

REFUSE MANAGEMENT PLAN - U0160151

ON BEHALF OF
THE RICHMOND CHARITIES

MITRE MEWS TO THE REAR OF 20-34 ST MARY'S GROVE,
RICHMOND

(22/2082/FUL)

SEPTEMBER 2024



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1.0 Requirements

1.1 Condition

U0160151 - None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste (including a refuse collection and servicing management plan) have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON - To safeguard the appearance of the property and the amenities of the area. To ensure safe and suitable access to the development for all road users in accordance with Para. 110(b) of the National Planning Policy Framework

2.0 Development Description

The proposed Mitre Mews development is for 5 No. 1- bed single-storey dwellings (Use Class C3 (a)) with associated landscaped amenity, providing 100% affordable housing for the over 65s. All the units are designed to 'Passivhaus' standards, with four units to be M4(3) wheelchair user dwellings and one to M4(2) wheelchair accessible and adaptable standards.

3.0 Refuse Management Plan

The refuse and recycling communal storage is provided along the pedestrian entrance route within a low level covered enclosure, with lid and lockable access gates. The capacity meets the standards set in LBRuT SPD Refuse and Recycling Storage Requirements. This includes:

Refuse storage capacity:

30L per household (x 5) = 150L plus 70L per bedroom (x 5) = 350L

Total 500L or 2 x 360L wheelie bins.

Paper/card recycling capacity:

55L per household (x 5) = 275L or 1 x 360L wheelie bin.

Mixed container recycling capacity:

55L per household (x 5) = 275L or 1 x 360L wheelie bin.

The new scheme is located directly adjacent to two other Richmond Charities developments, namely Church Estate Almshouses and Hickey's Almshouses, with the later having an on-site caretaker office, within under one minutes walking distance.

As four of the new units are M4(3) wheelchair user dwellings, and subject to the needs of the future residents, The Richmond Charities caretaker will manage collection of rubbish from residents on a regular, pre-agreed basis, for placement in the bin store.

On collection day, the site caretaker will then present the wheelie bins at a designated drop-off/pick-up point within 10m from the kerbside.



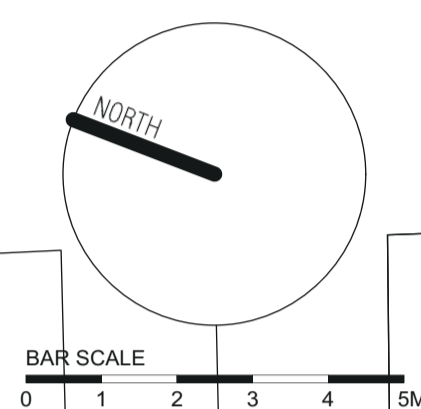
ACCOMMODATION SCHEDULE

SELF-CONTAINED DWELLINGS FOR THE OVER 65s

- 4 No. 1 BED / 2 PERSON WHEELCHAIR ACCESSIBLE M4(3) UNITS @ 60M²
1 No. 1 BED / 2 PERSON ACCESSIBLE & ADAPTABLE UNIT WITH WET ROOM M4(2) @ 50M²
5 No. UNITS TOTAL

PARKING:
1 No. BLUE BADGE DISABLED PARKING BAY (ELECTRIC CHARGING)
2 No. VISITOR BAYS

NOTE:
DRY RISER REQUIRED FOR FIRE BRIGADE ACCESS.
EXISTING NEIGHBOUR GATE AND GARAGE ACCESS RETAINED.
BOUNDARY FENCE REPLACEMENT SUBJECT TO CONSULTATION WITH NEIGHBOURS.



F1: GROUND FLOOR - THICKNESS 465MM
U-VALUE = 0.093 W/m²K

- 20MM FLOOR FINISHES
- 75MM SAND/CEMENT SCREED WITH POLYPIPE UNDERFLOOR HEATING SYSTEM
- POLYTHENE SHEET SEPARATING LAYER (NOT LESS THAN 125 MICRONS/500 GAUGE)

W1 - EXTERNAL WALL - THICKNESS 445MM
U-VALUE = 0.097 W/m²K

- 102.5MM DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPLO-BFL-5-205 WALL TIES, BATTENS AT 600 CTRS

NOTE: W1A - EXTERNAL WALL TO WET ROOMS:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

NOTE: W1B - EXTERNAL WALL TO KITCHENS:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

NOTE: ALL ROOMS ADJACENT TO INTERNAL STEELS -
REFER TO DRAWING: SMGG-109 C2
- 12.5MM BRITISH GYPSUM FIRELINE PLASTERBOARD 30MINS FIRE RESISTANCE

W1C - EXTERNAL PARAPET WALL - THICKNESS 340MM

- 102.5MM DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPLO-BFL-5-180 WALL TIES
- 80MM KINGSPAN THERMAWALL TW55 0.022 W/MK (OR SIMILAR APPROVED)

W1D - EXTERNAL RECESSED BRICK WALL - THICKNESS 386MM
U-VALUE = 0.112 W/m²K

- 73MM CUT DANELLHILL YELLOW BRICK, STRETCHER BOND, GEORGIAN LIME MIX MORTAR
- 50MM MINIMUM CAVITY, WITH TEPLO-BFL-5-155 WALL TIES
- 50MM THERMAWALL TW55 ZERO ODP 0.022 W/MK (OR SIMILAR APPROVED)

W3 - INTERNAL LOAD-BEARING PARTITION WALL BETWEEN PLOT 3 & 4 - THICKNESS 333MM

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 19MM PLANK PLASTERBOARD
- 18MM OSB GRADE 3

NOTE: W3A - EXTERNAL WALL TO WET ROOMS, ADD:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

W2 - INTERNAL LOAD-BEARING PARTITION WALL TO PLOT 1 & 2, 2 & 3 AND 4 & 5 THICKNESS 322MM

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 19MM PLANK PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS

NOTE: W2A - EXTERNAL WALL TO WET ROOMS, ADD:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

W4 - EXTERNAL LOAD-BEARING PARTITION PARAPET WALL - THICKNESS 264MM

- SINGLE-PLY MEMBRANE, ALWITRA EVALON ADHERED APPLICATION (OR SIMILAR APPROVED) TURNED OVER THE UPSTAND PARAPET AND OVER THE TOP OF IT
- KINGSPAN NILVENT BREATHER MEMBRANE (OR SIMILAR APPROVED), OVERLAP JOINTS BY 150MM

W5 - INTERNAL LOAD BEARING PARTITION - THICKNESS 129MM:

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 89MM ISOVER PARTITION ROLL (OR SIM. APPRV.)

NOTE: W5A - WALL TO WET ROOMS, 136MM:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 9MM PLYWOOD TO BE ON THE SIDE OF WET ROOM, OVER POCKET SLIDING DOOR

NOTE: W5B - WALL TO KITCHENS, 129MM:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 9MM PLYWOOD TO BE ON THE SIDE OF KITCHEN, BEHIND CABINETS

NOTE: W5C - WALL TO WET ROOM AND KITCHEN, 145MM:
- 9MM PLYWOOD ON BOTH SIDES, FOLLOW W5A AND W5B

W6 - INTERNAL NON - LOAD BEARING PARTITION - THICKNESS 120MM:

- 3MM PAINT SKIM
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 89 X 45 MM TIMBER STUDS WITH 89MM ISOVER PARTITION ROLL (OR SIM. APPRV.)

NOTE: W6A - NON-LOAD BEARING WALL TO WETROOM, 127MM:
- 12.5MM BRITISH GYPSUM GYPROCK WALLBOARD PLASTERBOARD
- 12MM TILE BACKER BOARD + 10MM TILES

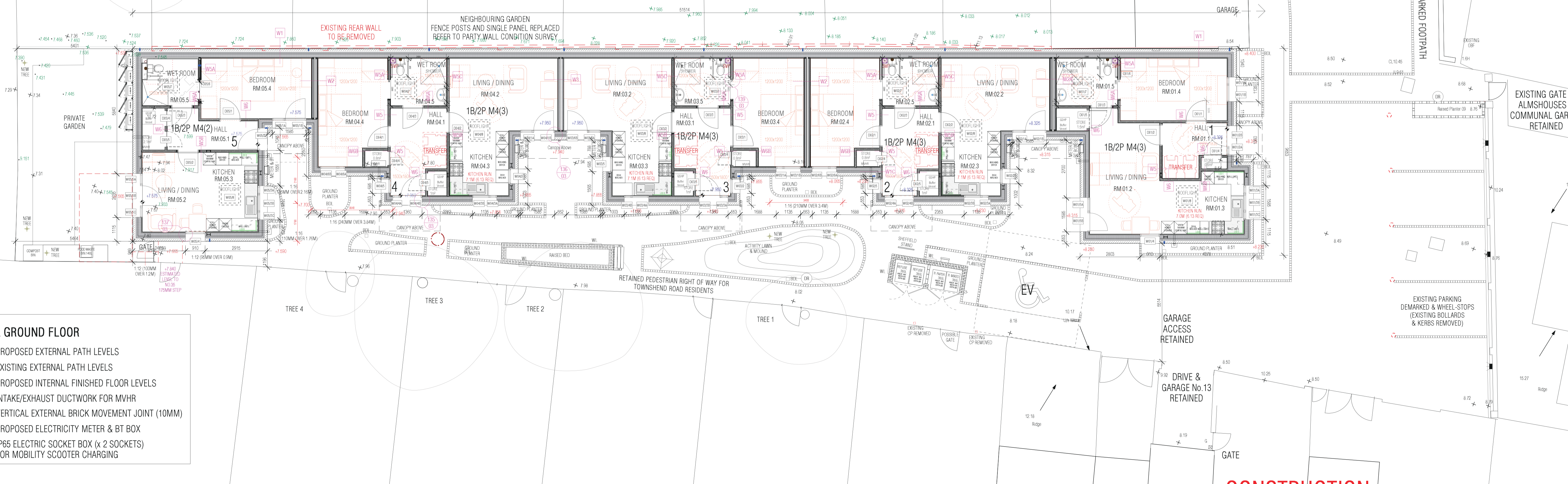
NOTE: W6B - WALL TO MVHR CUPBOARD, 133MM:
- ADD 12.5MM GYPROCK SOUNDBLOC

R1: FLAT ROOF - THICKNESS 655MM (VARIES)
U-VALUE = 0.08W/m²K

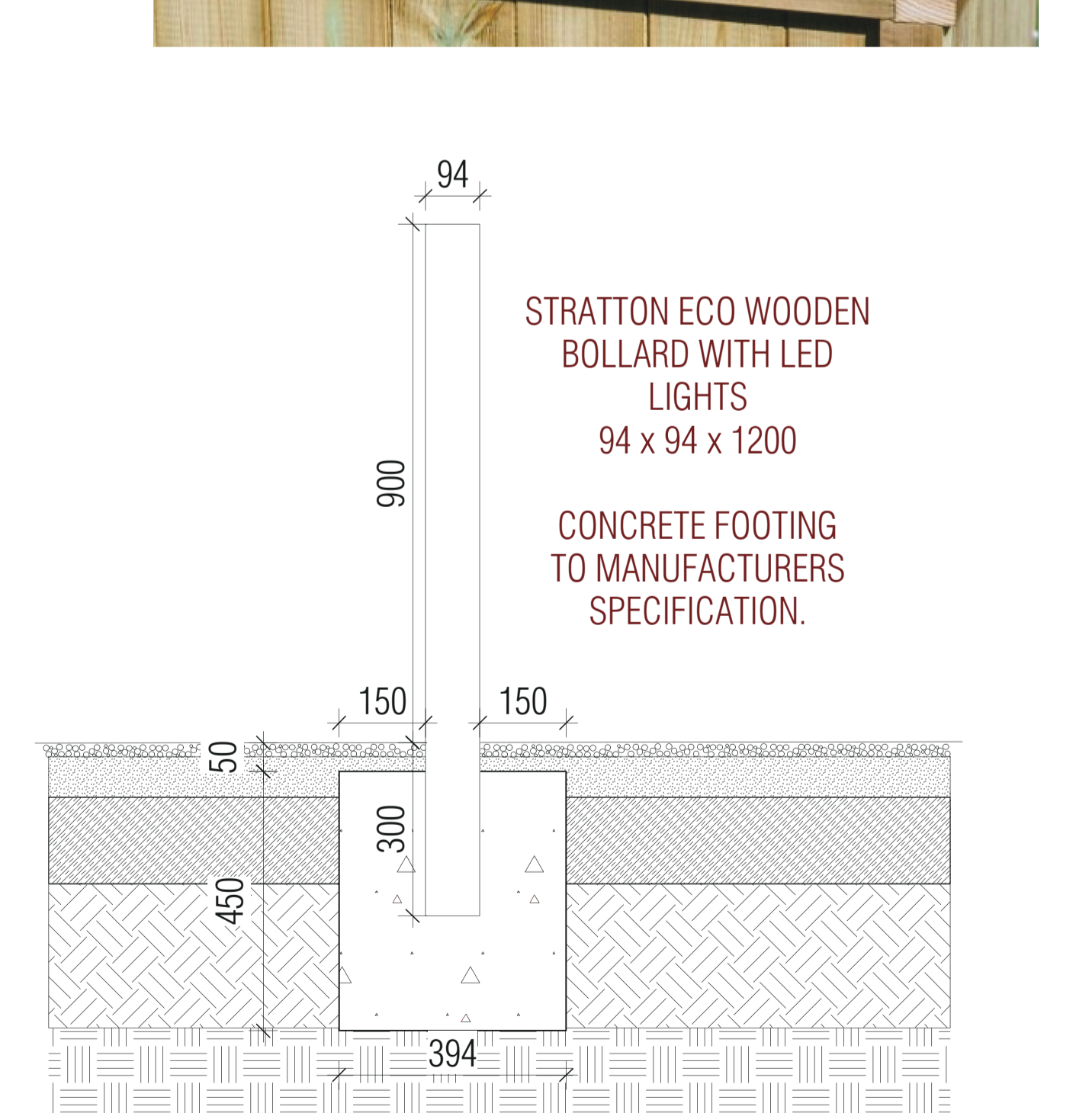
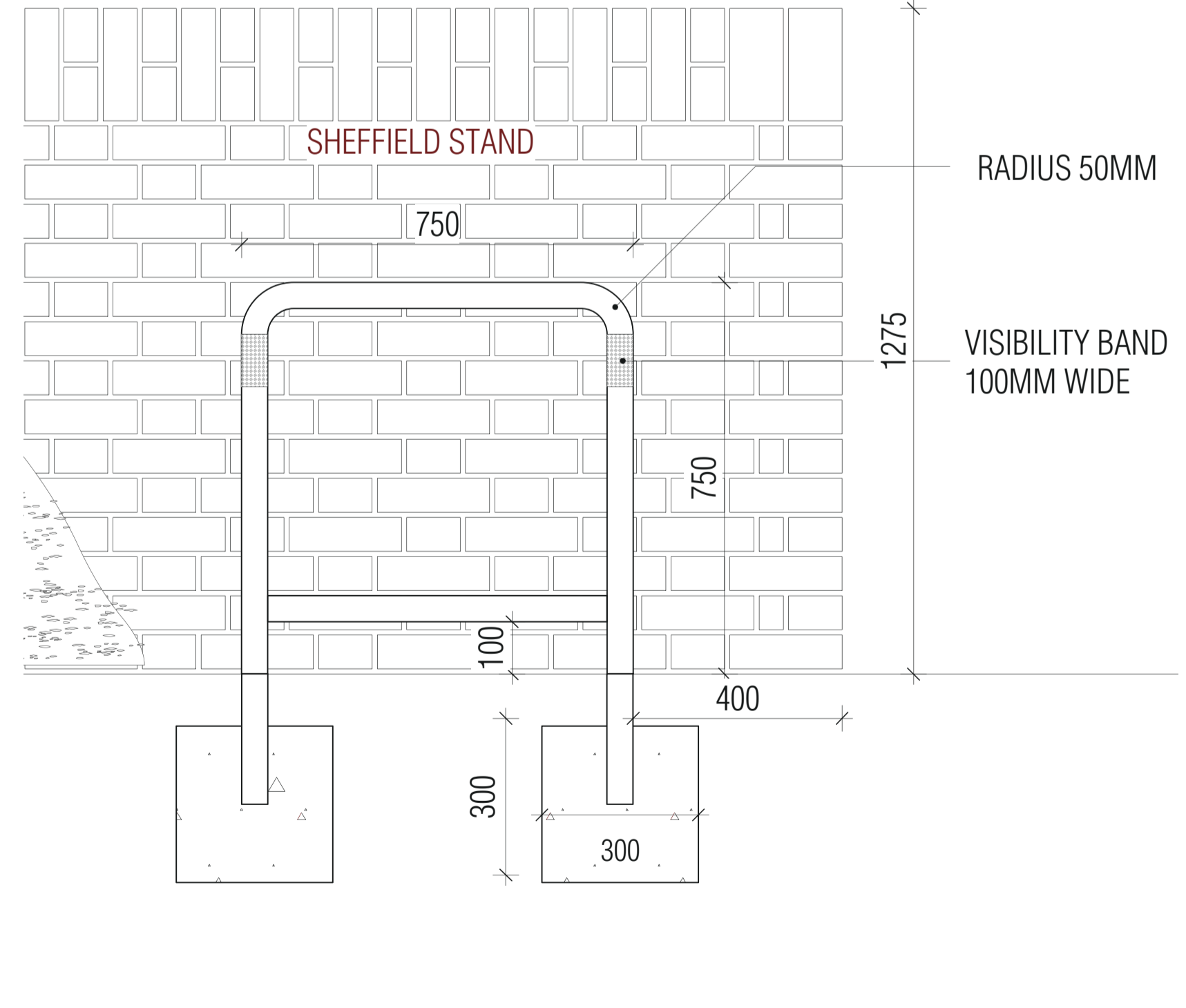
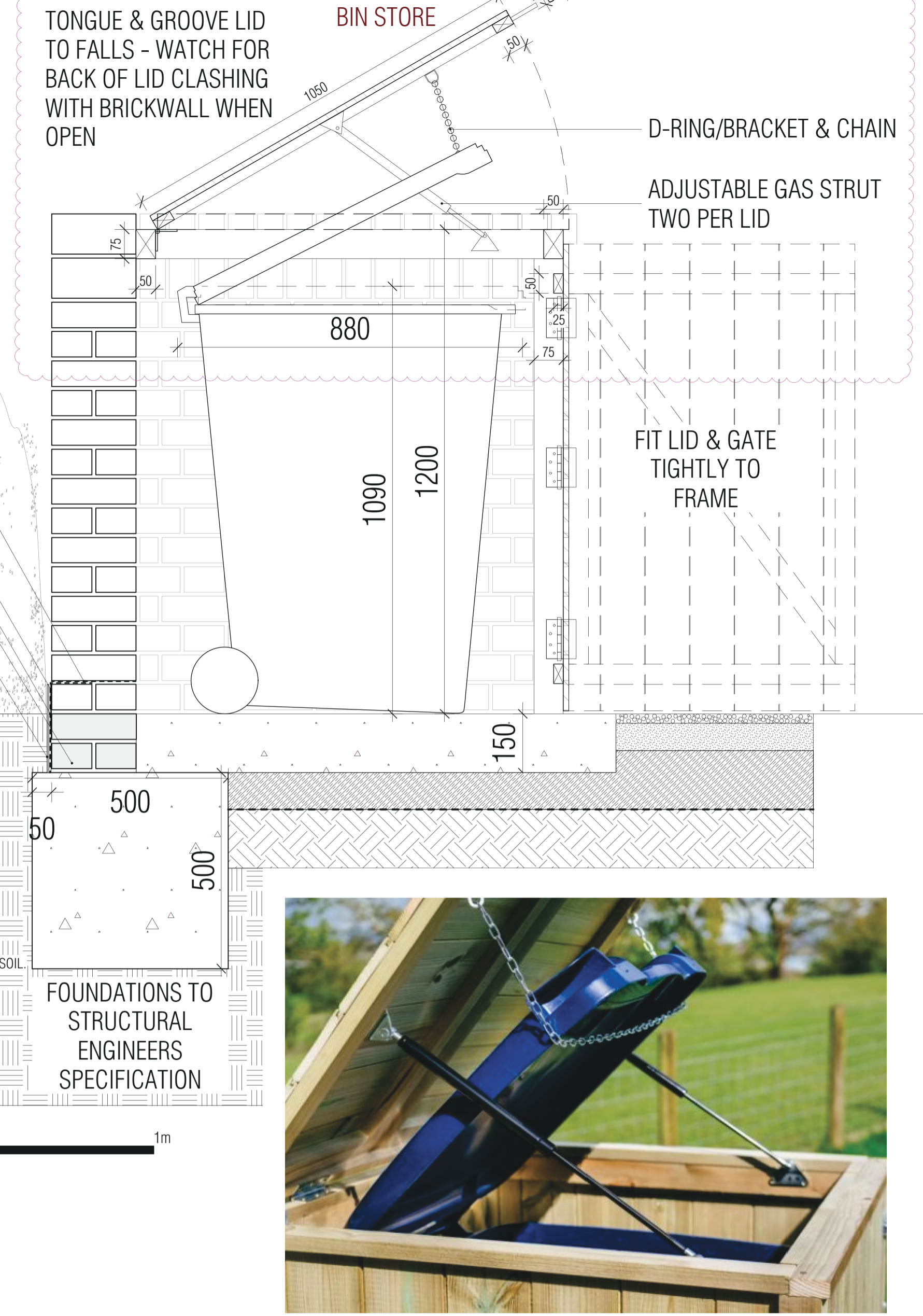
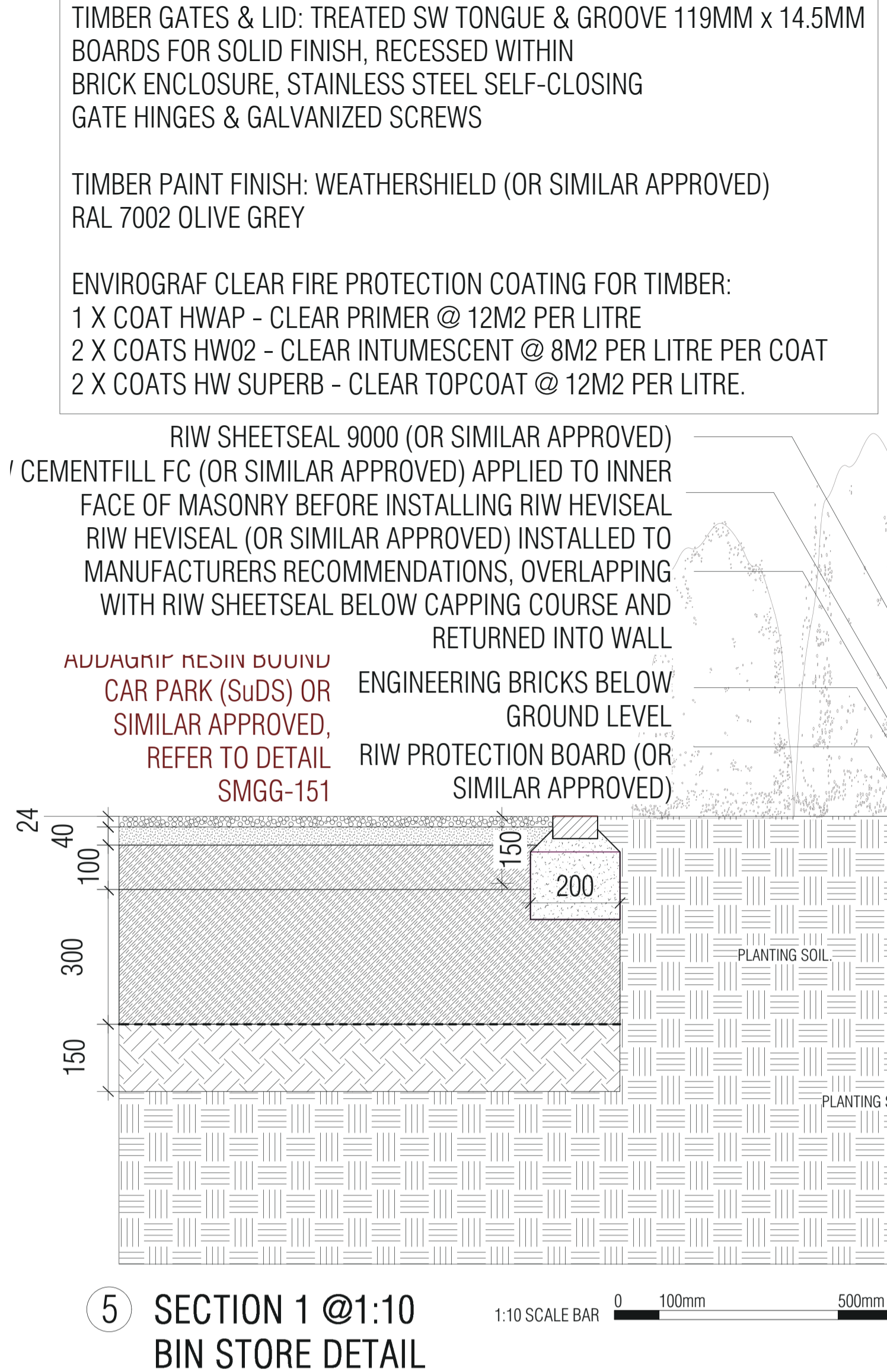
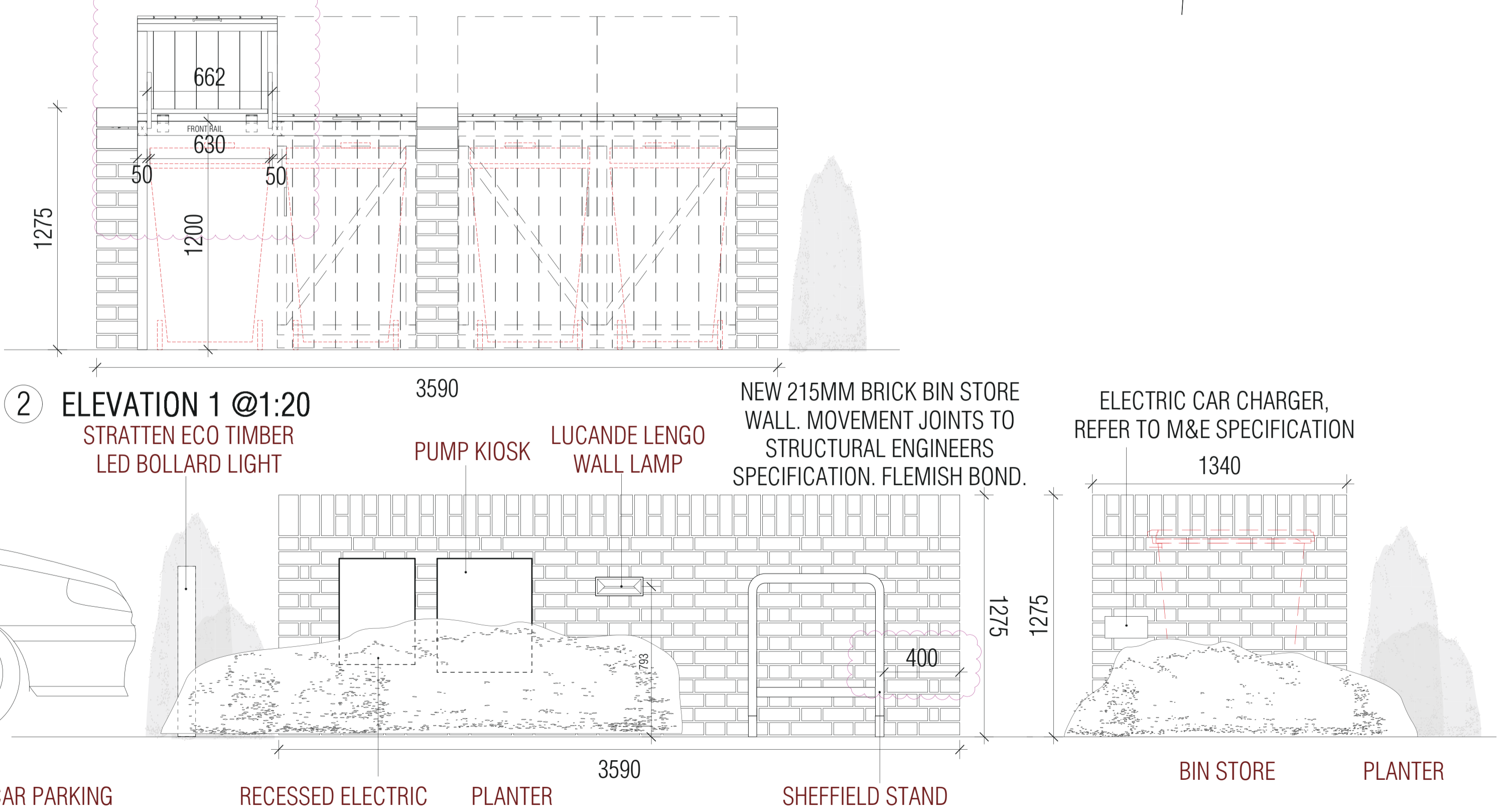
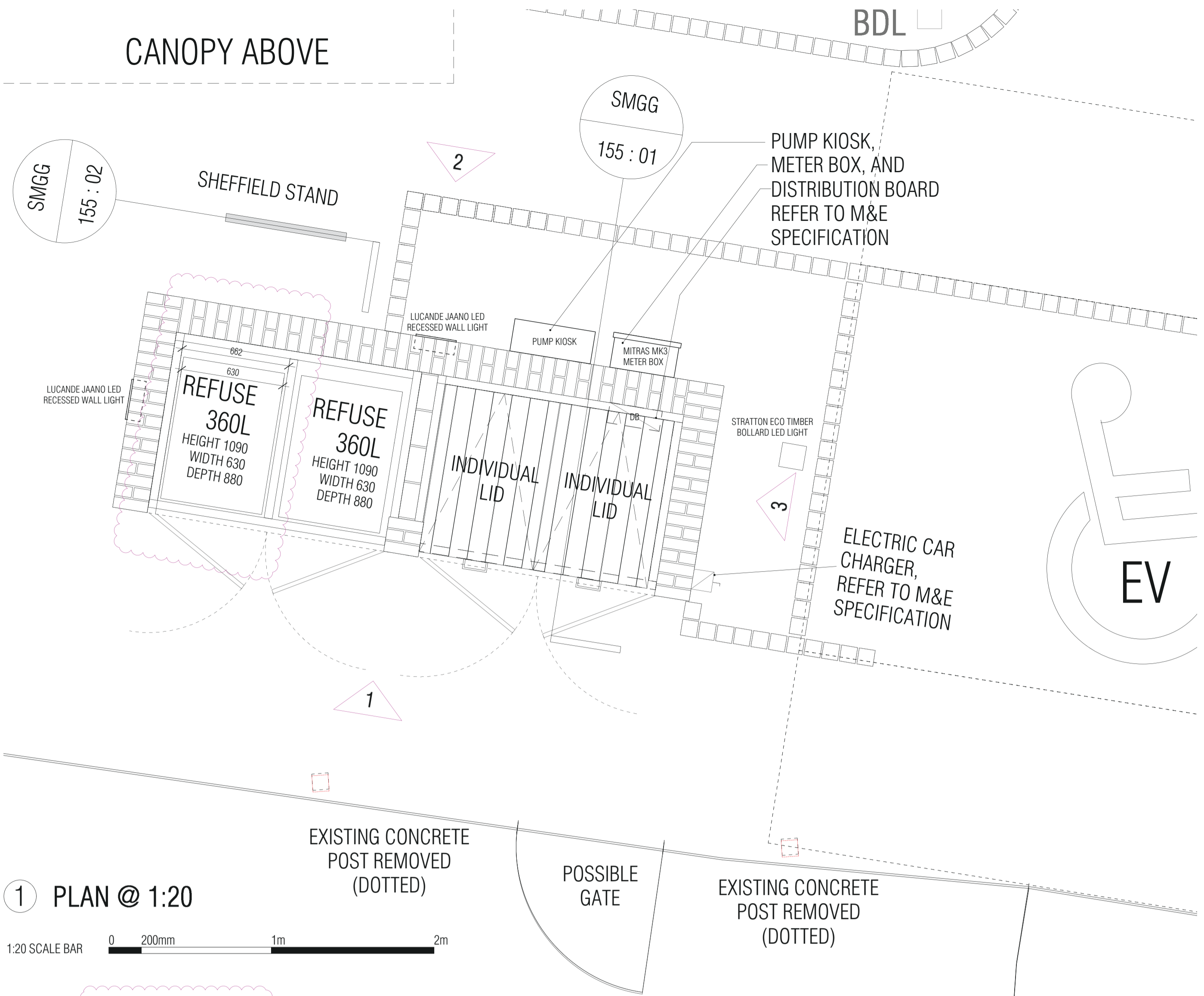
- EVAGREEN ICB WATERPROOFING (OR SIMILAR APPROVED) GREEN ROOF SYSTEM:
- GROWING MEDIUM (WILD FLOWERS, GRASSES, AND BARE AREAS GRAVEL)
- 80MM BIODIVERSE SUBSTRATE
- FL200 FILTER FLEECE (OR SIMILAR APPROVED)

R2: LOWER ROOF - THICKNESS 550MM (VARIES)
U-VALUE = 0.08W/m²K

- SINGLE-PLY MEMBRANE, ALWITRA EVALON ADHERED APPLICATION (OR SIMILAR APPROVED)
- EVATHERM TISSUE-BACK TAPERED INSULATION, TO 1:40 FALLS (HEIGHT VARIES) (OR SIMILAR APPROVED)
- 210MM EVATHERM TISSUE-BACK INSULATION (100MM + 110MM), THERMAL CONDUCTIVITY 0.025 W/MK (OR SIMILAR APPROVED)



KEY - GA GROUND FLOOR
+8.000 PROPOSED EXTERNAL PATH LEVELS
+8.000 EXISTING EXTERNAL PATH LEVELS
+8.000 PROPOSED INTERNAL FINISHED FLOOR LEVELS
INTAKE/EXHAUST DUCTWORK FOR MVHR
VERTICAL EXTERNAL BRICK MOVEMENT JOINT (10MM)
PROPOSED ELECTRICITY METER & BT BOX
IP65 ELECTRIC SOCKET BOX (x 2 SOCKETS) FOR MOBILITY SCOOTER CHARGING



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Notes		Revisions	
		C1- 19.04.2024:	Lid added to bin store, together with fire proofing paint specification. Pump kiosk added.
		C2- 14.05.2024:	Envirograf specification added.
		C3- 17.07.2024:	Surface mounted meter box & kiosk moved, and wall light added. Bollard light detail added.
		C4- 05.09.2024:	Additional detail added to bin store.
		C5- 11.09.24:	Bin lids raised, central rail added & bike stand moved.

Project		ST MARY'S GROVE GARAGES, RICHMOND TW9	
Drawing		BIN & BIKE STORE DETAILS	
Drawing No.	Scale	Date	
SMGG-155 C5	1:10, 1:20 @ A1	15.11.2023	

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