

Development: 579 – 583 Uxbridge Road, Hayes
Block H and A3

Recycling & waste management in operation summary

Thorney Farm Developments propose to construct a development which manages the waste and recycling in the manner set out in Appendix [reference the completed recycling and waste strategy and insert it as an appendix]:

This outline operational waste strategy provides information on the amount of waste expected to be produced by the proposed Block H and A3 development located at 579 – 583 Uxbridge Road, Hayes. The development will comprise of residential accommodation. The scheme proposes up to 23 residential units and its location is shown in Figure 1 [PL 106 E].

Once the development is fully occupied and operational, it is estimated, that 26 tonnes of waste per year can be expected to be produced. This has been calculated as a worst case scenario, assuming that the residential units are fully occupied throughout the year. In order to manage this waste effectively and sustainably, and meet the high recycling aspirations of the development, all opportunities within Kingswood Place, Block H and A3 will facilitate the separation at source of recyclables.

Bin Stores will be located in easy to reach areas, and will contain sufficient space to allow the separate storage of dry recyclables (including paper, glass, metal, plastic and card) and residual waste. Here is also the opportunity for residents to sign up to the council food waste scheme.

When all arrangements are implemented, a recycling rate of up to [insert recycling rate percentage of development] % will be achieved for the residential units, meeting the [insert local authority and plan referring to e.g.: local plan/London Plan/local waste strategy [add in policy – targets] of [insert recycling rate percentage %].

The summary map in Figure 2 shows how Thorney Farm Developments wishes to manage waste and recycling for the operational lifetime of Block H and A3, Kingswood Place. Figure 2. identifies the four stages of recycling and waste management development and will be applied to each category of materials (e.g. organics, dry and residual]. All bulky waste is to be removed off-site by the management company.

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

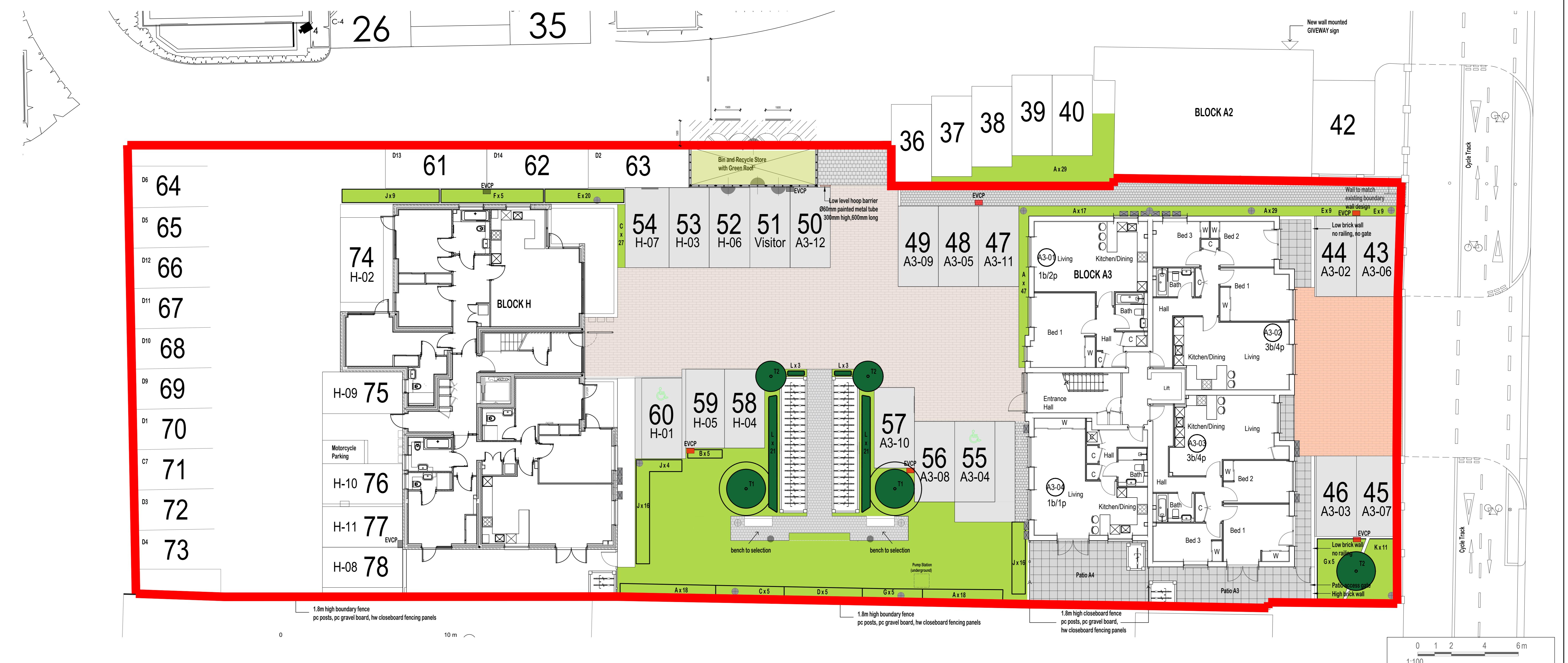
 Give way sign : Wall Mounted

 Post Boxes

 Cycle Store

 Proposed Trees

A x 29 (Plant Name) x (Number of Plants per Bed)



Notes:

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LD			
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USED	REV:	DESCRIPTION:	BY:
	DATE:		
STATUS:	CONSTRUCTION ISSUE		

SITE: 577-583 UXBRIDGE ROAD

CLIENT: Thorney Farm Developments

<p>TITLE:</p> <h1>Site Plan</h1> <h2>Block H and A3</h2>			
SCALE AT A0: 1:100	DATE: 05.01.23	DRAWN: BVH	CHECKED: JJ
PROJECT: TPH5 A3	DRAWING NO: PL-106	REVISION: E	

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

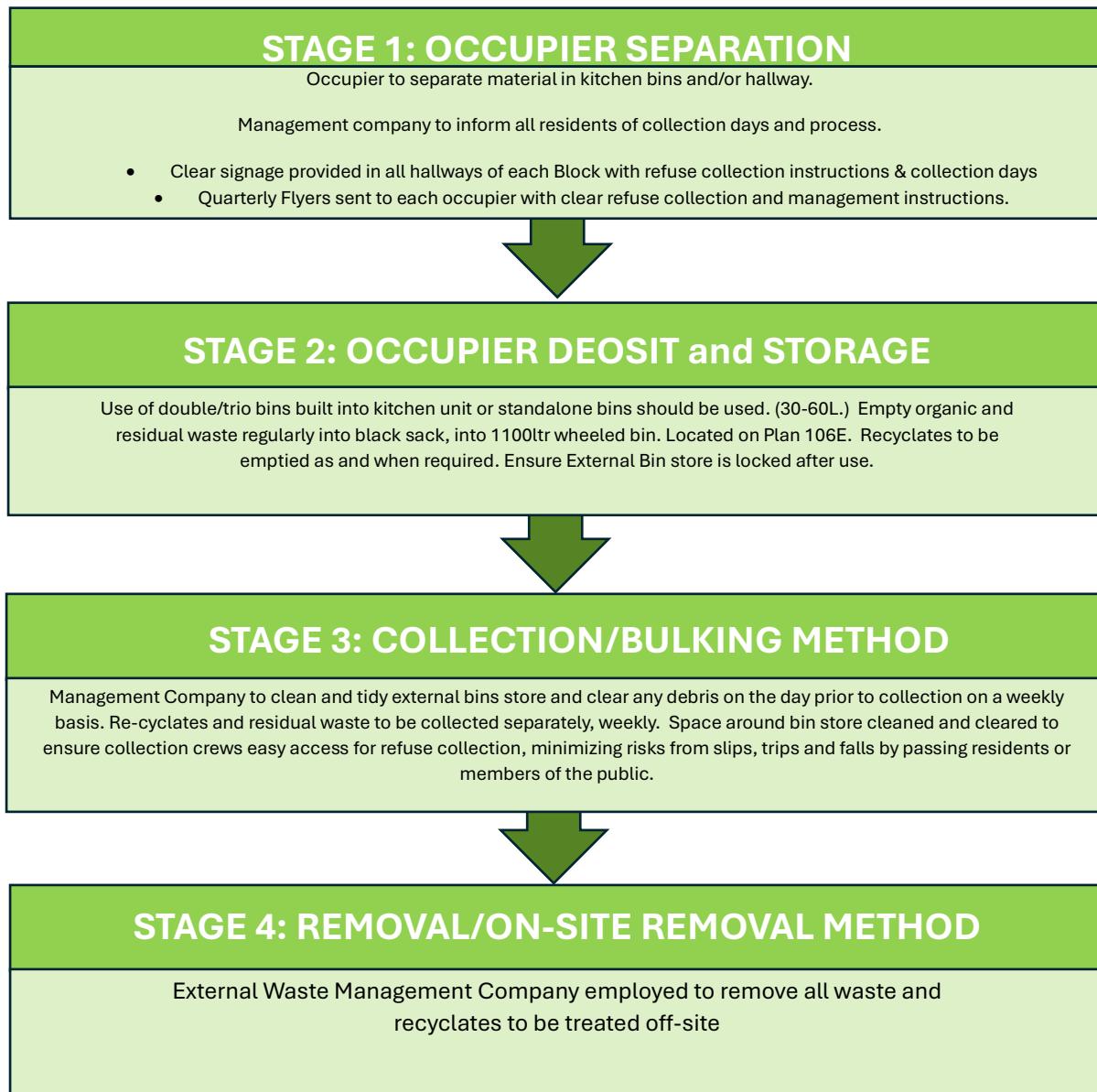
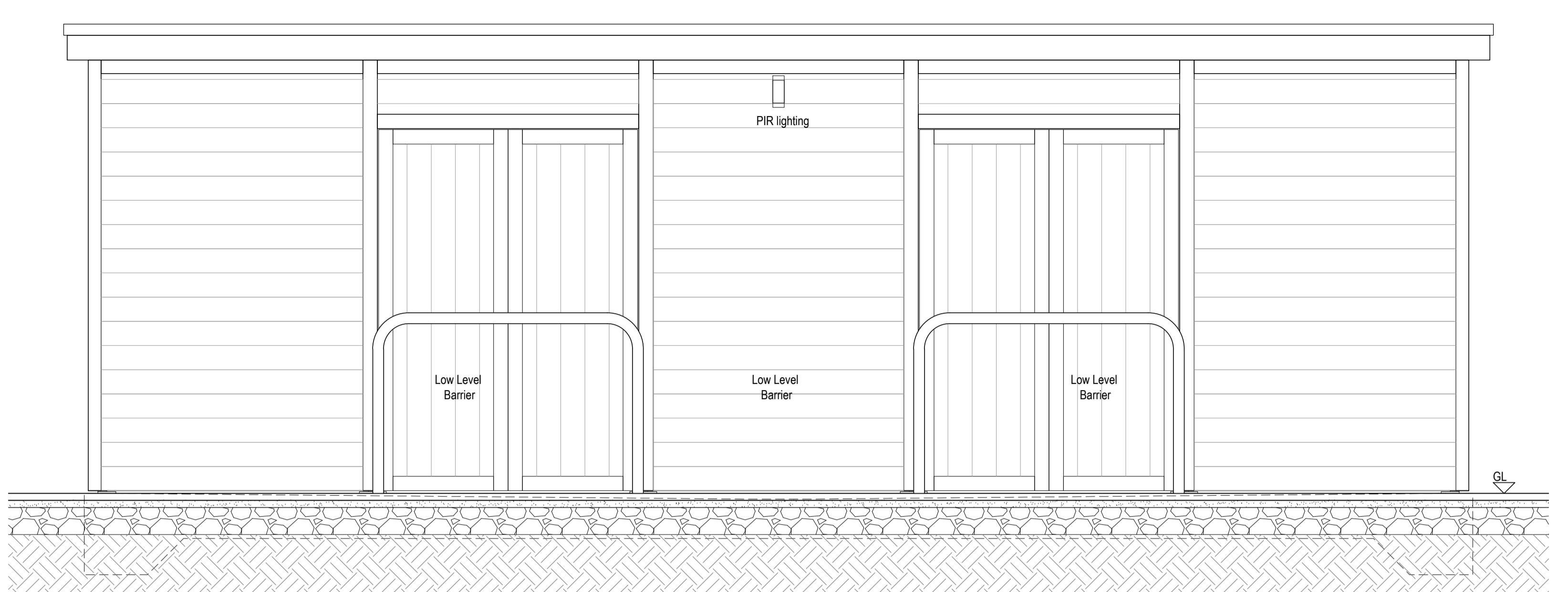
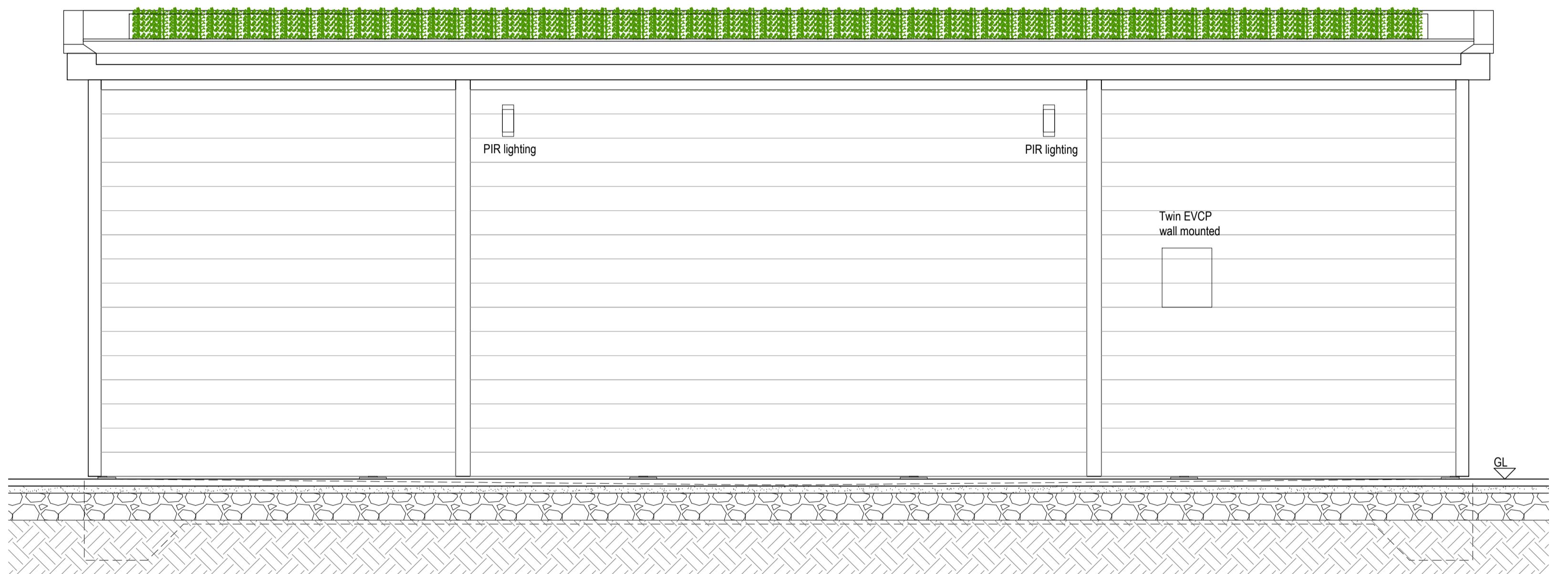


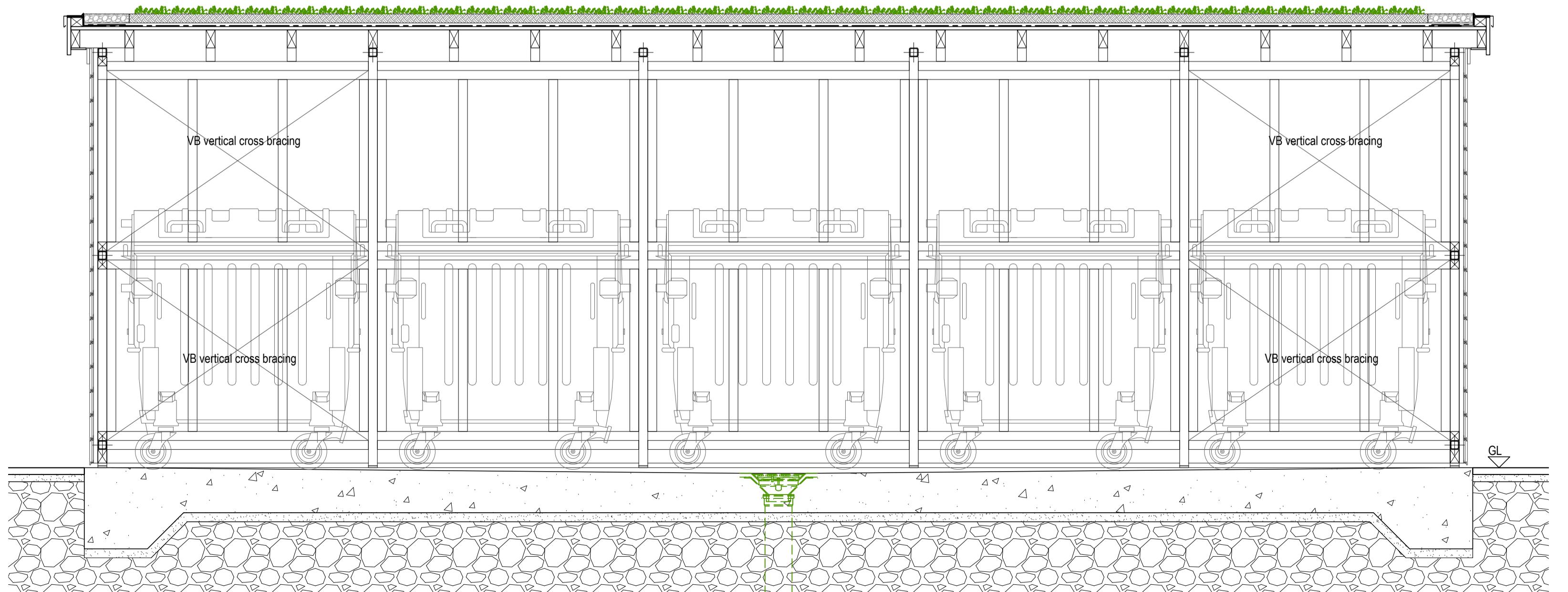
Figure 2 – Waste management map



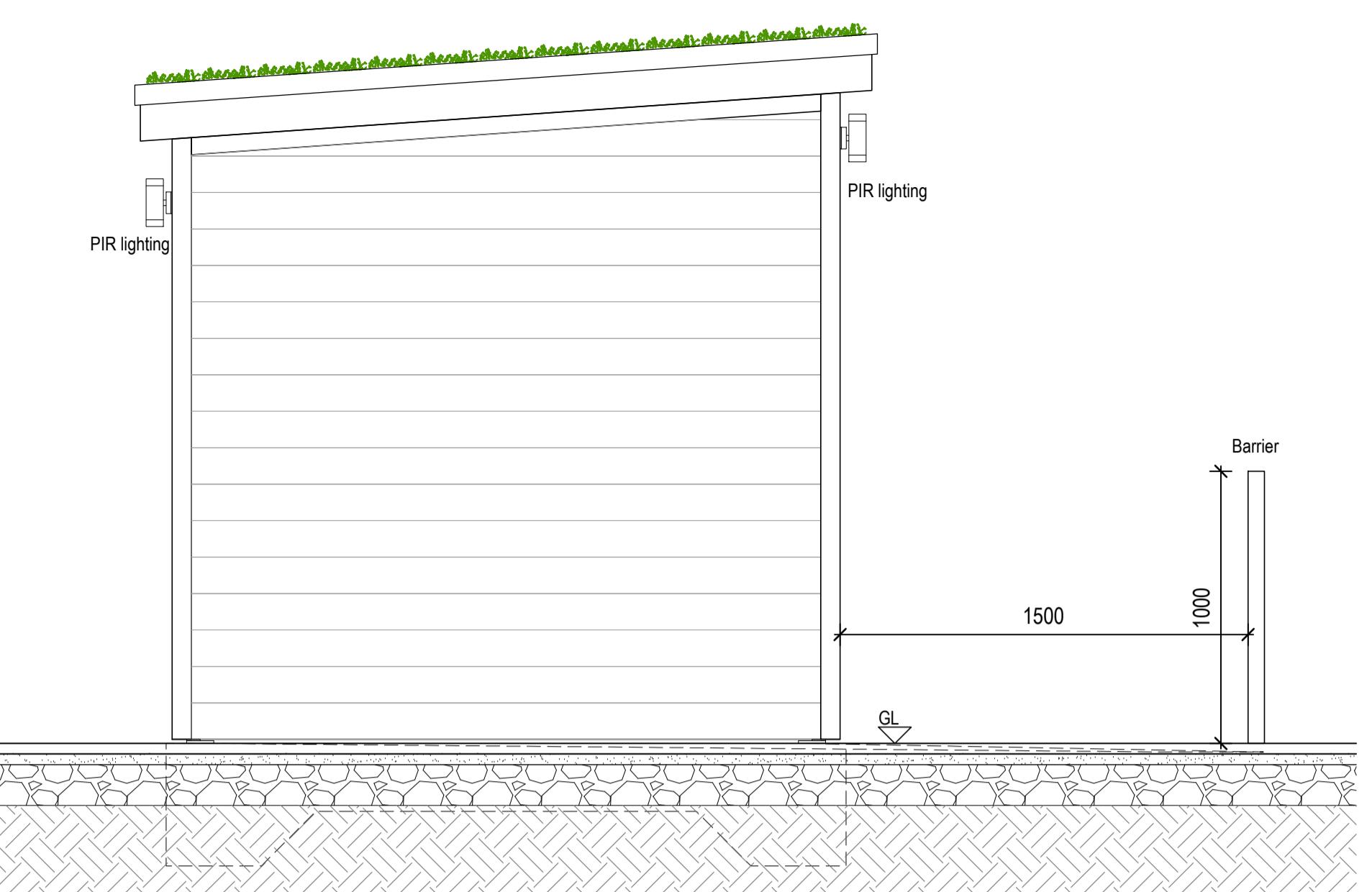
Front Elevation



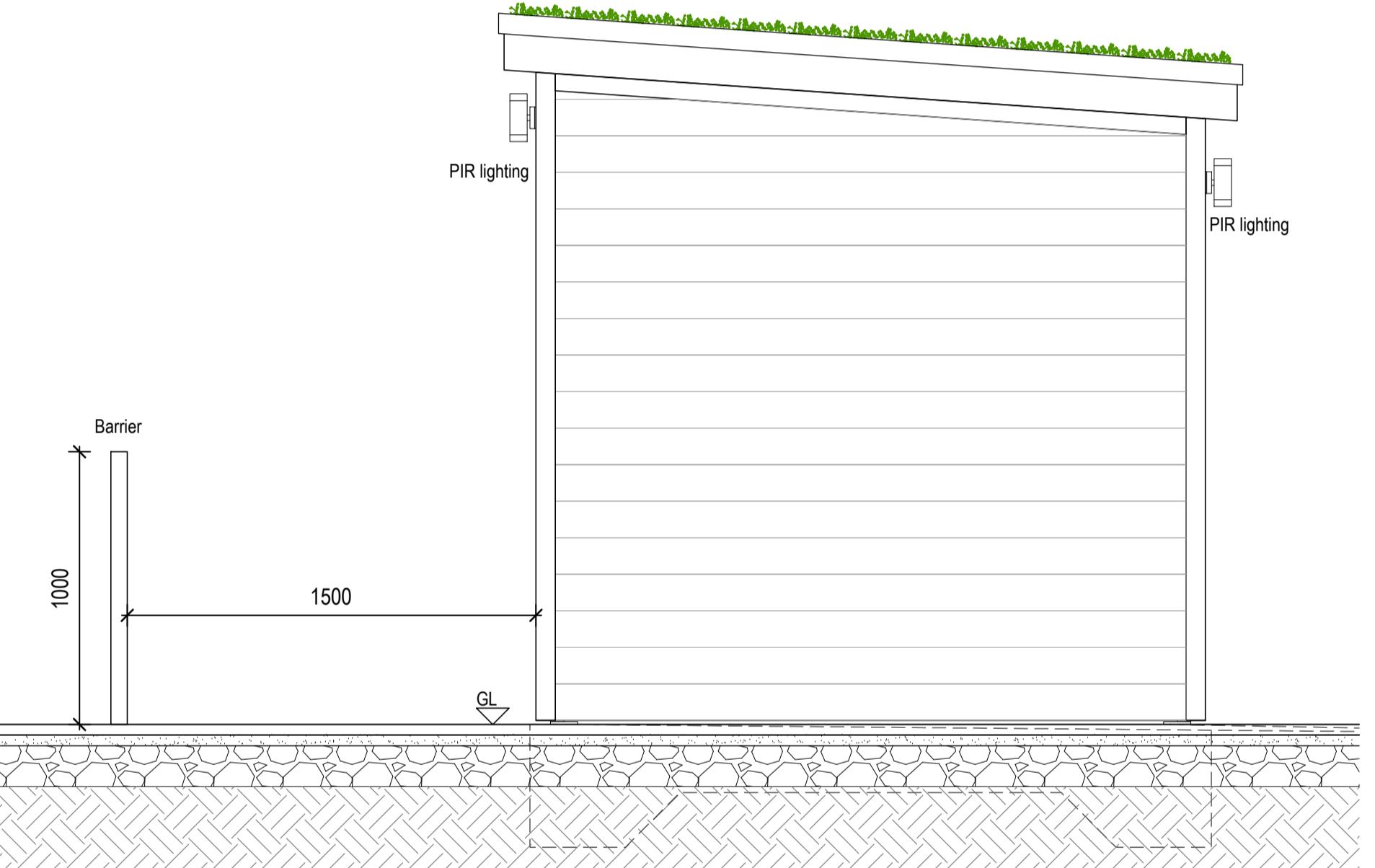
Rear Elevation



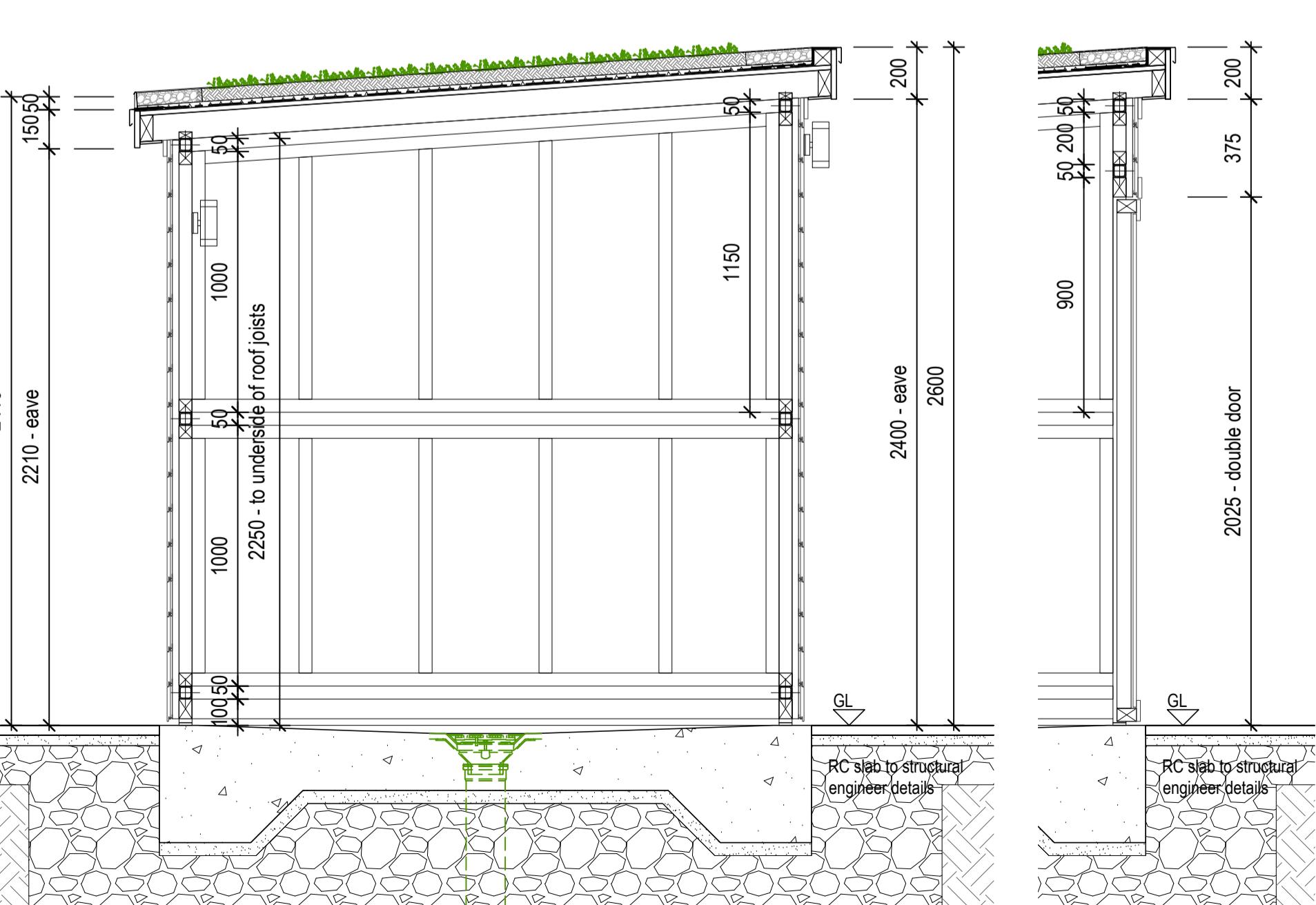
Section A-A



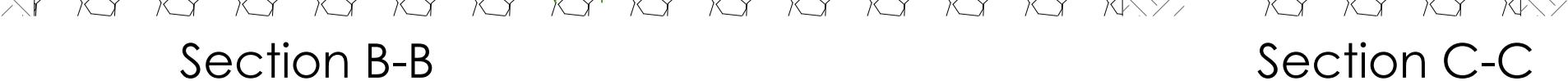
Side Elevation



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

CLIENT: Thorney Farm Development

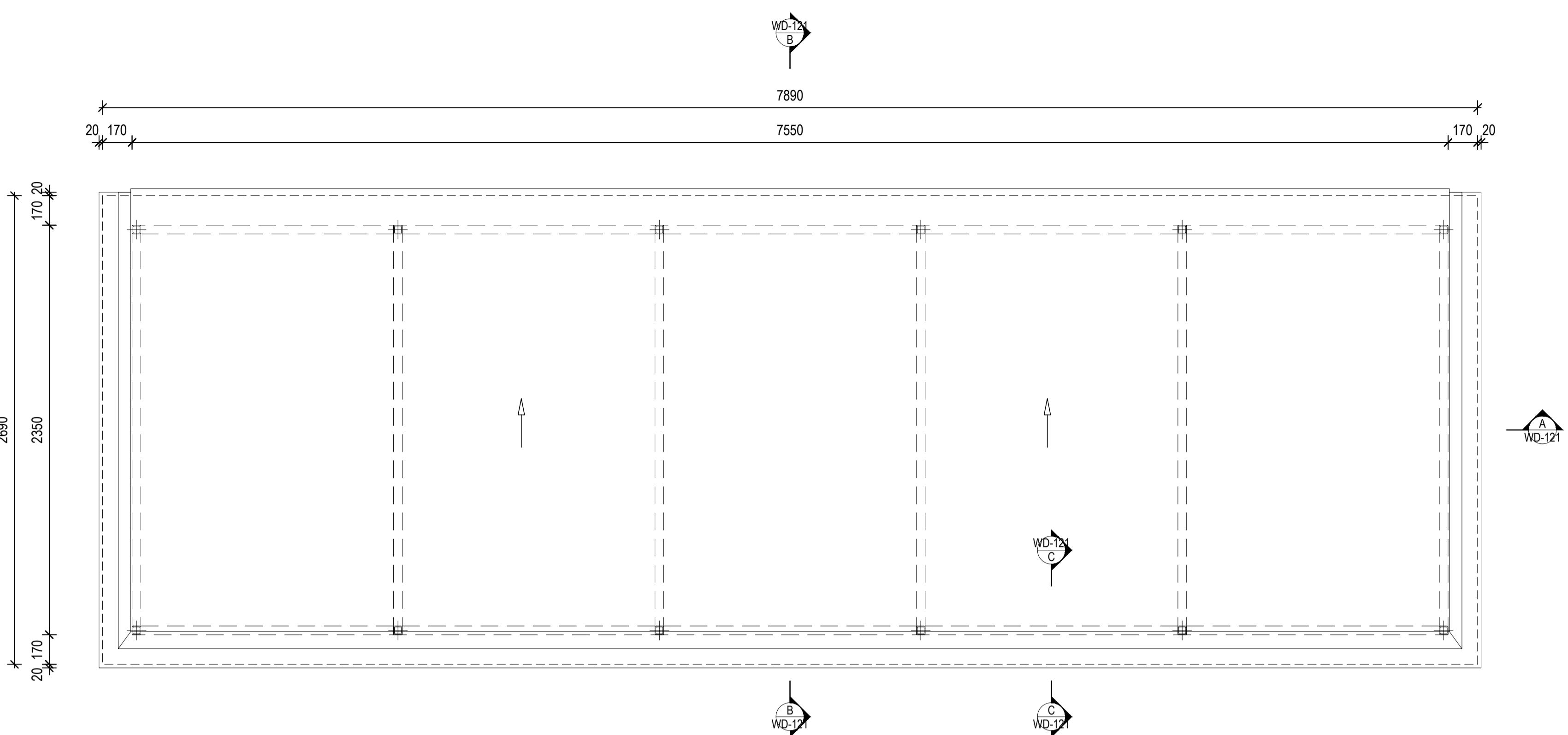
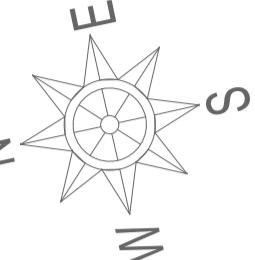
TITLE: Refuse and Recycling Store
Sections and Elevations

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

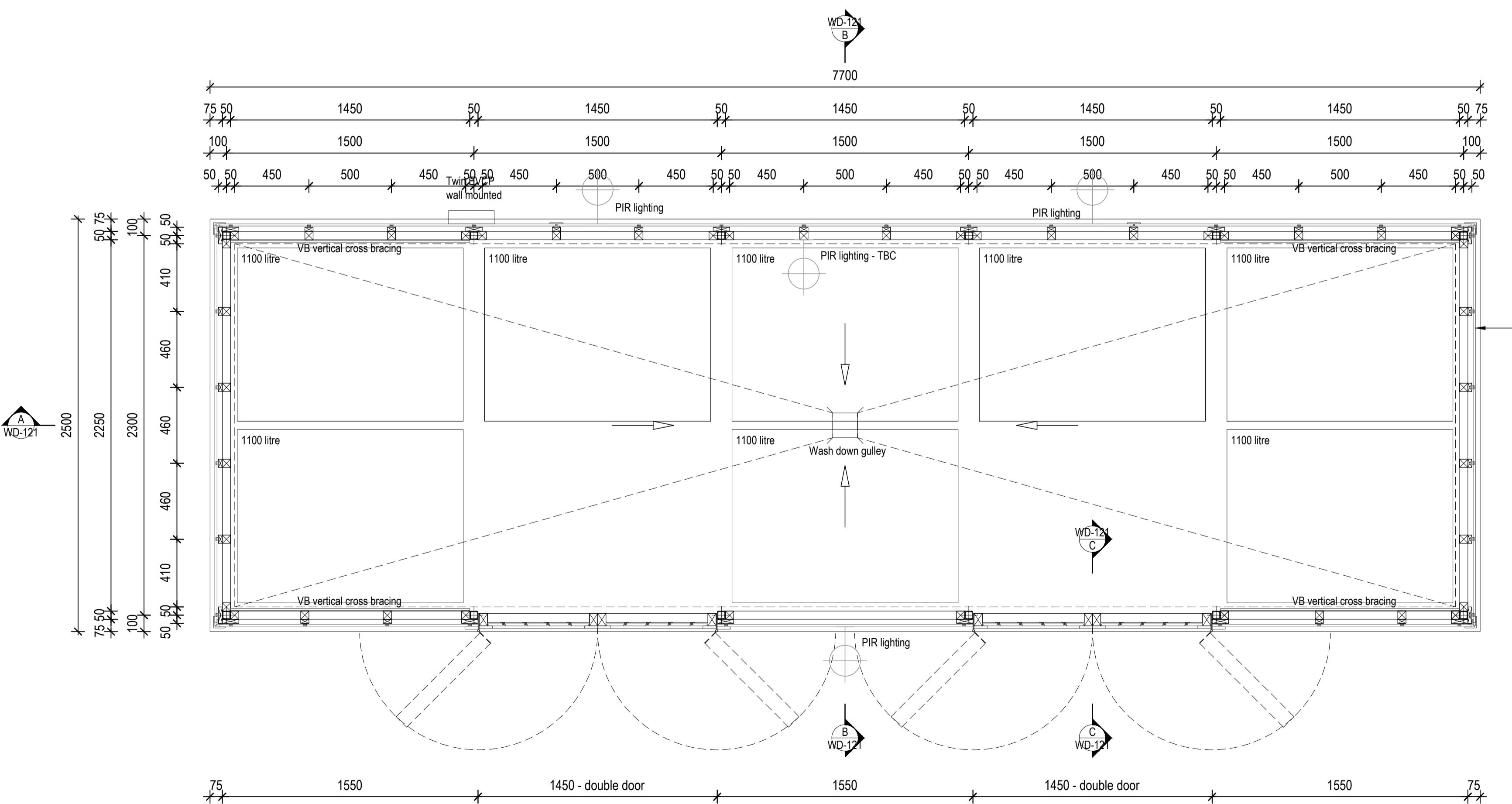
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0 0.25 0.5 1 2m
1:20



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

CLIENT: Thorney Farm Development

TITLE: Refuse and Recycling Store
Plans

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