

Design and Access Statement

Station Works - Full planning Application Bury Road, Radcliffe, M26 2UA

Newbuild social housing scheme with associated access road, car parking, hardstanding, and landscaping.

Location: Station Works, Bury Rd, Radcliffe, Bury, M26 2UA.
Land between Newbridge Close and Schofield St

Applicant: Paul Cook Developments in conjunction with Jigsaw Homes (social housing provider).

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1.0 Introduction

1.1.0 Document Purpose

Jenkins Design Services Ltd. are appointed by Paul Cook Developments to seek full planning permission for the development of a New-build Housing Scheme on the site previously known as Station Works, Bury Rd, Radcliffe, M26 2UA.

This Project Overview Statement should be read in conjunction with all documents within Jenkins Design Services drawing package.

This statement is submitted in support of the application. Its aim is to set out background information in respect of the site location and description, the nature of the proposed use, and the overall scheme proposal.

JDS will be working in conjunction with Jigsaw Homes Group Ltd to provide a suitable and much needed affordable housing scheme to the area.

1.2.0 Architectural Planning Drawings

Existing Site Plans	
SI-00-DR-A-0800	Site Location Plan
SI-00-DR-A-0810	Topographical Survey
SI-00-DR-A-0811	Topographical Survey & Site Plan Overlay
SI-00-DR-A-1001	Existing Site Plan
Proposed Site Plans	
SI-00-DR-A-1001	Proposed Site Plan
SI-00-DR-A-1002	Proposed Site Set Out Plan
SI-00-DR-A-1003	Proposed House Unit Floor Levels
SI-00-DR-A-1004	Proposed Site Boundary Conditions
SI-00-DR-A-1005	Proposed Site Levels Plan
SI-00-DR-A-1006	Proposed Site Waste Management Plan
SI-00-DR-A-1007	Proposed Site Vehicle Parking
SI-XX-DR-A-3001	Street Scene Elevations East and West
SI-XX-DR-A-3002	Street Scene Elevations North and South
SI-MR-DR-A-3100	Proposed 3D Site Visuals (Sheet 1 of 2)
SI-MR-DR-A-3101	Proposed 3D Site Visuals (Sheet 2 of 2)
Proposed Drawings	
B1-XX-DR-A-0601	House Type A Proposed Plans, Section and Elevations
B2-XX-DR-A-0601	House Type B Proposed Plans, Section and Elevations
B3-XX-DR-A-0601	House Type C Proposed Plans, Section and Elevations
B3-XX-DR-A-0602	House Type C Brick Detailing
B4-XX-DR-A-0601	House Type D Proposed Plans, Section and Elevations
B5-XX-DR-A-0601	House Type E Proposed Plans, Section and Elevations
SI-XX-DR-A-0601	Bin & Cycle Store Plan, Section, Elevations

Refer to full JDS Planning Drawing Register & Issue Sheet for full drawing pack details.

1.0 Introduction

1.1.0 The Client & Brief

Jigsaw Homes Group Ltd. is a housing group with over 34,000 homes across the Northwest and East Midlands. Its members build, renovate, and manage low-cost housing for rent and sale. Their projects aim to help regenerate neighbourhoods with the intention to increase life opportunities for disadvantaged individuals and communities.

JDS aims to work in collaboration with Jigsaw Homes and Paul Cook Developments to address to these issues to provide a housing scheme that responds appropriately to its context.

1.2.0 Project Overview

Planning permission is sought for the approval of a social housing development on a brownfield site with an area of 0.587 Hectares accessed off Bury Road.

The development comprises 14 No. 3 Bed Units, 6 No. 2 Bed Units, 10 No. 1 Bed Units. Associated car parking, bin storage, cycle storage, and amenity space have been considered and accommodated. The scheme aims to provide quality social and affordable housing with considered design. Enhancing the street scene of Bury Road, with sympathetic boundary treatment and landscaping opportunities.



Consultant Planning Matrix		
CONSULTANT	COMPANY	REPORT / DOCUMENT REF.
<i>Planning Consultant</i>	Seymour Planning	-
<i>External Lighting</i>	Harttron Ltd	23950-A-01 / 23950-D-01
<i>Acoustician</i>	Azymuth Acoustics UK	AA0430revA Station Works site Radcliffe NIA report 28112022
<i>Highways</i>	SCP Transport	SCP_220470_TN_ISSUE
<i>Surveyor</i>	Survey Operations	22G079
<i>Flood Risk Assessment</i>	Evans Rivers and Coastal	1557-RE-02-16-01 Rev A
<i>Arboricultural</i>	Pennine Ecological	AIA.13514.01
<i>Ecology</i>	Pennine Ecological	Station Works, Bury Road, Radcliffe - Preliminary Ecological Appraisal
<i>SUDS</i>	The LK Group	FRA 22 1128 Station Works, Bury Road R0 red
<i>Drainage Statement and Proforma</i>	The LK Group	FRA 22 1128 Station Works, Bury SuDS Proforma
<i>Phase 1 geo-environmental</i>	The Land Consultancy	Ph 1 Geo-Env Desk Study Rpt - Former Station Wks Site, Bury Rd, Radcliffe (170822)
<i>Soft Landscaping</i>	Tel Landscape Architects	MR22-112_Soft Landscape Specification
<i>Bio-Diversity Net Gain Report</i>	Pennine Ecological	Station Works, Bury Road, Radcliffe - Biodiversity Net Gain Assessment 10_22
<i>Crime Impact Statement</i>	GMP	22-0485, Bury Road

1.0 Introduction

1.3.0 Pre-Application Advice

Due to the size and nature of the proposals it was agreed with Bury Planning Department that Pre-Application advise should be sought ahead of making our formal Full Plans application. The Pre-Application was submitted on 21st January 2022 and concluded on 27th May 2022. The purpose of the Pre-App was to understand the Validation requirements and address any observations that the planning department had. Over this four-month period comments raised by the planning case officer Dean Clapworthy were considered and addressed resulting in the current scheme layout. Please refer to Section 3 Design Development.

This application is supported by the previously submitted request for pre-application advice. The outcome of this resulted in the following:

- Access & Highways – Additional cycle store introduced. Max parking standards for dwellings in high access areas assessed.
- Layout & Design – Improvement from previous submission with robust street scape and acceptable amenity to each unit.
- Amenity – Aspect standards for overlooking distances between opposing dwellings adopted throughout.
- Ecology – Full Ecology audit including Biodiversity Net Gain.
- Flood Risk – FRA and drainage statement required.

The above adjustments demonstrate our efforts to provide a more considered layout which addresses these initial planning comments raised.

In terms of a Validation checklist the specialist reports and documents considered to be appropriate given the nature of the works informed the Consultant Team. In addition to the architectural pack the matrix adjacent identifies the members of the Project Team and their associated input.



Figure 1 View to east of site boundary



Figure 2 View north-east of site



Figure 3 View to south-west of site



Figure 7 Bury Road (west of site)

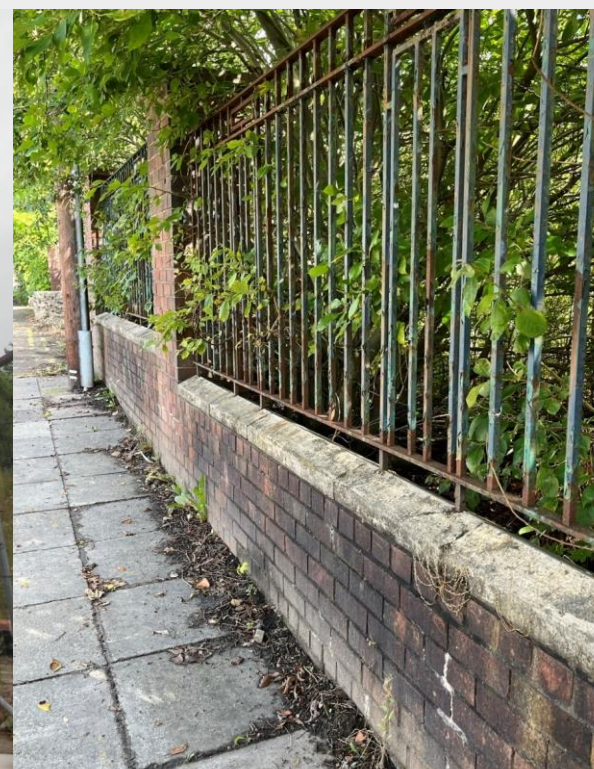


Figure 5 Bury Rd boundary wall

2.0 Context

2.1.0 Site Overview

The application site is located on the site of the former Station Works, Bury Road, Radcliffe, Bury, M26 2UA.

The site is a brownfield site and has an area in the region of 5870m² / 0.587 Hectares (1.45 acres). Previous uses at the site have included open land, small holdings, and an engineering works. The site is currently vacant following the demolition of the former Station works after a fire in August 2012. Following the demolition, the site has been used for vehicle storage.

North of the site is formed by foliage and a boundary wall backing onto Newbridge Close leading to several residential apartment blocks. Separated by a brook north-east of the site.

East of the site is bound by a profiled metal clad industrial building. Access to this building is south of the site.

South of the site is a small commercial office, closely followed by residential terrace housing.

West of the site is Bury Road. To this side, the site is enclosed with a partly demolished brick and railing boundary wall from the previous site use.

Topographical surveys have been undertaken, which shows the site and surroundings are level.

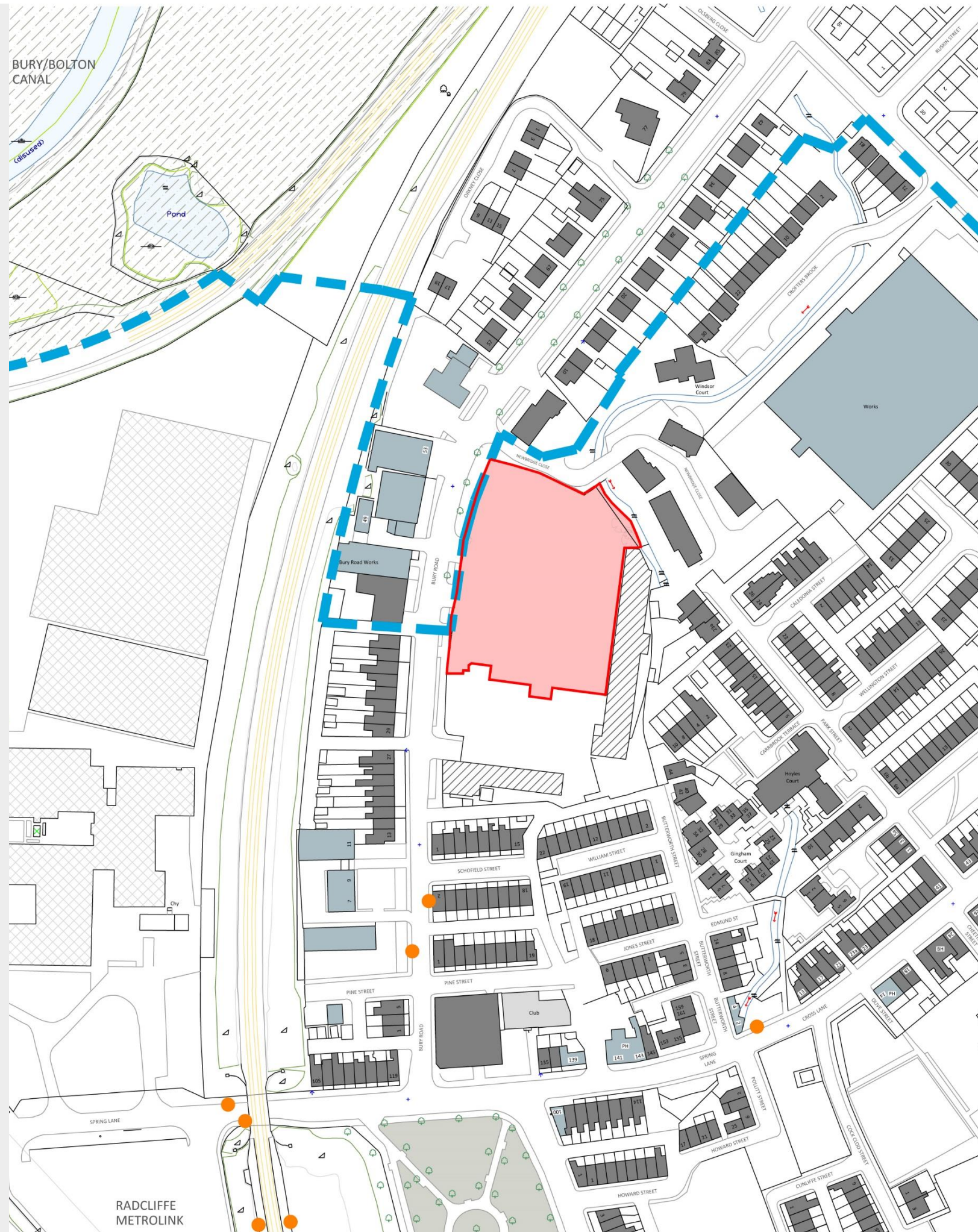
See 'SI-00-DR-A-0810/0811 - Topographical Survey'

Following research on the councils mapping service it has been concluded that: no T.P.O.'s located within the site boundary and the site does not sit within a green belt or conservation area.

An outline application for this site was previously submitted for a mixed-use development comprising two apartment blocks and a building under Use class B1 with associated car parking, refuse and amenity space (all matters reserved). Reference 61145.



Figure 9
Site neighbouring
use plan



2.0 Context

2.2.0 Site Location & Neighbouring Use Plan

NOTES:-

Site area Demise denoted with red line equates to:-

5,878m² / 63,270 ft² / 0.5878 Hectares / 1.452 Acres

KEY:-

-  Radcliffe UDP Boundary [Unitary Development Plan]
-  Transport Stop
-  Residential
-  Industrial
-  Retail/Business
-  Leisure
-  Education
-  Greenspace/Park
-  Greenbelt

2.0 Context

2.3.0 Wider Context

2.3.1 Neighbouring Areas

The site is in a primarily residential area. Opposing the site, along Bury Road, are a mix of traditional terraced houses, contemporary apartments, and low-profile commercial buildings. Both location and proximity of the site to public transport links provides an ideal location for a social housing development. See accessibility.

2.3.2 Schools

There are several primary schools within 0.7miles, a 10–20-minute walking distance from the site. Including Radcliffe Hall C Of E Methodist Primary, Gorsefield Primary School, and St Mary’s Primary School.

Derby High School is located further up Bury/Radcliffe Rd with Bury C of E High School further afield. Within 2 miles of the site.

2.3.3 Amenity & Open space

Notable local amenities include:

- Radcliffe Medical Practice (0.4 miles/ 8 min walk)
- Radcliffe centre with shops, gyms, and eateries (0.5 miles/10 min walk)
- Asda/Lidl (0.7 miles/14 min walk)

Close Park is local with sports and play facilities (0.8 miles/16 min walk). Walking and cycling trails are close by with an example being along the Bolton & Bury Canal Towpath (reachable within 0.4 miles).

2.4.0 Radcliffe regeneration

The site sits within inner Radcliffe which has been identified as a Renewal Area. The dashed boundary on the map represents the Renewal Area boundary. Bury Policy: H5/1/2

Existing recent additions and improvements to amenities include:

- Re-purposing of the Market Hall
- Relocation of the bus station
- Expansion of the Dunelm Call Centre
- Introduction of Lidl
- Introduction of a new Health Centre.

This regeneration scheme of Radcliffe town centre is set to take place over 15 years. A brief overview of this regeneration includes:

- Public realm improvements
- Updates to transport links and stops
- New Park
- New secondary school and leisure facilities at former coney green high school site.
- New civic hub, offices, retail services

This housing scheme aims to play a positive part in the regeneration of Radcliffe. Providing social housing to an area that is committed to long-term regeneration.

2.5.0 Access

The site is situated 2 miles away from Bury town centre, 0.2 miles from Radcliffe Metrolink, and 0.5 miles from Radcliffe town centre. The location of the site is set within an established residential area that benefits from good walking connections in the local area. Walking can be a viable option for travel in conjunction with other modes of transport, such as bus services and the Metrolink.

2.5.1 Transport Links

Public transport links run routinely near the site providing access to, but not limited to, bury town centre, the surrounding schools, and shops.

Bus stops are located 0.1 miles / 1–3-minute walk south of the site on Bury Rd / Spring Lane with buses running to Bury town centre, Tottington, Bolton, Heaton Park, and Bradley Fold.

The Radcliffe Metrolink stop is 0.2 miles / 5-minute walk away with links to Bury town centre and Manchester town centre.

Dedicated cycle lanes are allocated along the main road network with bury centre a short 12-minute ride.

3.0 Design Development

3.1.0 Developing Design

The proposed development is the construction of 30 semi-detached houses and apartment dwellings consisting of:

14no	3 bed house
6No	2 bed house
10No	1 bed apartments in a 2-storey block

3.2.0 Methodology

The following methodology influenced the design development:

1. *Outline client and brief requirements.*
2. *Identify site context.*
3. *Identify design requirements.*
4. *Main access route identified in conjunction with highways.*
5. *Initial layout to identify site relationship with immediate and extended context.*
6. *Convene with consultants for appropriate design.*

3.3.0 Design Principles

The design seeks to minimize the impact to the adjacent neighbouring properties and surrounding land uses in positioning of main habitable room windows to avoid overlooking.

- *Enhance the street scene of Bury Rd.*
- *Designing sympathetic to local characteristics.*
- *Identifying existing boundary treatments to enhance further.*
- *Increasing the sites biodiversity and greenery.*
- *Developing a secure design, incorporating cost effective measures where possible.*
- *Ensuring the design is appropriate and cost effective for social housing.*

3.4.0 Jigsaw Design Parameters

To fulfil the client brief and requirements, the following frameworks were consulted throughout the design process:

- JIGSAW Design Guide Addendum - v16 25.11.20
- ER v.16 - Lots L1-L6 H1H2 Principal Contractor (Non-modular AR)



Figure 11
Proposed Site Plan
Revision E

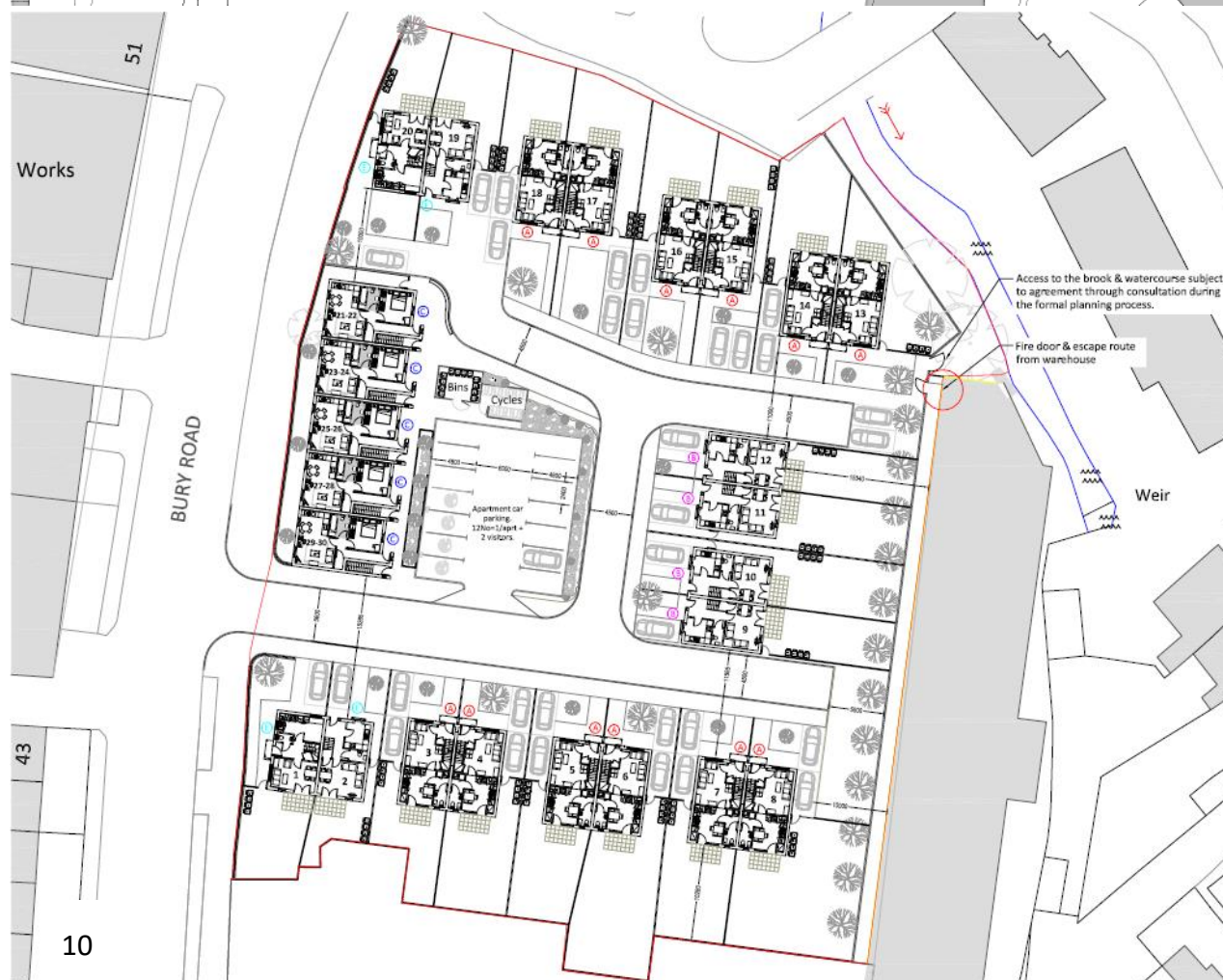


Figure 13
Proposed Site Plan
Revision F

3.0 Design Development

3.5.0 Feasibility Study

The site layout design has been developed with input from the planning officer Dean Clapworthy (noted blue). Correspondence between Jenkins Design Services and the Planning Case Officer, the following changes were made in the progression from **Revision E** to **Revision F**. The scheme further progresses through revisions G, H, J, & K.

Concerns of the schemes frontage onto Bury Road and its consistency with the areas established character, blank gable elevations facing the street, and voids between the row of dwellings:

- An additional 2 storey maisonette unit has been added to the row. Reinforcing the front elevation and reducing the voids between the row complimenting the opposing side.
- The gables fronting the street at either ends of the site [Plot 1 & 20] have been adapted to front onto the street, eliminating the blank gable. See house types D & E.

Dominate frontage car parking creating an overriding character:

- Layout is amended to reduce the impact of parking by allowing parallel/tandem parking between houses in many locations.

Lack of storage available, cycle storage recommended:

- Cycle storage introduced in the rear garden of each dwelling.
- Secure gated cycle storage increased in capacity to provide one cycle space per flat.

Proximity of rear elevations to neighbouring industrial use building having unacceptable impacts on occupier's amenity:

- Estate road has been adapted, extending towards the east of the site. Plots 1-8 now sit along the southern boundary allowing plots 9-12 to increase in distance from the industrial unit from 10m to 15m.
- Appropriate road widths and pavement placements have been introduced after consulting Manual for Streets.
- Similarly plots 1-8 have increased garden areas, set further forward. It is proposed that a robust boundary fence and planting will further soften the boundary and enhance look.

Noise impacts should be considered:

- A Noise Assessment Report formed part of the supporting information.

3.0 Design Development

3.6.0 Crime Impact Statement

The following changes were made to the Site Plan and Boundary Treatment in response to advisory changes outlined in the Crime Impact Statement (CIS).

Houses

- To avoid unauthorised access, where fences abut and enclose the site boundary, boundaries to be at a height of 2.1m.and all boundary treatment fences to be double boarded.
- Gate introduced between plots 10 and 11 at outermost point.
- Locked gated access to the fire escape of the industrial shed inaccessible to public. Welded wire mesh galvanised gate to close off access along neighbouring unit / watercourse.
- Notes added: –
 - To prevent use as a climbing aid - Where boundaries formed by combination of low retaining walls and railing/fence panels, railing/fence to be flush to outer edge of brick wall with no gaps between.
 - Where appropriate, any immediately adjacent existing tree branches to be removed or pruned back to prevent climbing over boundaries.

Apartments

- Boundary treatment 8 introduced: -
Low level railing to surround Apartments/House Type-C Car Park to prevent through access causing accidental/malicious damage.



Figure 15 Proposed Site Plan

4.0 Proposals

4.1.0 Site Layout & Access

The proposed site layout can be seen on JDS drawing 'SI-00-DR-A-0002J – Proposed Site Layout'. Access to the site has been relocated further south for the efficiency of the layout following consultation with Highways.

The site layout is designed to maximise the site while considering parameters from the immediate context. The proposed orientation of the site takes into consideration pedestrian and vehicular movement onto and through the site. The proposed road is centrally positioned with properties facing inwards for onlooking surveillance through the site.

To the west of site, the 1 bed cottage apartments, and plots 1 and 20 face Bury Road to uplift the street scene seeking to integrate the development into the site context.

The proposal includes 48 car parking spaces in accordance with the parking standards set by Bury Council. A car parking servicing the 1 bed apartments is located centrally with secure bin and cycle storage. Accessible parking spaces make up 5% of the central car park servicing the apartments, along with four electric vehicle charging points.

House types A, B, D & E have private amenity space to the rear with refuse and cycle storage located within.

Using the appropriate vis splays and setting out, the access has been moved away from the bend in the road. The internal road layout is designed appropriately with 5.5m road and 2m pavement. The site is fully accessible to refuse, emergency services, pedestrian, and recreational vehicles. With turning heads considered.

The extent of the proposed adopted roads is shown on the plan.

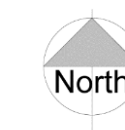




Figure 16 House Brick Detailing Example

4.0 Proposals

4.2.0 House Typologies

5 House typologies have been developed with plans based on existing approved social housing schemes. And using the principles outlined in the design development. These typologies comprise of a combination of 1 bed, 2 bed, and 3 bed dwellings.

The new homes will have a contemporary and stylish feel, albeit within a more traditional format of primarily two storey, semi-detached housing. The front Façade of the proposed semi-detached houses will have an uncomplicated design with minimal brick detailing. All windows and the front doors are positioned based on a grid format to give a uniform appearance.

Design is formed using the same patterning throughout all elevations. The detail patterning is an effortless way to achieve interest in the elevations delivering an effective understated design.

Refer to drawings in JDS planning pack.



Figure 19
House Type A Visual

4.0 Proposals

4.2.1 House Type A

3 bed semi-detached house accommodating 4 people with a Gross Internal Area of 81.5 m² over 2 floors.

House type A plots have 2 parking spaces.

12 No. plots.

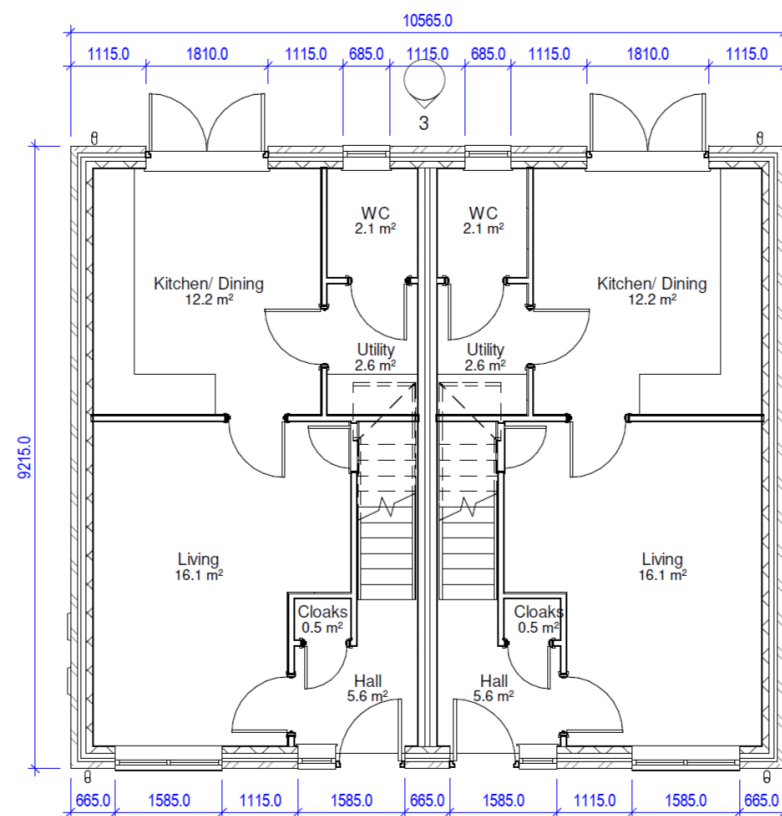


Figure 17 House Type A Ground Floor Plan

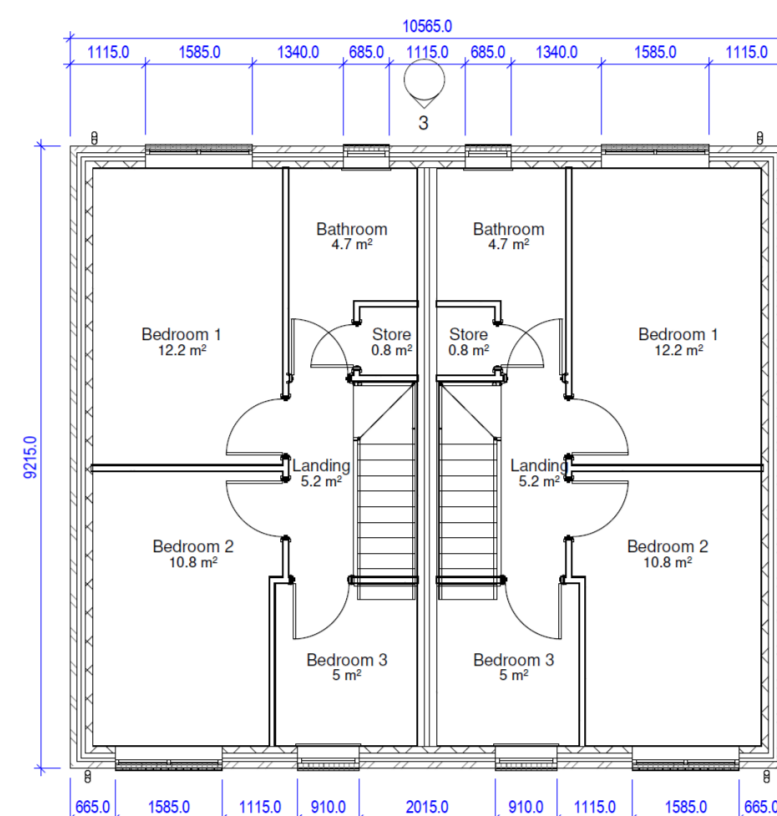


Figure 18 House Type A First Floor Plan



Figure 23
House Type B Visual

4.0 Proposals

4.2.2 House Type B

2 bed semi-detached house accommodating 3 people with a Gross Internal Area of 71 m² over 2 floors.

House type B plots have 1 parking space.

4 No. House Type B Plots.

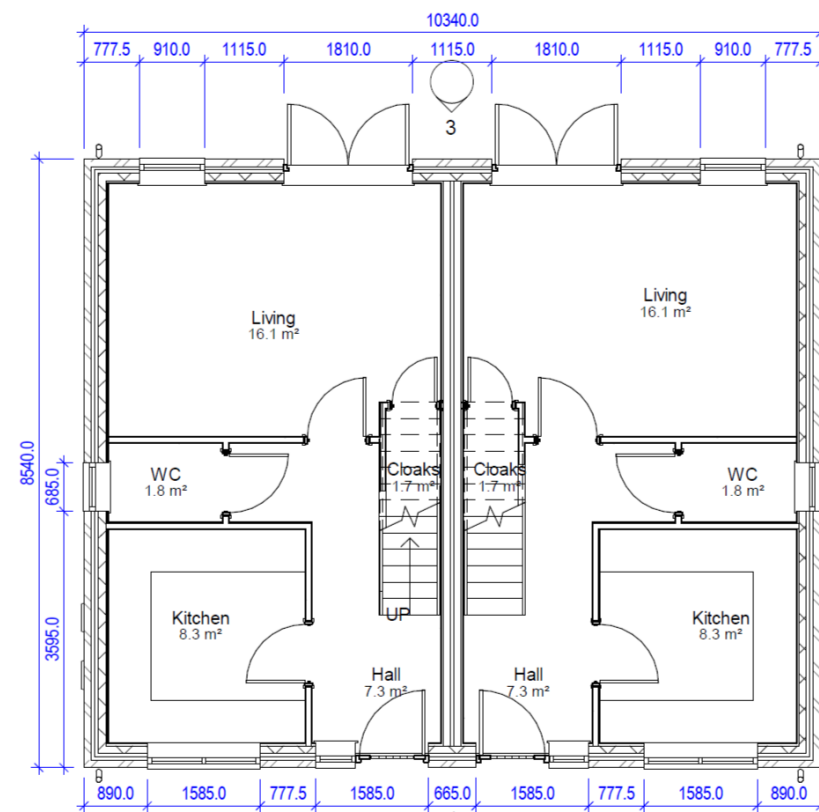


Figure 22 House Type B Ground Floor Plan

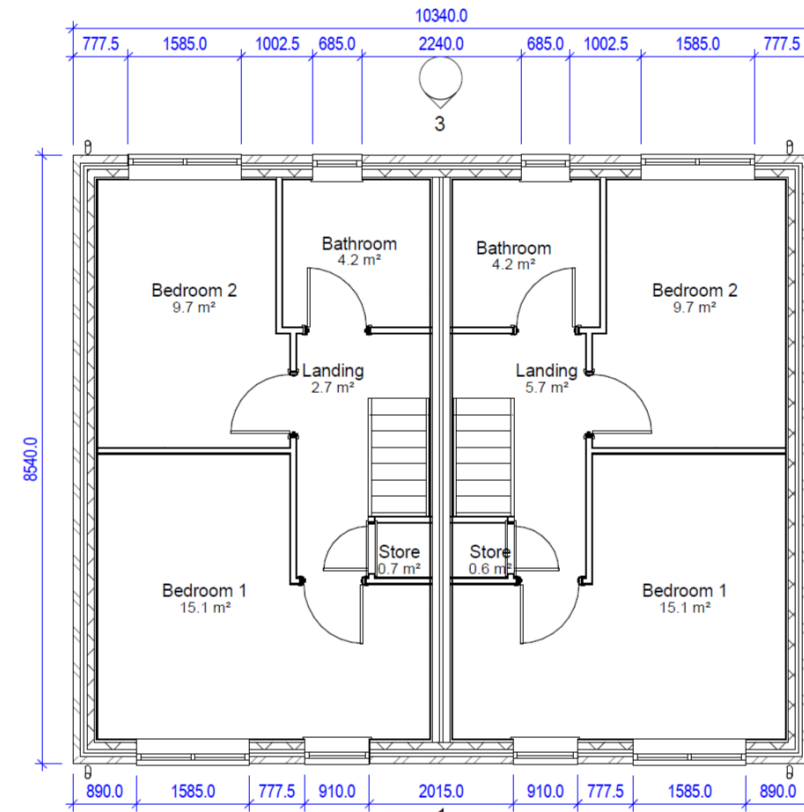


Figure 21 House Type B First Floor Plan



Figure 27 House Type C Street Visual



Figure 25 House Type C Rear Visual

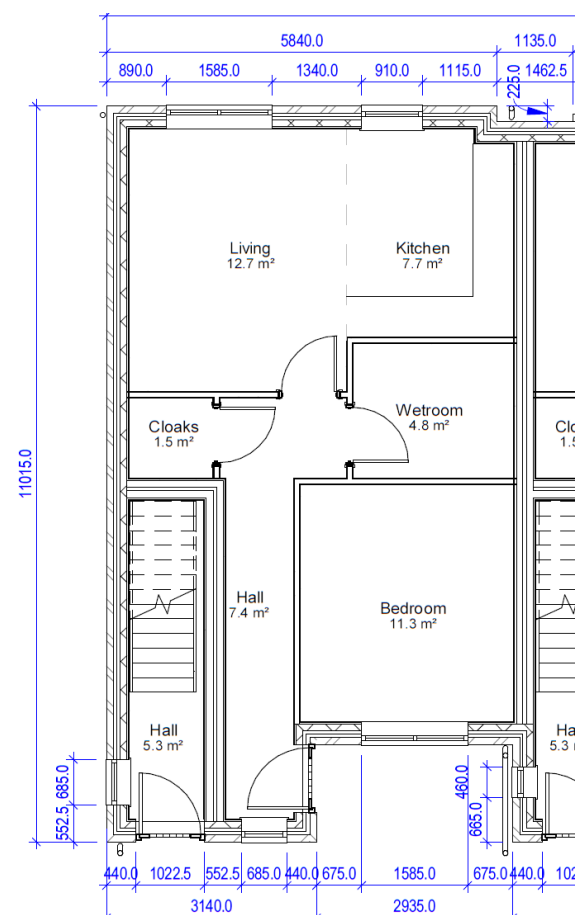


Figure 30 House Type C Ground Floor Plan

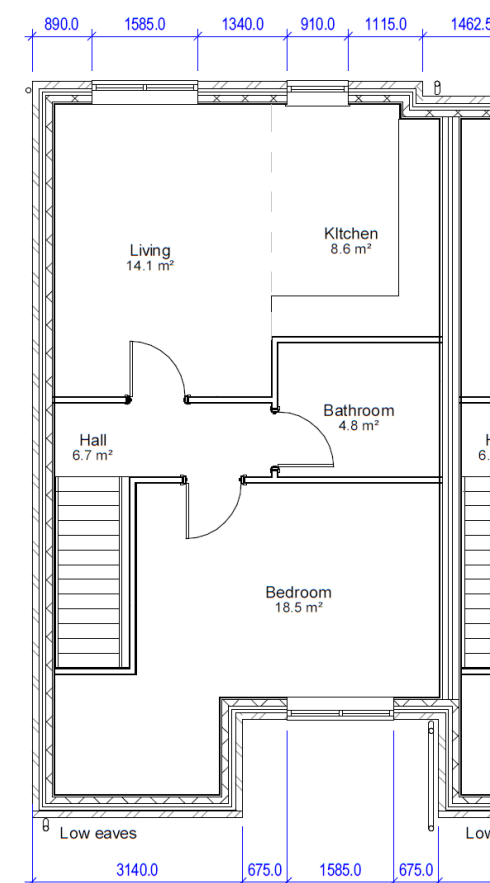


Figure 29 House Type C First Floor Plan

4.0 Proposals

4.2.3 House Type C

1 bed maisonette apartment accommodating 1 person with a Gross Internal Area of 46 m² (excl. stairs) over 1 floor.

House type C plots have 1 parking space per dwelling in a shared car park.

10 No. House Type C dwellings.



Figure 32
House Type D Visual

4.0 Proposals

4.2.4 House Type D

3 bed semi-detached house accommodating 4 people with a Gross Internal Area of 81.5 m² over 2 floors.

House Type D is a variation on House Type A. Windows are added to the elevation facing Bury Road for visual security and to uplift the Bury Road Street elevation.

House type D plots have 2 parking spaces.

1 No. House Type D Plots.

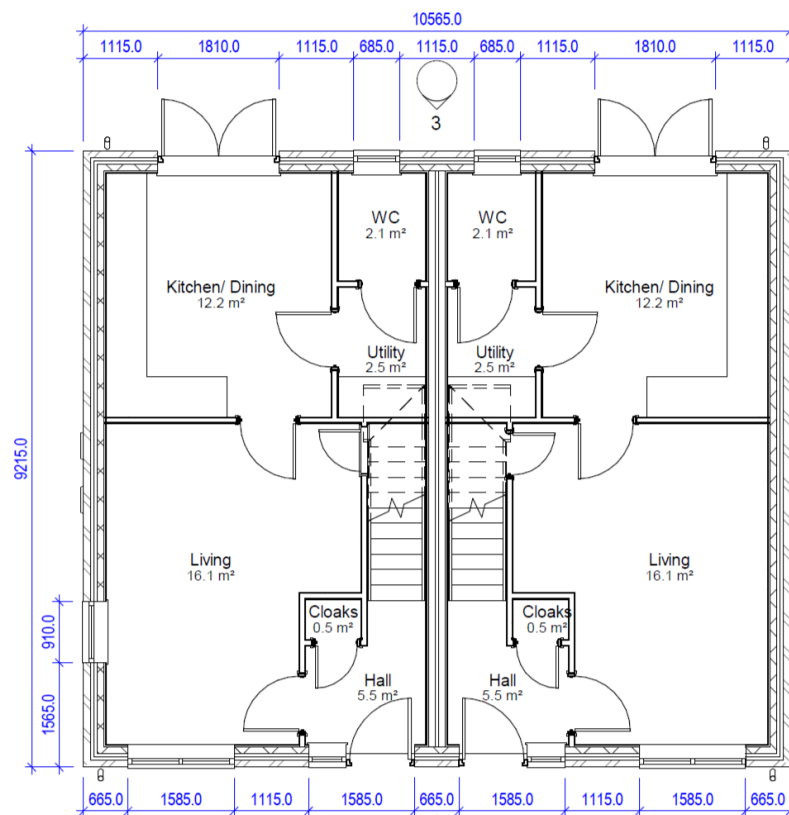


Figure 34 House Type D Ground Floor Plan

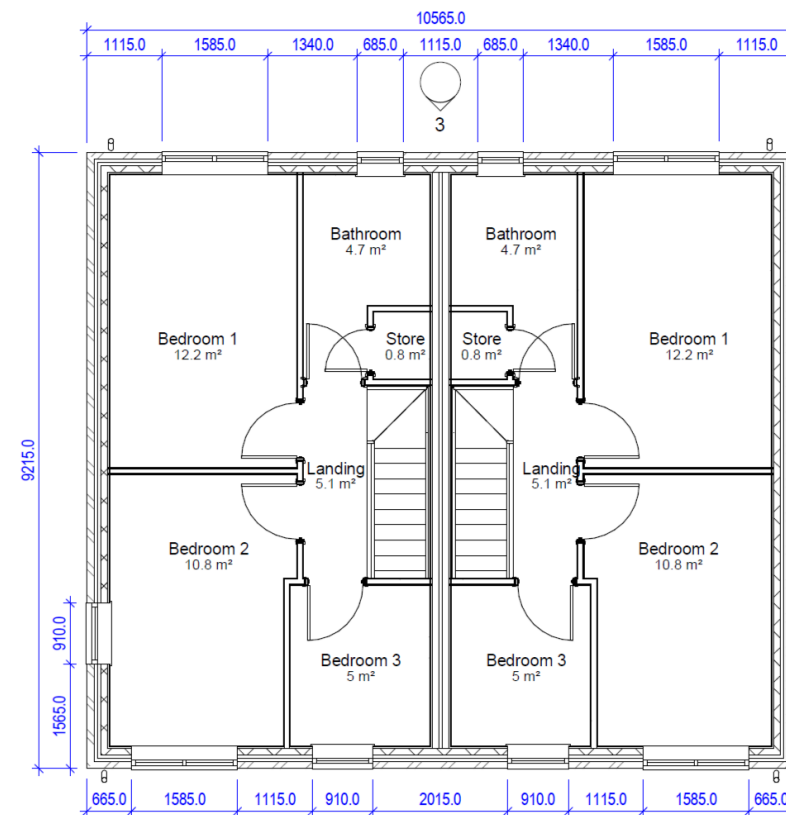


Figure 35 House Type D First Floor Plan



Figure 36 House Type E Visual

4.0 Proposals

4.2.5 House Type E

2 bed semi-detached house accommodating 3 people with a Gross Internal Area of 71 m² over 2 floors.

House Type E is a variation on House Type B. Front Entrance has been moved to the side gable facing Bury Rd to accommodate the parking in line with highways. The floor plan layout has been adapted to suit with windows moved to the gable elevation for visual security and to uplift the street scene.

House type E plots have 1 parking space.

1 No. House Type E Plots.

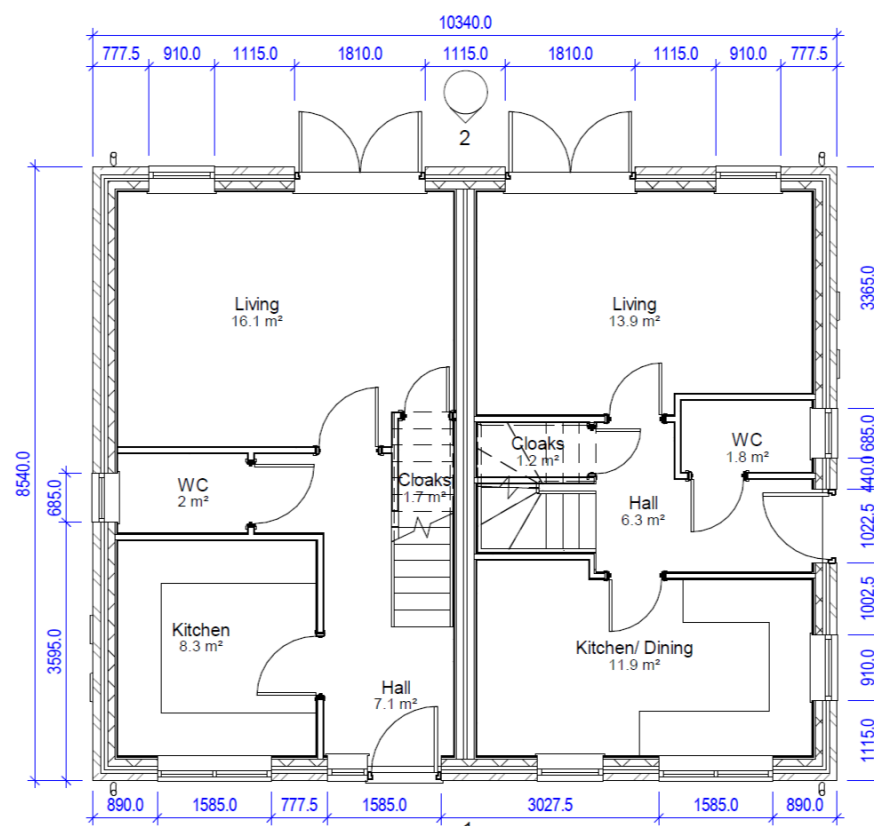


Figure 38 House Type E Ground Floor Plan

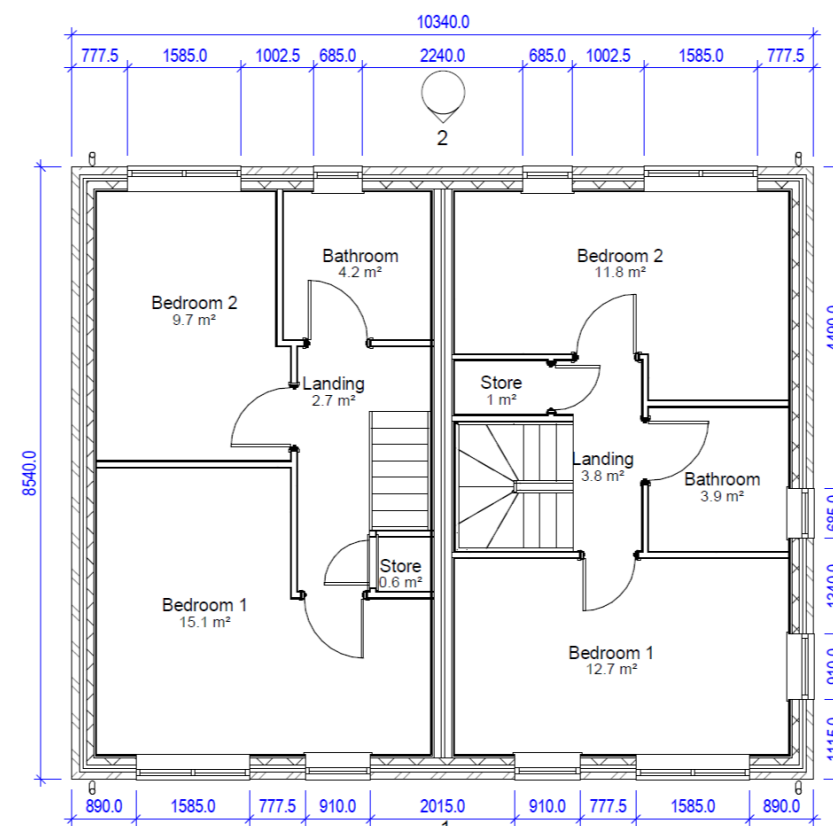


Figure 39 House Type E First Floor Plan



4.0 Proposals

4.3.0 Site Sections & Elevations

The impact of the elevations can be seen predominantly from Bury Road.

Gable elevations of House Type D & E as well as the rear elevation of House Type C can be seen from Bury Rd. Bury Road Street elevation is softened by the planting choices in the landscape design scheme. The reconstruction of the existing proposed boundary wall and railings at a lower height aims to keep the street scene familiar.

Refer to JDS drawings:

- SI-XX-DR-A-3001 - Street Scene Elevations East and West
- SI-XX-DR-A-3002 - Street Scene Elevations North and South

4.0 Proposals

4.4.0 Boundary Treatment

The existing boundary wall fronting Bury Rd is to be made good, height will be reduced in areas and rebuilt to a more appropriate height. Where required, sections of the wall will be rebuilt to match the existing. In line with the original boundary wall, a metal railing will be introduced between the brick piers. Sections of the boundary wall enclosing back gardens will include a timber fence between the piers.

On the south and east boundary of the site a timber fence separates the adjacent industrial and commercial use. The south boundary will additionally be backed with galvanised palisade fence to the boundary line.

Refer to JDS Planning pack drawings for further information:

- SI-XX-DR-A-1001 - Proposed Site Boundary Conditions
- SI-XX-DR-A-3001 - Street Scene Elevations East and West
- SI-XX-DR-A-3002 - Street Scene Elevations North and South

See Landscaping section for boundary treatments featuring planting.



Figure 41 Ibstock Milburn Ashen Brown blend brick sample next to original site boundary wall.



Figure 43 Ibstock Milburn Ashen Brown [A2775A] sample image



Figure 45 Marley interlocking concrete roof tiles in Smooth Grey



Figure 40 House Type A Elevation

4.0 Proposals

4.5.0 Materiality

Materiality is chosen to be sympathetic to the area for a simple and economic scheme. The chosen materials have been decided with a social housing development in mind, more specifically, to align with the Jigsaw Design Addendum V.16.

The house types will use the same brick blend throughout. The blend chosen is Ibstock Milburn Ashen Brown, this brick blend was chosen to compliment the original brick wall that surrounds the site.

All windows and glazed door sets shall be VEKA Infinity profile with 80% PVC-U content. External front doors to be composite. Window, doors, and frames to be a dark grey to complement the colour of the chosen brick blend.

Roof to be Marley interlocking concrete tiles or similar in smooth grey. Rainwater systems to be standard black PVC. External vent to match the colour scheme in dark grey/black.

Boundary treatments to be brick and metal fence to the west perimeter, timber fence to the south, east and north perimeter. Refer to boundary treatment section for further information.

Refer to JDS full planning pack drawings:

- SI-XX-SH-A-7001 - External Materials Schedule
- SI-XX-DR-A-1004 - Proposed Site Boundary Conditions



Figure 47 TEL Landscape Architects Plan

4.0 Proposals

4.6.0 Landscaping

A scheme was developed by TEL Landscape Architects based on the following principles.

Greenery is provided to enhance the site, provide natural screening, and increase biodiversity. To do so year-round, majority proposed planting is low maintenance and evergreen. Proposed soft landscaping includes:

- Native standard trees
- Single species hedge
- Mixed native hedgerow
- Ornamental shrub planting
- Wildflower seed mix

Intentional greenery placement softens the boundary of the site. In particular, the boundaries that neighbour the industrial use to the southern and eastern of the site. Trees are planted at the end of the road opposing the main entrance to the site.

Planting is provided as a means of natural screening throughout the site. Along the boundary fronting Bury Rd, a hedgerow separates the dwellings from the highway footpath.

Refer to scheme by Tel Landscapes in planning pack drawing title:

'TEL Landscape_Station works, Bury Road, Manchester_MR22-112_Soft Landscape Specification_A1 Sheet'

5.0 Accessibility

5.1.0 Car Parking Provision

2 spaces per 3 bed unit

1 space per 2 bed unit

1 space per 1 bed unit

4 Electrical Vehicle Charging points are provided in the central car park. Future DDA space provision as required.

Refer to JDS drawing: ‘SI-XX-DR-A-1007 - Proposed Site Vehicle Parking’

5.2.0 Site Access

The access and road layout has been set out following input from highways. Pedestrian and Vehicle access to the site is moved away from neighbouring access roads. Access into the site has been moved south along Bury Road to as retaining the location on the bend in the road had more inherent risk in terms of access and egress from the site.

Refer to JDS drawing: ‘SI-XX-DR-A-1002 - Proposed Site Set Out Plan’



Figure 48 Waste Management Plan

6.0 Servicing Strategy

6.1.0 Refuse & Servicing Strategy

Refer to JDS Drawing: 'SI-XX-DR-A-1006 - Proposed Site Waste Management Plan'

6.1.1 Bins

Key for drawing adjacent: -

 270 Litre Bins per household:

- 1 no Blue recycling
- 1 no Grey rubbish
- 1 no Brown recycling
- 1 no Green recycling

Bins stored in private gardens with access to driveways

 270 Litre Bins to Block C 10 no. 1 bed flats:

- 5 no Blue recycling
- 5 no Grey rubbish
- 5 no Brown recycling
- 5 no Green recycling

Bins shared.
Bins stored in fenced area with lockable gates.

Employers Requirements:
Communal bins to flats shall be located in accessible locations so that refuse collections will be made by the local authority without the need for bins to be moved by residents on collection day.

6.1.2 Bin Collection Arrangements

Bin collections to be arranged by the council.



Figure 50 Bin Store Visual 1

Figure 52 Bin Store Visual 2

5.0 Servicing Strategy

6.1.3 Bin & Cycle Storage Area

Refuse location for house types A, B, D, E is in the rear gardens as shown on the diagram adjacent. Locations have been identified to prevent clutter of bins at the front of houses.

Refuse for the apartments (House Type C) is located centrally, by the car park. The refuse area is enclosed by timber fencing. Residential access to the bin store is adjacent to the cycle store with maintenance access for bin collections accessible from the road. The bin and cycle store feature an open timber trellis roof to mask sight of the bin area from the surrounding properties.

10 secure cycle storage lockers are provided, 1 per (House Type C) dwelling.

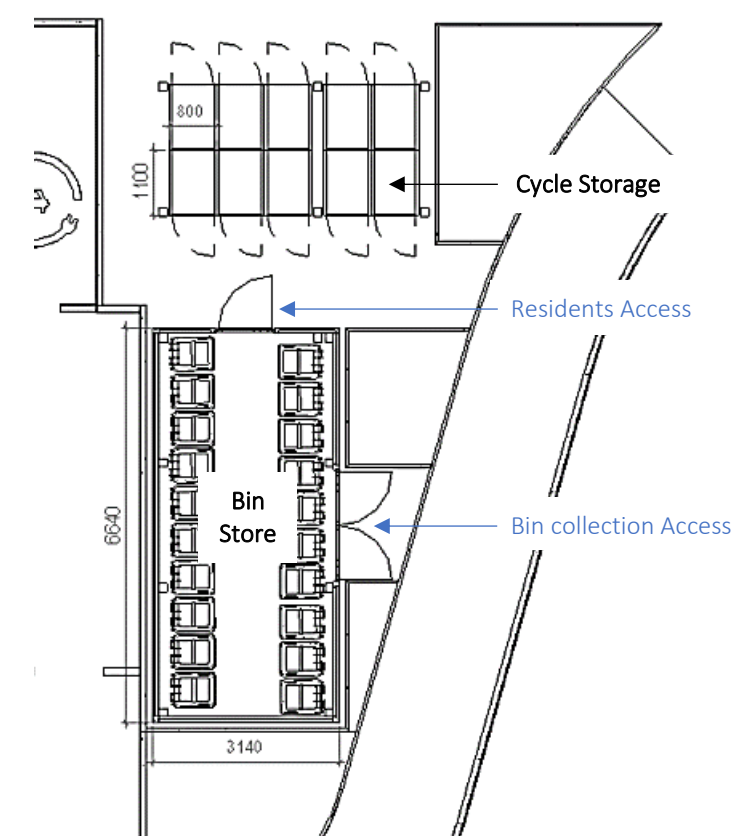
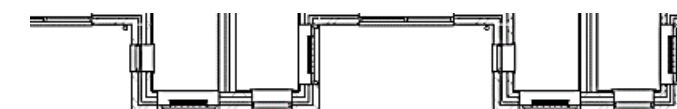


Figure 54 Bin & Cycle Store