

FLAT CONVERSION WORKS

10 BURFORD AVENUE, WHALLEY RANGE, MANCHESTER M16 8HE

REFUSE & WASTE MANAGEMENT STRATEGY (September 2021)

1.0 INTRODUCTION

- 1.1** The Refuse & Waste Management Strategy has been prepared by Mike Macpherson Architects on behalf of the the Applicant to accompany an Application for flat conversion works at 10 Burford Avenue, Whalley Range.
- 1.2** This Statement considers the refuse and waste management issues connected with the proposed conversion of an existing 4 bedroom detached dwelling house located on Burford Avenue into 2no. flats with an accessible 1-bedroom/2 person flat on the ground floor and a 2-bedroom/3 person flat on the first floor. For further details of the conversion works refer to drawings numbers P338/01, 02, 03, 04, 05, 06 & 07 which have been submitted with the Planning Application.

2.0 BACKGROUND & CONTEXT

- 2.1** 10 Burford Avenue is an existing 2-storey 4 bedroom detached dwelling house with cellar storage space at basement level and off street car parking and 4No. refuse bins provided to the frontage and a garden to the rear. The conversion works include for the following items:-
- Proposed 1-bed/2 person ground floor flat (58.5sqm floor area) to be a Category 2 Accessible and Adaptable Dwelling in accordance with Section 2 of Approved Document M:Volume 1 with a new ramped approach to a separate side entrance;
 - Proposed 2-bed/3 person first floor flat (74.5sqm floor area) to use the existing front door and porch as a separate residential entrance with hallway and stairs up to the first floor;
 - Externally an upgraded car parking area is to be provided at the front of the property with 2No. designated car parking spaces provided with 1No. space being an accessible parking space for the ground floor flat;
 - A new refuse storage area with 1.2m high timber fencing is to be provided with 4No. separate general & recyclable waste wheeled containers for each flat;
 - New external lighting is to be provided to illuminate the pedestrian routes from the front garden area and gable elevations to the flat entrance doors and refuse store.
- The design proposals for the conversion works are to external alterations to a minimum in order to maintain the character of the existing property and continuity of the streetscape along Burford Avenue.

3.0 REFUSE STORE & WASTE MANAGEMENT PROPOSALS

3.1 Storage Capacity for the 2No. Flats

From Section 4 of Manchester City Council guidance document 'GDO4 Waste Storage & Collection Guidance for New Developments' for low rise domestic developments the refuse area for both the flats at 10 Burford Avenus will provide for the capacity and type of waste detailed in the Table 1 below.

Waste Type	Capacity	Number of bins provided
General Refuse	240 litres	2no. 240 litre Grey Bins
Pulpable Recyling	140 litres	2no. 140 litre Blue Bins
Mixed Recyling	140 litres	2no. 140 litre Brown Bins
Garden Waste	240 litres	2no. 240 litre Green Bins
Food Waste	23 litres	2no. 23 litre Food Caddy's

Table 1 Refuse provision for proposed 2No. flats

3.2 Refuse Store Areas & Access

A new external open refuse store area is to be provided at the front of the residential property with a 1.2m high timber fence around the 8No. total wheeled containers to ensure good ventilation. The refuse/waste from each flat will generally be transported a short distance by the residents from the separate flat entrance doors to the external refuse store area in the front garden area.

3.3 Refuse Collection Arrangements

As shown in Fig.1 Site Layout & Refuse Collection Facilities below, the refuse collection point is 'on-street' and is located at the back of pavement on Burford Avenue immediately adjacent to the open refuse store area. The frequency of collection is once a week with the refuse being collected by Manchester City Council.

The residents of the flats will wheel the refuse containers in/out of the Refuse Store area before & after collection.

The distance from the collection point to the refuse collection vehicle when parked on Beech Road is approximately 2m; all as shown in Fig 1. Site Layout below.

4.0 SUMMARY

The proposed external refuse store area located at the front of 10 Burford Avenue will have adequate general refuse & recycling storage capacity for both the ground and first floor flats & will meet the refuse storage requirements of 'GDO4 Waste Storage & Collection Guidance for New Developments'.

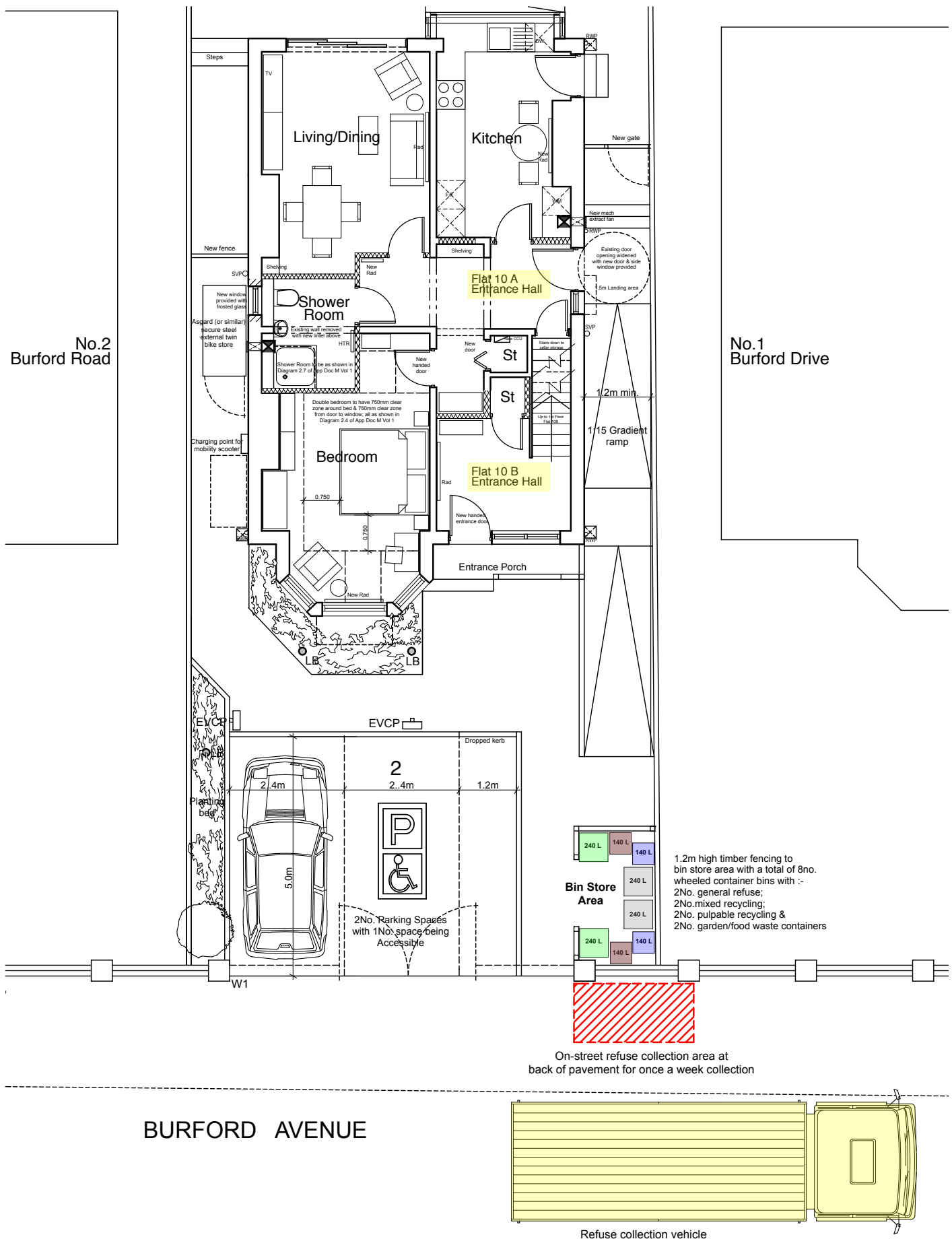


Fig. 1 Site Layout & Refuse Collection Facilities for 10 Burford Avenue