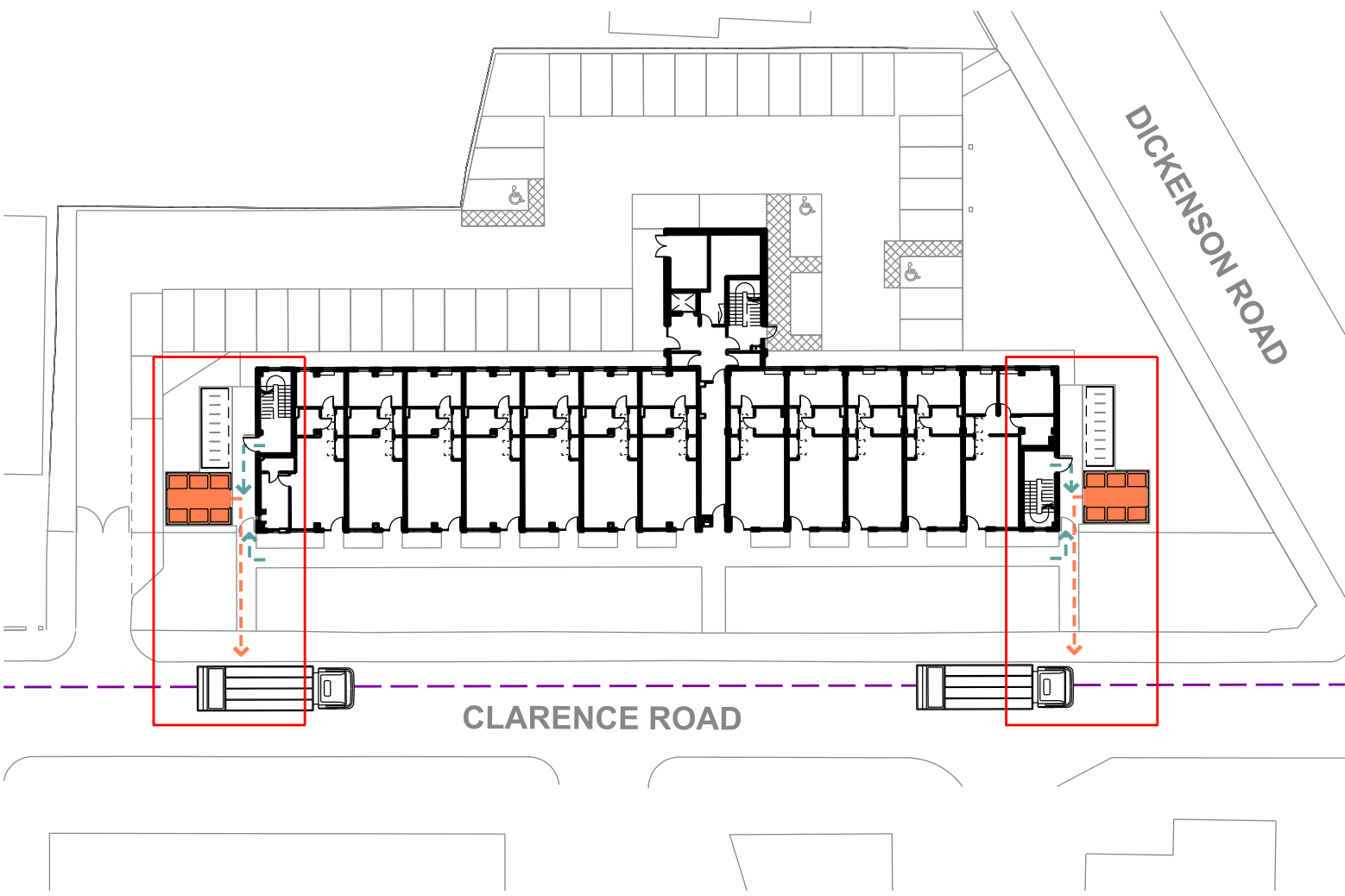
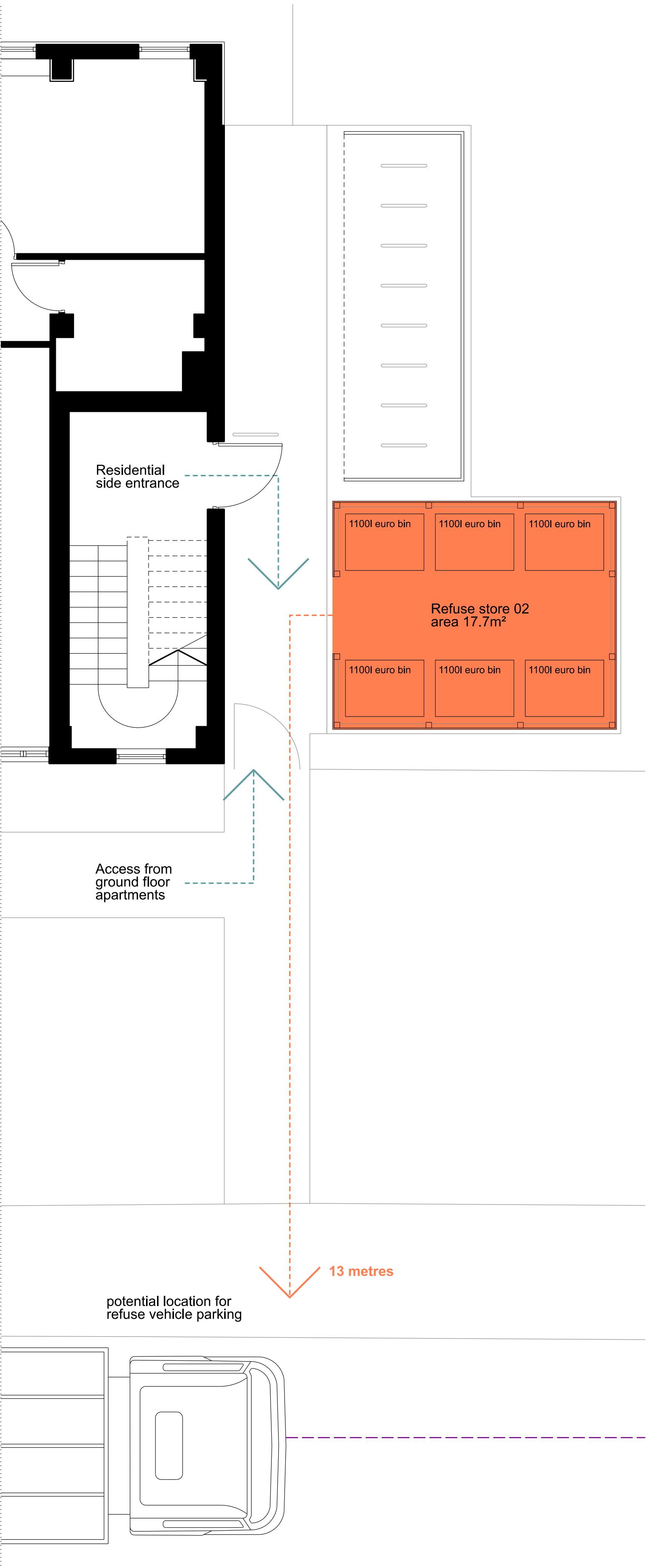
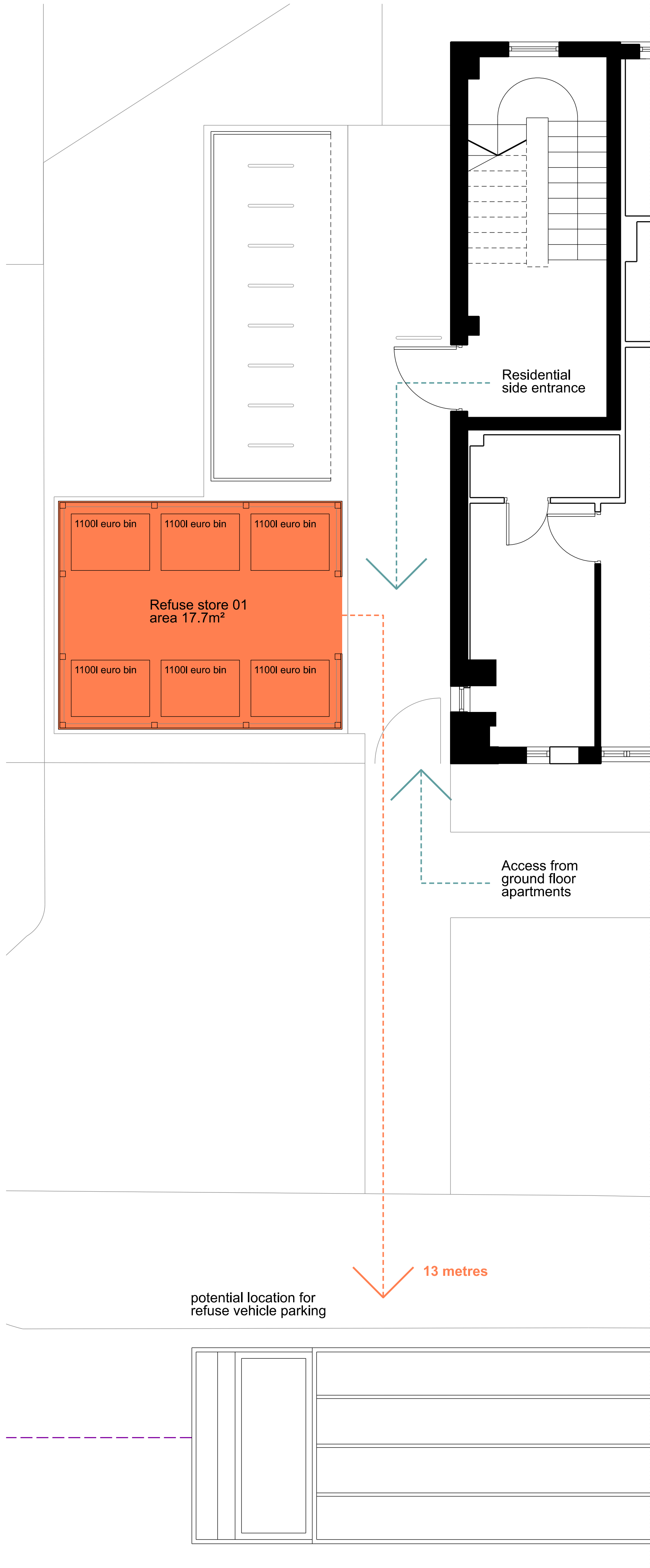




Key Plan 1:500

Refuse Strategy

Two communal bin stores are proposed to the sides of the apartment building, easily accessible from the secondary circulation cores and screened from view from the street.

All bins will be collected directly from the bin stores by the council's waste collection service on allocated days. The waste collectors will be given access to the security gates entry codes/keys.

Both refuse stores are within 13m of the collection point for a refuse vehicle. The path is in excess of 1.5m wide and is free from steps. The ground does not have a gradient greater than 1:20 between the bin stores and the collection point.

A water supply is supplied to each bin store to enable regular cleaning and the floor slab is cast to falls with drainage.

For more detailed information, refer to drawing 0622-P3A-XX-XX-DR-A-90002.

Calculations

In line with GD04, Waste Storage and Collection Guidance for New Developments the following requirements apply:

Area required for waste and recycling containers in high rise blocks (usually with 10 or more flats):

Required area = 0.43sqm * N (number of apartments)

The total number of apartments in the proposed development is 54, hence a minimum total area of 23.22sqm is required.

The two refuse stores provide a combined area of approximately 35sqm and therefore complies with this requirement.

Manchester's Residential Quality Guidance suggests more detailed provision compared to GD04. To comply with this guidance, this development should provide for:

5940l refuse	(6 x 1100l bins)
2970l pulpable waste	(3 x 1100l bins)
2970l co-mingled waste	(3 x 1100l bins)
Total 12 bins	

The proposed refuse stores can accommodate 6 x 1100l bins each, in line with this assessment method.

Notes:
Do not scale from this drawing.
All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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All existing building information based on RJP Surveying Consultants 2019 survey drawings PF025/FP and PF025/ELE.

Topographical survey by RJP Surveying Consultants dated July 2019.

Drawing to be read in conjunction with all other relevant architectural drawings including:

- 02 Series - Existing GAs
- 03 Series - Demolition
- 04 Series - Proposed GAs
- 20 Series - Structural Slab
- 21 Series - External Walls
- 22 Series - Internal Walls
- 23 Series - Floors
- 24 Series - Stairs
- 25 Series - Ceilings
- 27 Series - Roofs
- 31 Series - Windows
- 32 Series - Doors
- 83 Series - Kitchens
- 84 Series - Bathrooms
- 90 Series - External Works

For NBS Specification refer to 0622-P3A-NBS for each relevant section.

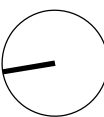
For details, setting out and sizes of all Structural Elements and Below Ground Drainage refer to relevant SE drawings.

For details of all Landscape Design refer to relevant LA drawings.

For details of Mechanical, Electrical and Above Ground Drainage refer to relevant MEP drawings.

For details of modifications to vehicular access, refer to Highway Engineer's technical note ref. 2802-01-TN04.

P01	14/07/21	First issue	LK
Rev:	Date:	Description:	By:



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Project:
Clarence Road

Title:
Refuse Strategy
Site Plan
Status:
INFORMATION
Scale @ ISO A1:
1:50

Drawing Number:
0622-P3A-XX-XX-DR-A-75002
Revision:
P01