



MULTIDISCIPLINE PROPERTY AND
CONSTRUCTION CONSULTANTS

RIDGE

**Great Brighams Mead.
Reading**

**Proposed Amendments to
Bike and Bin Storage**

May 2025

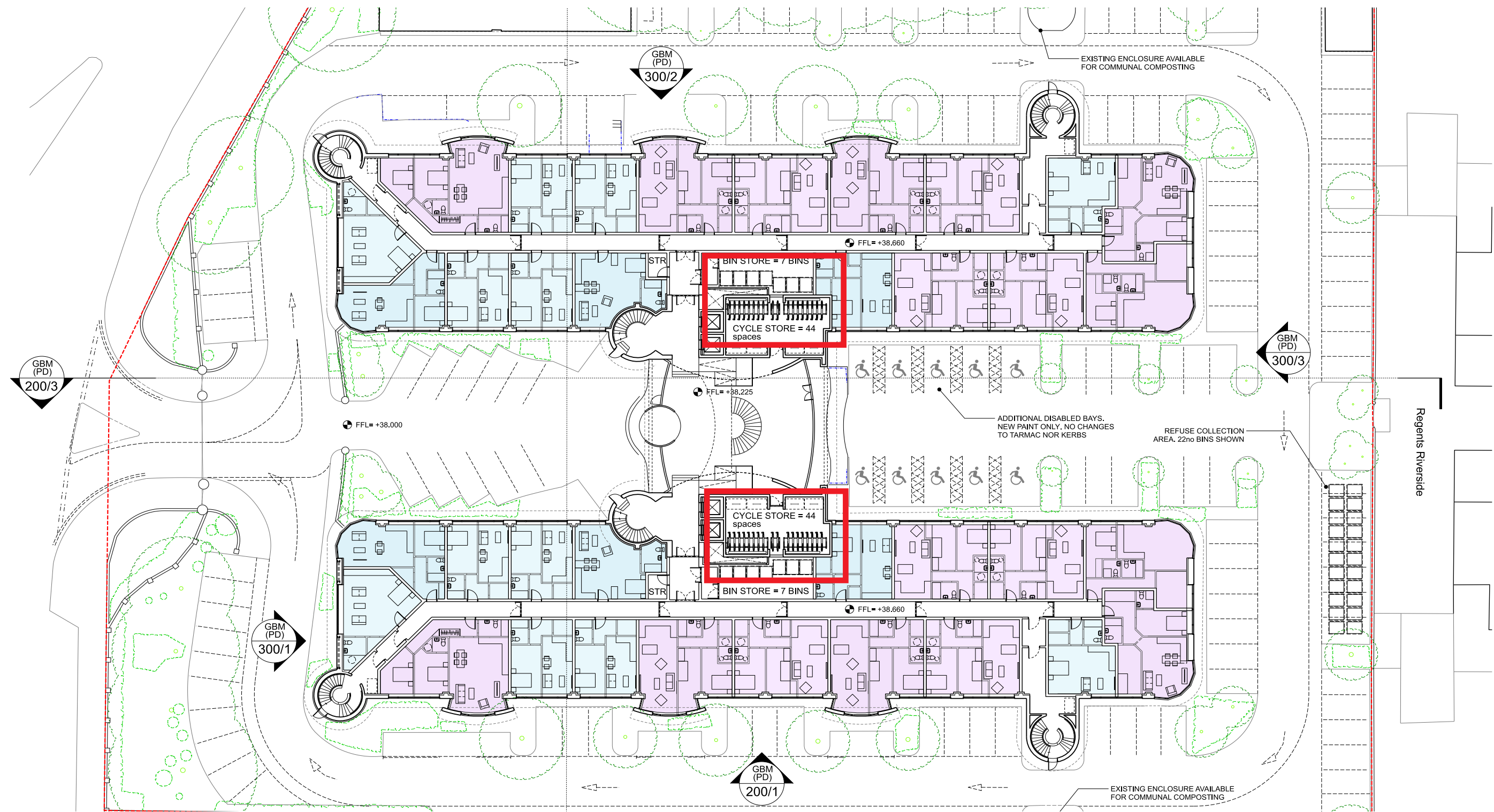
5025893_GBM_1000_A

Original Bike Storage

Original scheme;

88 bike spaces located in two separate stores using two-tier bike racks.

Figure 1-1. Cosented ground floor plan, drawing GBM_100_P02_Proposed Ground Floor Plan



Proposed Bike Storage

Proposed scheme;

90 bike spaces located in four separate stores using a single, wall mounted racking system;

- 50 bikes at ground level
- 40 bikes at first floor level

All four lifts are of a size capable of accommodating bicycles.

Figure 1-3. Proposed bike racking system



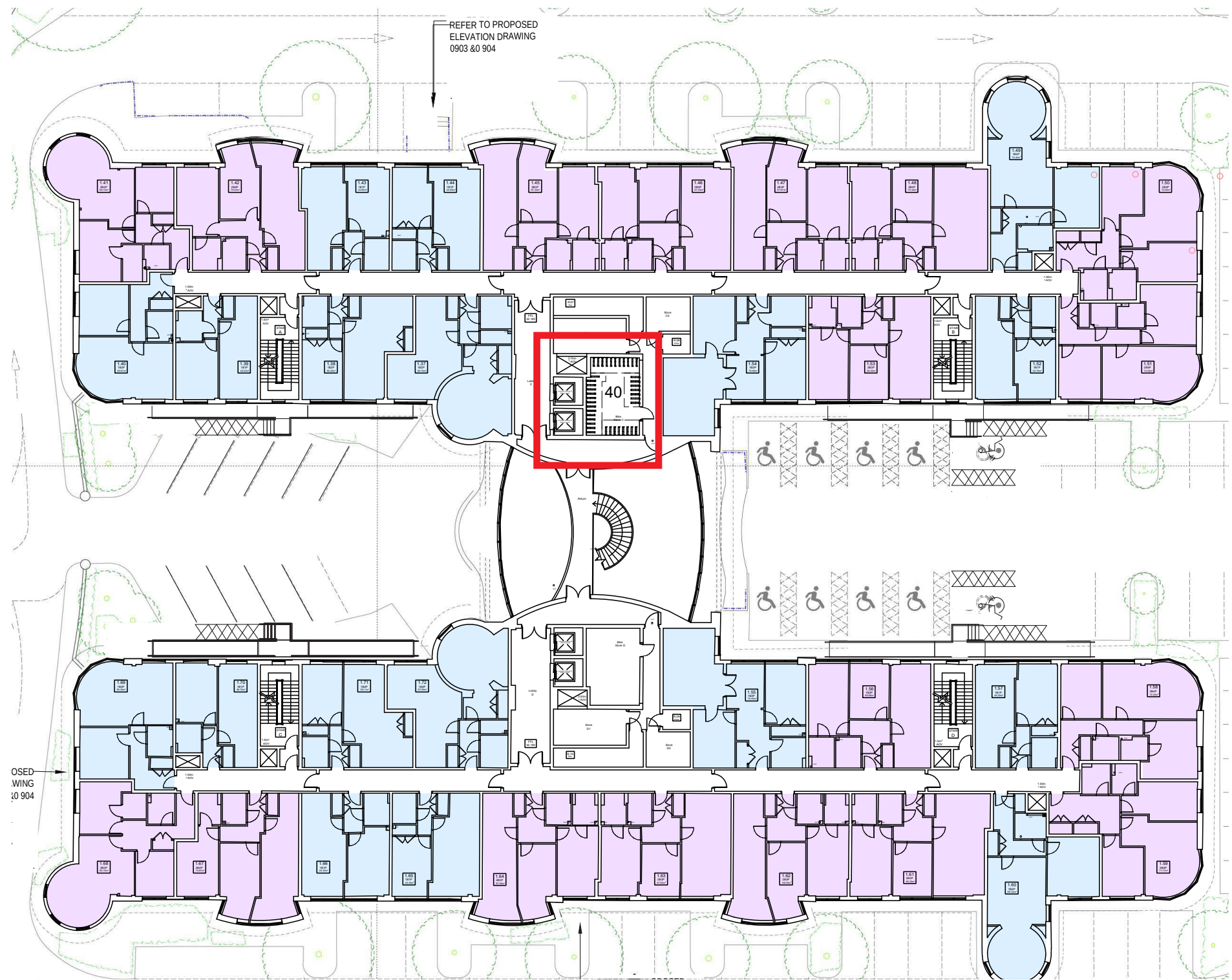
Figure 1-2. Proposed ground floor plan, drawing 5025893-RDG-00-PL-D-B-0305-E_Proposed Ground Floor Plan



Proposed Bike Storage

First Floor Plan

Figure 1-4. Proposed First floor plan, drawing 5025893-RDG-00-PL-D-B-0306-E_Proposed Ground Floor Plan



Original Bin Storage

Original scheme;

36 x 1100 litre waste bins, with 14 located internally and 22 externally.

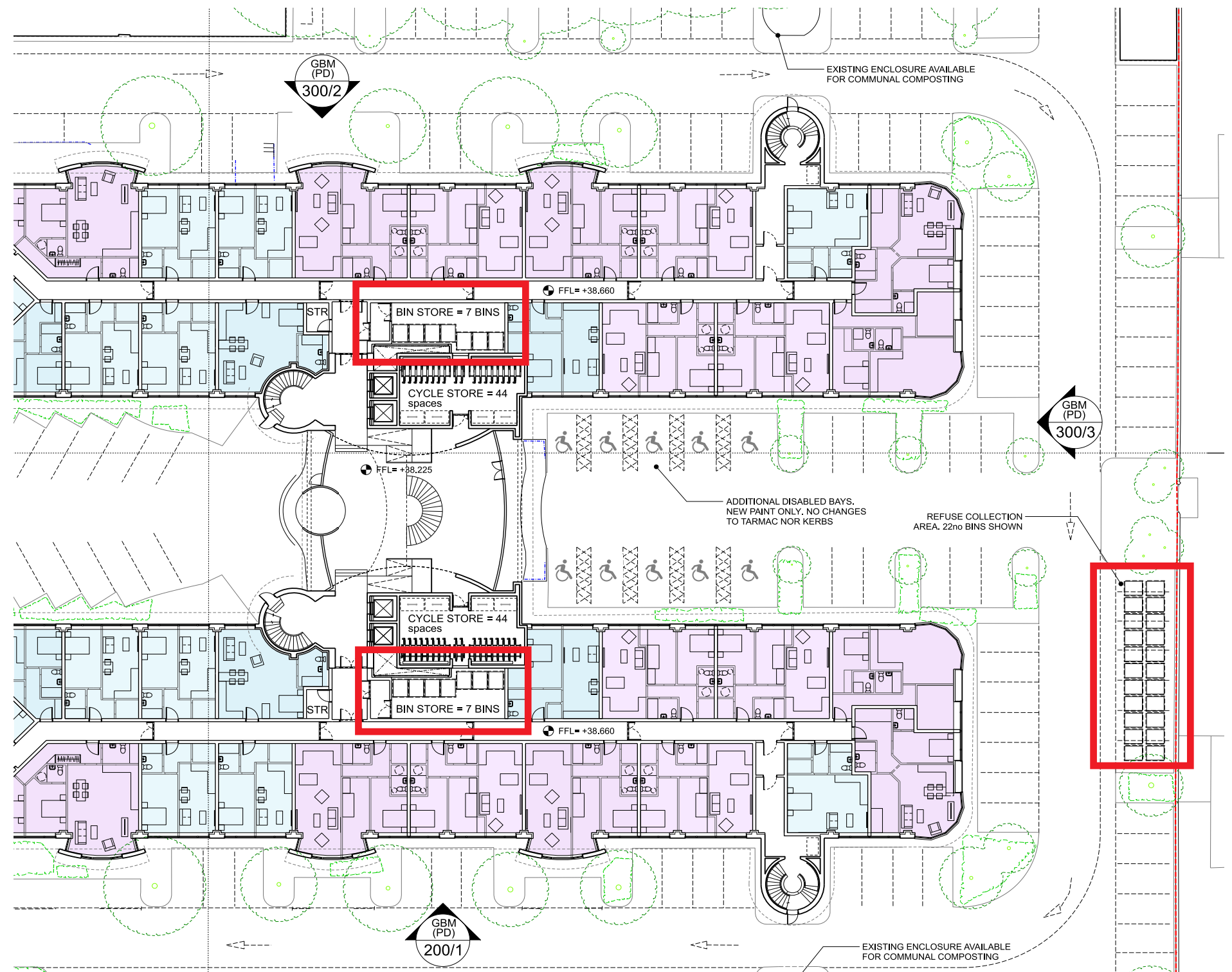
The bins stored internally are required to be moved down a switch-back ramp to get outside.

The council's requirement for a 110 apartment scheme is as follows;

- 14 x 1100 litre general waste bins
- 24 x 1100 litre recycling bins
- 9 x 240 litre food waste bins

The previous scheme would seem to have under-provided waste provision.

Figure 1-5. Cosented ground floor plan, drawing GBM_100_P02_Proposed Ground Floor Plan



Proposed Bin Storage

The proposed scheme;
At ground floor level, 8 x 1100 litre waste bins and 9 x 240 litre food waste bins are located in two dedicated bin stores. Bins located within the stores will be moved by the Facilities Management Team on a daily basis, and replaced with empty bins located within the bin collection area, located towards the northern boundary of the site. Externally there are 30 x 1100 litre waste bins located in the bin collection area.

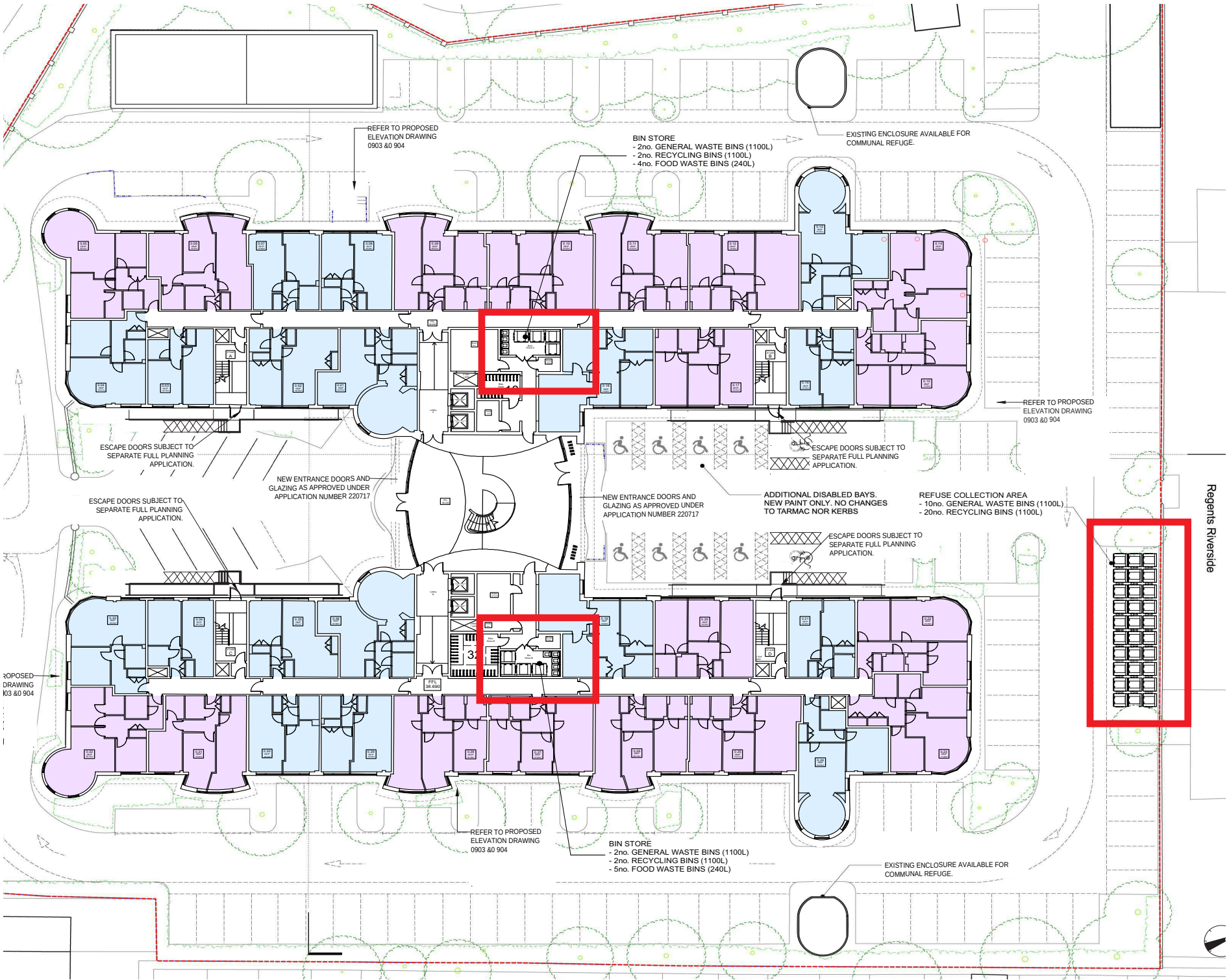
In summary, the following provision is being made;
- 14 x 1100 litre general waste bins
- 24 x 1100 litre recycling bins
- 9 x 240 litre food waste bins
This is in line with the council’s requirements

It is proposed that weekly collections will be carried out by RBC, therefore provision will be made within the bin collection area for 30 x 1,100L bins, in excess of RBC’s ‘Waste Management Guidelines for Property Developers, Architects, Planners and Contractors’ which sets out requirements for the provision of waste containers at large-scale developments, as per table below.

This strategy remains unchanged from the previously consented scheme.

	RBC Standard		Requirement	
	Fortnightly collection	Weekly collection	Fortnightly collection	Weekly collection
General Waste	5 flats per 1,100L bins	10 flats per 1,100L bins	22 x 1,100L bins	11 x 1,100L bins
Recycling	5 flats per 1,100L bins	10 flats per 1,100L bins	22 x 1,100L bins	11 x 1,100L bins

Figure 1-6. Proposed ground floor plan, drawing 5025893-RDG-00-PLD-B-0305-E_Proposed Ground Floor Plan



Proposed Bin Collection

According to the Stantec highways report which was submitted as part of the original consent, the waste collection at the site was undertaken by Biffa, a private contractor. However it is anticipated that, as part of the proposals, waste collection will be undertaken by RE3 waste collection vehicle, which has a different vehicle specification. A swept path assessment was carried out to demonstrate that RE3 waste collection vehicle can be accommodated within the site and get within 10m of the refuse collection point,

The waste vehicle is 2.53m wide and can easily be accommodated within the 6m wide service road around the building, allowing for single cars to pass during collection.

This proposed collection strategy has not changed from the previously consented approach.



