Servicing & Refuse Management Plan

Sceaux Gardens, Camberwell

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Appendices

1 Introduction

Sweco UK Ltd have been instructed to provide a Servicing & Refuse Management Plan (SRMP) associated with a planning application for the residential re-development of Sceaux Gardens Florian and Racine blocks and the nearby garage site for 79 apartments within the London Borough of Southwark (LBS). Refer to the Location Plan attached at **Appendix A** showing the wider highway network and surrounding area.

The proposals are for 79 affordable housing units arranged within 3 blocks up to 6 storeys in height; Racine, Florian and the existing garages blocks. The scheme will provide 21No 1-bed flats, 38No 2-bed flats, 13No 3-bed flats and 7No 4-bed flats. It is expected that the dwellings will be social rented. Refer to **Appendix B** for the proposed accommodation schedule, site layout and ground floor plans.

Refer to Figures 1.1-1.3 below showing an indicative servicing strategy for the proposed buildings and access into the buildings and the building facility areas. In general service vehicles will park on the existing estate access roads including those from Dalwood Street and Sedgmoor Place as they currently serve Florian, Racine and Marie Curie (not part of the application) blocks.

The existing estate access roads within the Site area are being converted to a shared surface area with new turning head extensions created at each end of the Florian block. The access road from Dalwood Street at the western end of Florian outside of the application Site is being modified as part of the Florian Shops proposal to the west. A dedicated service lay-by bay is also included on the main estate access road from Southampton Way to the western side of the garages block that sits centrally to all 3 proposed blocks which will not obstruct traffic needing to travel up and down the main estate road.

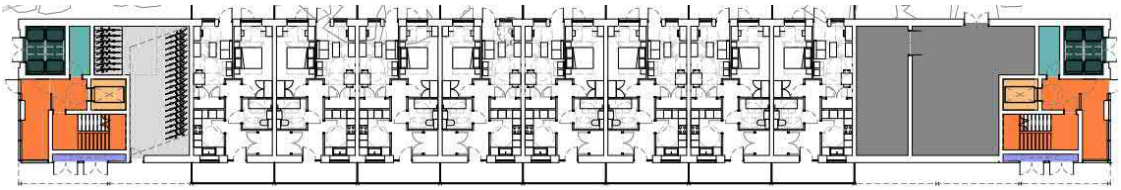


Figure 1.1 Florian Ground Floor Plan (NTS)

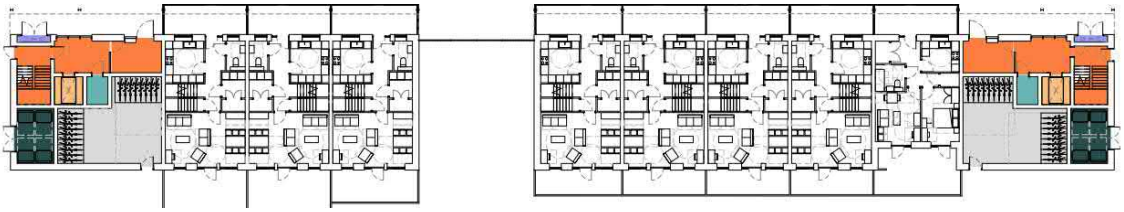


Figure 1.2 Racine Ground Floor Plan (NTS)

Figure 1.3 Garage Ground Floor Plan (NTS)

2 Servicing & Emergency Access

2.1 Refuse Collection

The requirement for communal refuse storage, to incorporate both refuse and recycling facilities, has been calculated for the scheme in accordance with Southwark's 'Waste Management Guidance Notes for Residential Developers' (February 2014). Refer to accommodation schedule in Appendix B. The necessary provision is contained within six refuse stores, two within each proposed housing block. The communal stores are within 30m horizontal distance of the entrances to the residential units that they serve.

The refuse/recycling stores at the ground levels are located so that they can be serviced from the existing estate access roads.

2.2 Maintenance Servicing

Maintenance vehicles will be able to pull up and park within 20m of the rooms containing the new gas meter enclosures, and the water tank plantroom on the ground floors. See dark grey areas on Figs 1.1-1.3.

2.3 Other Servicing

Any other service vehicles (on-line supermarket, Amazon etc.) will also be able to use the Dalwood Street and Sedgmoor Place access roads as well as the Sceaux Gardens Estate access road from Southampton Way. Larger delivery vehicles will use the proposed servicing bay on the main estate access road or within the provided turning heads for the housing blocks.

Servicing for the proposed development will similarly be undertaken from these access roads. Refer to **Appendix C** showing vehicle swept path analysis showing the most onerous Refuse Collection Vehicles entering and leaving the various parts of the Site in forward gear. In general, residential developments typically attract 8 – 9 deliveries per day per 100 units. In this case, the number of deliveries to the proposed residential unit is therefore likely to be no more than 8 deliveries per day.

2.4 Emergency Access

Emergency vehicles will be able to access the majority of the Site's perimeter of the proposed blocks and will be able to park within 10 metres of the residential entrances, either on the main Sceaux Gardens Estate access road or at the turning heads provided for the Racine and Florian blocks.

Appendix A – Site Location & Accessibility Plan

Key:

- Proposed Site Location
- Bus Stop
- Overground Station
- Rail Station
- 400m Walk Distance
- 800m Walk Distance

100 0 100 200 300 400 500

DRAWING SCALE REFERENCE (m)
@1:10000

SWECO

SCEAUX GARDENS, CAMBERWELL
LOCATION AND ACCESSIBILITY PLAN

Appendix B – Proposed Accommodation Schedule & Layout Plans

WW+P 717: Sceaux Gardens, Southwark: Density Calculation: FULL SCHEME - 05.05.21

National Space Standard Requirements						PROJECT SPECIFIC DESIGN CRITERIA					PROJECT CALCULATION							
Nr of Bedrooms	Max. occupancy (people)	Nr of storeys within unit	Minimum GIA (m2)	Minimum storage area (m2)	Habitable rooms per unit	Cycle spaces required per unit	Parking spaces required per unit	REFUSE ARISING PER WEEK (litres)	RECYCLING STORAGE REQUIRED (LITRES)	RESIDUAL WASTE STORAGE REQUIRED (LITRES)	TOTAL UNITS OF THIS TYPE	PERCENTAGE OF TOTAL	MAXIMUM POTENTIAL OCCUPANCY (people)	TOTAL HABITABLE ROOMS	TOTAL CYCLE SPACES	TOTAL PARKING SPACES	TOTAL RECYCLING STORAGE REQUIREMENTS (LITRES)	TOTAL RESIDUAL WASTE STORAGE REQUIREMENT (LITRES)
1	2	1	50	1.5	2	1.5		100	50	75	21	26.6%	42	42	31.5	0	1050	1575
		2	58	1.5														
2	3	1	61	2	3	2		170	85	128	6	7.6%	18	18	12	0	510	768
		2	79	2														
2	4	1	70	2	3	1		170	85	128	30	38.0%	120	90	30	0	2550	3840
		2	79	2														
2(W)	4	1	85		3	1	1	170	85	128	2	2.5%	8	6	2	2	170	256
		2	100															
3	5	1	86	2.5	4	2		240	120	180	7	8.9%	35	28	14	0	840	1260
		2	93	2.5														
		3	99	2.5														
3(W)	5	1	110		4	2	1	240	120	180	6	7.6%	30	24	12	6	720	1080
		2	120															
3	6	1	95	2.5	4	2		240	120	180	0	0.0%	0	0	0	0	0	0
		2	102	2.5														
		3	108	2.5														
3(W)	6	1	115		4	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	125															
4	6	1	99	2.5	5	2		310	155	233	7	8.9%	42	35	14	0	1085	1631
		2	107	2.5														
		3	113	2.5														
4(W)	5	1	116	5	5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
4(W)	6	1	125		5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
										OVERALL PROJECT TOTALS:	**79**	100.0%	295	243	115.5	8	6925	10410

Total percentage of 3B+ (5p+) Units (min. 25% required): **25.3%**

Total percentage of 2B+ (3p+) Units (min. 60% required): **65.8%**

Total percentage accessible units: **10.1%**

Total number of Wheelchair adapted units: **8.0**

Wheelchair accommodation as %age habitable rooms: **12.3%**

SITE AREA (Hectares): 1.28

Density (Hab Rooms per Hectare): **189.844**

Total Recycling Storage Capacity Required (litres): **6925**

Preferred Container Capacity (litres): 1100

Number of containers required: **7**

Total Waste Storage Capacity Required (litres): **10410**

Preferred Container Capacity (litres): 1100

Number of containers required: **10**

Key:

Derived from LB Southwark Design Guides or Project-Specific Brief

To be confirmed

Input required

Automatically generated output

Additional Areas

Playspace in garden	**751**
Car parking area	**448**
m2	**1199**
ha	**0**

WW+P 717: Sceaux Gardens, Southwark: Density Calculation: PROPOSED FLORIAN BLOCK - 05.05.21

National Space Standard Requirements						PROJECT SPECIFIC DESIGN CRITERIA					PROJECT CALCULATION							
Nr of Bedrooms	Max. occupancy (people)	Nr of storeys within unit	Minimum GIA (m2)	Minimum storage area (m2)	Habitable rooms per unit	Cycle spaces required per unit	Parking spaces required per unit	REFUSE ARISING PER WEEK (litres)	RECYCLING STORAGE REQUIRED (LITRES)	RESIDUAL WASTE STORAGE REQUIRED (LITRES)	TOTAL UNITS OF THIS TYPE	PERCENTAGE OF TOTAL	MAXIMUM POTENTIAL OCCUPANCY (people)	TOTAL HABITABLE ROOMS	TOTAL CYCLE SPACES	TOTAL PARKING SPACES	TOTAL RECYCLING STORAGE REQUIREMENTS (LITRES)	TOTAL RESIDUAL WASTE STORAGE REQUIREMENT (LITRES)
1	2	1	50	1.5	2	1.5		100	50	75	16	47.1%	32	32	24	0	800	1200
		2	58	1.5														
2	4	1	70	2	4	2		170	85	128	18	52.9%	72	72	36	0	1530	2304
		2	79	2														
2(W)	4	1	85		4	2	1	170	85	128	0	0.0%	0	0	0	0	0	0
		2	100															
3	5	1	86	2.5	4	2		240	120	180		0.0%	0	0	0	0	0	0
		2	93	2.5														
		3	99	2.5														
3(W)	5	1	110		5	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	120															
3	6	1	95	2.5	4	2		240	120	180	0	0.0%	0	0	0	0	0	0
		2	102	2.5														
		3	108	2.5														
3(W)	6	1	115		5	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	125															
4	6	1	99	2.5	5	2		310	155	233	0	0.0%	0	0	0	0	0	0
		2	107	2.5														
		3	113	2.5														
4(W)	5	1	116	5	6	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
4(W)	6	1	125		6	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
										OVERALL PROJECT TOTALS:	**34**	100.0%	104	104	60	0	2330	3504

Total percentage of 3B+ (5p+) Units (min. 25% required): **0.0%**

Total percentage of 2B+ (3p+) Units (min. 60% required): **52.9%**

Total percentage accessible units: 0.0%

Total number of Wheelchair adapted units: **0.0**

Wheelchair accommodation as %age habitable rooms: 0.0%

1

SITE AREA (Hectares): 0.25

Density (Hab Rooms per Hectare): 416

Total Recycling Storage Capacity Required (litres): **2330**

Preferred Container Capacity (litres): 1100

Number of containers required: 3

Total Waste Storage Capacity Required (litres): **3504**

Preferred Container Capacity (litres): 1100

Number of containers required: 4

WW+P 717: Sceaux Gardens, Southwark: Density Calculation: PROPOSED RACINE BLOCK - 05.05.21

National Space Standard Requirements						PROJECT SPECIFIC DESIGN CRITERIA					PROJECT CALCULATION							
Nr of Bedrooms	Max. occupancy (people)	Nr of storeys within unit	Minimum GIA (m2)	Minimum storage area (m2)	Habitable rooms per unit	Cycle spaces required per unit	Parking spaces required per unit	REFUSE ARISING PER WEEK (litres)	RECYCLING STORAGE REQUIRED (LITRES)	RESIDUAL WASTE STORAGE REQUIRED (LITRES)	TOTAL UNITS OF THIS TYPE	PERCENTAGE OF TOTAL	MAXIMUM POTENTIAL OCCUPANCY (people)	TOTAL HABITABLE ROOMS	TOTAL CYCLE SPACES	TOTAL PARKING SPACES	TOTAL RECYCLING STORAGE REQUIREMENTS (LITRES)	TOTAL RESIDUAL WASTE STORAGE REQUIREMENT (LITRES)
1	2	1	50	1.5	2	1.5		100	50	75	4	16.7%	8	8	6	0	200	300
		2	58	1.5														
2	3	1	61	2	3	2		170	85	128	6	25.0%	18	18	12	0	510	768
		2	79	2														
2	4	1	70	2	3	2		170	85	128	0	0.0%	0	0	0	0	0	0
		2	79	2														
2(W)	4	1	85		3	2	1	170	85	128	0	0.0%	0	0	0	0	0	0
		2	100															
3	5	1	86	2.5	4	2		240	120	180	7	29.2%	35	28	14	0	840	1260
		2	93	2.5														
		3	99	2.5														
3(W)	5	1	110		4	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	120															
3	6	1	95	2.5	4	2		240	120	180	0	0.0%	0	0	0	0	0	0
		2	102	2.5														
		3	108	2.5														
3(W)	6	1	115		4	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	125															
4	6	1	99	2.5	5	2		310	155	233	7	29.2%	42	35	14	0	1085	1631
		2	107	2.5														
		3	113	2.5														
4(W)	5	1	116	5	5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
4(W)	6	1	125		5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
										OVERALL PROJECT TOTALS:	**24**	100.0%	103	89	46	0	2635	3959

Total percentage of 3B+ (5p+) Units (min. 25% required): **58.3%**

Total percentage of 2B+ (3p+) Units (min. 60% required): **58.3%**

Total percentage accessible units: 0.0%

Total number of Wheelchair adapted units: **0.0**

Wheelchair accommodation as %age habitable rooms: 0.0%

1

SITE AREA (Hectares): 0.19

Density (Hab Rooms per Hectare): 468.421

Total Recycling Storage Capacity Required (litres): **2635**

Preferred Container Capacity (litres): 1100

Number of containers required: 3

Total Waste Storage Capacity Required (litres): **3959**

Preferred Container Capacity (litres): 1100

Number of containers required: 4

WW+P 717: Sceaux Gardens, Southwark: Density Calculation: PROPOSED GARAGE BLOCK - 05.05.21

National Space Standard Requirements						PROJECT SPECIFIC DESIGN CRITERIA					PROJECT CALCULATION							
Nr of Bedrooms	Max. occupancy (people)	Nr of storeys within unit	Minimum GIA (m2)	Minimum storage area (m2)	Habitable rooms per unit	Cycle spaces required per unit	Parking spaces required per unit	REFUSE ARISING PER WEEK (litres)	RECYCLING STORAGE REQUIRED (LITRES)	RESIDUAL WASTE STORAGE REQUIRED (LITRES)	TOTAL UNITS OF THIS TYPE	PERCENTAGE OF TOTAL	MAXIMUM POTENTIAL OCCUPANCY (people)	TOTAL HABITABLE ROOMS	TOTAL CYCLE SPACES	TOTAL PARKING SPACES	TOTAL RECYCLING STORAGE REQUIREMENTS (LITRES)	TOTAL RESIDUAL WASTE STORAGE REQUIREMENT (LITRES)
1	2	1	50	1.5	2	1.5		100	50	75	1	4.8%	2	2	1.5	0	50	75
		2	58	1.5														
2	4	1	70	2	3	2		170	85	128	12	57.1%	48	36	24	0	1020	1536
		2	79	2														
2(W)	4	1	85		3	2	1	170	85	128	2	9.5%	8	6	4	2	170	256
		2	100															
3	5	1	86	2.5	4	2		240	120	180	0	0.0%	0	0	0	0	0	0
		2	93	2.5														
		3	99	2.5														
3(W)	5	1	110		4	2	1	240	120	180	6	28.6%	30	24	12	6	720	1080
		2	120															
3	6	1	95	2.5	4	2		240	120	180	0	0.0%	0	0	0	0	0	0
		2	102	2.5														
		3	108	2.5														
3(W)	6	1	115		4	2	1	240	120	180	0	0.0%	0	0	0	0	0	0
		2	125															
4	6	1	99	2.5	5	2		310	155	233	0	0.0%	0	0	0	0	0	0
		2	107	2.5														
		3	113	2.5														
4(W)	5	1	116	5	5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
4(W)	6	1	125		5	2	1	310	155	233	0	0.0%	0	0	0	0	0	0
										OVERALL PROJECT TOTALS:	**21**	100.0%	88	68	41.5	8	1960	2947

Total percentage of 3B+ (5p+) Units (min. 25% required): **28.6%**

Total percentage of 2B+ (3p+) Units (min. 60% required): **95.2%**

Total percentage accessible units: 38.1%

Total number of Wheelchair adapted units: **8.0**

Wheelchair accommodation as %age habitable rooms: 44.1%

1

SITE AREA (Hectares): 0.11

Density (Hab Rooms per Hectare): 618.182

Total Recycling Storage Capacity Required (litres): **1960**

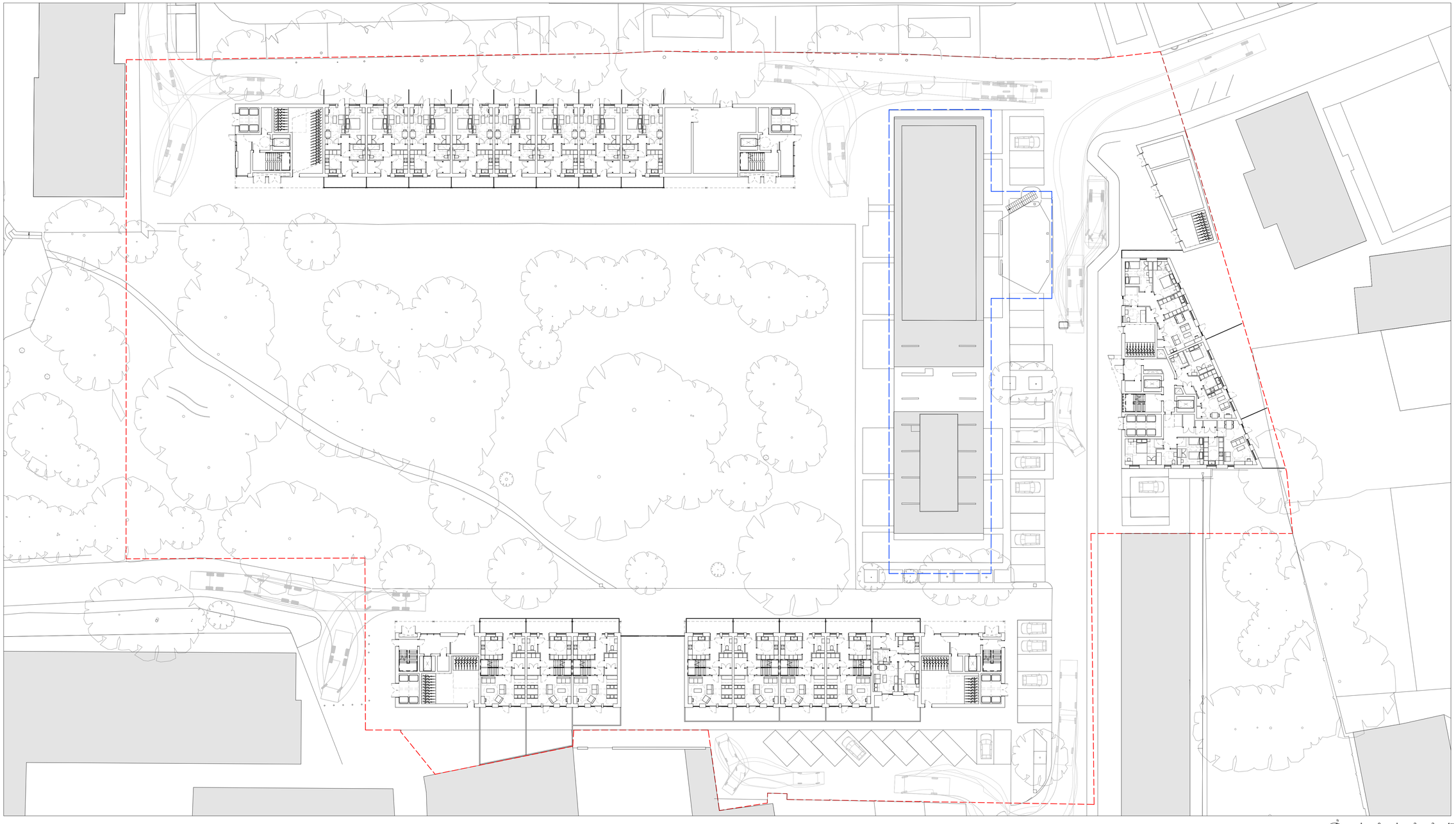
Preferred Container Capacity (litres): 1100

Number of containers required: 2

Total Waste Storage Capacity Required (litres): **2947**

Preferred Container Capacity (litres): 1100

Number of containers required: 3



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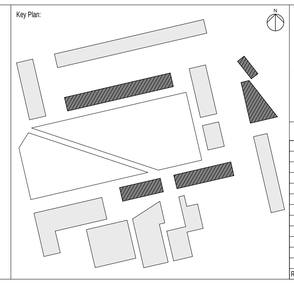
1. Do not scale drawings. Written dimension govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. WWP shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.
5. Check all levels against survey drawings to surrounding works area.
6. All levels have been provided by the Surveyor

Notes:

Key Plan:



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Rev	Date	Description

Project:
Sceaux Gardens
CAMBERWELL

Title:
Proposed Site Plan

Date: 03/25/21

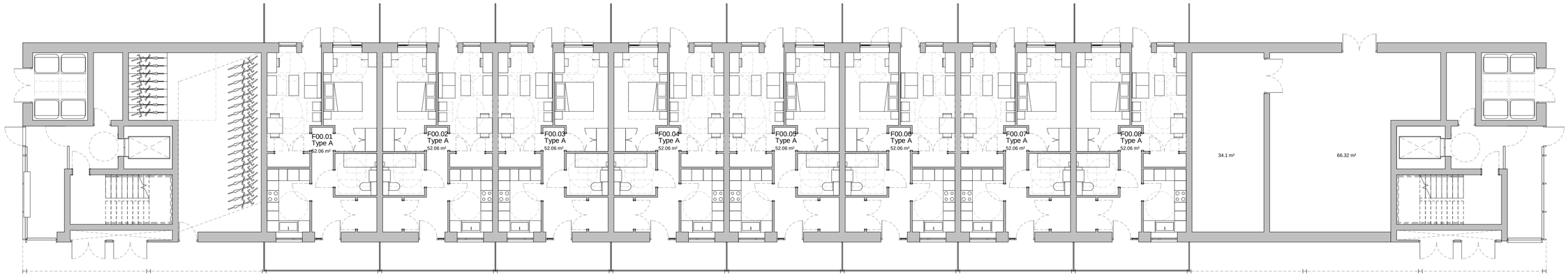
Project Status: PLANNING

DRAFT

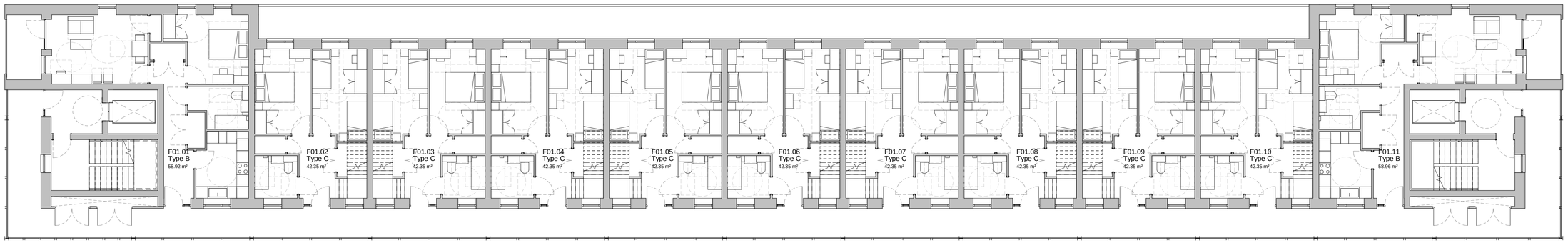
Scale:	Drawn:	Checked:	Approved:
1 : 250 @ A1	AS	AS	ED

Project No. - Originator - Volume/System - Level/Location - Type - Role - Sheet No.: A717-WWP-ZZ-00-DR-A-00101

Revision:



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100

1 0 1 2 3 4m
1:100 FULL SIZE A1

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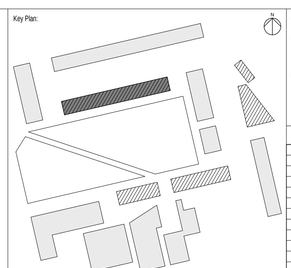
Notes:

Key Plan:



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Rev	Date	Description

Project:
Sceaux Gardens
CAMBERWELL

Title:
Florian - Ground & First Floor Plan

Date: 02/22/21

DRAFT

Project Status: PLANNING

Scale:	Drawn:	Checked:	Approved:
1 : 100 @ A1	EB	AS	ED

Project No. - Originator - Volume/System - Level/Location - Type - Role - Sheet No.:
A717-WWP-ZZ-ZZ-DR-A-10100

Revision:

1 Ground Floor Plan

1 : 100

2 First Floor Plan

1 : 100

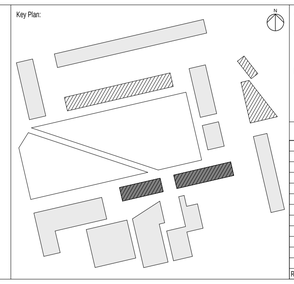
1 0 1 2 3 4m

1:100 FULL SIZE A1

1. Do not scale drawings. Written dimension govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. WWP shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.
5. Check all levels against survey drawings to surrounding works area.
6. All levels have been provided by the Surveyor

Notes:

Key Plan:



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Rev	Date	Description

Project:
Sceaux Gardens
CAMBERWELL

Title:
Racine - Ground & First Floor Plan

DRAFT

Date:	Project Status:		
02/22/21	PLANNING		
Scale:	Drawn:	Checked:	Approved:
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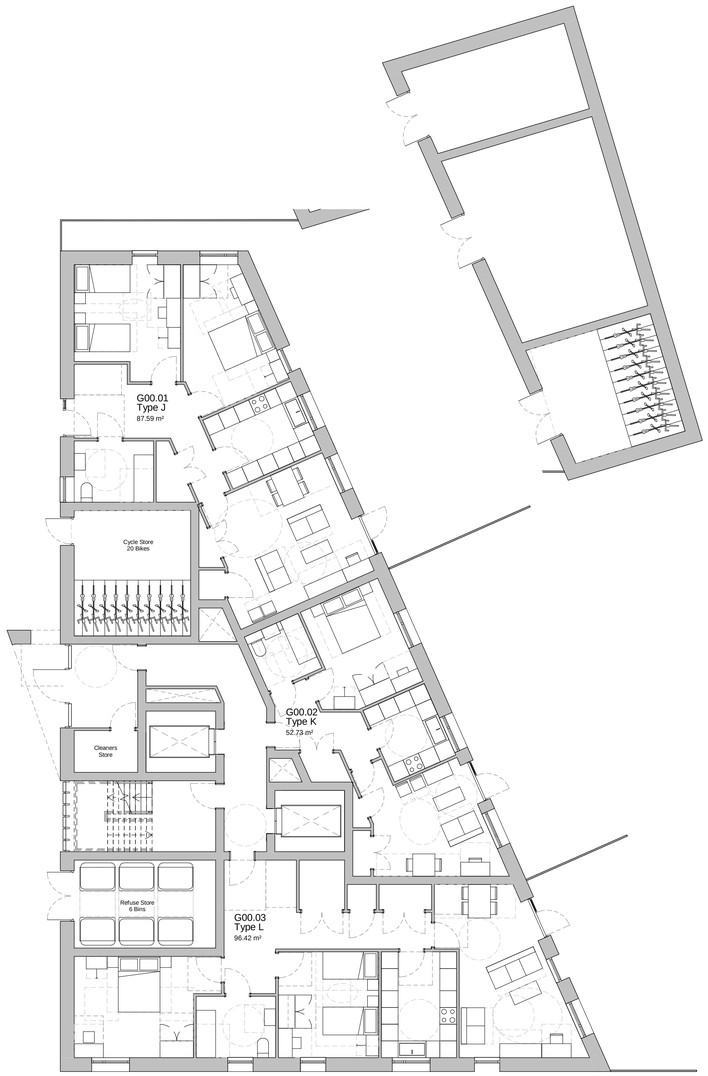
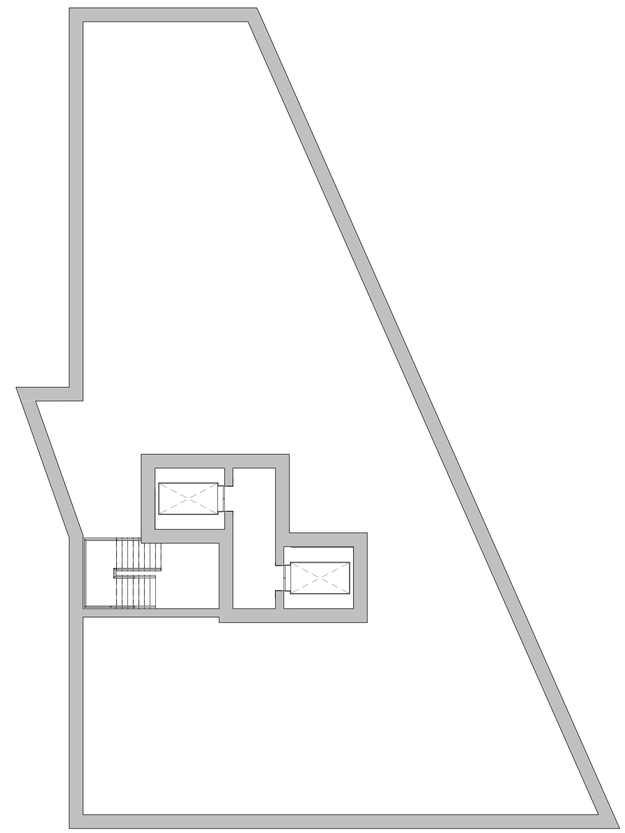
Project No. - Originator - Volume/System - Level/Location - Type - Role - Sheet No.: A717-WWP-ZZ-ZZ-DR-A-10200

Revision:



1 **Ground Floor Plan**
1 : 100

2 **First to Fourth Floor Plan**
1 : 100



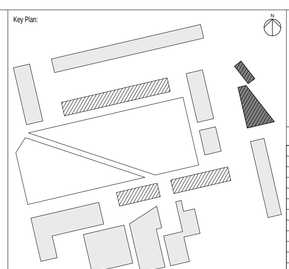
4 **Roof Plan**
1 : 100

1 0 1 2 3 4m
1:100 FULL SIZE A1

1. Do not scale drawings. Written dimension govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. WW+P shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.
5. Check all levels against survey drawings to surrounding works area.
6. All levels have been provided by the Surveyor

Notes:

Key Plan:



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Rev	Date	Description

Project:
Sceaux Gardens
CAMBERWELL

Title:
Garage - Ground & Typical Floor Plan

Date: 10/23/19

Project Status: PLANNING

DRAFT

Scale: 1 : 100 @ A1

Drawn: EB

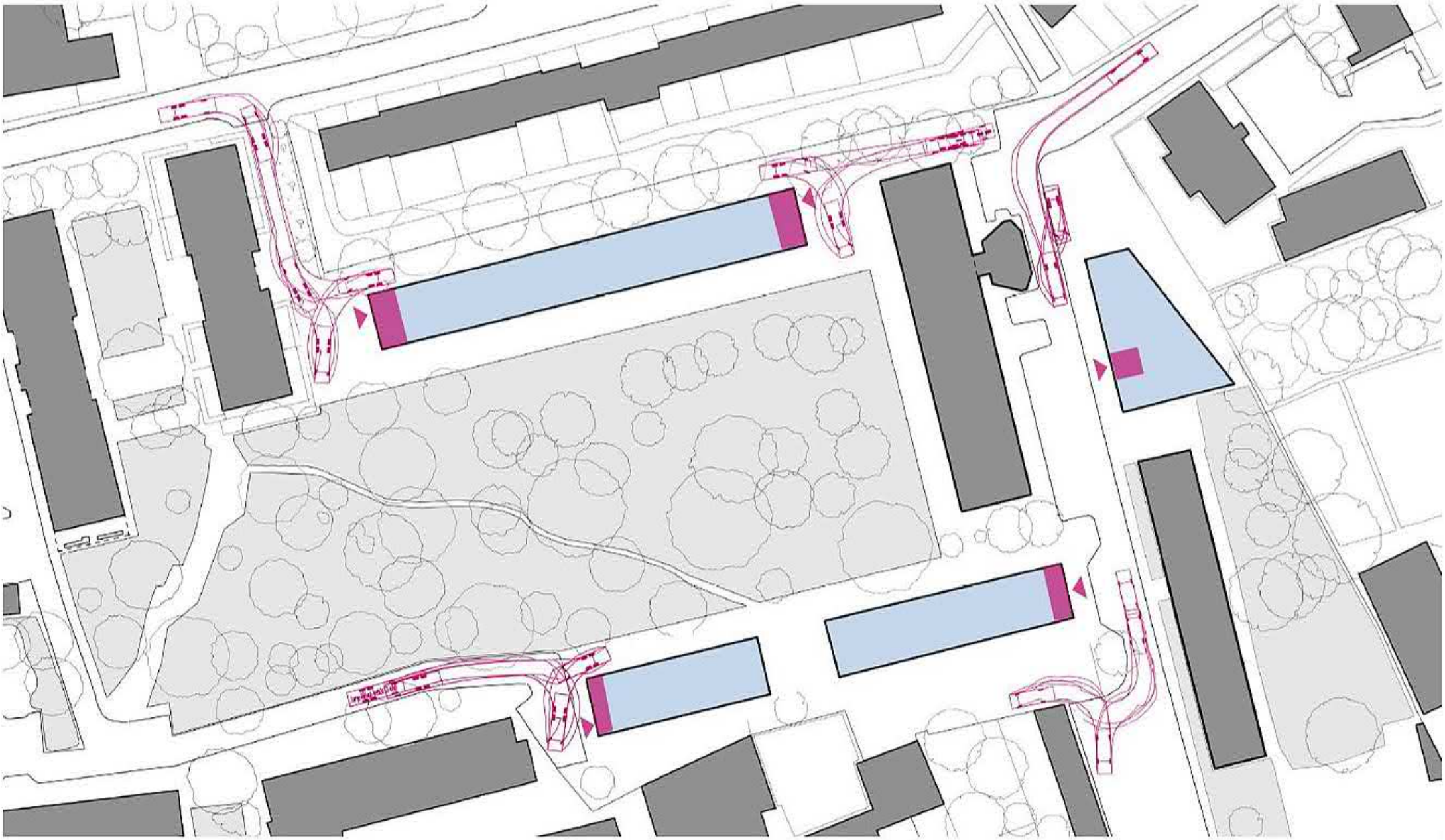
Checked: AS

Approved: ED

Project No. - Originator - Volume/System - Level/Location - Type - Role - Sheet No.: **A717-WWP-ZZ-ZZ-DR-A-10300**

Revision:

Appendix C – Vehicle Swept Paths



Indicative Refuse/ Emergency Vehicle and delivery van tracking