



Reading
Borough Council



Reading Borough Council Wensley Road : New Build & Estate Improvements Phase 1

Prevention Measures for Vermin & Pests
Condition 22 Report

October 2024



Report presented by **HTA Design LLP**
Working with **Glenman**
Status **For Planning**
Issue - **P02**
Issue Date **06.10.2024**
**File name Prevention Measures for
Vermin & Pests - Condition 22 Report**
Author **PPR**

© 2020 HTA Design LLP. All rights reserved

This document has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HTA Design LLP, no other party may copy, reproduce, distribute, make use of, or rely on its contents. No liability is accepted by HTA Design LLP for any use of this document, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in this document are on the basis of HTA Design LLP using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HTA Design LLP has been made.

HTA Design LLP.
Registered Partnership in England No. OC381717

Contents

- 01 Introduction**
Purpose of the Document
- 02 Vermin & Pest Prevention Measures**
Block B2 - Prevention Measures
Houses - Prevention Measures
- 03 Summary**
Conclusion - Summary of Information

Introduction

Purpose of the Document

This report on Prevention Measures for Vermin & Pests has been prepared by HTA Design LLP, in partnership with Gleeds, on behalf of Reading Borough Council and Glenman Limited Corporation, to address the discharge of Condition 22 for the Wensley Road Phase 1 detailed planning application (ref: 200122), submitted in January 2020. The scheme received planning approval on 12 August 2020.

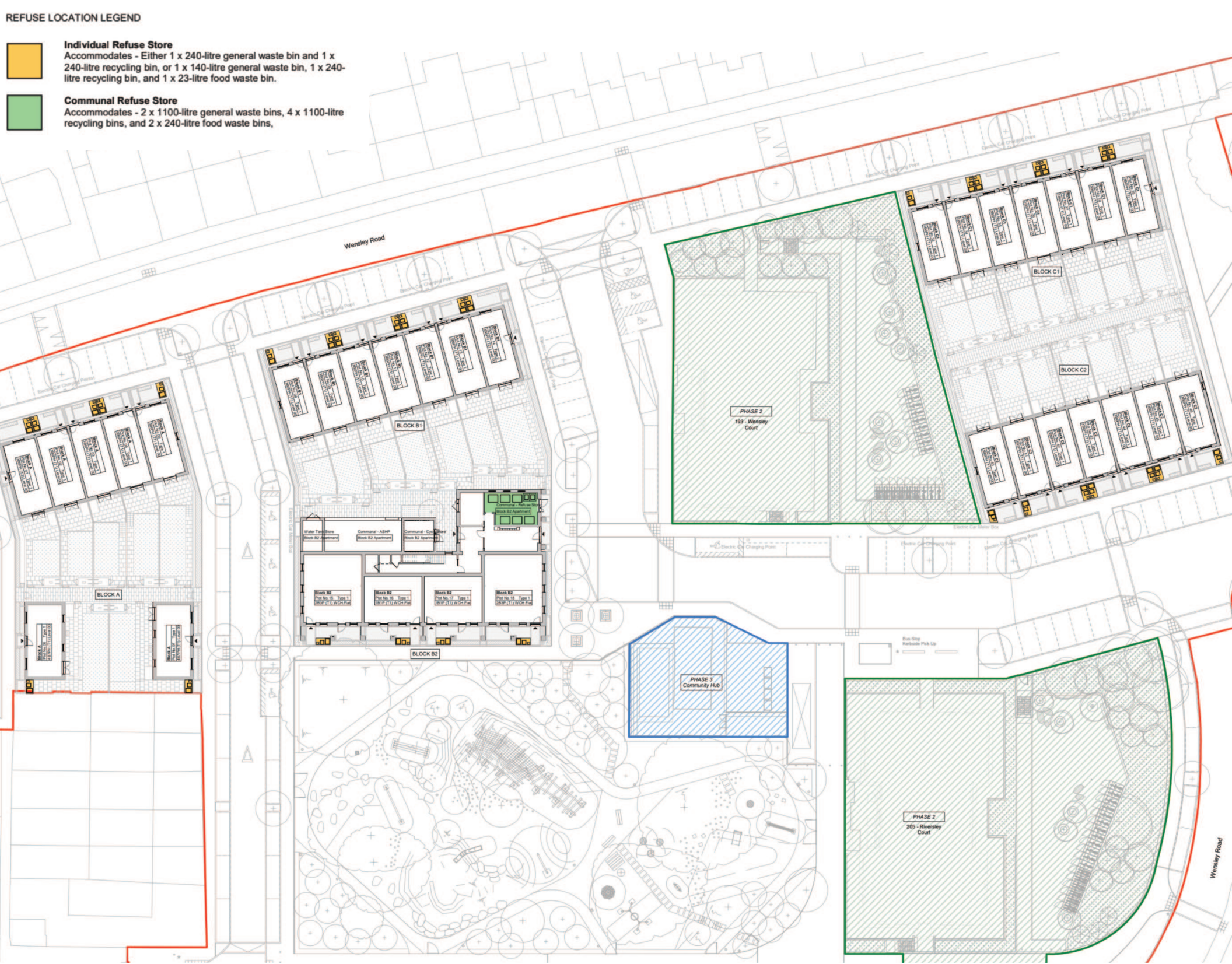
The approved Phase 1 proposal consists of 46 new homes, comprising 28 houses and 18 flats, all of which are 100% affordable and designed to achieve net-zero carbon standards. The proposal also includes a new central public amenity space, a reconfigured street and parking layout, and comprehensive site-wide landscape improvements.

Condition 22 pertains to the measures required to prevent vermin and pests from accessing the proposed bin stores within the development. The condition states:

No dwelling hereby permitted shall be first occupied until details of measures to prevent pests and vermin accessing the bin store(s) have been submitted to and approved in writing by the Local Planning Authority.

The purpose of this report is to outline the design strategies and actions implemented to prevent, deter, and mitigate pest and vermin access to the refuse areas, ensuring that the development does not negatively impact the site or its current residents.

This report will examine the preventative measures adopted for the bin stores serving both the individual houses and the apartment block. By doing so, we aim to demonstrate that all necessary steps have been taken to effectively prevent vermin and pests from entering the proposed development.



Site plan highlighting location of resident bin stores.

Block B2 - Prevention Measures

Communal Refuse Store

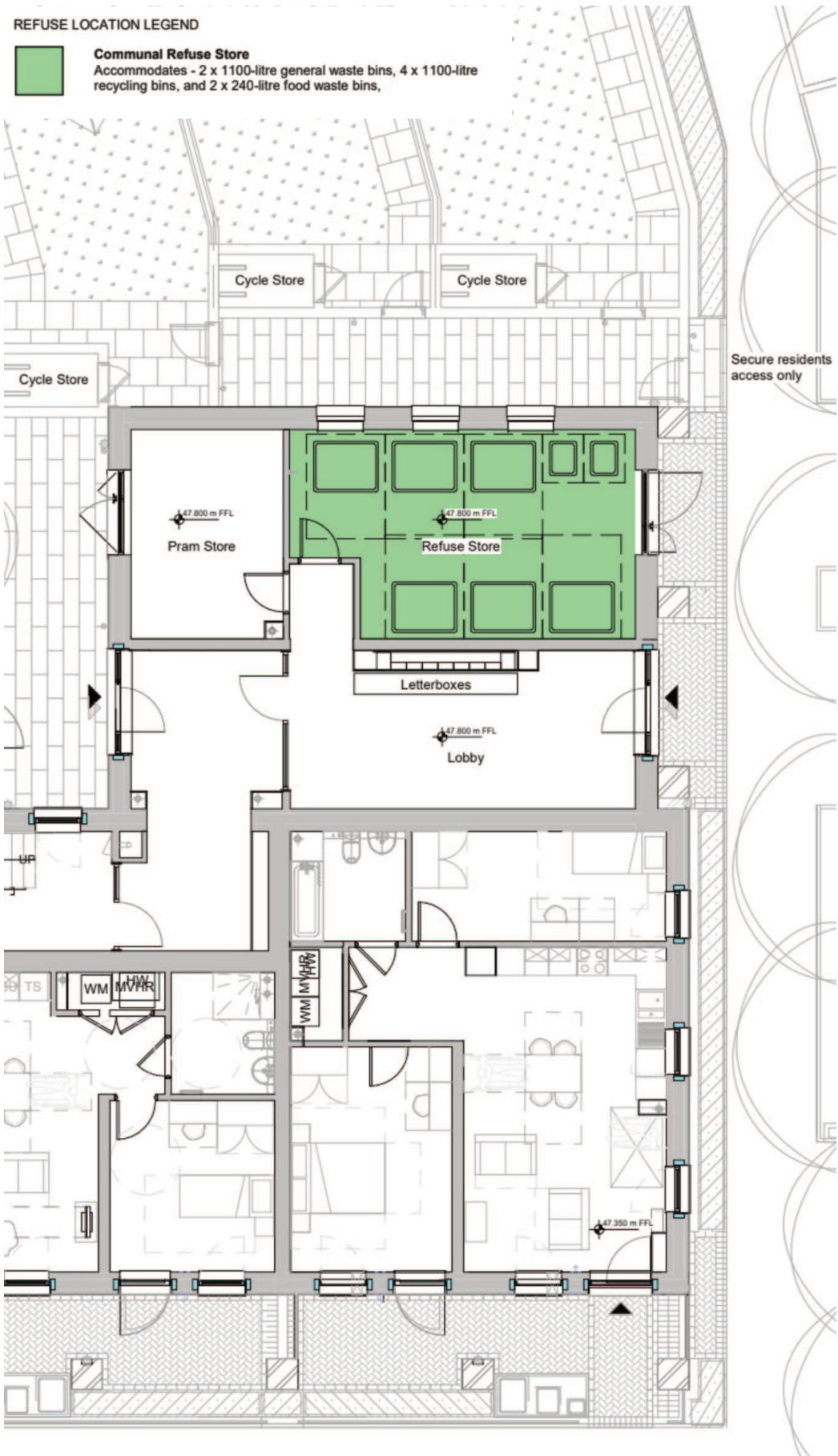
Block B2 consists of 18 flats, centrally located on the site and overlooking the new play area. The apartment block includes a dedicated refuse store designed to efficiently and securely manage the building's waste. The refuse store is situated immediately adjacent to the main entrance of the building and is designed to accommodate 2 x 1100-litre general waste bins, 4 x 1100-litre recycling bins, and 2 x 240-litre food waste bins, in accordance with RBC Waste Operations requirements.

The refuse store is fully integrated within the building's structure and enclosed to protect it from external elements and potential pest intrusion. Access to the refuse area is controlled via a single louvred door, equipped with access control technology. This ensures that only authorised personnel, such as residents and maintenance staff, can enter, significantly reducing the risk of pests and vermin. The louvred door also provides adequate ventilation to prevent odour build-up, while still maintaining an effective barrier against vermin. Additionally, the refuse store's enclosed location within the building protects the waste from weather conditions, further discouraging the presence of pests such as rodents and insects.

Operation and Maintenance

To monitor vermin and pest activity, fortnightly pest control inspections will be conducted for the first two months after the completion of Block B2. These inspections will assess rodent activity and include servicing of bait stations placed both inside and outside the bin room.

If minimal pest and vermin activity is detected, the inspection schedule will transition to monthly visits. The frequency of these visits will be reviewed periodically based on any evidence of pest or vermin activity on-site.



Block B2 - Location of Communal Refuse Store



Illustration of the External Entrance and Refuse Store

Houses - Prevention Measures

Dedicated Bin Store for Each House

The development includes 28 houses, each with a dedicated bin store located in the front garden for convenient resident access.

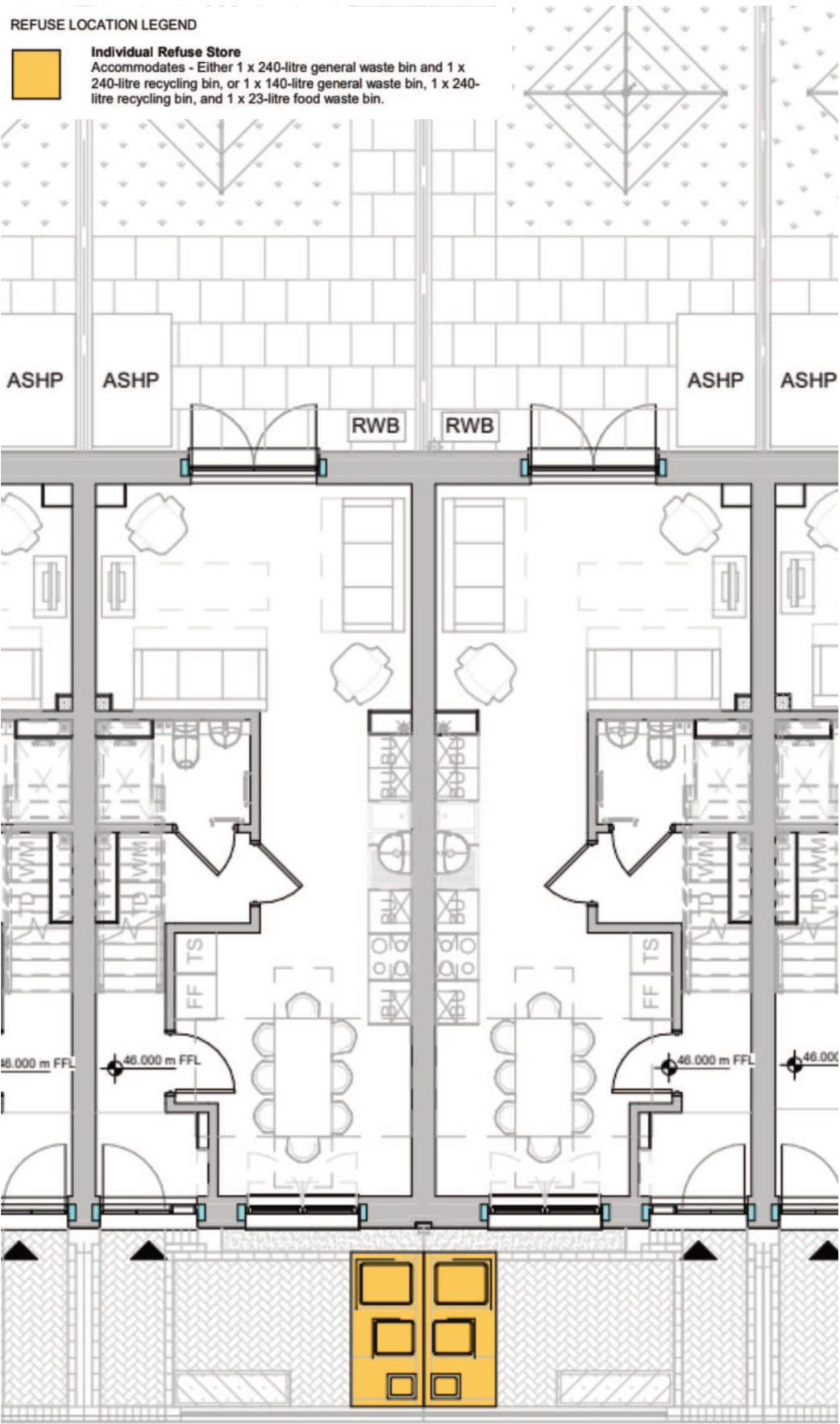
The bin stores are designed to hold either 1 x 240-litre general waste bin and 1 x 240-litre recycling bin, or 1 x 140-litre general waste bin, 1 x 240-litre recycling bin, and 1 x 23-litre food waste bin. This is in line with RBC waste management requirements.

Each bin is housed within a brick enclosure that provides a secure and durable boundary, effectively deterring pests and vermin. The brick structure prevents rodents and other pests from entering through and accessing the waste inside. Additionally, the enclosed design ensures that waste is properly contained, eliminating potential food sources that attract pests.

By preventing spillage and access, the enclosures reduce the likelihood of pest infestations. The brick material also minimises gaps and entry points, making it difficult for pests to penetrate. Furthermore, the design helps to control odours, which can attract vermin, by keeping the waste sealed off from the environment. Regular maintenance and inspections of these enclosures will ensure they remain intact and effective in preventing pest activity, contributing to a cleaner and healthier living environment for residents.

Operation and Maintenance

Upon completion and handover of the development, pest control management services will conduct regular inspections to monitor vermin activity. These inspections will assess rodent presence and include the maintenance of bait stations to proactively manage any pest issues.



Typical House Plan - Location of Dedicated Refuse Store in Front Garden



Illustration of the Front Garden and Refuse Store

Conclusion

Summary of Information

The proposed development at Wensley Road Phase 1 has implemented a comprehensive strategy to prevent and manage vermin and pest activity across both the apartment block (Block B2) and the houses. Block B2 features a fully enclosed refuse store integrated into the building, with controlled access via a louvred door that ensures security while allowing ventilation to prevent odour build-up. This design, combined with regular pest control inspections and bait station servicing, provides a robust defence against pest intrusion.

Similarly, each house is equipped with a dedicated bin store enclosed within a brick structure. This design effectively contains waste and deters pests, while maintaining a clean and visually appealing streetscape. The ongoing pest control measures, including regular inspections and maintenance of bait stations, will ensure that any potential pest issues are quickly identified and managed.

In conclusion, the refuse management systems for both Block B2 and the houses have been carefully designed to deter, prevent, and control vermin and pest activity. Through secure enclosures, controlled access, and proactive maintenance measures, the development prioritises hygiene, safety, and the well-being of its future residents..



Artistic Illustration of the Proposed Wensley Development



HTA Design LLP
75 Wallis Rd,
London, E9 5LN

020 7485 8555
info@hta.co.uk
www.hta.co.uk

Chair:
Benjamin Derbyshire
Dip Arch Cantab RIBA

Managing Partner:
Simon Bayliss
MA Dip Arch Dip UD RIBA

Partners:
Mike De'Ath
BA (Hons) Dip Arch RIBA FRSA
Colin Ainger
BA (Hons)
Caroline Dove
MA (Hons) Dip Arch RIBA
Sandy Morrison
B Arch RIBA
James Lord
BA (Hons) BLA CMLI
Rory Bergin
B Arch MSc RIBA
Lucy Smith
BA (Hons) MSc
Dr Riëtte Oosthuizen
BA (Hons) MA PhD
Simon Toplis
MA Dip Arch RIBA
Tim Crowther
BA (Hons) B Arch RIBA
John Gray
B Arch (Hons) Dip Arch RIBA

Directors:
Rajiv Ranjan
B Eng MBA
John Nsiah
BSc (Hons) Dip Arch MBA