



MULTIDISCIPLINE PROPERTY AND
CONSTRUCTION CONSULTANTS

RIDGE

**Great Brighams Mead.
Reading**

**Proposed Amendments to
Bike and Bin Storage**

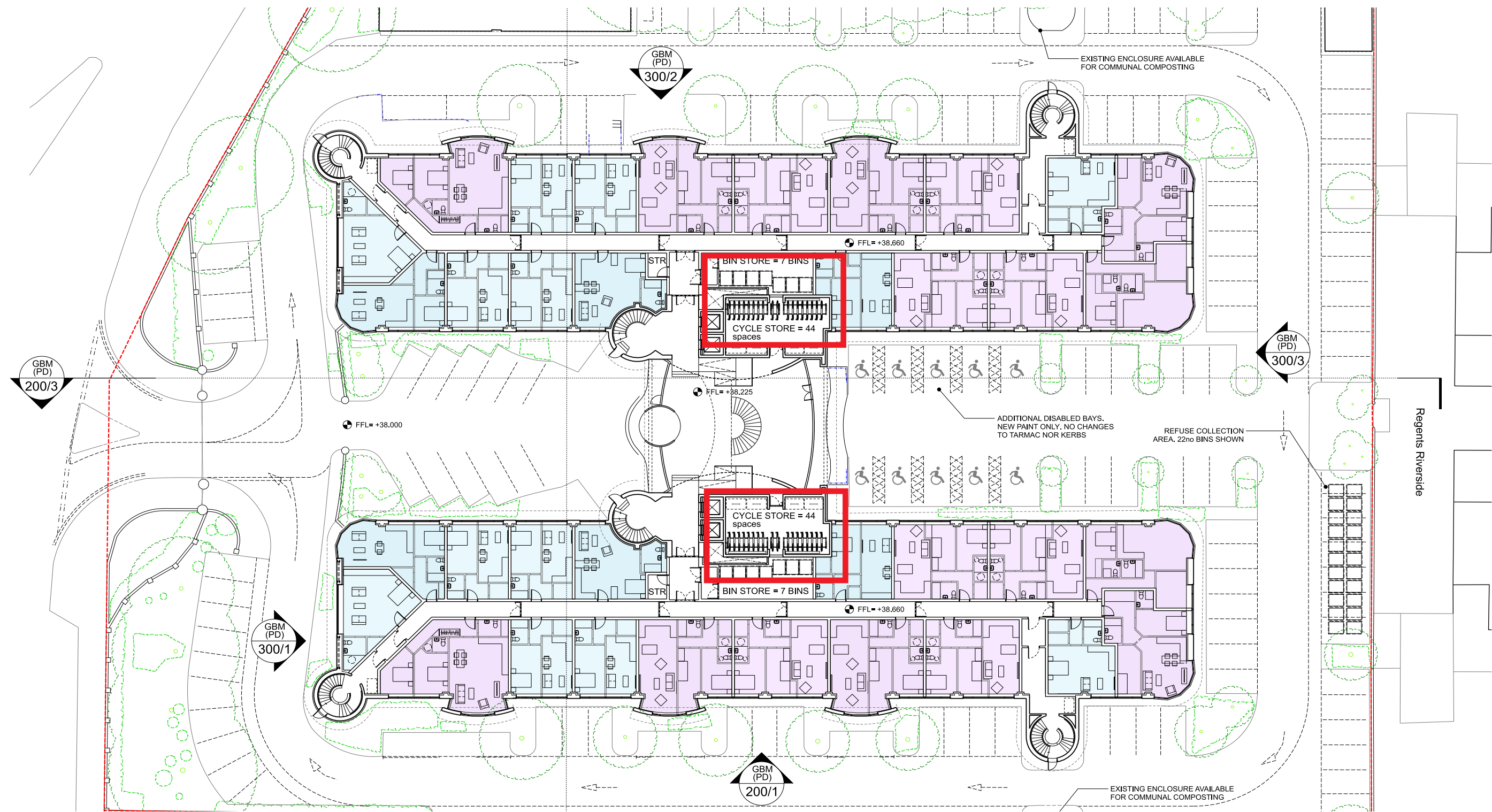
February 2026

5025893_GBM_1000_C

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;

88 bike spaces located in the following locations;

- Ground floor
- 12 spaces via single-tier cycle racks in northern core
- 12 spaces via two-tier cycle racks in northern core
- 10 individual lockable cycle cages in northern core
- 22 spaces via single-tier cycle racks in southern core
- 32 spaces via two-tier cycle racks in southern core

Figure 1-3. Proposed single-tier bike racking system



Figure 1-4. Proposed two-tier bike racking system



Figure 1-2. Proposed ground floor plan, drawing 5025893-RDG-00-PL-D-A-5000-P01_Proposed Ground Floor Plan



Original Bin Storage

Original scheme;

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

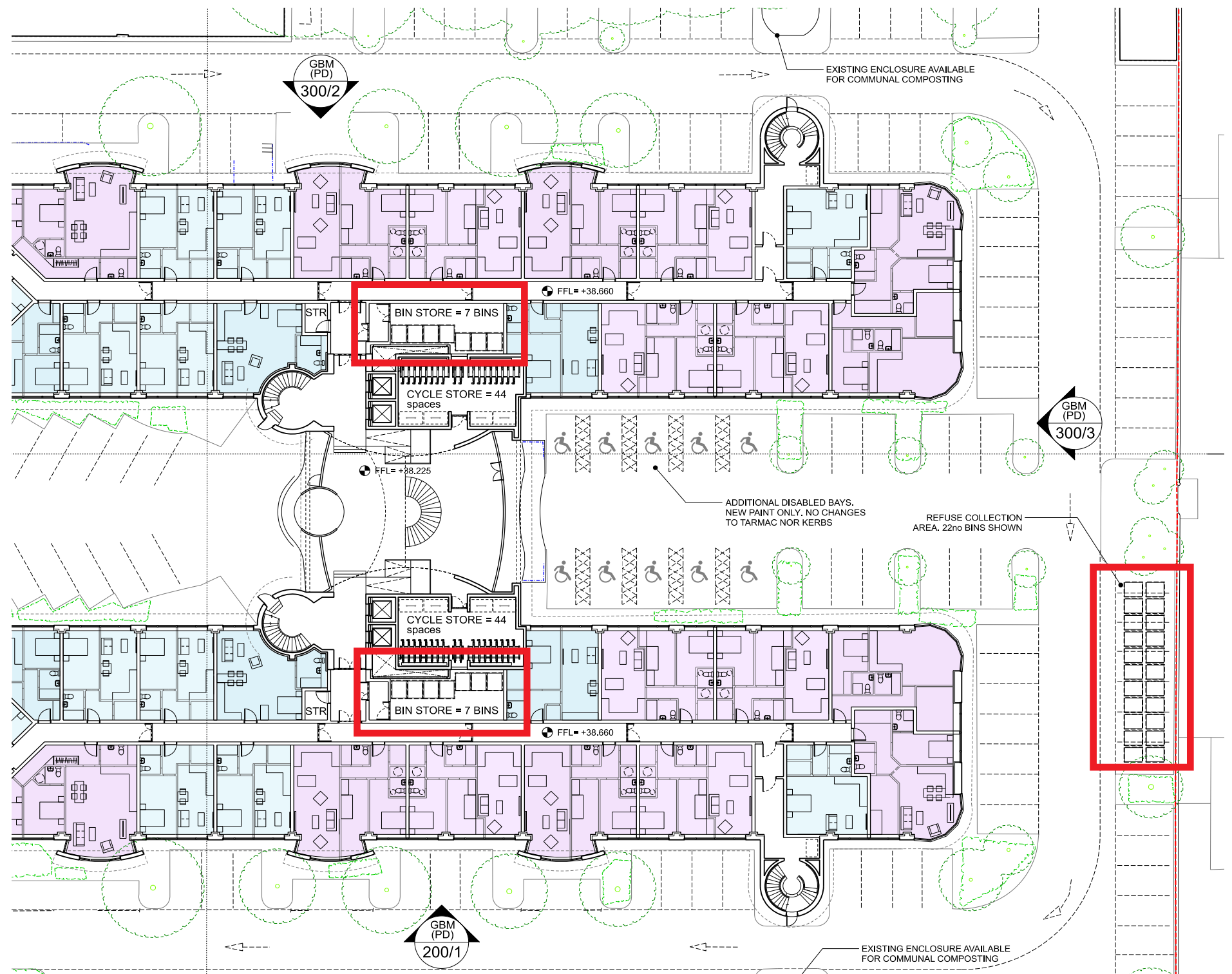
The bins stored internally are required to be moved down a switch-back ramp to get outside.

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. Consented ground floor plan, drawing GBM_100_P02_Proposed Ground Floor Plan



Proposed Bin Storage

The management of site services will be undertaken by a site-based management team which includes managing the waste strategy for the whole site.

To avoid the health issues and nuisance associated with internal waste storage, it is proposed that all waste is located externally where it will be managed on a daily basis by the Facilities team. Two separate bin stores are located towards the northern boundary and can accommodate 38 x 1100 litre waste bins.

In addition, 9 x 240 litre food waste bins are located within the two existing bin stores on the eastern and western boundaries.

- In summary, the following MINIMUM 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 38 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.



