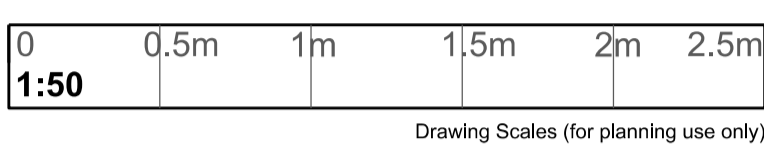


PLAN EXTRACT
Proposed

BUCKTHORNE ROAD

NOTES
This drawing is not to be scaled for anything other than planning purposes only. It is not to be used for building regulations or construction purposes. All dimensions are to be confirmed on site. Architect to be informed of any discrepancies before any action is taken. This drawing is copyright © Smith & Newton Architects Ltd.

REV DATE	ISSUED BY - CK	BY - CK	Initial Issue
00	20.11.20	KP CS	Initial Issue
01	17.08.21	KP CS	Revised Issue
02	07.09.21	KP CS	Revised Issue



SPECIFICATION

The walls and roofs of the chambers shall be formed of non-combustible, robust, secure and impervious material, and have a fire resistance of one hour when tested in accordance with BS 476-21.

The door of the chamber should be made of steel, or have a fire resistance of 30 min when tested in accordance with BS 476-22; the door frame may be made of metal, hardwood or metal-clad softwood (for robustness), situated in the external wall and, except where the doors of the chamber communicate directly with outside air, they should be self-closing. The doorframes should be rebated into the reveals of the opening, and the doors should be provided with a lock to a pattern approved by the local authority. The chamber doors should be hung in such a way that their hinges are not subject to damage by leverage if the door is allowed to swing wide. The door should be capable of being opened from the inside as well as the outside, for reasons of safety.

The walls should be constructed of, or lined with, hard impervious material with a smooth finish suitable for washing down. The floor should be not less than 100 mm thick, and formed of hard impervious material with a smooth finish, and there should not be steps and projections at the entrance. The junctions of the walls with the floors should be covered, and the coving so formed to prevent damage to walls by containers.

To address security issues, the waste storage chamber should be either external to the building that produces the waste or it should be capable of being isolated from the main building. This will ensure that access into the main building cannot be achieved through the waste storage chamber. Where the waste storage chamber forms part of a building it should preferably have two access points, i.e. an internal access point with a security lock for the waste producer and a second external point for the waste collecting agent and only one egress point (to outside not into the building).

An electronic security system is to be incorporated into the design, and shall be capable of being programmed to allow collection at a time period specified by the collection agent, or operating devices should be made available.

To vent any odorous or dense flammable gases (portable gas or aerosol containers) that may escape from the waste, permanent ventilators shall be provided giving a total ventilation area of not less than 0.2 m². The passive ventilators, which shall not be louvered doors and shall be fire resistant, shall be fly and vermin proof and located as near the ceiling and the floor of the chamber as possible, but away from windows of dwellings.

Electrical lighting shall be provided within the chamber by means of sealed bulkhead fittings (housings rated to IP65 in BS EN 60529:1992) for the purpose of cleaning down with hoses and inevitable splashing. Luminaires shall be low energy light fittings or low energy lamp bulbs shall be used. Switching shall be on a proximity detection circuit.

Arrangements shall be made for cleansing of the chamber with water, providing a hose union tap, in agreement with the local water authority and the Environment Agency. Drainage should be by means of a trapped gully connected to the foul sewer. The floor of the chamber should have a suitable fall towards the drainage point. Gullies should be so positioned as not to be in the track of container trolley wheels. Rainfall or other surface water should not be allowed to flow into the chamber.

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Drawing Title	Refuse Store Plans	Status	Planning
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