

Residential Design

Guide – section 4

Recycling and waste

September 2013

Introduction

This Advice Note has been prepared to assist developers on the provision and design of appropriate waste and recycling management facilities within new residential developments.

Currently there are a number of issues associated with waste and recycling storage design and collection in new developments across the district;

- The convenience of access to waste and recyclable areas for residents is sometimes problematical therefore reduces the appeal of recycling.
- Access for collection vehicles is poor
- The location of wheeled bins and communal waste bins can have a considerable impact on the appearance of the road and local landscape quality and access.
- Waste materials can create odours and attract vermin. Some facilities, such as glass storage and collection points can also involve noise.

Many of the potential problems associated with the above issues can be mitigated by appropriate design and location of waste storage and collection facilities. This advice note gives guidance and advice on best practice.

Policies in the Council's Local Plan require that development schemes incorporate recycling measures and proposals for the storage, collection and recycling of refuse. The Council's Waste Local Plan sets out requirements for the provision of recycling and waste facilities in new developments.

Recycling and waste storage provision advice

In new development space should be designed into each dwelling to allow for easy storage of recycling boxes.

Where it is intended for the wheeled bins to be permanently stored at the front of the property, a suitable enclosure should be constructed in an accessible, but inconspicuous position (this may require planning permission depending on size).

If the storage area is enclosed then all doors should be double and open outwards to provide a clear opening of at least 2 metres.

The entrance doors should have a minimum height of 1.8 metres to allow ease of access for both residents and operatives. Any enclosure should be of adequate height to permit the bin lids to be fully opened without having to move the bins.

The location of bin stores should take account of risk from fire and the impact of smells in relation to adjoining residential properties.

Collection points as well as storage area surfaces should be non-porous to prevent liquids seeping into the grounds and potentially causing issues.

The storage facility should be no further than 15 metres from where the roadside or where other designated collection points are. No steps or steep gradient exceeding 1:5 should exist to allow for easy and safe collection.

Clear signs should be used in the storage area, identifying between recyclable and non-recyclable waste.

Housing

Generally within new residential developments (excluding flats) provision should be made for every household to store a 1 x 180 litre wheeled bin, two recycling boxes and a food waste caddy. See illustration below.



Wheeled bins should be stored on a hard, impervious, free-draining surface, in a position with convenient access to the kitchen door, but also where they can be easily moved by the residents to the front of the property for collection.

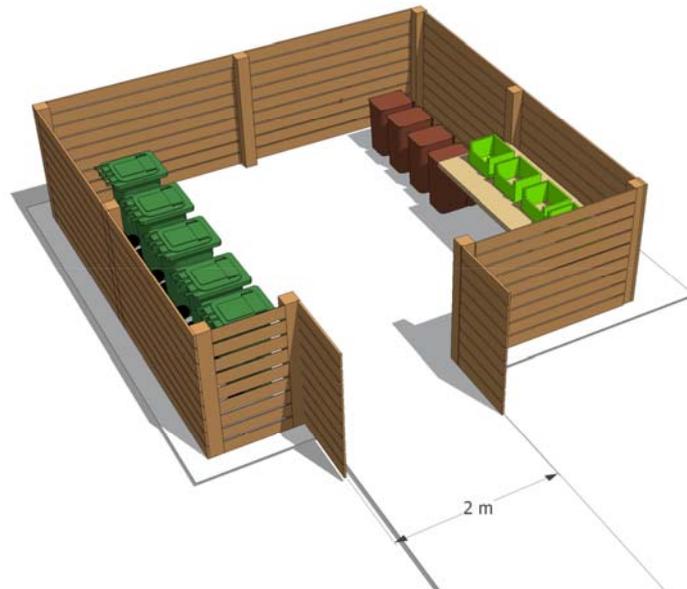
Where extensions to dwellings are proposed, storage area for bins and recycling baskets should be provided where an extension is built to the line of the property boundary restricting access to the rear.

Flats and Communal properties

Refuse facilities should be provided near to each block which clearly identifies waste and recycling containers. The internal arrangement should be designed to maximise the space, and with access to a hose for washing down.

The communal storage facility should be secured (by 'hit and miss' boarding at a minimum height of two metres to provide sufficient cover and sited on a non-porous surface for easy cleaning. Please refer to illustration below.

Within communal storage facilities, a minimum clearance of 150mm is required around all sides of the bins, and these should be placed side by side so residents are not inconvenienced accessing other bins.



Commercial developments

This advice note is specific to new residential developments therefore please refer to the following link for commercial development or contact the council directly.

<http://www.n-somerset.gov.uk/commercialwaste>

Mixed use

In mixed use developments such as a commercial, leisure or residential scheme there should be a clear separation of waste to ensure that commercial waste does not enter the domestic waste stream. Additional advice can be given by the Council on this matter.

Access for Vehicles

The construction of all access roads for refuse collection vehicles should be in accordance with the Department of Transport Manual for Streets. In particular, they should have suitable foundations and surfaces to withstand the maximum weight of the refuse collection vehicle.

To allow for safe access all roads and courtyards to be used by the refuse collection vehicle must be designed to withstand the full weight and height of the vehicle. Roads and parking areas should be laid out to ensure reasonable convenience for the collection vehicles. Proposals for large scale developments should include a vehicle tracking plan illustrating vehicle manoeuvrability.

Where adopted surfaces are required to access refuse collection areas the surfacing treatment and use of paving need to be considered.

Any structure under which the refuse vehicle has to operate should provide a minimum clearance of 4 metres, with a minimum working area of 3.5 metres width by 4 metres length where the emptying of the containers will take place.

Refuse collection vehicles should not be expected to reverse over a distance in excess of 12 metres to or from the collection point.

Other relevant guidance

Manual for Streets 2 – Department for Transport

<http://www.dft.gov.uk/publications/manual-for-streets-2/>

Code for Sustainable Homes - Department for Communities and Local Government

<http://www.communities.gov.uk/planningandbuilding/sustainability/codesustainablehomes/>

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council information in languages other than English.

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