSIDE HOUSE
UXBRIDGE - DESIGN AA

Drawing Title

SWEPT PATH ANALYSIS
LFB FIRE TENDER
DRAWING FOUR OF FOUR

Markides Associates reference: 25256 1:200 @ A1

25256-MA-XX-XX-DR-0010 - P01

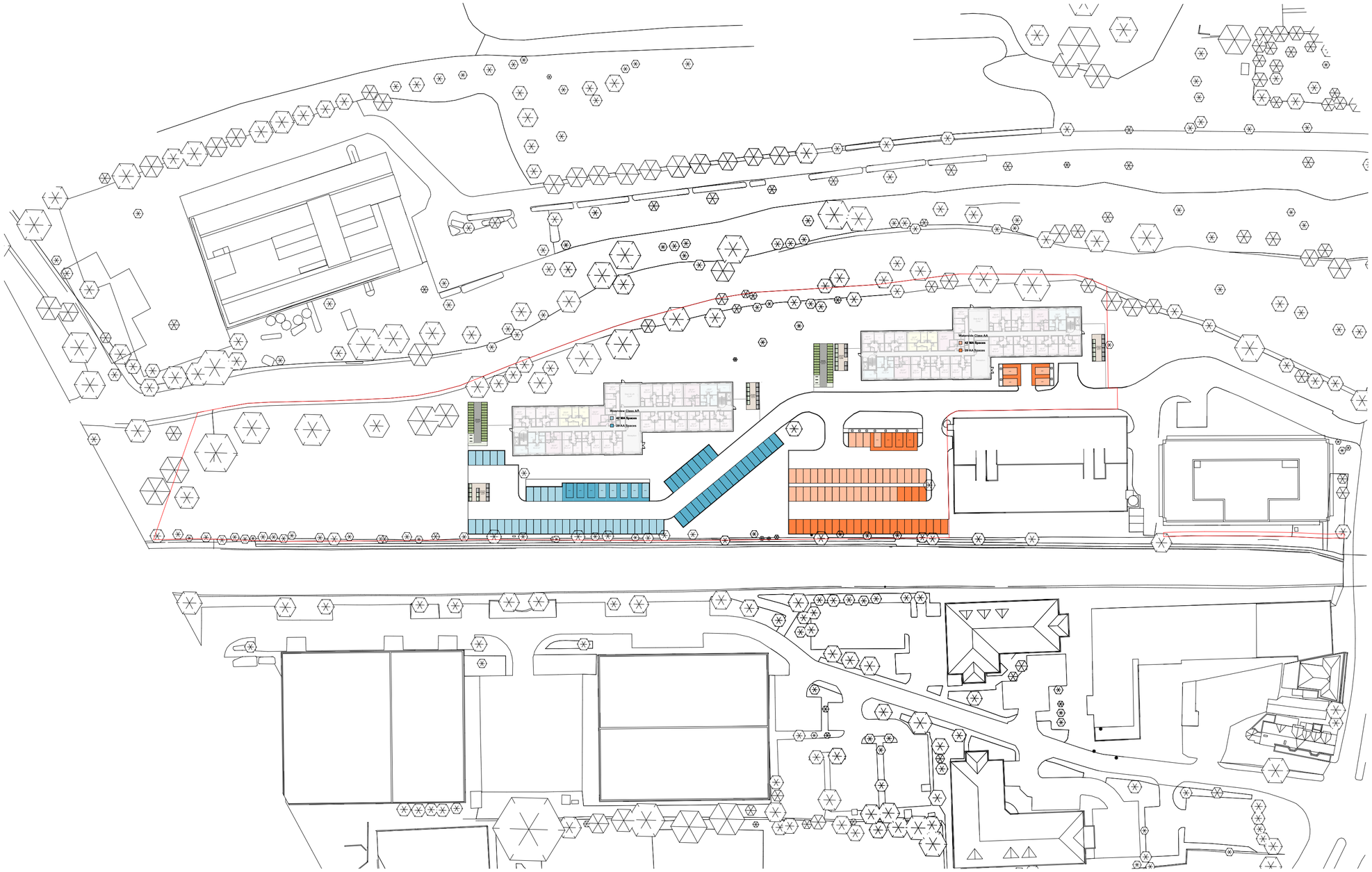
Scale 1:200 @ A1 - 1:400 @ A3

4m 0 4m 8m 12m 16m 20m

APPENDICES

Appendix A – Proposed Site Plan

APPENDIX A – PROPOSED SITE PLAN



Revision:	Date:	Drawn:	Check:
A Updated to comments.	23.06.25	EAB	JW1
B Updated to comments.	26.06.25	EAB	JW1
C Updated to comments.	02.07.25	EAB	JW1

Key:

- Application Site Boundary Line
- 1B1P (1B1P* = Studio)
- 1B2P
- 2B3P
- 2B4P

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. The proposal is subject to full measured, structural, and M&E surveys, and is for feasibility/discussion purposes only.

Further design development will be required to address:

A compliant fire strategy, including means of escape, protected lobbies, evacuation lift requirements, and fire-rated construction;

Acoustic and thermal performance in line with Building Regulations, including potential enhancements between residential uses;

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O);

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/sunlight performance in accordance with BRE guidance;

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and inclusivity, including potential lift upgrades and Part M compliance;

Waste and cycle storage arrangements;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.

Project
Riverview & Waterside House, Uxbridge
rg+p prj. reference
103-268

Status
Feasibility

Client
Highgrass Ltd

Package
/ Permitted Development - Class AA

Sheet Title
Proposed Site Plan (Class AA)

Scale
1:1176, 1:1000@A2

Date
25.05.2025

Drawn by
EAB

Checked by
JW1

Drawing reference
103-268_(SK)020C

Revision

DRAFT

London | Birmingham | Leicester
0203 327 0381 | 0121 309 0071 | 0116 204 5800
rg-p.co.uk · design@rg-p.co.uk

Notes:
All designs should be constructed in strict accordance with building regulations.
In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m.

Proposed Site Plan - Class AA

Scale 1:1000@A2

0 10 40 60 80 100m

Riverview House Accommodation Schedule - Class AA

Level	Storey Height (m)	1B1P 40m²	NSA	1B2P 50m²	NSA	2B3P 61m²	NSA	2B4P 70m²	NSA	Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
MA GF		15	687m²	2	107m²	1	62m²	0	m²	171m²	18	19	1,202m²	856m²	71%
MA 01		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
MA 02		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA 03		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA 04		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA Total	0.00	30	1,374m²	4	214m²	4	258m²	0	m²	171m²	38	42	2,404m²	1,846m²	77%
Mix		78.9%		10.5%		10.5%		0.0%							
Total	0.00	75	3,435m²	10	535m²	9	578m²	0	m²	171m²	94	103	6,010m²	4,548m²	76%
Mix		79.8%		10.6%		9.6%		0.0%							

AA Total Units	38
Overall Total Units	94
Total Cycle Spaces	114
Total Car Parking Spaces	71

Class MA
Class AA
Total

Waterview House Accommodation Schedule - Class AA

Level	Storey Height (m)	1B1P 40m²	NSA	1B2P 50m²	NSA	2B3P 61m²	NSA	2B4P 70m²	NSA	Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
MA GF		15	687m²	2	107m²	1	62m²	0	m²	171m²	18	19	1,202m²	856m²	71%
MA 01		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
MA 02		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA 03		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA 04		15	687m²	2	107m²	2	129m²	0	m²	0	19	21	1,202m²	923m²	77%
AA Total	0.00	30	1,374m²	4	214m²	4	258m²	0	m²	171m²	38	42	2,404m²	1,846m²	77%
Mix		78.9%		10.5%		10.5%		0.0%							
Total	0.00	75	3,435m²	10	535m²	9	578m²	0	m²	171m²	94	103	6,010m²	4,548m²	76%
Mix		79.8%		10.6%		9.6%		0.0%							

AA Total Units	38
Overall Total Units	94
Total Cycle Spaces	114
Total Car Parking Spaces	71

Class MA
Class AA
Total

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