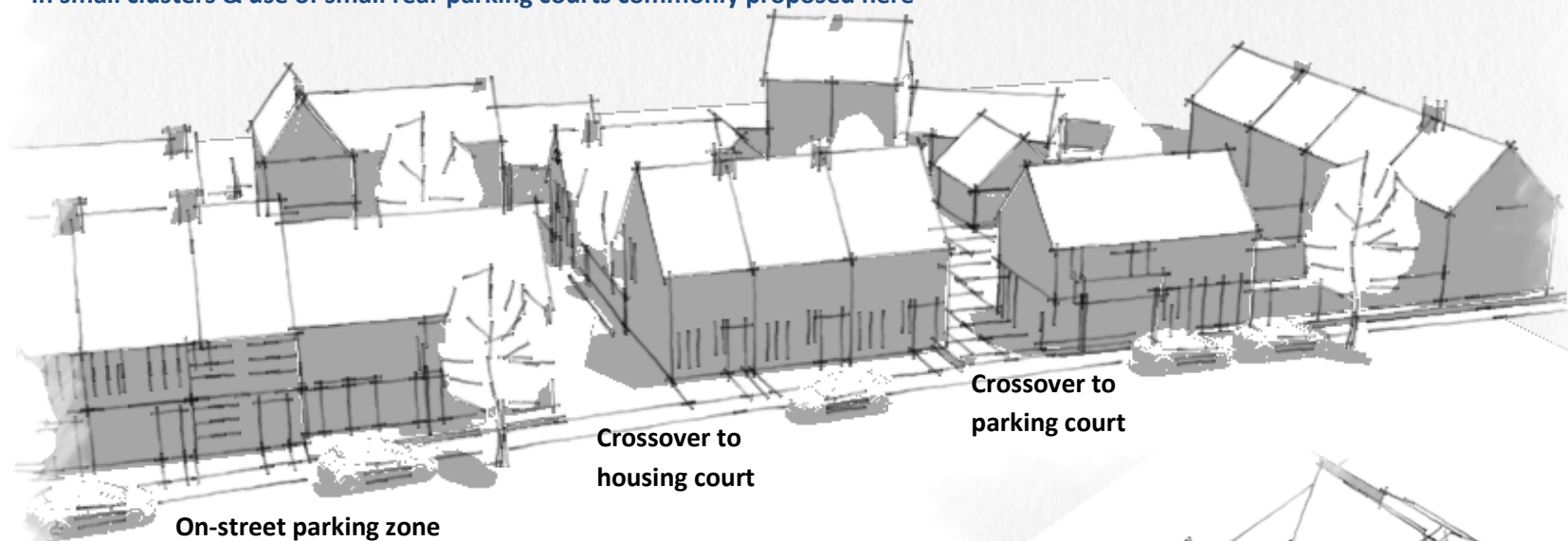
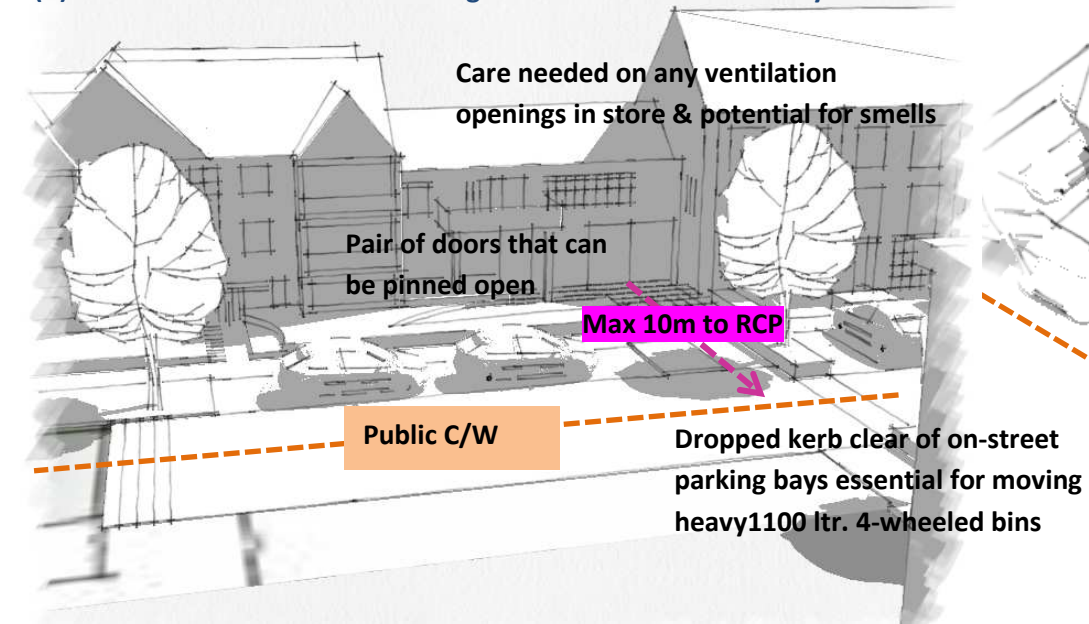


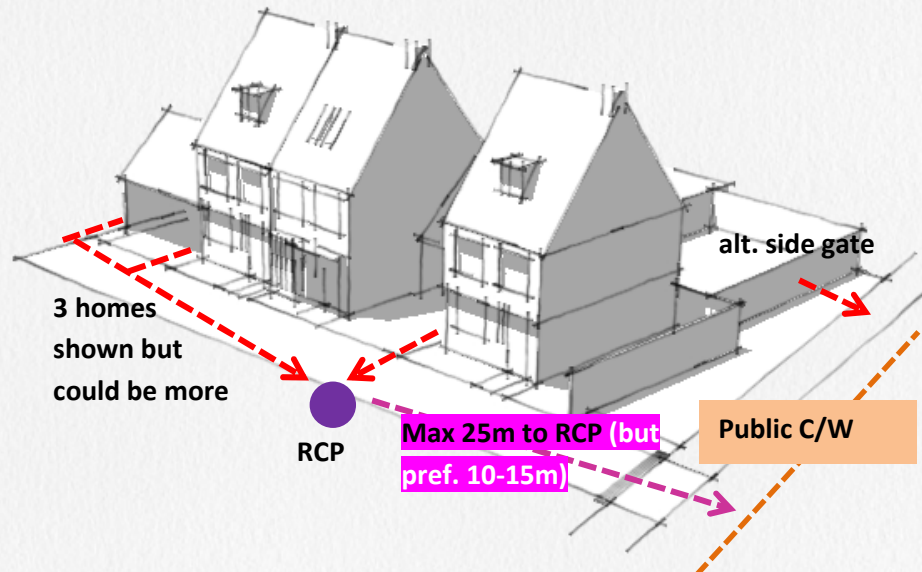
(A) Typical new suburbia: continuous frontage to centrally located streets and key spaces and a greater range of home types - homes in small clusters & use of small rear parking courts commonly proposed here



(B) Communal bin store below a single flat attached to a 3-storey block of flats



(C) Private drive at development periphery with a 'loose edge' character

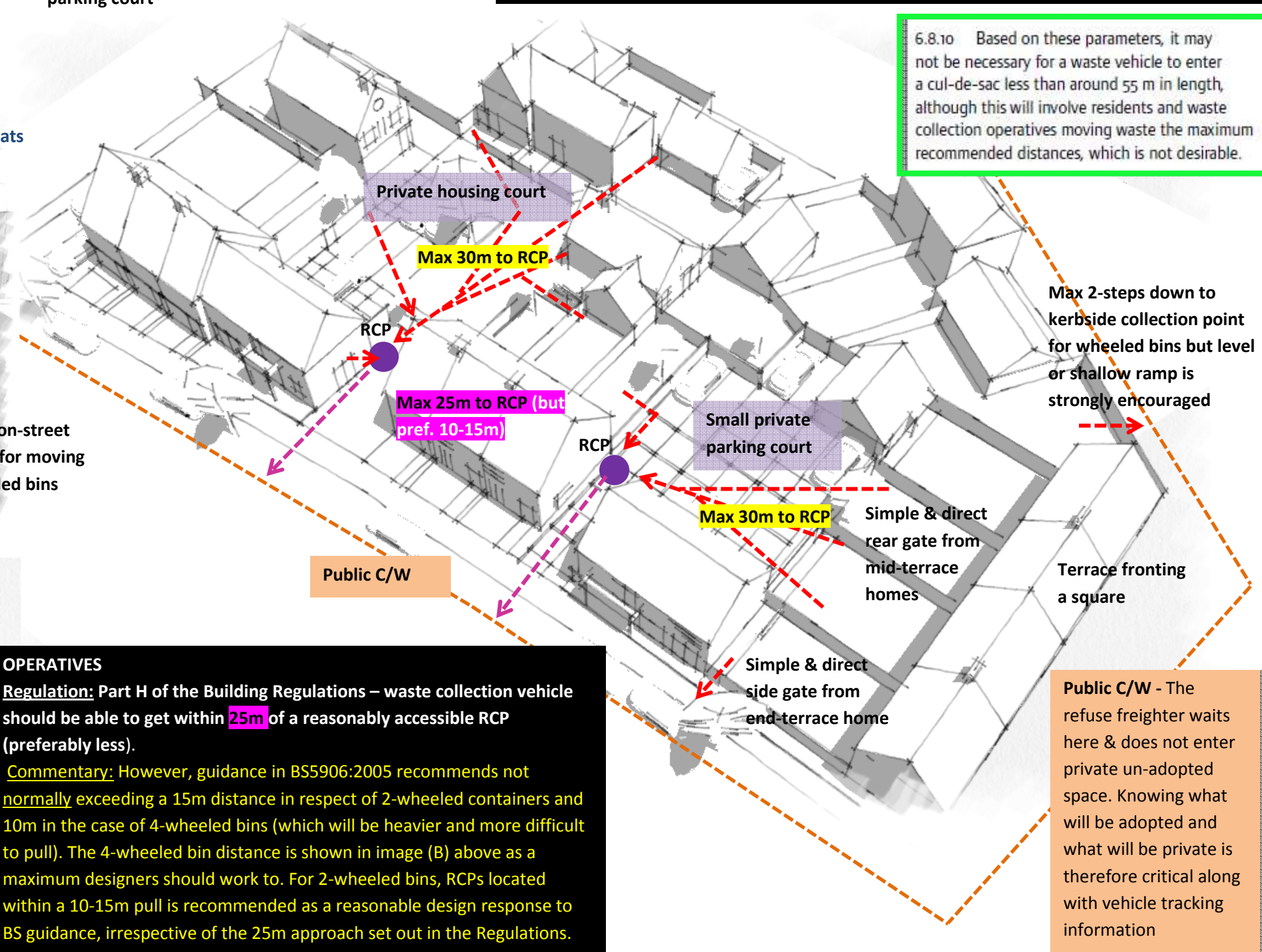


RESIDENTS

Regulation: Part H of the Building Regulations – 'carry' (no reference to wheel which will of course be easier!) no more than **30 m** from the storage point (i.e. the plot) to (a communal) collection point (i.e. the Refuse Collection Point (RCP)) that can be on-street OR at another location defined by the Waste Authority.

Commentary: The RCPs shown in the diagram below are located a short distance from public highway serving (A) homes backing onto a private parking court and (B) homes arranged in a housing cluster. The RCPs should preferably be less than 30m from the storage point at the home. Ultimately, there is a need to balance precise distance with good design and place-making tempered by the guidance in para 6.8.1 of Manual for Streets (CLG, DfT 2007 – shown below) which recognises that a standard based design approach to the accumulation of maximum distances (**max30m + max25m = max55m**) is undesirable as a default approach.

6.8.10 Based on these parameters, it may not be necessary for a waste vehicle to enter a cul-de-sac less than around 55 m in length, although this will involve residents and waste collection operatives moving waste the maximum recommended distances, which is not desirable.



OPERATIVES

Regulation: Part H of the Building Regulations – waste collection vehicle should be able to get within **25m** of a reasonably accessible RCP (preferably less).

Commentary: However, guidance in BS5906:2005 recommends not normally exceeding a 15m distance in respect of 2-wheeled containers and 10m in the case of 4-wheeled bins (which will be heavier and more difficult to pull). The 4-wheeled bin distance is shown in image (B) above as a maximum designers should work to. For 2-wheeled bins, RCPs located within a 10-15m pull is recommended as a reasonable design response to BS guidance, irrespective of the 25m approach set out in the Regulations.

Public C/W - The refuse freighter waits here & does not enter private un-adopted space. Knowing what will be adopted and what will be private is therefore critical along with vehicle tracking information