



Refuse & Recycling Review

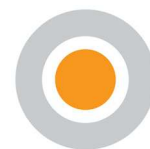
Bacton Low Rise

Project **Bacton Low Rise Regeneration**

Job no 1952

Document no SC-RR

Revision	P1	14.10.13	First draft issue for DT comment/ approval
	P2	18.10.13	Issued for DT comment/approval
	P3	23.10.13	Issued for DT comment/approval
	P4	12.12.13	Issued for DT comment/approval
	P5	24.01.14	Issued for DT comment/approval
	P6	29.01.14	Travel distance notes added
	P7	07.02.14	Notes updated
	P8	21.02.14	Building Control Issue
	P9	23.05.14	Planning Issue
	P10	10.07.14	Notes updated
	P11	31.07.14	Notes Updated



1.0 Introduction

This report confirms the refuse strategy for the consented scheme, based on LB Camden's "Waste storage requirements a guide to developers of commercial and residential premises" dated May 2005, The Code for Sustainable Homes (2010): Was 1 and should be read in conjunction with the consented scheme drawings.

2.0 Residential

2.1 Residential premises with individual refuse facilities

All residential premises use communal facilities – see 2.2 below

2.2 Residential premises with communal refuse facilities

Waste Storage Requirements table ^

Block	R&R total storage req (l)	R&R total storage req using 1100l eurobin	Recycling Provision @ 30% (l)	Recycling Provision using 1100l eurobin	Residual Waste Provision @ 70% (l)	Residual Waste using 1100l eurobin
A	3600	4	1080	1	2520	3
B1 + B2	5760	6	2052	2	4032	4
C	2840	3	852	1	1988	2
Totals	12200	13	3984	4	8540	9

Total DHO Site Recycling eurobin requirement: 4

Total DHO Site Residual eurobin requirement: 9

Total DHO Site eurobin requirement: 13

Bin store alongside Block A Capacity: 10

Bin store alongside Block C Capacity: 8

Total DHO Site eurobin capacity: 18

The Groundkeepers Store will be used as bulky storage for the DHO development

2.3 Travel Distances

Generally the travel distance from the building/unit entrance to the waste storage unit is within 30m. Note: due to the limited vehicle access to the frontage of Block B1, a limited number of properties located in the centre of the terrace slightly exceeds the 30m travel distance.

The B1 bin store is 20m to Wellesley Road
Block C bin store is 14m to Vicars Road.

3.0 Signage



- 3.1** Visual signs to be provided at the communal waste storage and composting facility giving instructions on how to use the facility (identifying different waste types, collection times etc). Signs must comprise simple words, clearly separated from one another, in short sentences. A sans serif typeface with an x height of at least 15 mm to 25 mm (lower case letter height) to capital height must be used. Any symbols or pictograms used on visual signs must be at least 100 mm in overall height. Letters, symbols and pictograms must contrast visually with the signboard. Signboards must contrast visually with their backgrounds.

3.2 ITEM 5: WASTE AND RECYCLING^^

ACCESS TO BIN STORES:

The current strategy for the refuse and waste management across the site relies on the implementation of internal bin stores located within the built envelope across all three phases of the scheme.

CLEANING AND MAINTENANCE:

Bin stores will require hosing down at regular intervals to help deter animals from scavenging and nesting in the bin stores. The design team recommend this is carried out at the end of each month. A water point is provided to each of the bins stores and adequate drainage gulleys and floor drains help ensure any liquids free drain away from the bins.

SERVICE ACCESS:

Plant rooms, substations and generators are all readily accessible from the streets. Access to the phase 2 energy centre which will take over from some of the phase 1 plant rooms is located in the basement. Serving of this plant area will be via the generous platform lift and will allow for large pieces of plant equipment to be replaced.



4.0 Notes

This review should be read in conjunction with the project drawings.

^ Waste Storage Requirements table based on:

The Code for Sustainable Homes (2010): Was 1

^^ Information taken from KCA Cleaning and Maintenance Strategy dated
12.08.13 202_A_T_REP_cleaning and maintenance

5.0 Third Parties

Before this review, or any part of it is reproduced, disclosed or referred to in any document, circular or written or oral statement, our written approval as to the form and context of such publication or disclosure must be obtained.

This is to be regarded as confidential to the party to whom it is addressed and is intended for the use of that party only. Consequently, and in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or any part of its contents.

6.0 Copyright

© Copyright of this review remains with Alan Camp Architects LLP 2014