



Refuse & Recycling Review

Bacton Low Rise

Project **Bacton Low Rise Regeneration**
Job no 1952
Document no SC-RR

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	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
	P12	28.08.15	Notes Updated
	P13	24.02.17	Notes updated from meeting with Camden



1.0 Introduction

This report confirms the refuse strategy for the consented scheme, based on LB Camden's "CPG1 dated July 2015"&the Code for Sustainable Homes (2010): Was 1 and should be read in conjunction with the scheme drawings.

2.1 Residential

2.2 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

	1B2P	2B3P	2B4P	3B5P	3B6P	4B6P	TOTAL
Block A	2	9	11				22
Block B1			5	13		4	22
Block B2				2			2
Sub-total	2	9	16	15	0	4	46
Block A Refuse Store requirement (l)	200	1530	2720	3600	0	720	8770
Block C	8		13	0	0		21
Sub-total	8	0	13	0	0	0	21
Block C Refuse Store requirement (l)	800	0	2210	0	0	0	3010
TOTAL DHO REFUSE STORAGE SITE REQUIRMENT (l)							11780

Block A Refuse Store: 8770/1100 = 8 eurobins (size: 1370h x 1260w x 990d)

Block C Refuse Store: 3010/240 = 12 wheelie bins (size 1070h x 550w x 740d)

Block A max. capacity: 10 eurobins

Block C max. capacity: 16 wheelie bins

The Block A Bin Store area will be used as bulky storage for the DHO development

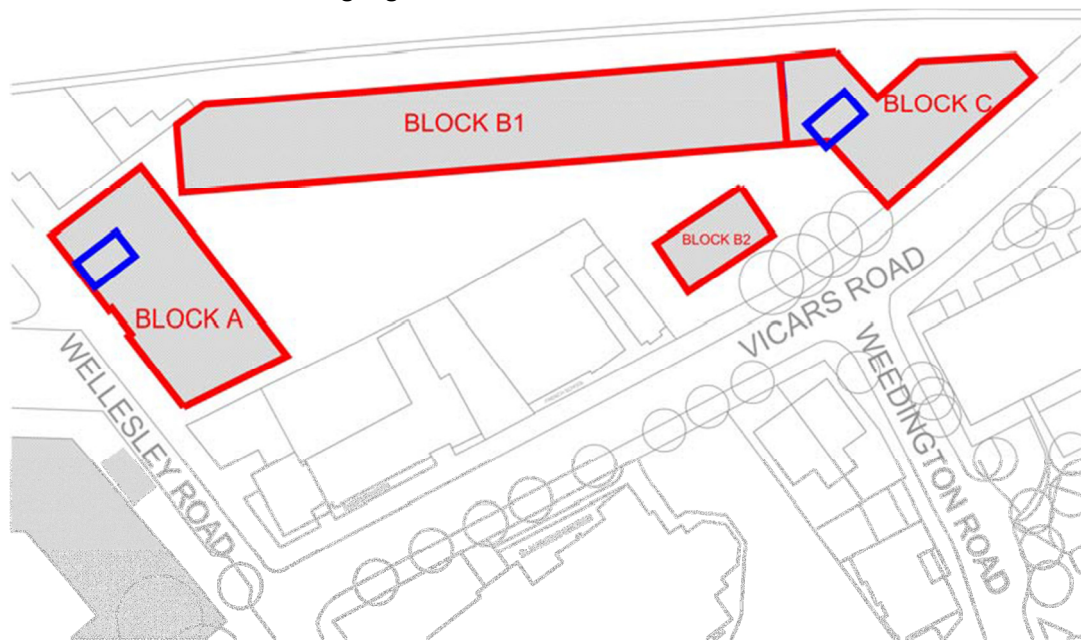


2.3 Travel Distances

In Block A, 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 number of properties located in the centre of the terrace and further towards block C exceeds the 30m travel distance. Worst case travel distance from Block B2 rear gardens to Block A refuse store is approximately 80m.

Block A Bin Store is 2m to Wellesley Road for LA collection
Block C Bin Store is 14m to Vicars Road for LA collection

2.4 Refuse Store Locations (highlighted in blue) below:



3.1 Signage

- 3.2 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.



3.3 ITEM 5: WASTE AND RECYCLING

COLLECTIONS:

The current strategy in accordance with Camden Council has allocated two collections per week

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 recommends this is carried out at the end of each month by LB Camden Premises Management in Block A and Savills building management to block C. A water point is provided to each of the bins stores and adequate drainage gullies and floor drains help ensure any liquids free drain away from the bins.

4.0 Notes

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

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