

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 %].

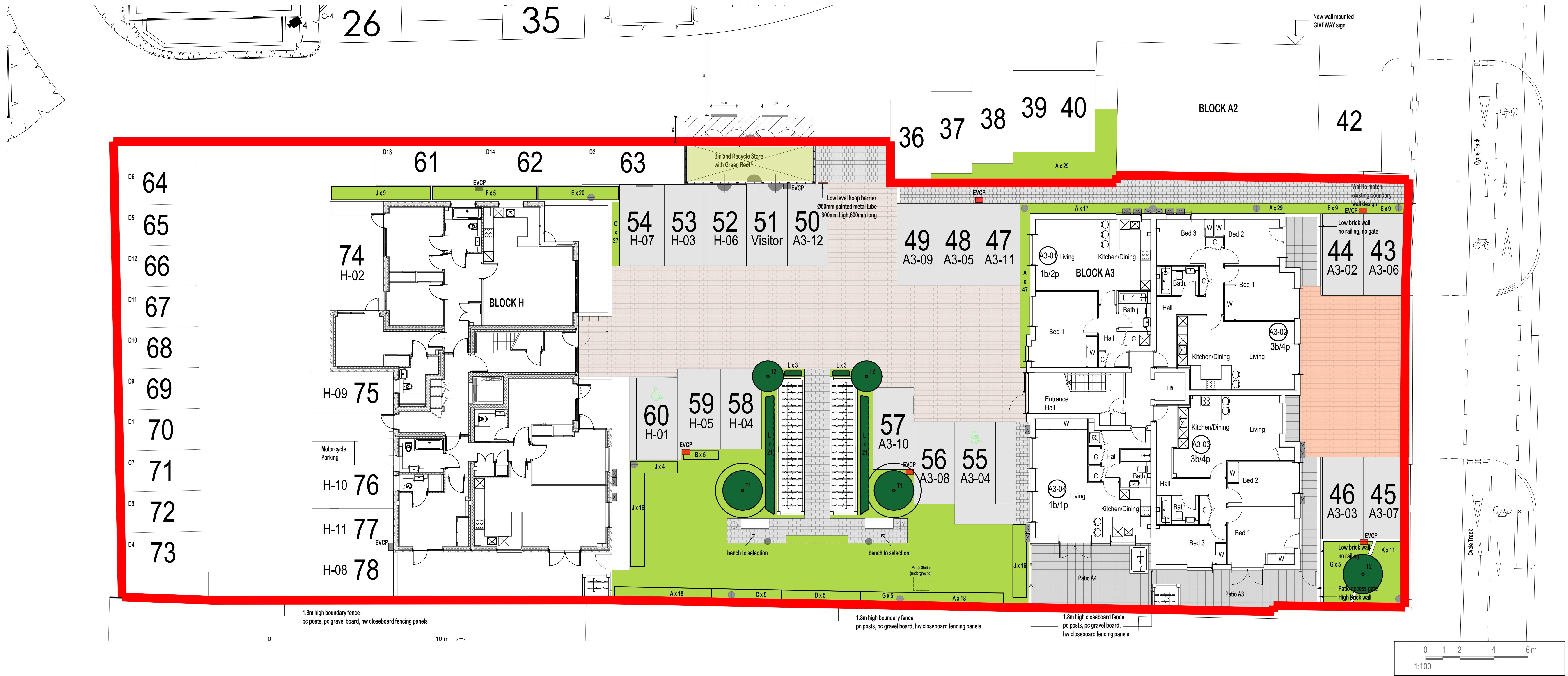
The summary map in Figure 2 shows how Thorney Farm Developments wishes to manage waste and recycling for the operational lifetime of Block H and A3, Kingswood Place. Figure 2. identifies the four stages of recycling and waste management development and will be applied to each category of materials (e.g. 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 DRIVESSET TEGULA Harvest permeable interlocking pavers
- MARSHALLS DRIVESSET 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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REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION ISSUE			

SITE:	577-583 UXBRIDGE ROAD
CLIENT:	Thorney Farm Developments

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

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

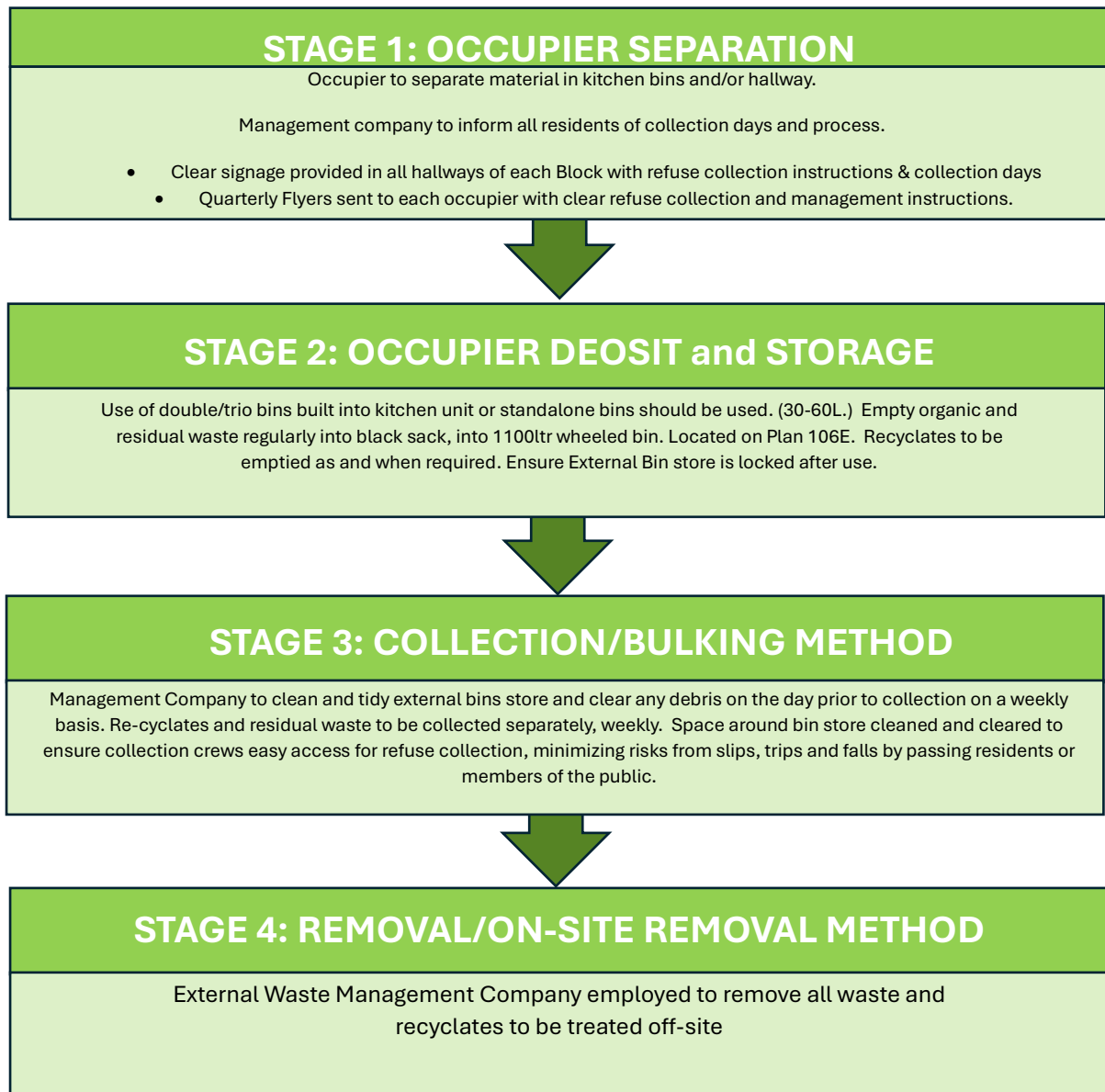
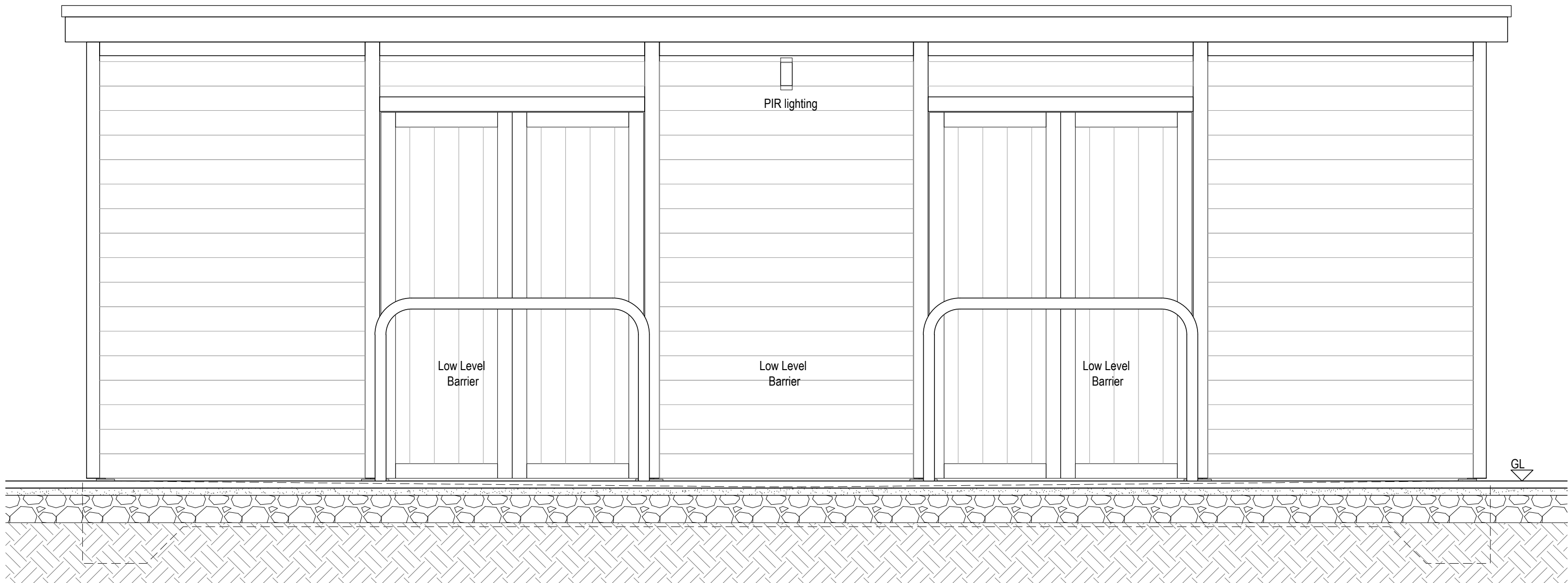
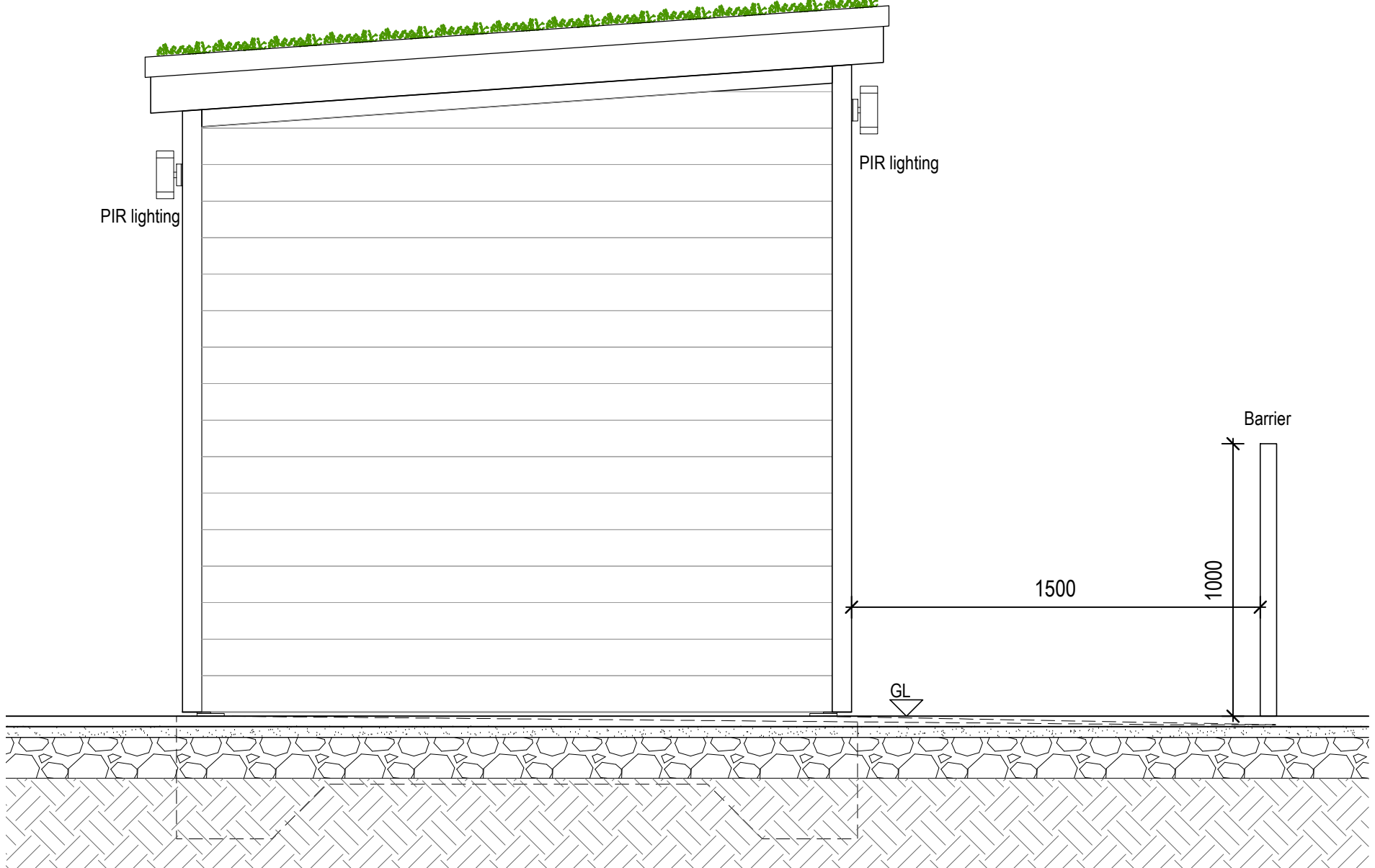


Figure 2 – Waste management map

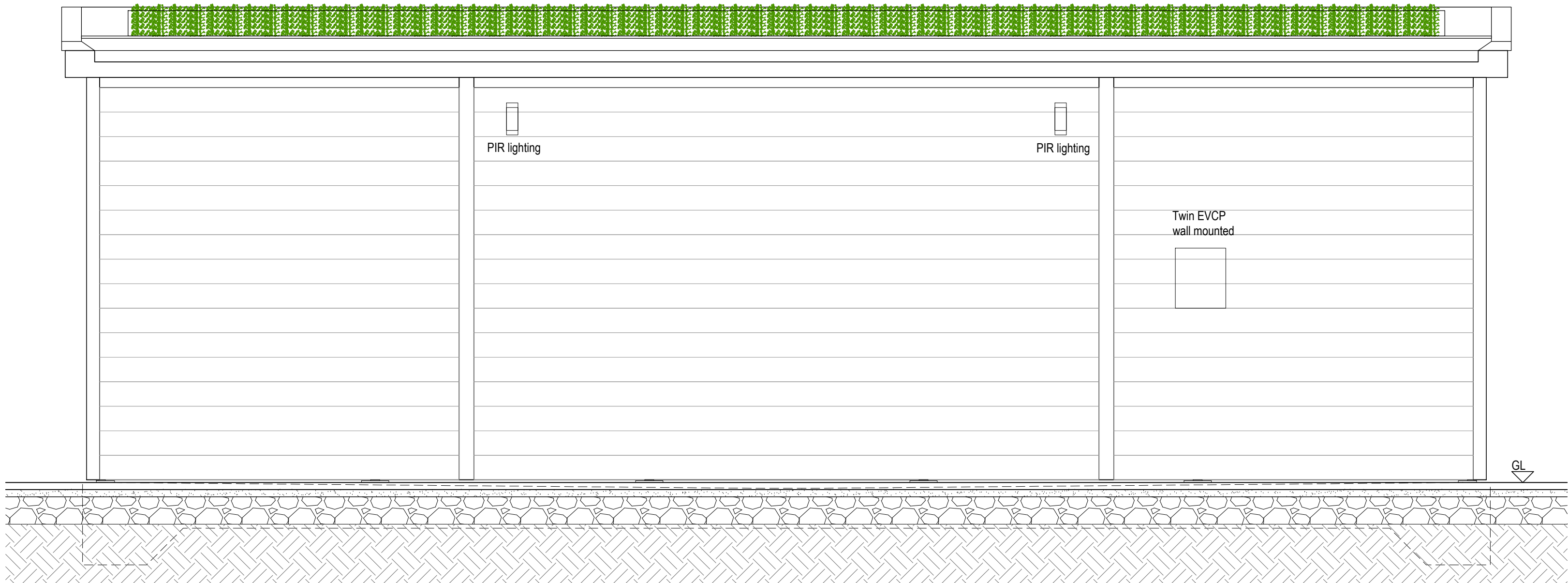




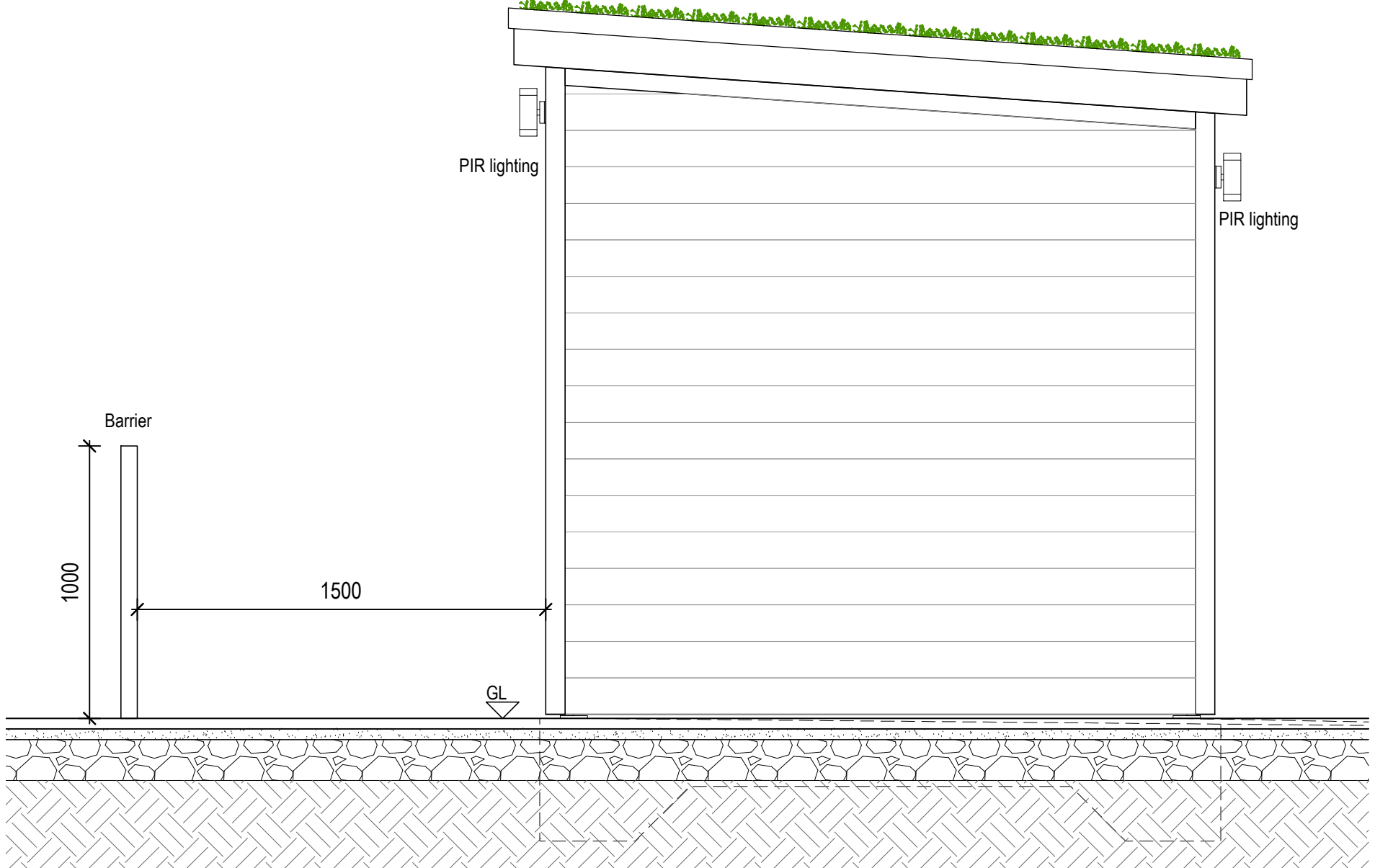
Front Elevation



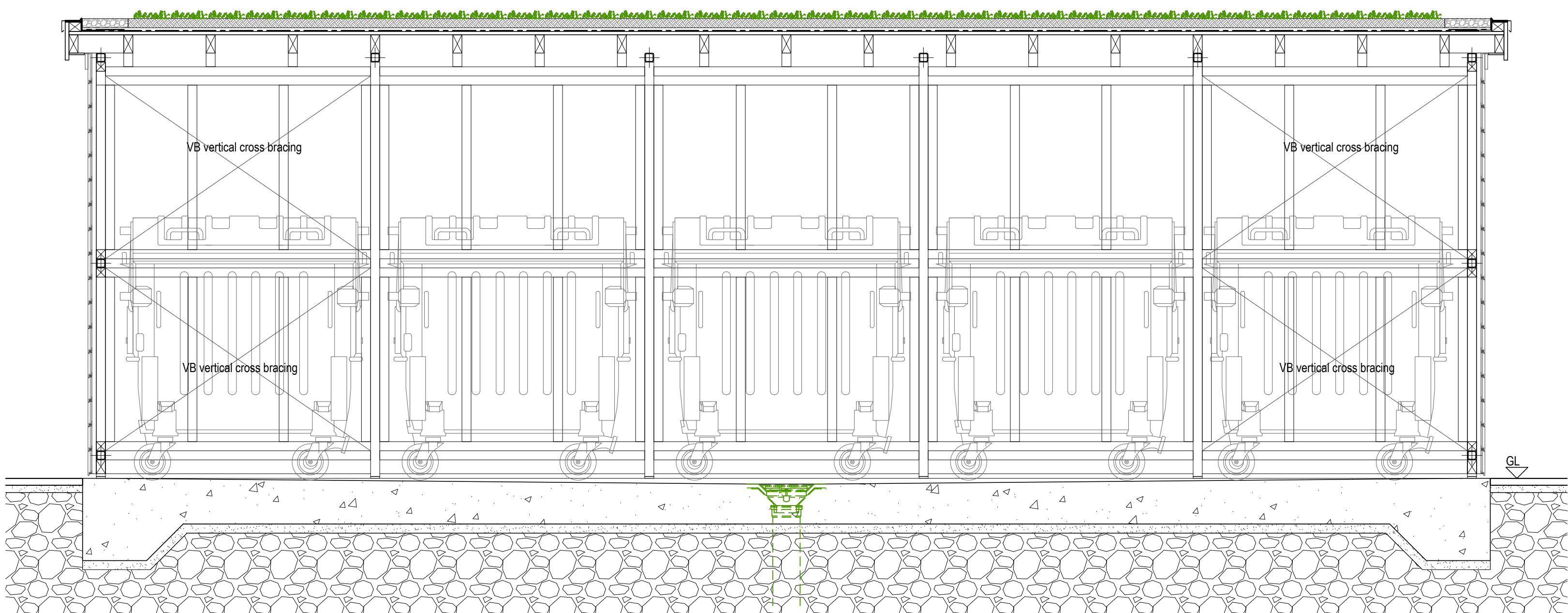
Side Elevation



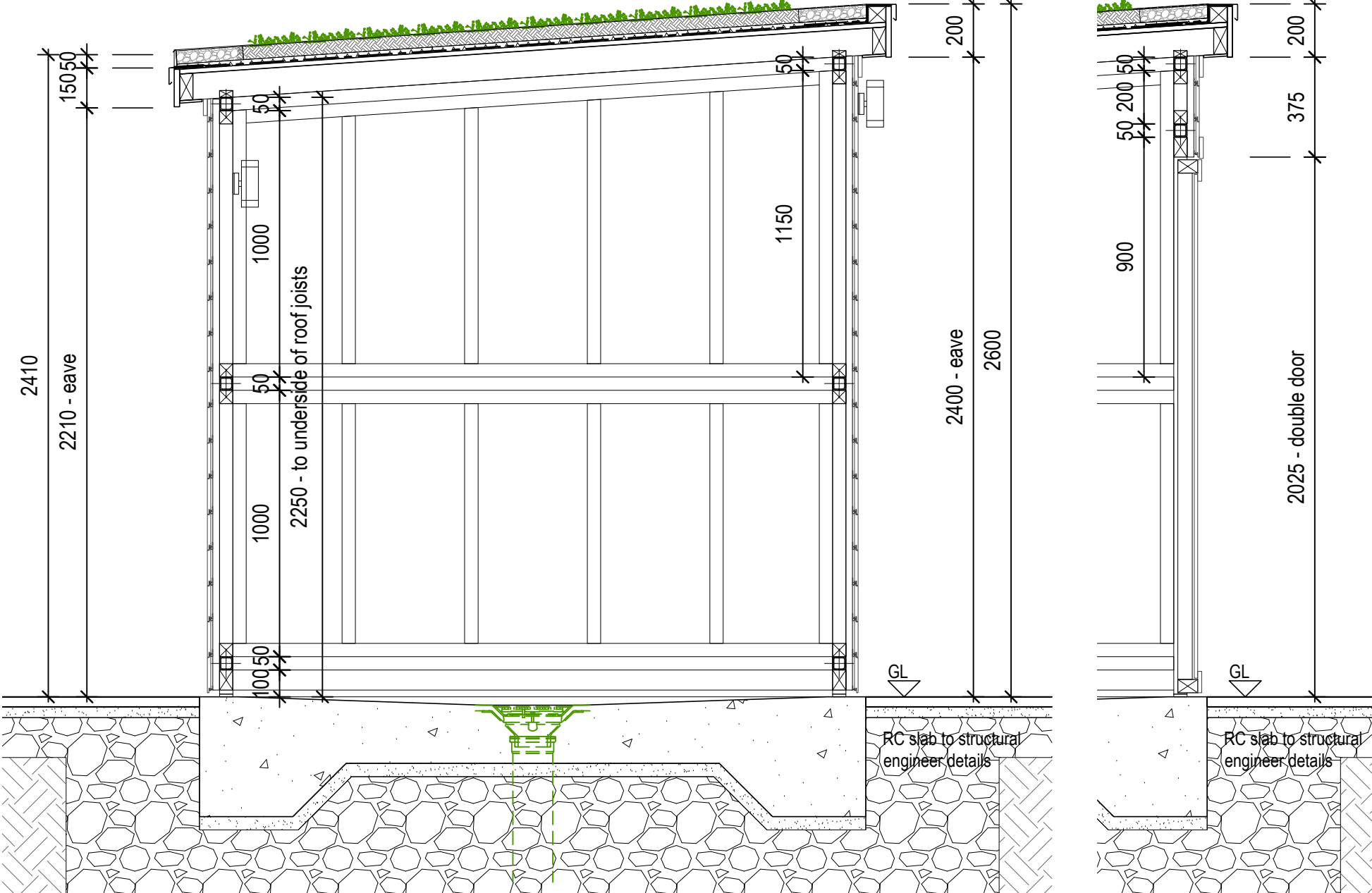
Rear Elevation



Side Elevation



Section A-A



Section B-B

Section C-C

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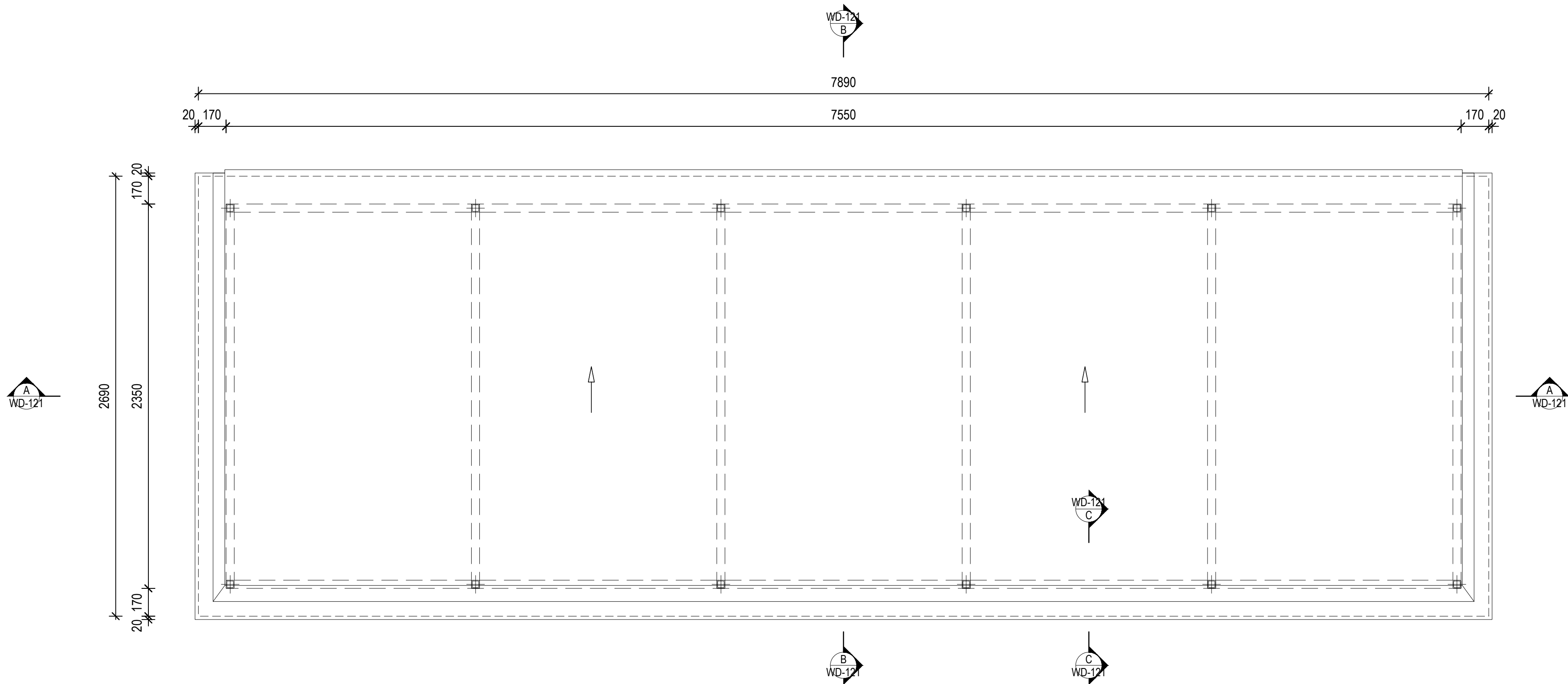
D	Green Roof Added	JIN	28/06/24
C	Barrier Added	JIN	21/06/24
B	Structural info updated, additional info added	JJ	01/11/23
A	General update, additional info added	JJ	15/09/23
REV	DESCRIPTION	BY	DATE
STATUS: CONSTRUCTION			

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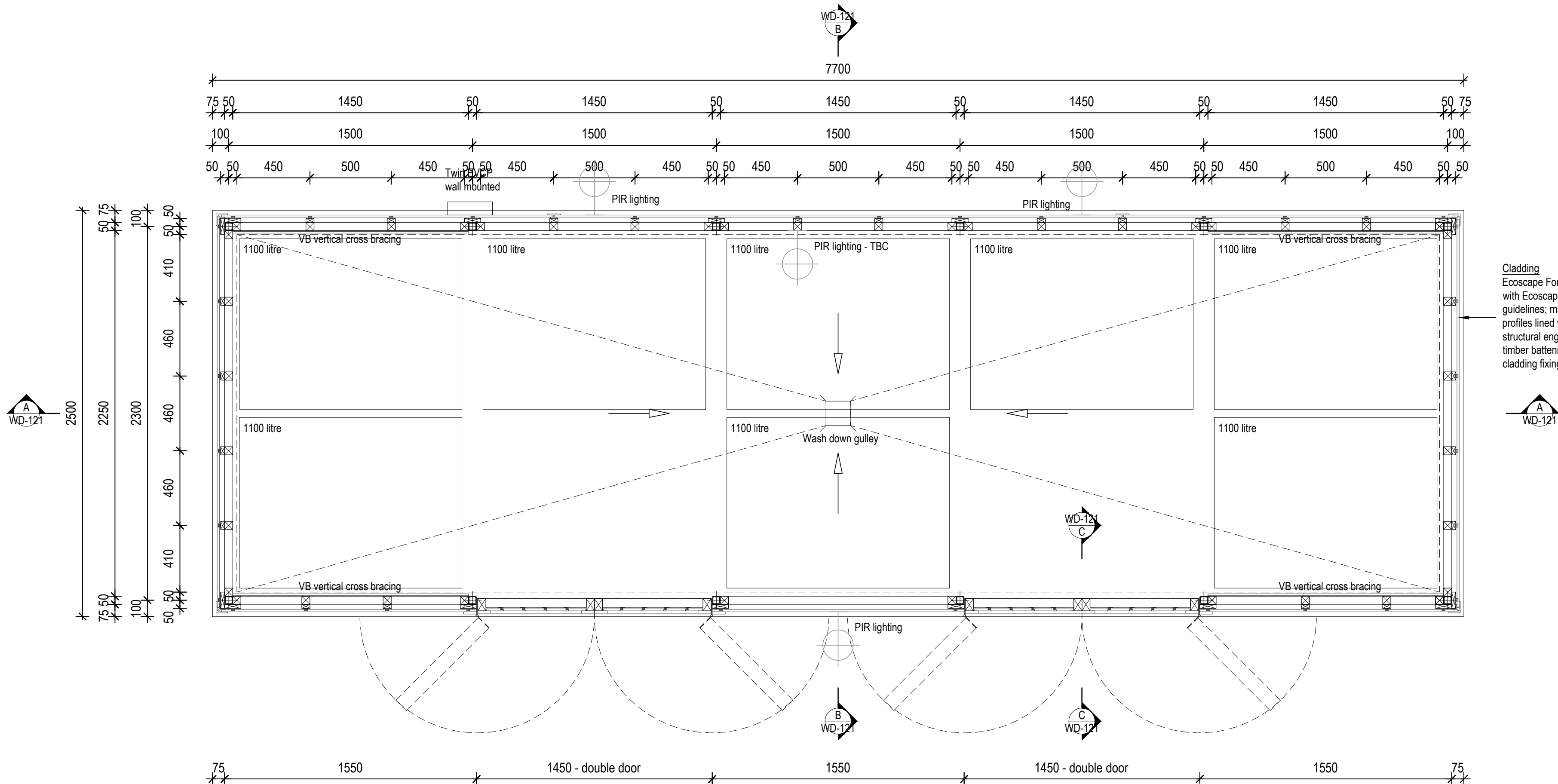
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SITE:	579-583 Uxbridge Road Hayes, Middlesex UB4 8HP
CLIENT:	Thorney Farm Development

TITLE: Refuse and Recycling Store Sections and Elevations			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:20	Jun 2021	BVH/JJ	
PROJECT:	DRAWING NO:	REVISION:	
TPH5 A3	WD-121	D	

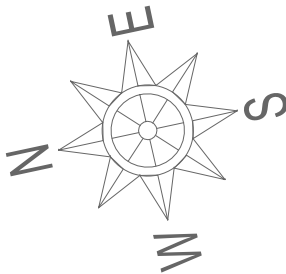


Roof Plan



Floor Plan

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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
REV	DESCRIPTION	BY	DATE
STATUS: CONSTRUCTION			

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CLIENT:	Thorney Farm Development

TITLE: Refuse and Recycling Store Plans			
SCALE AT A1: 1:20	DATE: Jun 2021	DRAWN: BVH/JJ	CHECKED:
PROJECT: TPH5 A3	DRAWING NO: WD-120		REVISION: D