

# Waste management guidance notes for residential developments

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[www.southwark.gov.uk](http://www.southwark.gov.uk)

This document provides guidance on the waste storage and collection requirements that should be considered for residential developments in Southwark.

Following this guidance is integral to satisfying the requirements for waste facilities in the Sustainable Design and Construction supplementary planning guidance (SPG) section 6.2.

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## 1. USING THIS GUIDE

Section 2 of this guide contains information on the likely waste arising per week for a range of different types of development. Using the bin sizes information in section 6, this can be used to estimate the number and type of bins which will be required to accommodate refuse / recycling:

$$\text{Number of bins required} = \frac{\text{volume of refuse or recycling (L)}}{\text{capacity of the bin}}$$

From this, and details of bin dimensions also in section 6, the area needed to house the requisite bins can be calculated.

Section 4 contains important information about where refuse and recycling storage should be sited and considerations for access which should be used in determining where to site the refuse and recycling facilities and access arrangements.

**Disclaimer: These notes are intended for guidance only**

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## 2. RESIDENTIAL

Two categories are used to specify storage capacity requirements for residual waste and recycling within residential properties:

- Individual properties and smaller developments (individual bin storage is provided for each property)
- Purpose built blocks of flats and large developments (communal bin storage is provided).

### 2.1 Residential premises with individual refuse facilities

As of October 2011, the majority of street based individual houses will be receiving the following configuration of receptacles:

A 240 litre wheeled bin for mixed dry recycling (properties without space for a wheeled bin for recycling will instead be provided with an appropriate number of stackable 55 litre blue boxes in its place)

### A 240 litre wheeled bin for refuse

If appropriate, a 240 litre wheeled bin for mixed food and garden waste (any properties without the need/space for a garden waste wheeled bin will instead be provided with a 23 litre bin for food waste collections).

Space must be provided for all the above requirements at the front of any new properties. Any properties with a private garden should also be provided with space for a compost bin.

Collections for food and garden waste will be weekly. Dry recycling and refuse collections will be on an alternate weekly basis

## 2.2 Residential premises with communal refuse facilities

The following formula is used to calculate the estimated total weekly refuse (recyclable and non-recyclable) arising from a residential development with communal refuse facilities:

- Total weekly refuse (L) = 30L per unit + 70L per bedroom

It is recommended that space be provided for recycling bins to accommodate 50% of this total weekly volume. This is in line with the revised **British Standard (BS5906 Waste Management in Buildings)**. Refuse (or residual waste) provision is required for 75% of the total weekly refuse arising:

- Recycling provision (L) = Total weekly refuse (L) x 0.5
- Residual waste provision (L) = Total weekly refuse (L) x 0.75

E.g. If the total weekly refuse is 1000ltr, we would require 500ltr capacity for recycling and 750ltr capacity for residual waste.

Any planned waste capacity over 660ltr will require the use of communal bins

Southwark operates a commingled recycling service from our communal recycling bins. The following can all be recycled together in one container:

- Paper and cardboard
- Cans, food tins, aerosols, and foil
- Glass bottles and jars
- Plastic bottles, foodtrays and pots
- Food and drink cartons, e.g. Tetra Pak

Adequate storage to accommodate the above should be provided as a minimum. Details of all the recycling and refuse containers available from the council to help you meet the capacity requirements discussed above can be found at section 6.

In addition to the traditional container options outlined in section 6, developers may wish to look at further options for storage of their waste pending collection.

Any non-standard collection methods of collection or storage of waste, e.g. use of compactors, vacuum-based technology, or roll-on, roll-off skips, should be discussed with our operations team prior to planning in.

## 2.3 Internal storage

To help residents to actively move towards a culture of recycling wherever possible, we encourage architects / designers to provide space (typically in the kitchen area of each property) for residents to be able to separate out waste into two different containers - one for recyclable and one for non-recyclable waste.

Wherever possible, depending on whether it is operational possible and subject to risk assessments on fire and safety grounds, residents in flats or apartments can benefit from the council's weekly clear bag recycling doorstep collection scheme. Designs for walkways and corridors should incorporate sufficient space for clear bags to be left outside the resident's doorway on the day of collection.

In suitable residential developments, and again where operationally feasible, refuse collection may also be on a door-to-door basis once a week, rather than using communal facilities. Storage spaces on corridors for refuse containment prior to day of collection should also be designed in to be included on each floor.

Additionally, within corridors and/or foyers of developments, spaces should be designed in for signage to promote recycling and refuse schemes.

## 2.4 Organic waste options within purpose built flats

Purpose built flats should consider

- on site in-vessel food waste digesters
- storage space including maturing areas
- storage areas for communal food waste containers; storage space inside kitchens for seven litre containers
- food waste disposal units (underneath sinks)
- sufficient space to accommodate wormeries on balconies.

## 2.5 Storage for bulky articles

Southwark operates a bulky waste collection service for its residents. Separate accommodation at ground level should be provided for the storage of large items such as white goods and furniture, prior to special collection by our bulky waste crews. This site should include an area for signage detailing the options and procedures for disposal of bulky waste. By the terms of the council's bulky waste service, items may only be put out on the day of arranged collection, and not before.

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## 3. CLINICAL AND HAZARDOUS WASTE

### Clinical waste

Where clinical waste is likely to be generated separate storage and collection arrangements for clinical waste will need to be considered.

### Hazardous waste

All hazardous wastes should be correctly identified, segregated and stored separately in accordance with guidance from the Environment Agency and specialist hazardous waste contactors. Hazardous waste must not be mixed with general waste, composting or recycling. Please note that the council does not collect hazardous waste. These collections are undertaken by the City of London's hazardous waste removal team.

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## 4. SPECIFICATIONS

### 4.1 Access specifications

The distance residents have to walk to the bin store must be under 30m (horizontal distance) (**Building Regulations approved document H6**). Consideration should be taken wherever possible for potential elderly or disabled residents and their ability to travel this distance. Please refer to both **BS 8300:2009** and **DD 266:2007** (both available at <http://www.bsigroup.com/en-GB/>) for codes of practice regarding access to and design of accessible buildings

Bin stores should be located at street level. Where this is not possible, a suitable ground floor collection area must be indicated on drawings submitted for approval. In addition, a written statement must be attached describing the proposed method for transporting the containers to the ground level collection point, indicating parking arrangements for a tractor unit, if these are required. If waste containers are to be transported to ground level by a goods lift, it must be large enough to accommodate at least one waste container as well as the porter. In large developments more than one waste container will need to be accommodated. The lift doors and adjacent lobby or corridor must be sized so that waste containers can be easily manoeuvred. Within new buildings, the siting of storage containers should, wherever possible, allow movement of containers to the collection point without being taken through a building (unless it is a porch, garage or carport or other open covered space).

Collection points should be at street level and within 10m of the nearest stopping point for refuse collection vehicles

The path between the bin storage and collection point must be free of steps and kerbs (a drop-kerb should be designed in wherever possible).

Paths should also be level, unless the gradient falls away from the housing or chamber, in which case it should not exceed 1:12 (**BS5906**).

The maximum distance we would expect a collection vehicle to reverse in order to turn at a turning head is 2 vehicle lengths (up to 15m). It is required that collection vehicles can both enter and exit a development (to leave or rejoin the highway) using a forward gear. Where collection vehicles do have to enter a development, there should be sufficient on-site turning circles or hammerheads to allow safe manoeuvring and exit from the development. Road layout should allow for a turning circle of about 20m. The turning movements of waste collection vehicles should be tracked by developers to minimize potential impact. Please refer to **BS5906** for further details of road layout and distance requirements. When developing routes and footways within a new development, developers should be aware of, and refer to, **Transport for London's streetscape guidance** which provides advice on the design, appearance and upkeep of roads and streets in the capital.

If a service road / access is to be constructed for refuse vehicles to use, this must be constructed to a standard that would withstand the weight and vibrations of the vehicle (in accordance with the **Department of Transport's Manual for Streets**, which replaced the previous Design Bulletin 32: Residential Roads and Footpaths (DB 32)). All manhole covers, gully gratings etc. should also be able to withstand this weight. The road must be wide enough for a vehicle with a maximum width of 2500mm to fit down.

The current key specifications for the largest vehicle in the council's refuse fleet for which sufficient clearance must be incorporated in building and road layout designs are as follows:

Length	10700mm
Width	2550mm
Max. Height	4300mm
Max. Weight (fully laden)	26 tonnes

Bin stores which are accessible from the street should be provided with a lockable door fitted with either a Fire Brigade (FB) 1, FB 2 or FB 4 mortice lock (waste collection operatives carry keys for these locks). Where there are electronic gates and/or barriers controlling access to waste container housing a tradesperson button or code device should be in use. Codes and/or keys should be provided to the council prior to bins being installed.

Doors or gates to any container housing must not open out over the public highway. Doors should also be fitted with a hook back facility to prevent damage from bins colliding into doors upon entry or exit. Handles should be fitted on the outside of the door to facilitate opening. Doorways must be wide enough for bins to fit through (see dimensions in section 6).

## **4.2 Storage specifications**

All bins must be accessible within the bin store.

Waste storage facilities should not block any utility service points.

Bin storage areas must not obstruct sight lines for pedestrians, drivers and cyclists.

Bins should be in a separate storage area from bicycles.

Bins should be inside or at least enclosed. If bins are used outside they should be secured in a compound to prevent them being moved to a position next to the building and set on fire. Stores should be designed and located in such a way as to limit potential noise disturbance to residents (for example through the sound of glass breaking) either through use by said residents or during collection of waste.

Storage sites should include areas for instructional signage detailing correct use of the facilities.

Within any enclosed storage area there should be adequate lighting that is easily maintained and good natural ventilation.

Communal container housing should have an impervious floor to permit washing down. Receptacles should remain closed at all times and all waste correctly deposited within them, rather than at their side, to prevent access to that waste by pests and vermin.

Waste storage areas should be of adequate height to allow the lids of containers to be fully opened; a minimum height of 2m is required.

Skips should never be placed against a building and should normally be a minimum of 6m away from any part of the premises.

In mixed use developments, separate refuse areas should be provided for residential and commercial uses.

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## **5. FURTHER INFORMATION**

More detailed guidance is available in British Standard BS5906:2005 (Waste management in buildings – code of practice). Available at: <http://www.bsigroup.com/en-GB/>

(Formula used in this guide are based on recommendations in BS5906:2005 or in line with best practice)

[www.southwark.gov.uk/recycle](http://www.southwark.gov.uk/recycle)

Southwark Council sustainable design and construction supplementary planning documents:  
[http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance/1254/sustainable\\_design\\_and\\_construction\\_spd/1](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1254/sustainable_design_and_construction_spd/1)

Building control information and documents: [http://www.southwark.gov.uk/info/200011/building\\_control](http://www.southwark.gov.uk/info/200011/building_control)

The council's planning enforcement team will investigate and potentially take legal action regarding any unauthorised developments, changes of use, or breaches of planning conditions:

Planning enforcement information and documents:  
[http://www.southwark.gov.uk/info/200074/planning/536/works\\_carried\\_out\\_without\\_permission](http://www.southwark.gov.uk/info/200074/planning/536/works_carried_out_without_permission)

Contact the waste management team: 020 7525 2000 or email [environmentalcustomerservices@southwark.gov.uk](mailto:environmentalcustomerservices@southwark.gov.uk)

## 6. BIN TYPES and DIMENSIONS

The main methods of refuse storage employed in Southwark, and available for hire from the council, are listed below. All provision for recycling is available free of charge.

- (a) **WHEELED BINS** - These are plastic two wheeled bins with capacities as follows

Capacity (ltr)	140/180/240/360
Dimensions (mm) Depth -	560/730/735/860
Width -	480/480/580/625
Height -	1065/1070/1065/1095



- (b) **CHAMBERLAIN TYPE CONTAINERS** - These are four wheeled bins. They may be used as an alternative to Paladin containers. The 940ltr model has the option of a fitted lid.

Capacity (ltr)	720/940
Dimensions (mm) Depth -	790/980
Width -	1040 (both)
Height -	1430 (both)



- (c) **EUROBINS** - These are four wheeled bins. They may be used as an alternative to Paladins and have the advantage of a lower loading height.

Capacity (ltr)	660/1100
Dimensions (mm) Depth -	740/1000
Width -	1265/1270
Height -	1320/1380



- (d) **BLUE BOXES** – These are plastics containers, used for the storage of recyclates by individual street based properties (should they not have room for a 240 litre wheeled bin for recycling) prior to collection.

Capacity (ltr) 55  
 Dimensions (mm) Depth - 440  
 Width - 570  
 Height - 345



- (e) **FOOD WASTE EXTERNAL BIN** – These are small containers, specific to those properties with a food waste collection service that are not using a 240ltr bin for organic waste, for food to be placed in prior to collection.

Capacity (ltr) 23  
 Dimensions (mm) Depth - 395  
 Width - 325

