

mab

Architecture, Design & Development LTD

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RE: 235 & 237 BROADWAY, Bexleyheath, Kent DA6 7EJ

Refuse strategy.

Summary of Proposal

This application is for a new-build mixed use building comprising 15 residential units and a commercial unit on the ground floor. There are 8 x 1 bed 2 person apartments and 7 x 2 bed 3 person apartments proposed.

Guidelines for the design and calculation of refuse provision have been taken from the London Plan and the current waste management guidance notes for residential developments by Southwark Council. (1)

The following formula has been used to calculate the estimated total weekly refuse (recyclable and nonrecyclable) arising from a residential development with communal refuse facilities:

- Total weekly refuse (L) = 30L per unit + 70L per bedroom

It is recommended that space be provided for recycling bins to accommodate 50% of this total weekly volume. This is in line with the revised **British Standard (BS5906 Waste Management in Buildings)**. Refuse (or residual waste) provision is required for 75% of the total weekly refuse arising:

- Recycling provision (L) = Total weekly refuse (L) x 0.5
- Residual waste provision (L) = Total weekly refuse (L) x 0.75

For the proposed development our workings are illustrated below;

- 30 x 15 units = 450L
- 22 bedrooms x 70L = 1540L
- Total weekly refuse = 450+1540 = 1990L

- 1990 x 0.5 = 995L for recycling. To be stored in 1 x 1100L eurobin.
- 1990 x 0.75 = 1492.5L for refuse. To be stored in 2 x 1100L eurobin.

Therefore, a communal residential waste store is proposed on the ground floor with 3 x Eurobins storing up to 1100L each. 1 is dedicated for recycling and 2 are proposed to be dedicated for refuse. In addition, Food waste will be accommodated in individual food caddys which can be stored in the refuse store when due for weekly collection. 3 shelves accommodate 5 food caddy bins each.

Access.

The ground floor residential refuse store is located with ventilated opening doors onto the pavement and is located 7m from the roadway and service lane. Please refer to the ground floor plan for details.

Commercial refuse.

We have provided a separate commercial refuse store with 2 x eurobins 1100L capacity. 1 will be dedicated for recyclables and 1 will be dedicated for refuse. This refuse store has ventilated doors which open directly onto the rear service lane.

END OF STATEMENT.

(1) There is no equivalent guidance for the LB Bexley