

5.2 Refuse & Recycling Strategy

Waste Strategy

The number of bins has increased to accommodate the additional 30 units. The calculation below and diagrams in this section explain the increase in refuse storage across all cores.

The waste management strategy deemed most appropriate is a managed system coordinated with the council collection.

Due to the nature of the layout within the three podiums the access for the refuse vehicle is quite limited. The pick up location for the refuse vehicle has been identified as per the illustrative diagrams opposite and on the following page.

The agreed waste strategy is collection every two weeks for both waste and recycling. Within all of the blocks refuse store rooms will be located adjacent to the main stair and lift core, they will be mechanically ventilated.

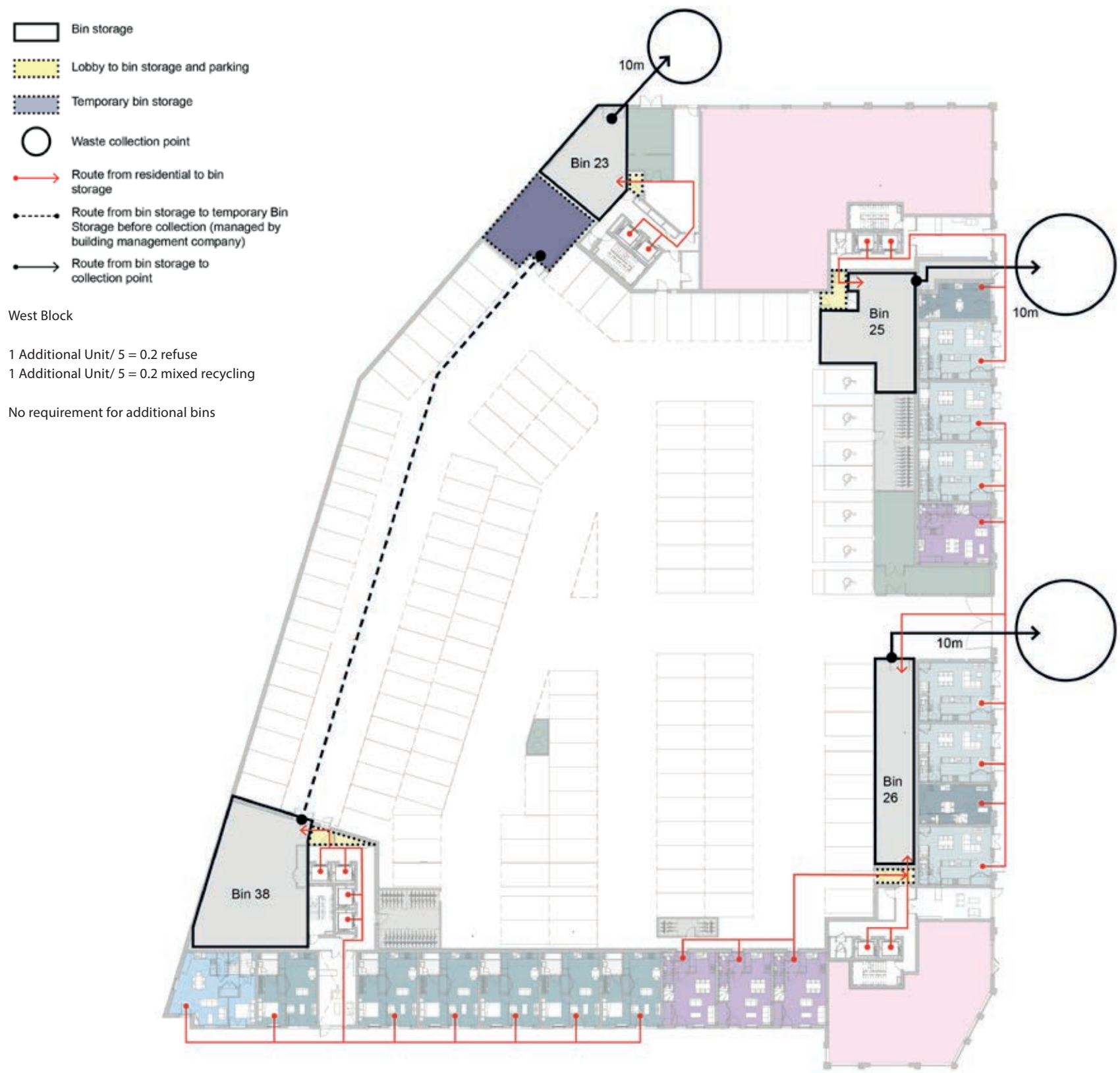
The refuse stores that are not directly accessed from the road will be managed, with bins collected by a tow tractor and moved to the designated collection point on day of collection. Each of the stores will be equipped with floor drains for regular cleaning. The storage requirements have been calculated on the following:

Refuse - Every two weeks collection - 1 Eurobin (110 l) every 5 flats
-795:5 = 159 Eurobins (6 additional Eurobins)

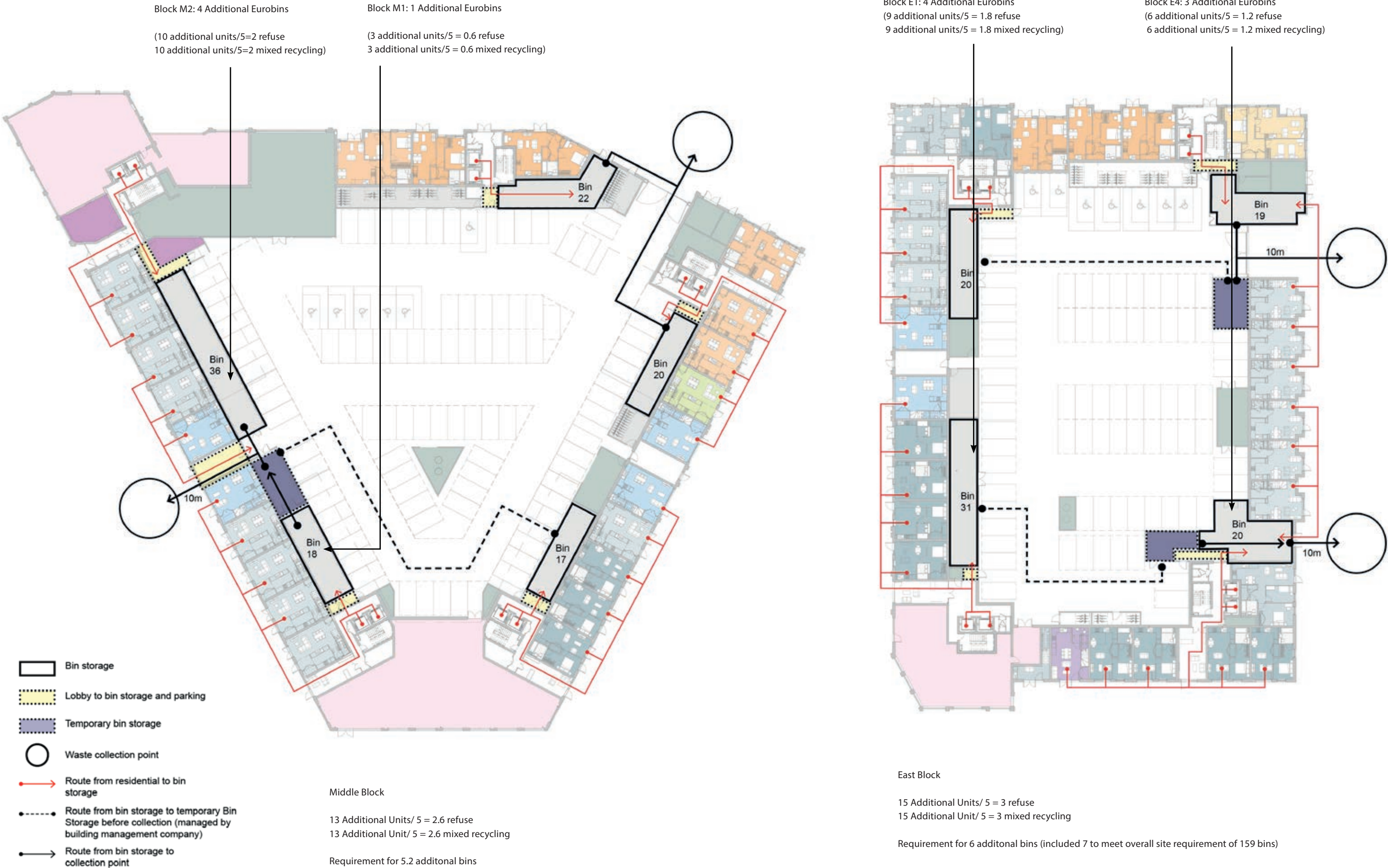
Mixed Recycling Every two weeks collection - 1 Eurobin (110 l) every 5
5 - 795:5 = 159 Eurobins (6 additional Eurobins)

Refuse drop off is by individual residents. Collection will be a strictly managed process with collection times agreed with the local authority and assisted by the management team on site.

It has been agreed with the local authority that additional Wheelie bins will be provided for electrical products and collected by the Council when required.



5.2 Refuse & Recycling Strategy



5.3 Vehicle and Cycle Parking

Residential Cycle Parking

The Local Authority requirement is for a total of 413 residential cycle parking spaces, all of which have been provided in a combination of designated secure store rooms at ground floor and a Brompton style scheme provision.

The consented scheme provided 300 cycle spaces at ground floor and 107 Bromptons (407 total). The proposed scheme provides 308 cycle spaces and 105 Bromptons (413 total).

Cycle distribution is as follows:

East Block: 102 Cycle Spaces

Middle Block: 88 Cycle Spaces

West Block: 118 Cycle Spaces

Cycle spaces within flats: 105

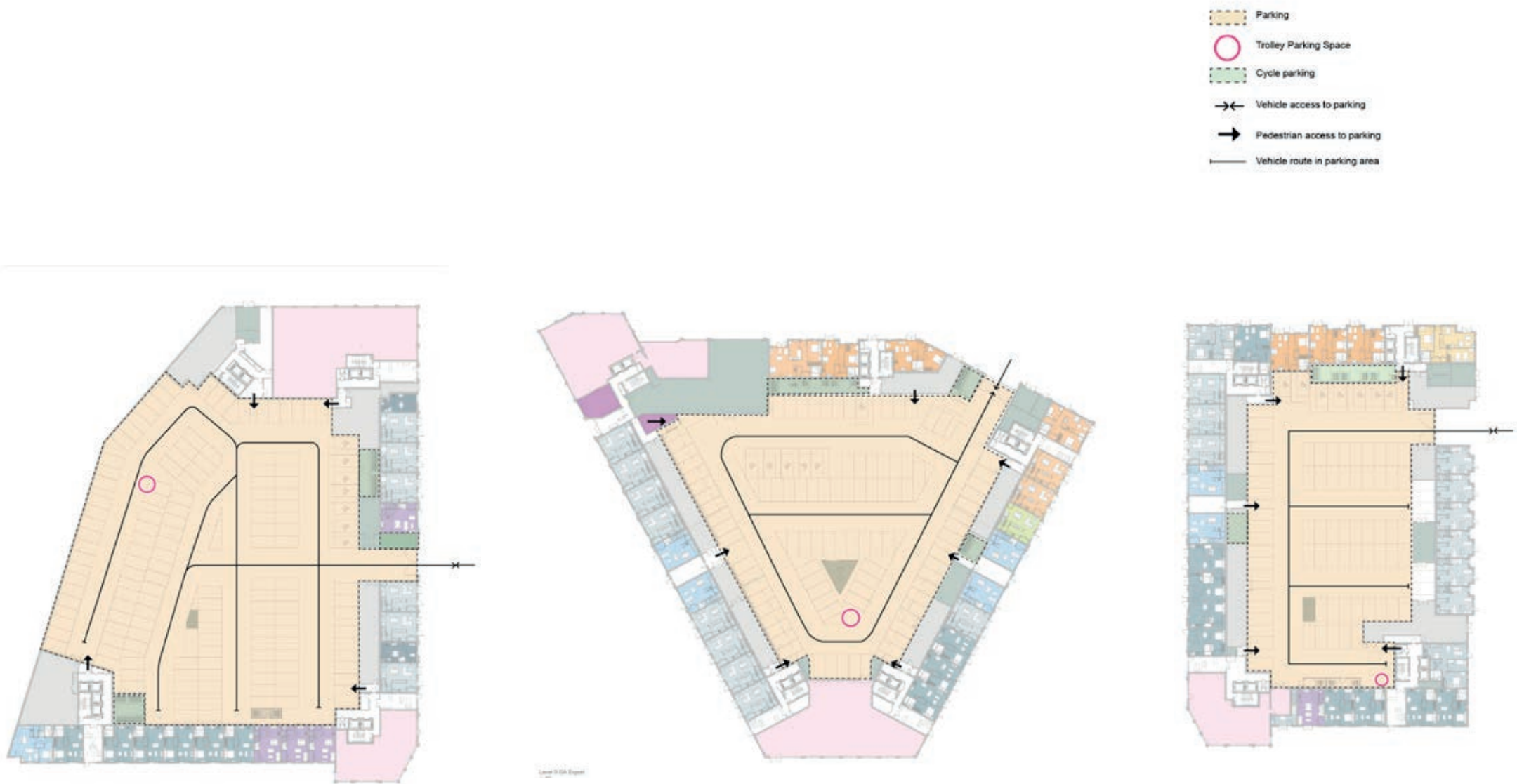
Total: 413 Cycle Spaces

There are two cycle stores provided each block and can be accessed from the core of each building via the car park. Links to Palmer Street and Huntley Street are provided by access corridors in the West and the East block. A two-tier cycle storage solution is employed throughout the proposals to increase space efficiency.

A Brompton Style bicycle will be provided with some of the flats, generally the one bedroom flats, at the moment of purchase. The bicycle is to be stored within the flat therefore reducing the number of spaces required in the communal cycle storage.

Residential Vehicle Parking

This remains as per the consented scheme. For further details please refer to Transport Assessment Report.



West Block

Middle Block

East Block

N.B. Diagrams updated for consistency to show proposed flat layout.

Vehicle parking has not been amended.

The following sections are not amended from the consented DAS (Application Reference 170509)

5.4 Commercial Servicing and Postal Strategy - N/A*

5.5 Secure by Design - N/A *

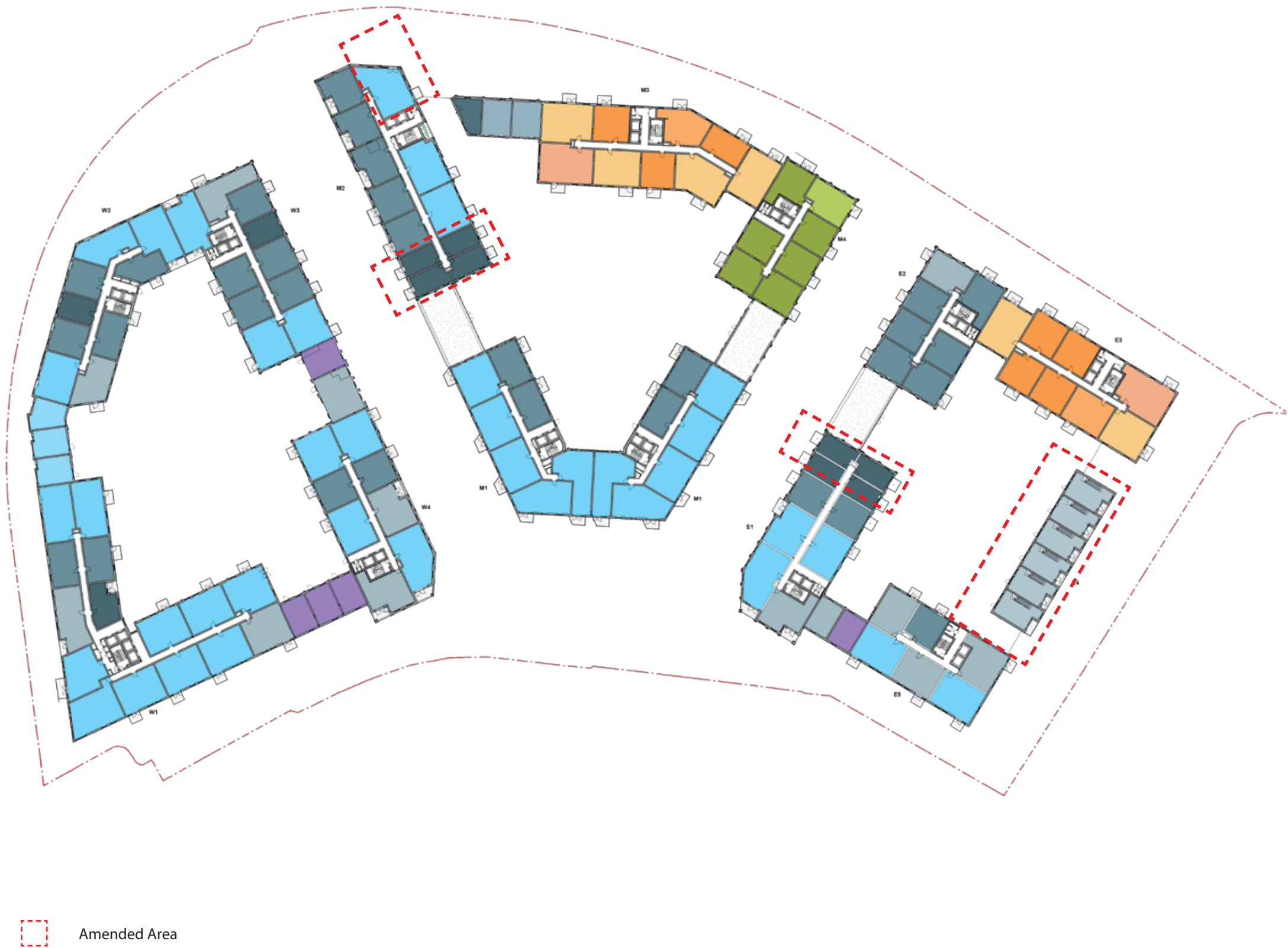
5.6 Typical Floors

Changes to typical floors

The proposed changes make relatively minimal changes to the typical floor. New flats are represented in this floor plan.

Occupancy & Tenure Legend

- BINS & BIKES
- MANAGMENT OFFICE
- NURSERY
- PLANT
- PRIV 1B1P FL
- PRIV 1B2P DH
- PRIV 1B2P DU
- PRIV 1B2P FL
- PRIV 1B2P PH
- PRIV 2B3P DU
- PRIV 2B3P FL
- PRIV 2B3P H
- PRIV 2B3P PH
- PRIV 2B4P DH
- PRIV 2B4P DU
- PRIV 2B4P FL
- PRIV 2B4P H
- PRIV 2B4P PH
- PRIV 3B5P DU
- PRIV 3B5P FL
- PRIV 3B5P H
- PRIV 3B5P PH
- PRIV 3B6P H
- RENT 1B2P FL
- RENT 2B3P FL
- RENT 2B4P DH
- RENT 2B4P DU
- RENT 2B4P FL
- RENT 3B5P FL
- RENT 3B5P H
- RETAIL
- SO 1B1P FL
- SO 1B2P FL
- SO 2B3P FL
- SO 2B4P DH
- SO 2B4P DU
- SO 2B4P FL
- SO 3B5P FL
- STUDIO



5.7 Overlooking and Privacy

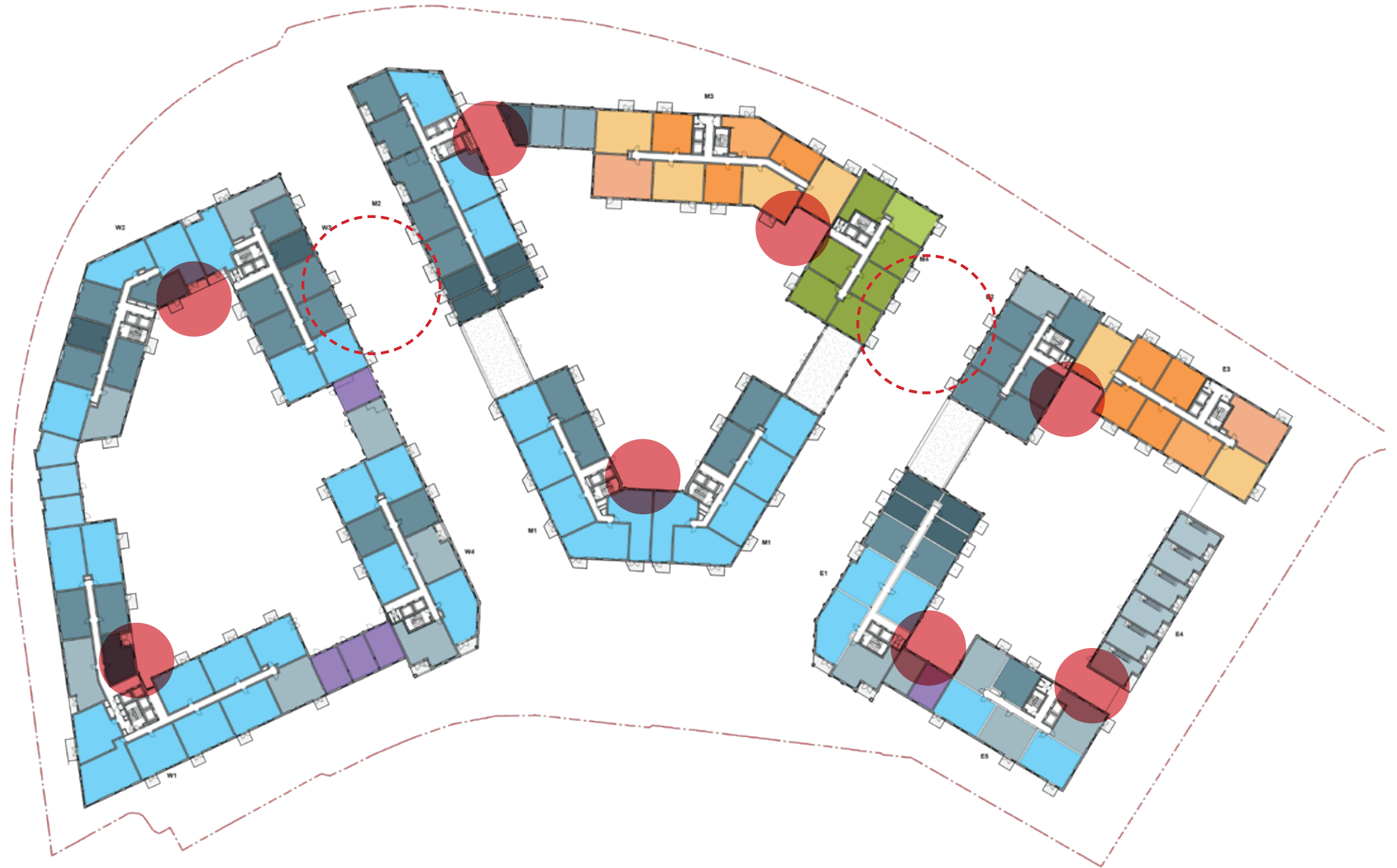
Changes to the Scheme

The proposed scheme maintains the same principles as the permitted scheme with regards to overlooking and privacy.

Following advice from the Pre-Application consultation, this section presents:

- Comparative analysis with privacy conditions within the consented scheme as point of reference for the proposed
- Critical privacy and overlooking points regarding new areas of the scheme (new balconies and deck etc) are analysed.

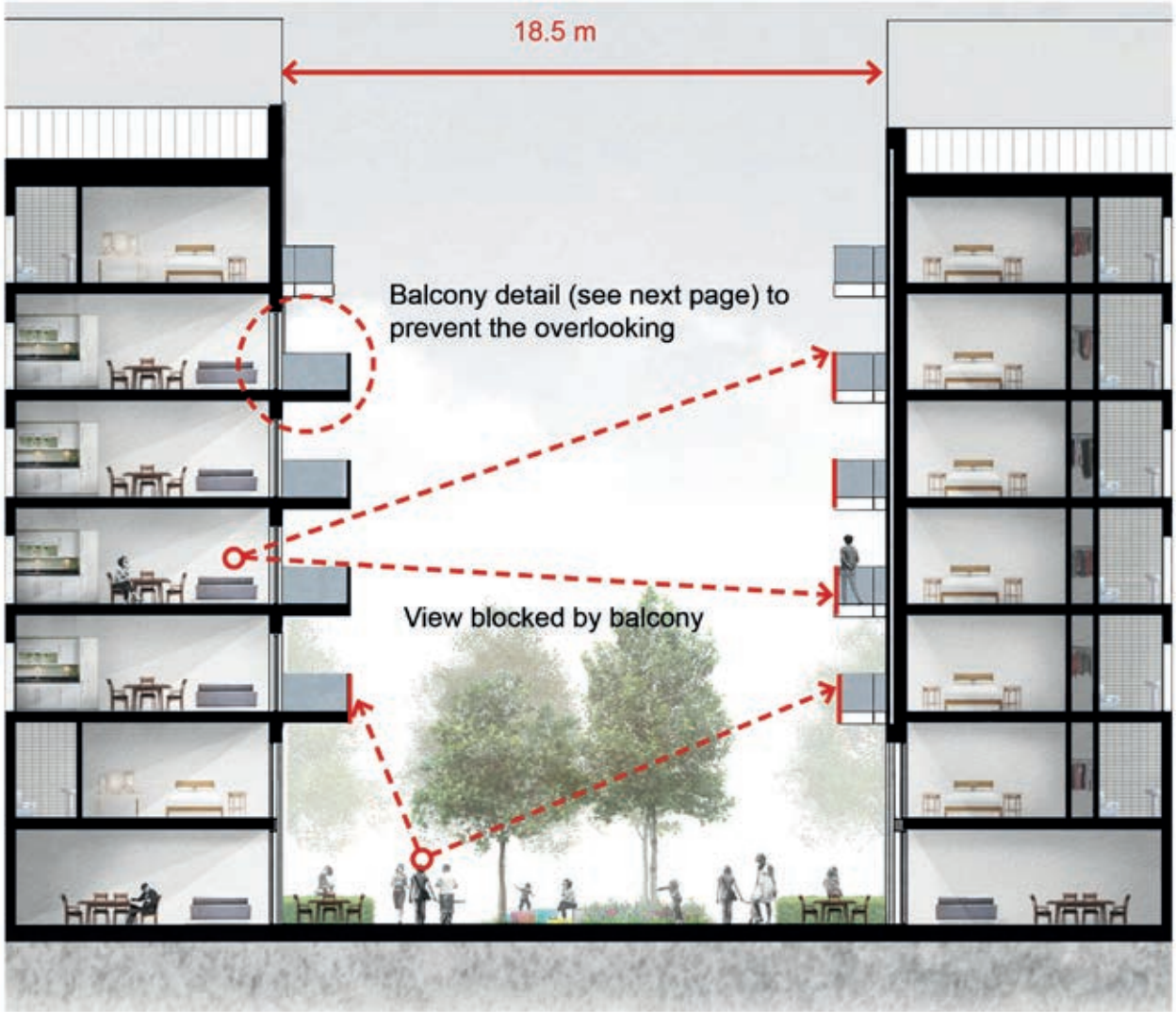
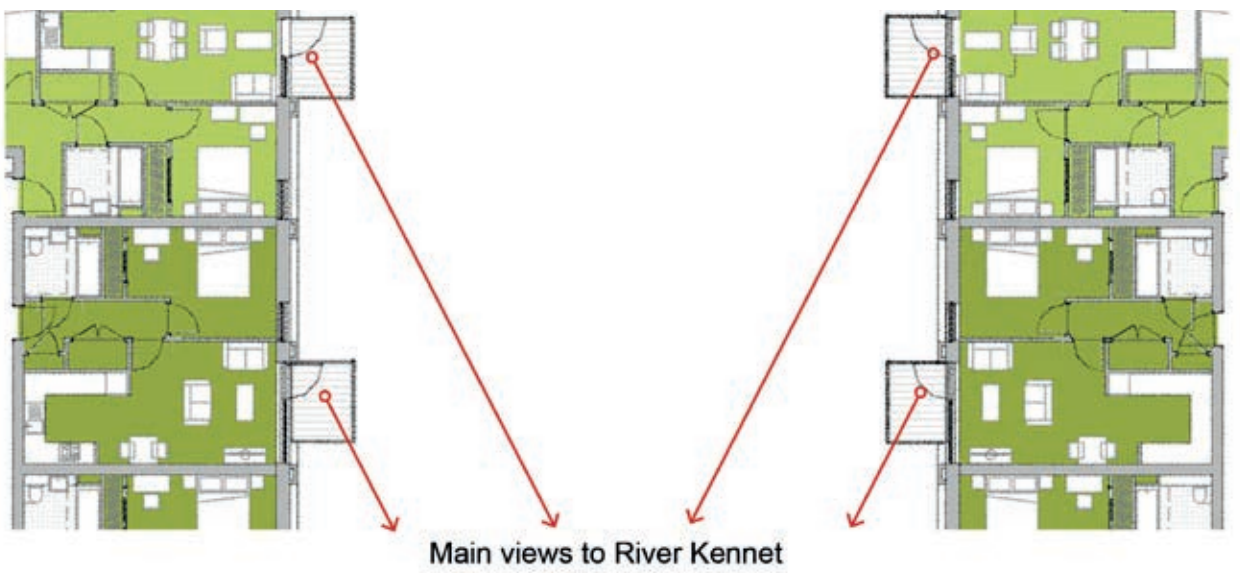
This section shows that the strategy for the recently added balconies is the same as the consented scheme. Even though the majority of balconies are located 5-6m from one another, there are a few instances in the consented scheme where balconies are 1.8m apart.



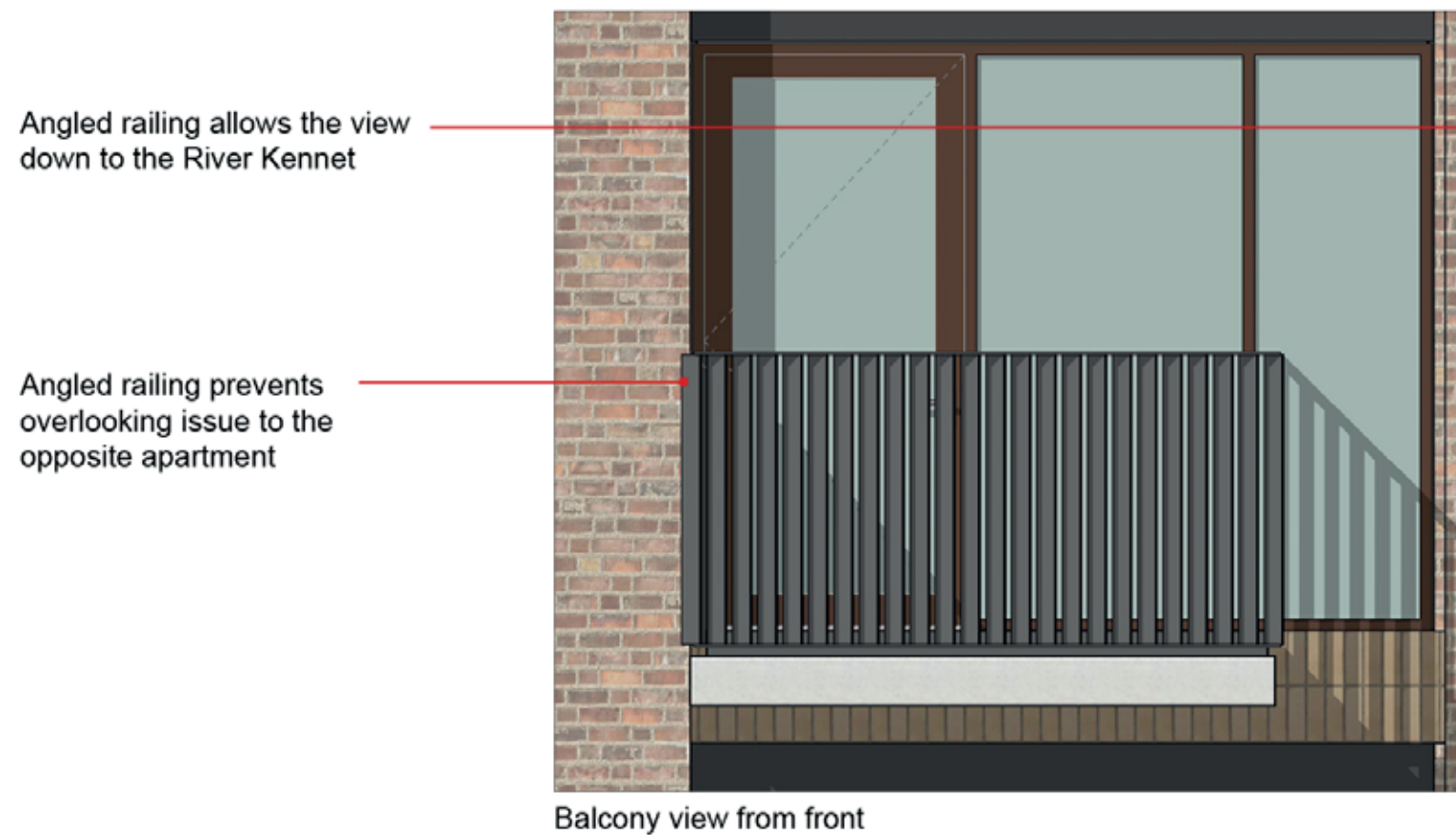
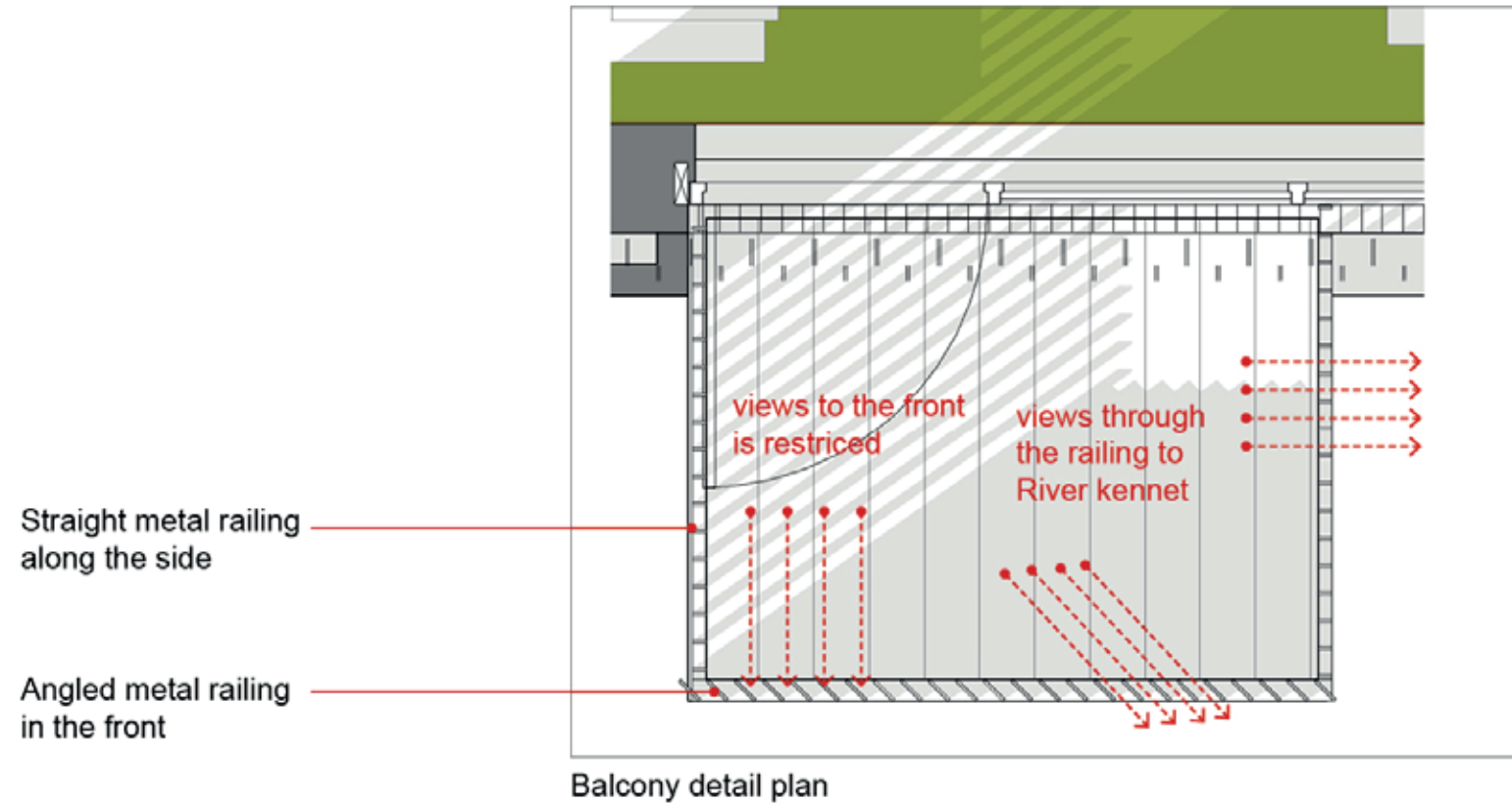
5.7 Overlooking and Privacy

Extract form Consented DAS

As demonstrated in the adjacent diagrams and on the next page, the distance between blocks do not create issues with regard to overlooking and privacy. Careful design of the balustrade, using angled flats create an obscured view across while retaining views to water and along the streets. Projecting balconies create privacy across the street when looking up or down from inside. They also provide screening to views from the streets and and, as demonstrated within the Daylight Report, provide the best way of creating a balance between outside amenity and daylight penetration.



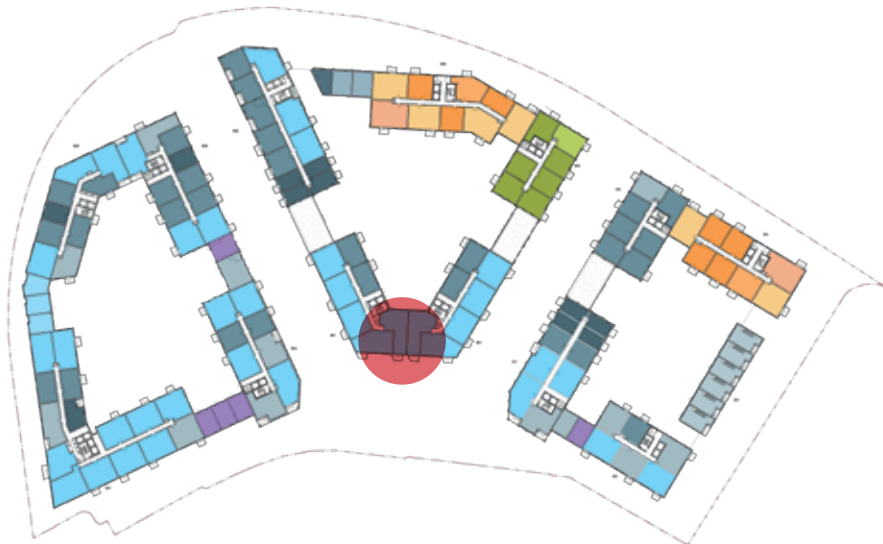
5.7 Overlooking and Privacy



5.7 Overlooking and Privacy

Example of reduced distance between balconies in the consented scheme

This is an example of balconies in the consented scheme that are in close proximity to each other. Generally, distances between balconies are around 5-6m. However, in a few cases, distances between balconies are reduced where required to maximise private amenity space.



5.7 Overlooking and Privacy

Proximity of new balconies

As described in the previous page, there are already isolated instances in the permitted scheme where distances between balconies are less than 5m. The aim of the proposed design is to keep balconies as far as possible from one another. However, there are a few instances where distances between balconies are reduced (2.5m). This will be overcome by using 45 degrees metal railings to obstruct neighbouring views, as presented in the consented scheme.

The SBD Guidance and Approved Document Q do not make reference to security issues between separate balconies. It can be therefore considered that the proposed balcony separation to present a security risk.

Furthermore, easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

- New Balcony
- Extended Balcony



The following sections are not amended from the consented DAS (Application Reference 170509)

5.8 Rainwater Disposal - N/A*

5.9 Cleaning & Maintenance - N/A*

5.10 Orientation, Aspect and Views

North Facing Single Aspect Units

Getting good daylight penetration into apartments is key in delivering high quality units that support wellbeing.

Given the nature of the masterplan, with blocks that face to all four cardinal points, it is impossible to completely avoid north facing units without inducing numerous additional cores. However, the design has been developed to reduce the number down to a minimum.

Where north facing units are unavoidable, one bed single aspect units are proposed to reduce the impact on the daylight and views. The adjacent diagram explains both the north facing and north east facing units and their type.

The schedules below illustrate the previous and current north facing single aspect units which remains at 54 dwellings.

Single Aspect Units

The consented scheme already includes a number of single aspect units. Throughout the optimisation process, the design team has carefully considered orientation of units and the number of single units has been kept to a minimum. However, there are additional single aspect dwellings created as a result of the optimisation of these additional single aspect dwellings, none are north facing, with many enjoying outlooks over green streets, the River or the landscaped podiums, as noted below.

- West block (2 single aspect units added)
- Both these units are South-East facing with great views to River Kennet
- Middle Block (16 single aspect units added)
- 6 units are South-East facing with great views over the Green Street.
 - 5 units are North-East facing studios with views to the podium providing private and public amenity space
 - 5 units are South-West facing with views to Huntley Street
- East Block (13 single aspect units added)
- 8 units are North West facing with views great views over the Green Street 3 units are South-East facing studios with views to the podium providing private and public amenity space
 - 2 units are North West facing studios with views to the Green Street



North Facing Single Aspect Units as Consented (765 dwellings)

		Private	Shared Ownership	Affordable Rent	Total	% of Total Unit No.
Direct North	1B	3		7	23	3.0%
	2B	10		3		
	3B					
North-East	1B	12	5	14	31	4.1%
	2B					
	3B					
Total		25	5	24	54	7.1%

Note: Extracted from Design and Access Statement

North Facing Single Aspect Units as Proposed (795 dwellings)

		Private	Shared Ownership	Affordable Rent	Total	% of Total Unit No.
Direct North	1B	3		7	23	2.9%
	2B	10		3		
	3B					
North-East	1B	12	5	14	31	3.9%
	2B					
	3B					
Total		25	5	24	54	6.8%

The following sections are not amended from the consented DAS (Application Reference 170509)

5.11 Fire Strategy - N/A*

5.12 Refuse and Rigid Vehicle Tracking - N/A*
