

Design and Access Statement for Waste and Refuse Collection

BLOCK A3 & H at 579 – 583 Uxbridge Road, Hayes, (Now known as Hydrangea Court and Azalea Court, Kingswood Place, Hayes)

1. Introduction

This Design and Access Statement is prepared to outline the provisions and strategies for waste and refuse collection for Black H and A3 at 579- 583 Uxbridge Road, Hayes.

The goal is to ensure an efficient, environmentally friendly, and user-centric waste management system that complies with local regulations and promotes sustainability in line with Policies

DHMB 11 of the Hillingdon Local Plan

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours;

SI 7 of the London Plan

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.

2. Project Overview

Location: Block H and A3, 579- 53 Uxbridge Road, Hayes.

Developer: Thorney Farm developments Ltd

Architect: JSA Architects Ltd.

Project Description: 23 residential units in 2 new buildings

3. Waste Management Strategy

3. Waste Segregation

To promote recycling and minimize landfill waste, the project will implement a comprehensive waste segregation system to ensure a consistent set of dry recyclable materials are collected from all households and to reduce greenhouse gas emissions from landfill by ensuring a separate food waste is utilised.

This includes;

3.1 Recyclable Waste: On Development; Separate 1100l bins for paper, plastics, metals, and glass.

3.2 Within each Residential Unit; Kitchens are to be provided with integrated separate recycling bins and organic waste. Small food waste caddy up to 5 litres integrated and capacity for the segregation of dry recycling.

3.3 Organic Waste: Separate Bin for food and garden waste

3.4 General Waste: 1100 l Bins for non-recyclable and non-organic waste.

3.5 Household/Bulky Waste: A skip is provided on the Kingswood Place Development (out side of planning application area) , within an enclosed area for the removal of larger bulky items. ie: small pieces of furniture, mattresses etc. to be used by the entirety of the Kingswood Place Development. This is emptied for recycling and replaced on a need basis managed by Kingswood Place Management Company.

4. Collection Points

4.1 Waste collection point is indicated on Plan PL 106 H established to ensure ease of access for residents and waste management personnel.

4.2 Residential Areas: Bin Stores with collection bins for different waste types.

5. Bin Storage

5.1 Location: Secure and easily accessible in built bin storage areas will be located within the premises, ensuring they are out of sight yet convenient for users.

5.2 Design: The storage areas will be designed to blend with the overall aesthetics of the project, utilizing materials and finishes that are both durable and visually appealing in line with Policy DHMB 11.

5.3 Ventilation and Drainage: Proper ventilation and drainage systems will be installed to prevent odour buildup and facilitate cleaning. As indicated on Plans PL120D_PL121D COMBINED

5.4 Number of Bins: 8 number 1100 l bins are provided.

5.5 Clearly labelled and in different colours to differentiate between bins and to direct residents to correct use.

5.6 Maintenance personnel to rotate bins in store to ensure overflow of bins is minimal and access to an empty bin for residents is available at all times.

6. Access and Logistics

6.1 Access for Residents and Tenants

6.2 Ease of Use: Waste collection points will be located to minimize travel distance, ensuring that all users can easily dispose of waste without inconvenience.

6.3 Signage: Clear and informative signage will be placed at all waste collection points to guide users on proper waste segregation practices.

6.4 Clear signage and posters within communal areas of residential units and flyer drops to individual residential units, placed to guide all users of proper waste segregation practice including bulky waste items.

6.5 Access for Collection Vehicles

6.6 Route Planning: Designated routes for waste collection vehicles will be established to ensure efficient and unobstructed access as indicated PL106 H . Route Plan includes entire Kingswood Development which Hydrangea Court and Azalea Court are to be incorporated.

6.7 Maintenance Personnel to remove bins from store on day of collection to reduce time spent on site by Refuse Collection Contractor, and place in front of bin store for collection.

6.8 Loading Areas: Adequate space will be provided for waste collection vehicles to load and unload bins safely, minimizing disruption to site operations.

6.9 Access for Maintenance

6.10 Maintenance Access: Easy access for maintenance personnel will be ensured for regular cleaning, bin replacement, and inspection.

6.11 Gully built within bin store to enable hosing down and cleaning of store and bins to ensure clean areas at all times, directly connected to sewer.

6.12 Safety Measures: All access points will be designed to prioritize the safety of maintenance personnel and residents, including adequate lighting and non-slip surfaces and low level barrier in front of bin store at a distance of 1.5 m from the front elevation.

7. Recycling and Waste Reduction

7.1 Recycling Facilities: Comprehensive recycling facilities will be provided to encourage waste diversion from landfills.

7.2 Waste Reduction Programs: Educational programs and initiatives will be implemented to promote waste reduction practices among residents and tenants through the means of signage and regular correspondence.

8. Energy Efficiency

8.1 Energy-Efficient Equipment: All waste collection and handling equipment will be energy-efficient to its best efforts to minimize the project's carbon footprint.

8.2 Sustainable Materials: Use of sustainable materials in the construction of waste collection and storage areas. (Green roof)

9.0 Environmental Impact

9.1 Minimizing Impact: The waste management plan will aim to minimize the environmental impact through careful planning and adherence to best practices in waste handling.

9.2 Compliance: The project will comply with all relevant local and national environmental regulations and standards.

10. Management.

10.1 Bins are put out by maintenance personnel on day of collection in front of store and collected by contracted Refuse Management Company. Once collected, store and bins to be cleaned and replaced back into bin store immediately by maintenance personnel.

11. Conclusion

The waste and refuse collection strategy for Block H and A3 is designed to provide an efficient, user-friendly, and environmentally responsible solution. By integrating thoughtful design, strategic placement, and sustainability considerations, the project aims to set a benchmark for effective waste management in the community.

LEGEND

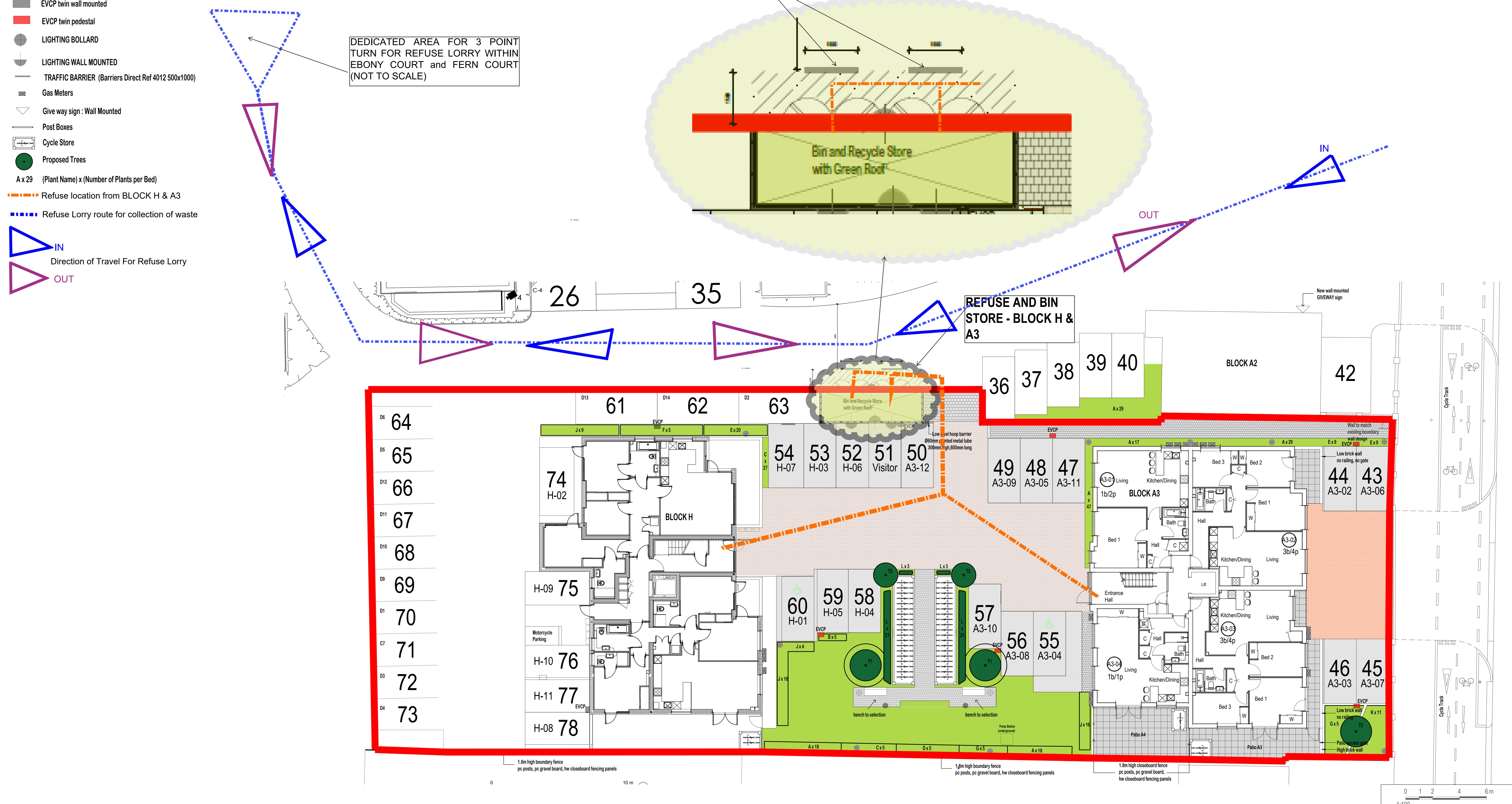
- 66 BITMAC SURFACING; demarcation with Drivesett Tegula Harvest
- BITMAC SURFACING; demarcation with Drivesett Tegula Harvest
- MARSHALLS DRIVESET TEGULA Harvest permeable interlocking pavers
- MARSHALLS DRIVESET TEGULA Harvest non-permeable interlocking pavers
- STONE CREEK 40 Anthracite Y40960 600x600x20 porcelain tiles
- MARSHALLS TEGULA PRIORA pennant grey permeable interlocking pavers
- GREEN LANDSCAPED AREA see WD 102
- PARK BENCH to owner selection
- EVCP twin wall mounted
- EVCP twin pedestal
- LIGHTING BOLLARD
- LIGHTING WALL MOUNTED
- TRAFFIC BARRIER (Barriers Direct Ref 4012 500x1000)
- Gas Meters
- Give way sign: Wall Mounted
- Post Boxes
- Cycle Store
- Proposed Trees
- A x 29 (Plant Name) x (Number of Plants per Bed)
- Refuse location from BLOCK H & A3
- Refuse Lorry route for collection of waste

IN
Direction of Travel For Refuse Lorry

OUT

DEDICATED AREA FOR 3 POINT TURN FOR REFUSE LORRY WITHIN EBONY COURT and FERN COURT (NOT TO SCALE)

LOW LEVEL BARRIERS TO ENSURE NO CONFLICT OF PEDESTRIANS AND VEHICLE



Notes:

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WASTE MANAGEMENT

REV: DESCRIPTION: BY: DATE:

STATUS:

SITE: 577-583 UXBRIDGE ROAD

CLIENT: Thorney Farm Developments

REFUSE PLAN

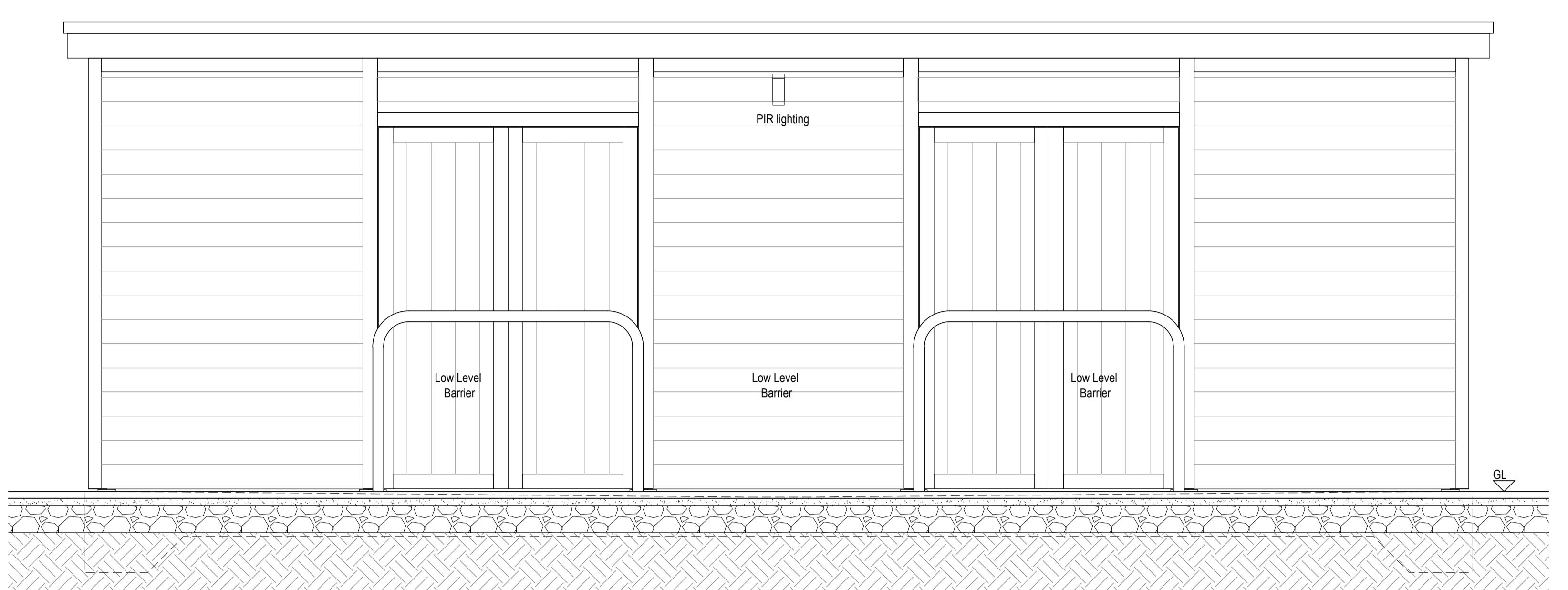
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SCALE: AT A0: 1:100 DATE: 05.01.23 DRAWN: BVH CHECKED: JJ

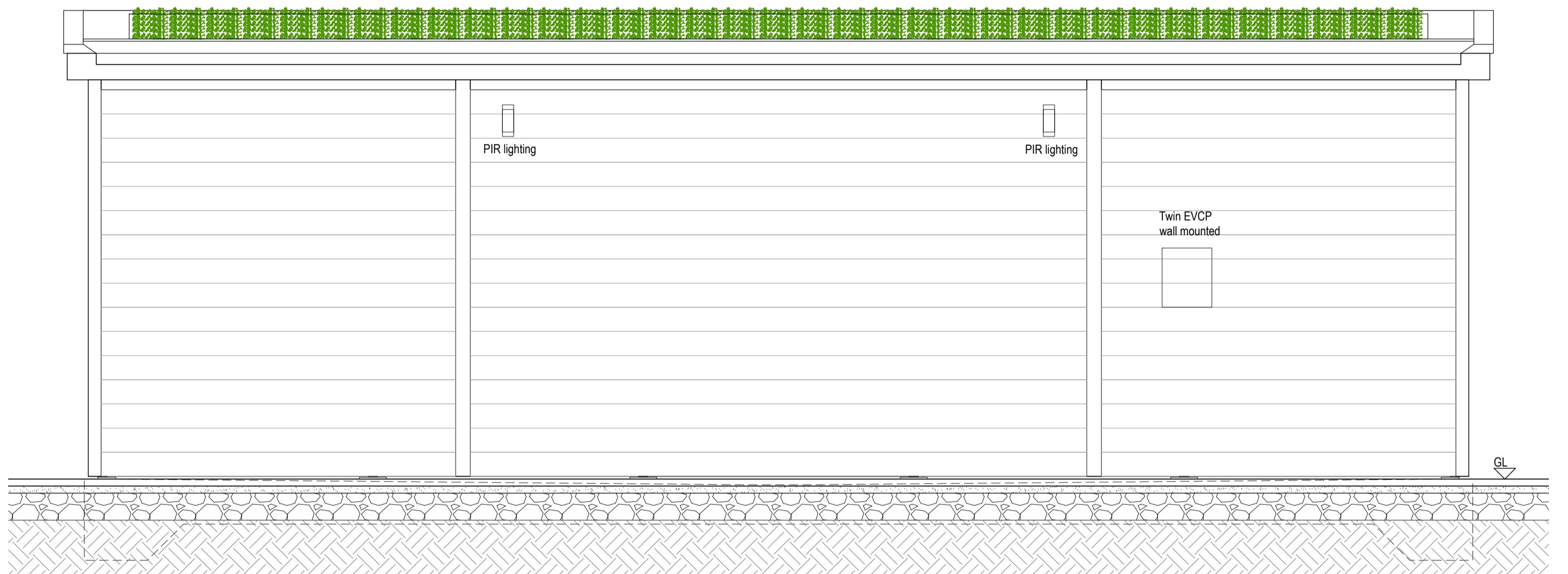
PROJECT: TPH5 A3 DRAWING NO: PL-106 REVISION: H

jsa
jsa architects

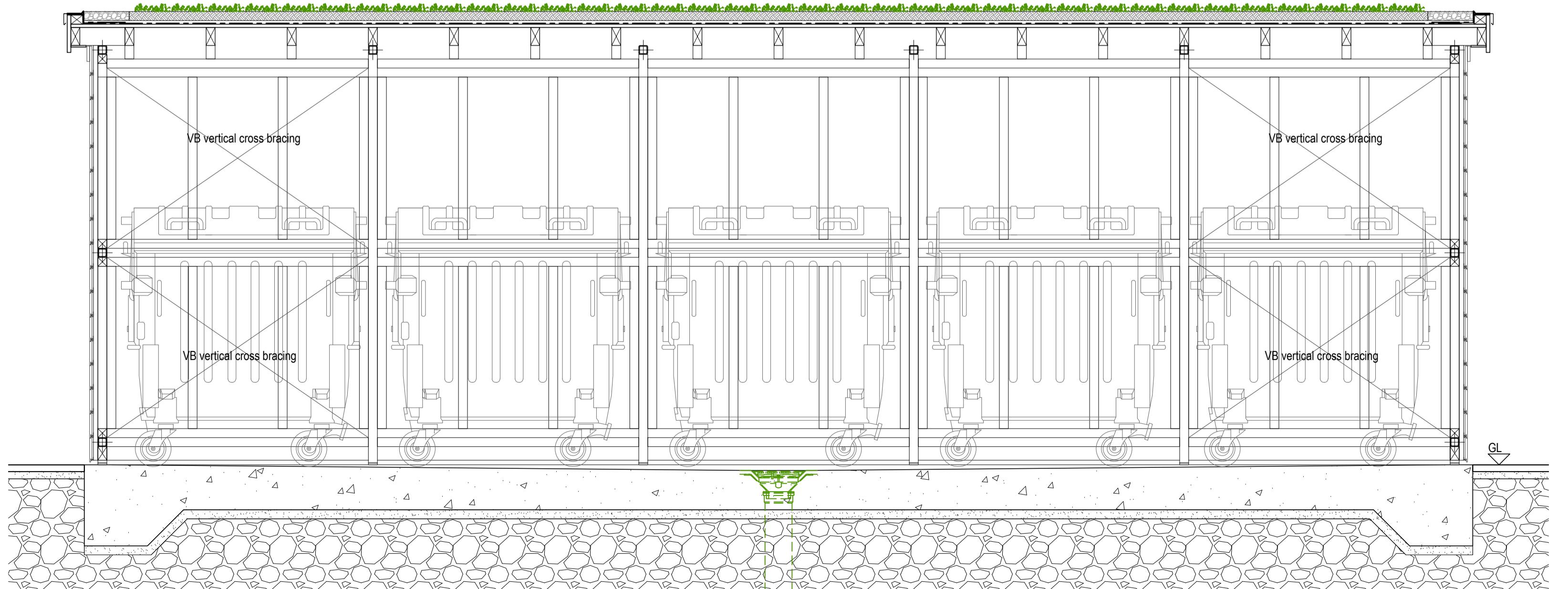
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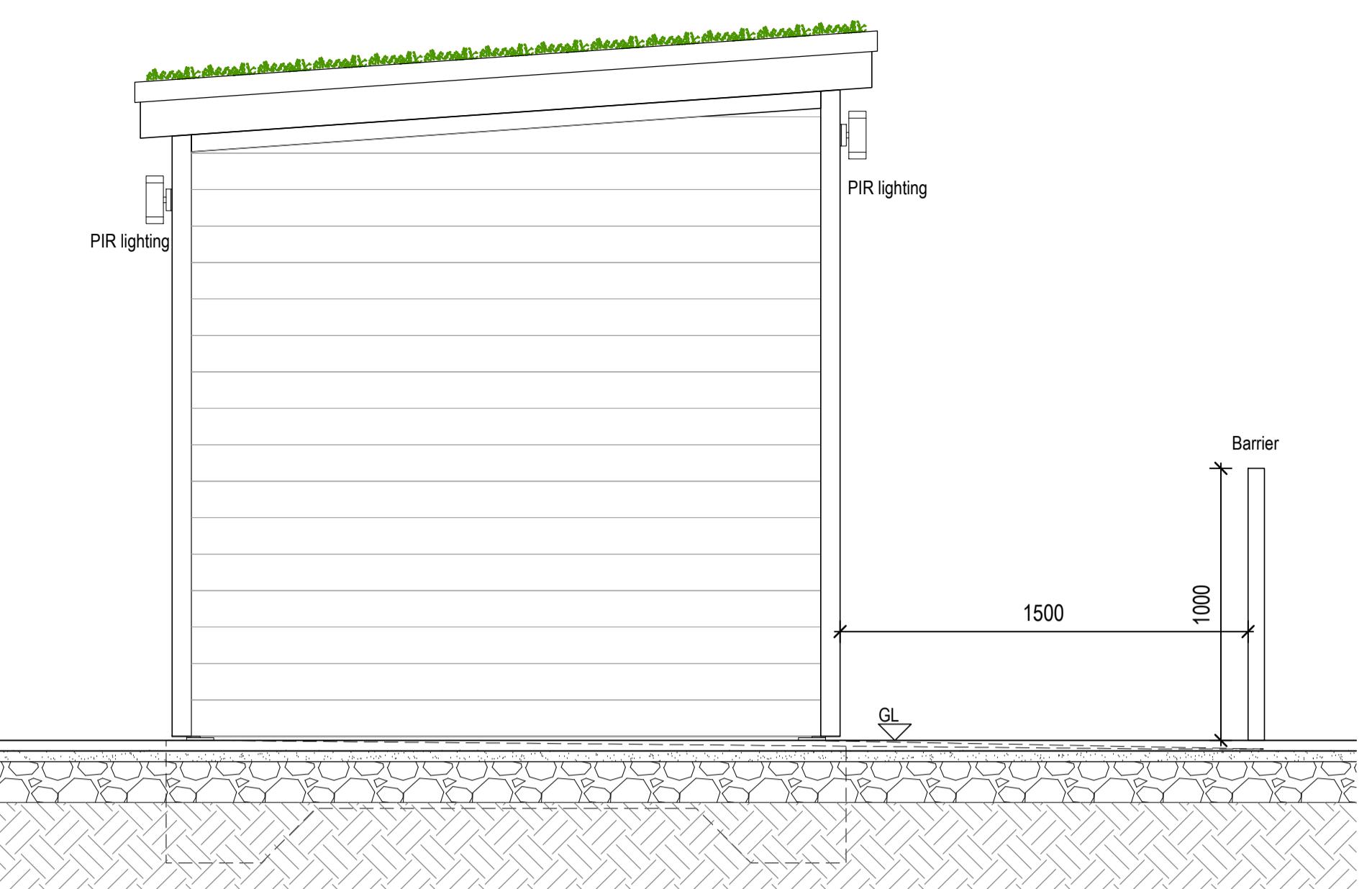
Front Elevation



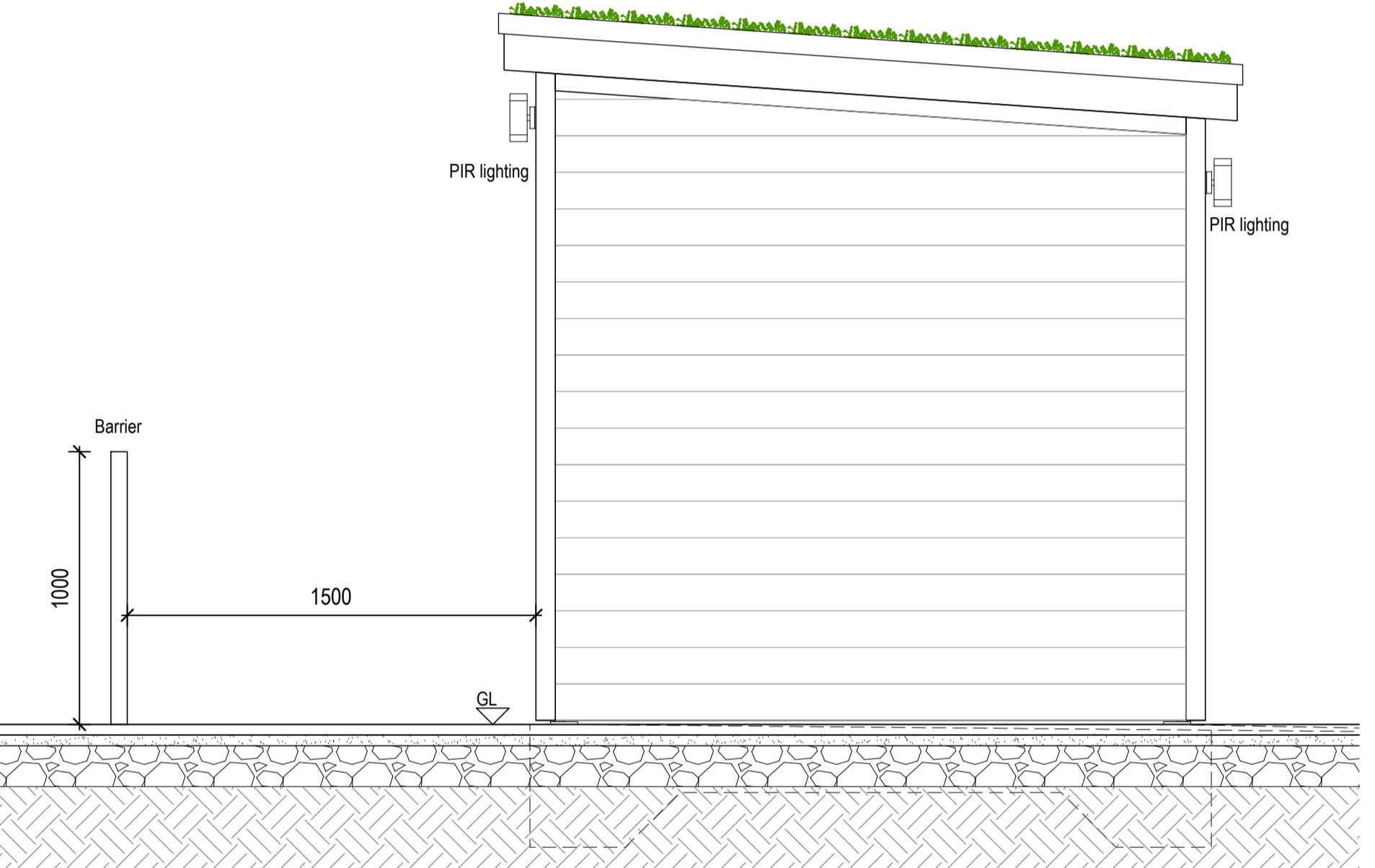
Rear Elevation



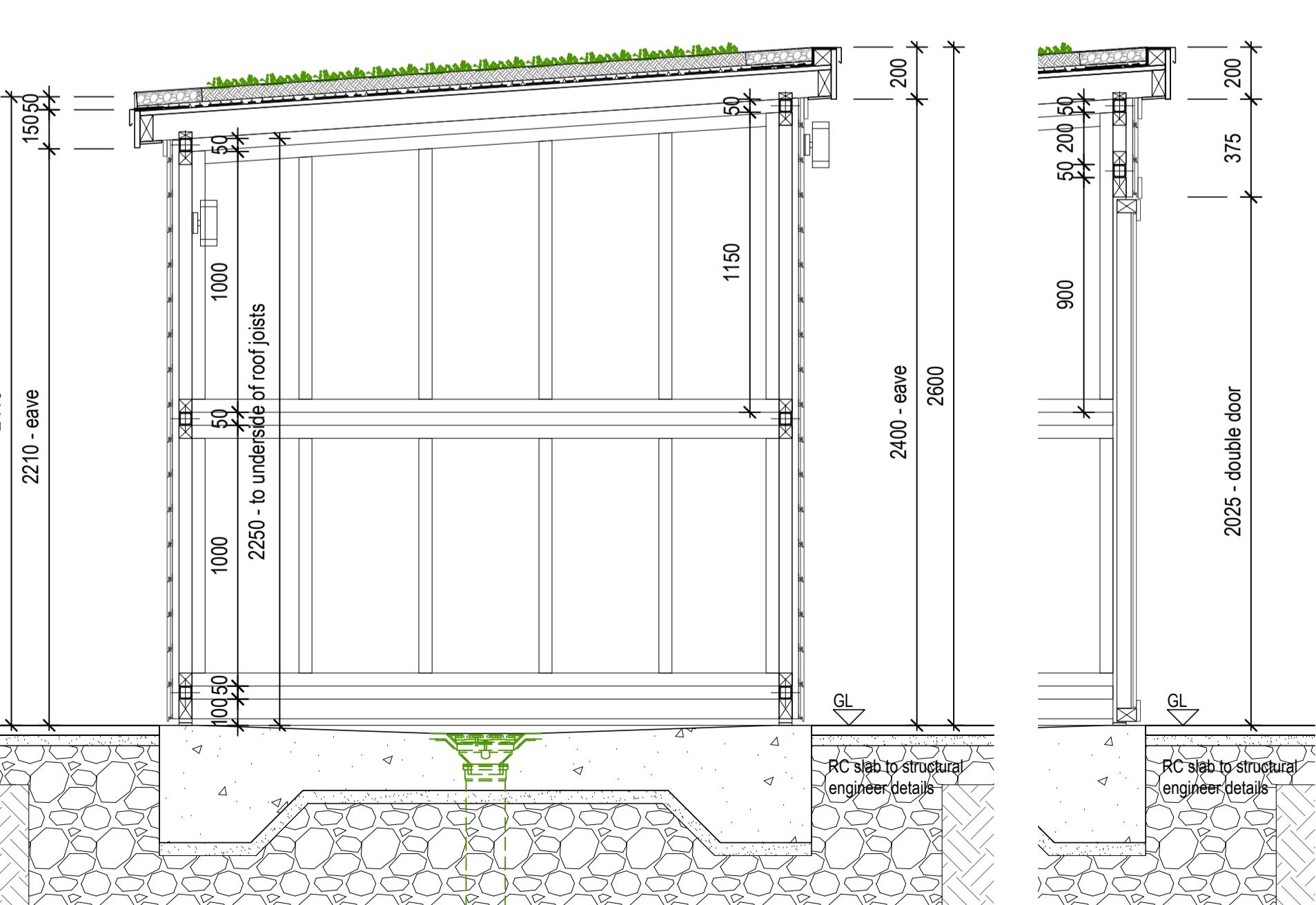
Section A-A



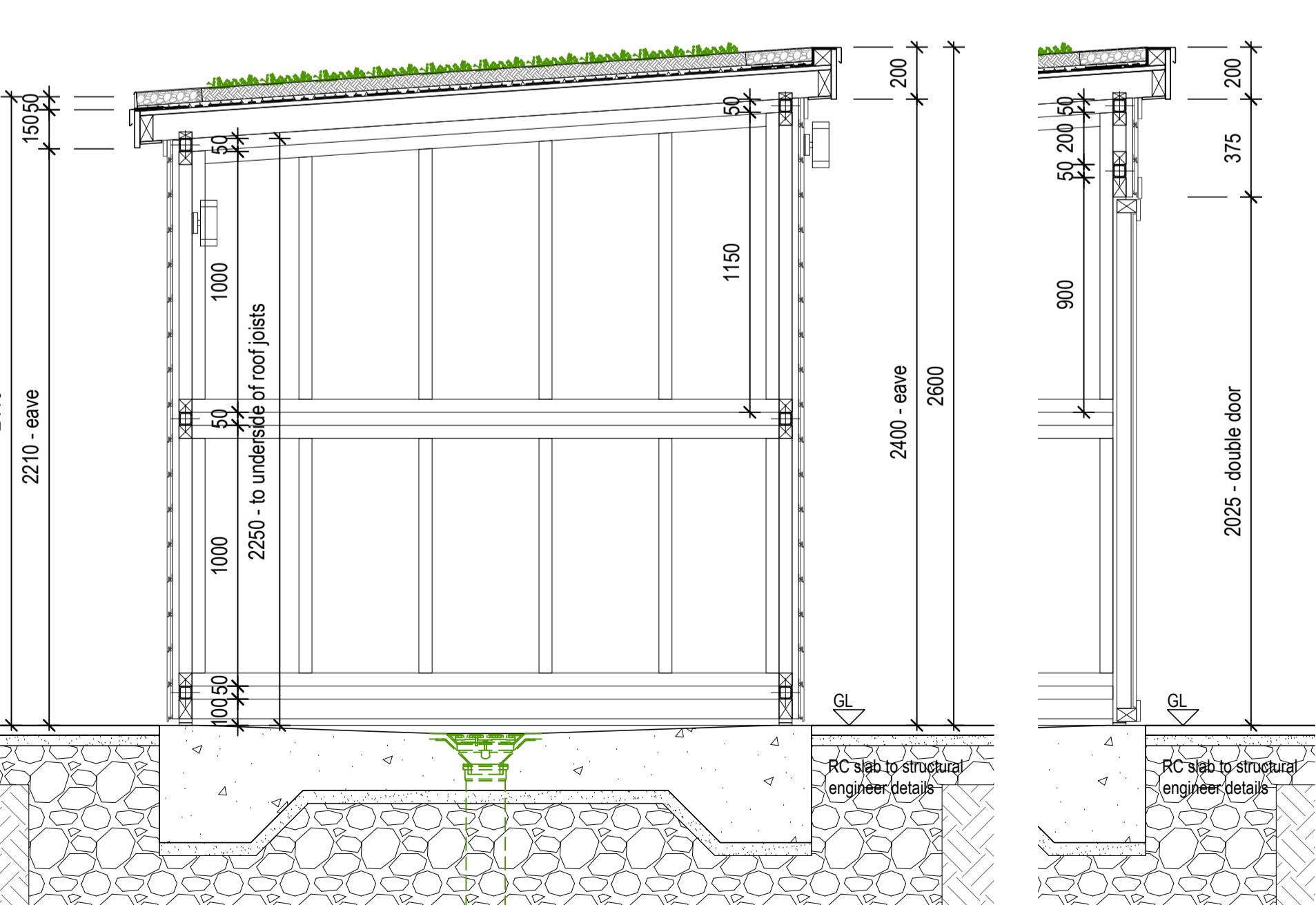
Side Elevation



Side Elevation



Section B-B



Section C-C

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0 0.25 0.5 1 2m
1:20

D	Green Roof Added	JN	28/06/24
C	Barrier Added	JN	21/06/24
B	Structural info updated, additional info added	JJ	01/11/23
A	General update, additional info added	JJ	15/09/23
REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION			

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reception@jsaarchitects.com
www.jsaarchitects.com

SITE: 579-583 Uxbridge Road
Hayes, Middlesex UB4 8HP

CLIENT: Thorney Farm Development

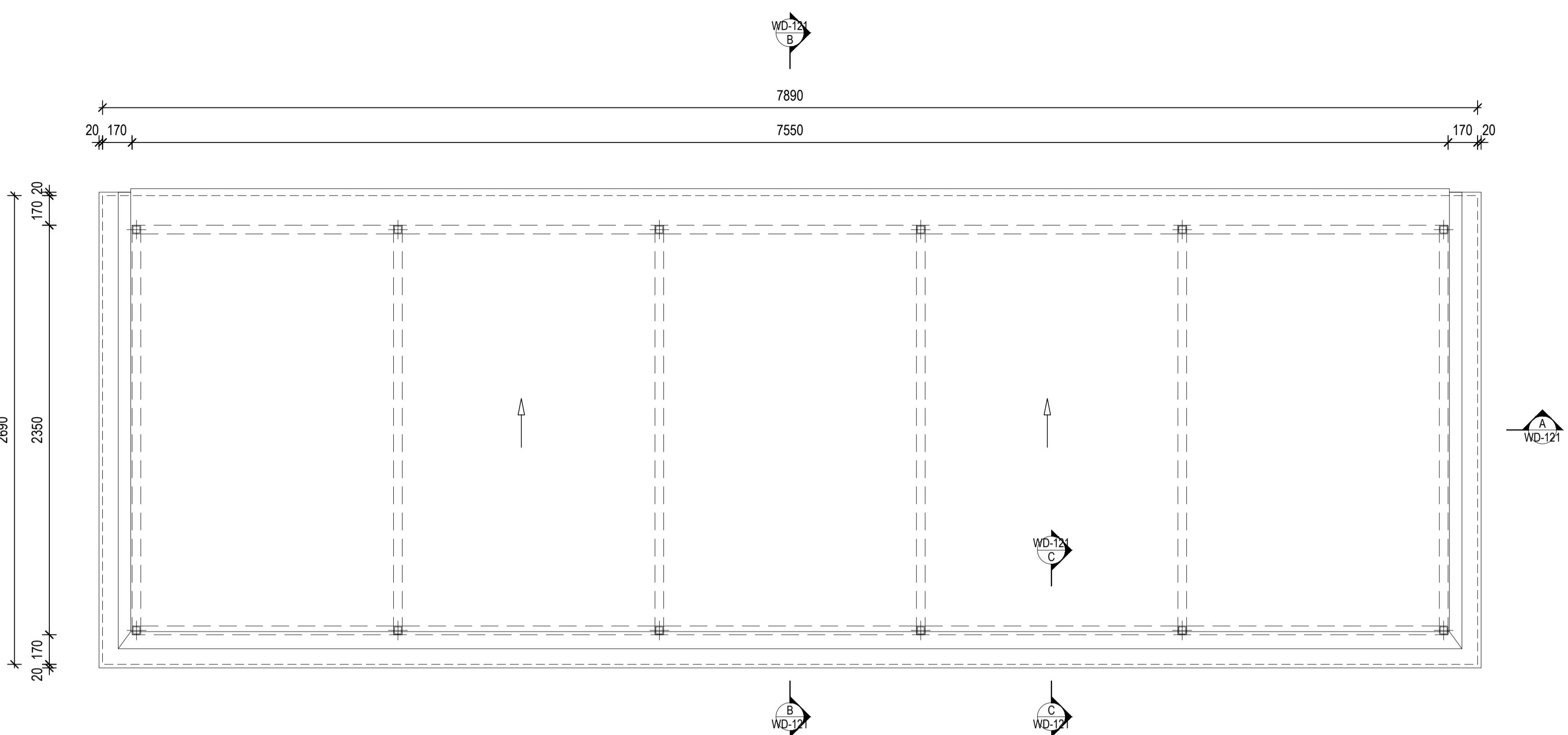
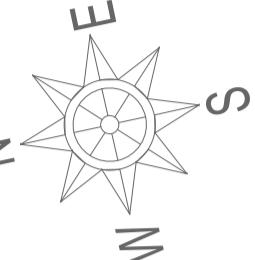
TITLE: Refuse and Recycling Store
Sections and Elevations

SCALE AT A:	DATE:	DRAWN:	CHECKED:
1:20	Jun 2021	BVH/JJ	
PROJECT: TPH5 A3	DRAWING NO: WD-121	REVISION: D	

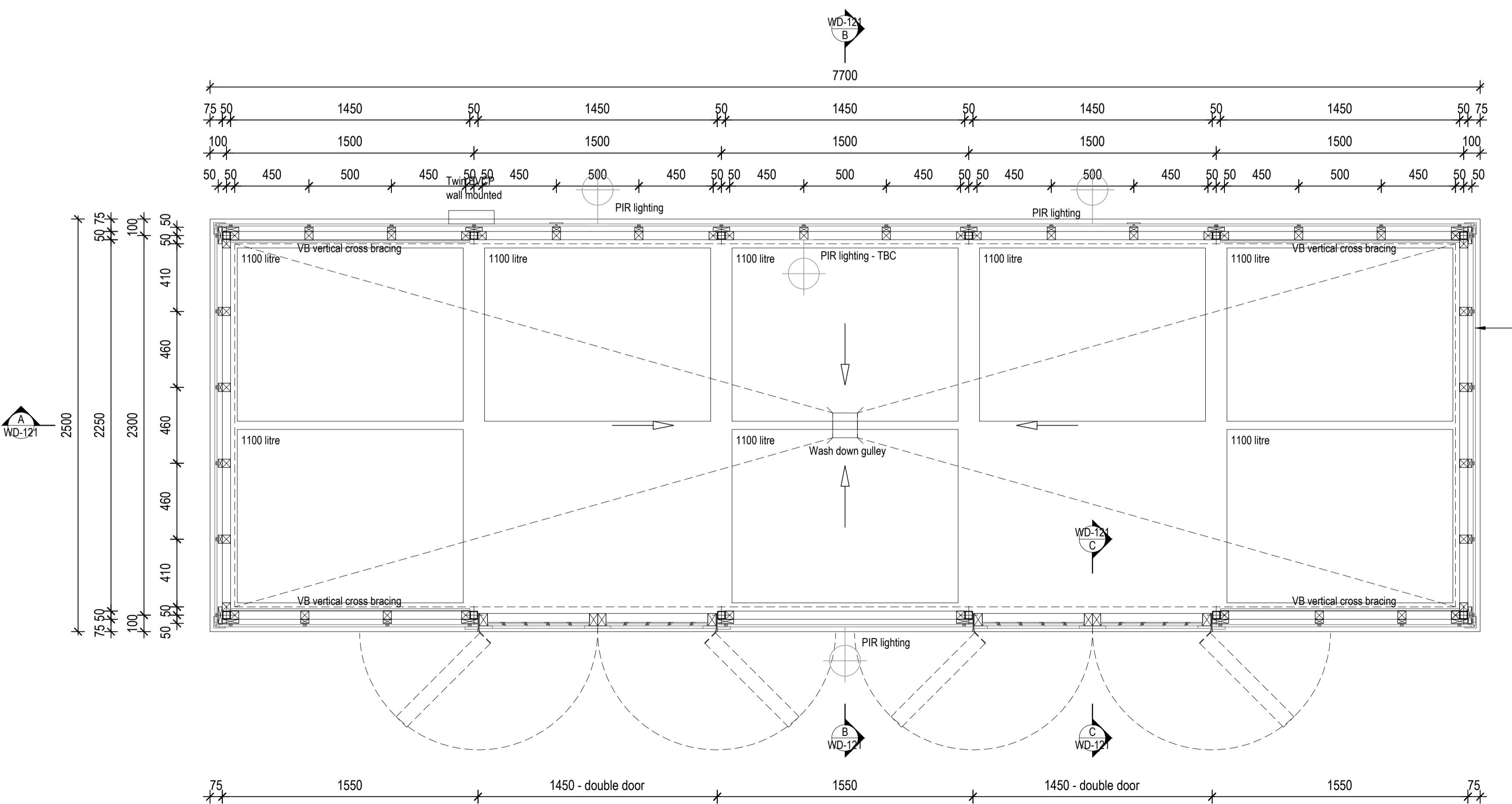
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0 0.25 0.5 1 2m
1:20



Roof Plan



Floor Plan

Cladding
Ecoscape Forma cladding system installed in line with Ecoscape specialist specification and guidelines; main frame formed from 50x5SHS profiles lined with 50x50mm timber battens, to structural engineer details; additional 25x50mm timber battening along vertical members to allow cladding fixing

150x150mm 10mm thk L shape corner base plates welded to intermediate posts;
2no 14mm dia holes to accept M12 resin anchors;
8mm thk T shape cap plates welded to intermediate tie beams;
2no 14mm dia holes to accept M12 hollo bolts;
to structural engineers approval

REV:	DESCRIPTION:	BY:	DATE:
CONSTRUCTION			
D	Structural info updated, additional info added	JJ	01/11/23
C	Structural info and 2 no bins added	JJ	26/09/23
B	General update, additional info added	JJ	15/09/23
A	Construction issue	BVH	10/06/22
REF: WD-121			

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Hayes, Middlesex UB4 8HP

CLIENT: Thorney Farm Development

TITLE: Refuse and Recycling Store
Plans

SCALE AT A:	DATE:	DRAWN:	CHEKED:
1:20	Jun 2021	BVH/JJ	
PROJECT:	DRAWING NO:	REVISION:	
TPH5 A3	WD-120	D	

The following diagram outlines the four stages on how the waste and recycling will be managed in Block A3 and H.

