

BUSINESS UNIT	M5 – Construction and Property Division
PROJECT	St Anne's
	LBU0185



**ST ANNE'S
PLANNING CONDITION 26:
BIN STORE**



MAIN AUTHOR	REVIEWER	APPROVER
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REVISION HISTORY			
REVISION	STATUS CODE	DATE	REVISION DESCRIPTION
P01	S4	21/11/2019	Planning

1 Condition 26

Planning Refs. **2016/6069/P & 2017/6573/P**

To be read in conjunction with drawing: **SA_PC26-200**

Condition 26	<i>No works shall take place on relevant parts of the development until details of the location, design and method of waste storage and removal including recycled materials for the proposed residential building, have been submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.</i>
Bin Store	

2 Waste Storage Description

2.1 Individual Bin Store to Ground Floor Flat:

The ground floor flat, which has its own private entrance door directly off the pavement, is provided with an external store adjacent to its entrance for the storage of 1x 140L wheeled bin, 1x 36L recycling box, and a food waste caddy.

The access to this store from Laxton Place is step-free and less than 10m distance, with a pavement width of more than 2m and a gradient of no greater than 1:20.

2.2 Communal Bin Store:

- Location:

The remaining 21 residential units accessed via the main communal entrance, are provided with a communal bin store internal to the building, accessed via a dedicated external door.

The communal bin store is located adjacent to the main entrance to the building, which is within 30m horizontal distance of all flat front doors, and within 10m of Laxton Place, which offers a step-free route to a collection point (refer to drwg. No. PC26-200).

- Volume:

The communal bin store is sized to accommodate 2x 1100L wheeled bins for General Waste; 2x 1100L wheeled bins for Mixed Recycling; and 1x 360L wheeled bin for Food Waste.

These volumes are as per the Design & Access Statement and in line with paragraphs 10.11 – 10.13 of CPG1 2015:

1 Beds x 1	1 x 100L	= 100L
2 Beds x 10	10 x 170L	= 1700L
3 Beds x 10	10 x 240L	= 2400L
Total Weekly Waste		= 4200L
		(3.8 x 1100L Bins, minimum total required)
<u>Volume Provided</u>		
		4 x 1100L Bins + 360L Food Waste Bin

3 Design

- The communal bin store is within the envelope of the building, but accessed directly from the outside, on the corner of Longford Street and Laxton Place.
- The floor is constructed of 100mm concrete screed, painted with a liquid-applied damp-proof membrane, laid to falls to a drainage gulley (falls no greater than 1:20).
- The communal bin store has a hose union tap for routine cleaning of the bin store.
- The communal bin store is designed to accommodate the 5 no. bins, as described above, with 150mm between and around each. There is space in front of each bin to allow for easy access to and rotation of bins.
- The walls of the enclosure are painted blockwork.
- Lighting is provided by robust bulkhead light fittings on PIR.
- Passive ventilation is provided via ventilation louvres at high and low level and is fly & vermin proof.
- Doors are designed to allow 150mm clearance either side of the bins and secured with a fob or key to restrict access to residents & collectors only.

4 Access

- The distance from the communal bin store door and the collection point on Laxton Place is less than 10m. Laxton Place has a level kerb as existing, and therefore provides a step-free route from store to collection. Gradients are no more than 1:20 with widths in excess at 2m.

5 Reference Documents

5.1 Drawings

SA_PC26-200– PLANNING CONDITION 26 - BIN STORE

5.2 Reports

- Camden Planning Guidance | Design | Building services equipment, July 2015

