

## NOTES FOR DEVELOPERS AND ARCHITECTS

November 2014

### The Storage and Collection of Refuse from Residential and Commercial Buildings

In Bromley, residential refuse and recycling is normally collected from the front of the resident's property (known as the edge of curtilage) to be placed within 1 metre of the pavement.

This should be taken into consideration on new developments and if possible, storage areas should be created at the front, adequate for a dustbin and three recycling boxes per dwelling.

On developments comprising 6 or more dwellings in one block, conversions of existing buildings into flats and commercial developments, bulk storage containers should normally be provided at a rate of one container per six units for the Chamberlain type or one per six units for the Continental 1100 litre type (Euro). These containers are fitted with castors and lids.

Containers can be hired from the London Borough of Bromley Environmental Services Department or purchased direct from the manufacturers.

Where these containers are provided, they should be housed in a suitable enclosure with a minimum of 1.2 metres x 1.2 metres clear floor area per Chamberlain and 1.2 metres x 1.4 metres clear floor area per Euro.

The minimum height for the enclosure is 1.5 metres but ideally the height should be 2.5m to enable lids to be fully opened and refuse placed in the containers freely.

Where steps are provided within the enclosure for ease of access by residents, consideration should be given to covering the tread area with a non-slip surface.

The design and construction of the enclosure doors and frames should be of sufficient strength to minimise the possibility of impact damage by the container. **These enclosures must be located within 18 metres of the nearest accessible point for the refuse vehicle and should be provided with a path not less than 1.4 metres wide, free of steps, kerbs and ramps with an appropriate hardwearing surface, with a gradient not steeper than 5% (1 in 20).**

The location should not only be convenient and accessible for collection purposes but also visually unobtrusive (the side of the property often being the best location from these two aspects). However, the siting should also be neighbourly in relation to the amenities of the occupiers of adjacent properties.

Where the enclosures are located further than 18 metres from the highway or suitable service road, an access road must be provided not less than 4 metres wide with appropriate turning facilities to a suitable specification, to accommodate a fully laden vehicle weight of 26 tonnes. In appropriate cases, minimum headroom of 3.7 metres for passage should be provided. Where turning facilities cannot be provided, it must be possible for collection vehicles to reverse into the access road. The reversing distance and ability to reverse into the access road must be practicable.

The siting of the enclosure should be such that containers can be moved directly to the loading point without passing through any part of the building except by way of a suitable purpose-built passageway.

All kerbs must be dropped.

For residential developments, an area for the storage of recyclables should also be considered at a rate of one 240 litre wheeled bin for paper and one 240 litre wheeled bin for glass/plastic/cans - per six units.

The space should also accommodate one 240 wheeled bin for food waste per 20 dwellings.

Where security gates are proposed there must be available access from 7pm until 3pm on the day of collection without the use of keys, fobs or codes.

Applicants are requested to consider these requirements at an early stage in the design of the layout of the development, particularly in the case of bulk storage as the required structures are often difficult to accommodate on the site in an appropriate location and an enclosure in front of the building will not normally be acceptable on visual grounds.

Consideration of the above will need to be made with reference to estimates of the type of wastes likely to be generated by the occupant(s).

As well as the siting, the design of the refuse enclosures also requires careful consideration in terms of height and materials. Brickwork or rendered walling matching the building, or close-boarded fencing with gates or doors, are possible treatments. Landscaping around the enclosures is often appropriate. An effective means of enclosure will help to ensure animals do not disturb the containers and their contents.

Developers are also advised that containers should preferably be stored under cover and in such circumstances, adequate ventilation is necessary to prevent build up of odours from putrescible materials, especially in the case of restaurant waste.

It is hoped developers and architects will act on these recommendations without the Council having to resort to the relevant sections of the Control of Pollution Act 1974.

If further information is required, the waste services team will be pleased to assist or discuss layout problems in conjunction with the Chief Planner.

For further information, please contact:

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