

Town & Country Planning
(Development Management Procedure)(England) Order 2010)

Design and Access Statement

Seymour Place, 65 Queensway Bognor Regis PO21 1RT

Installation of a bin storage unit

1. **Foreword**

1. This statement is prepared under the requirements of article 6 of The Town & Country Planning (Development Management Procedure) (England) Order 2010). The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

2. **Introduction**

1. This planning application is submitted for the installation of bin storage units for Optivo at Seymour Place, 65 Queensway Bognor Regis PO21 1RT.
2. The current bins are stored in external cupboards underneath the kitchen windows of each flat and pose a significant fire risk.
3. This application seeks to address this urgent need with the provision of a bin store which is aesthetically pleasing and compact, and installed in a convenient and safe location for the benefit of the residents.

3. **Land Use**

1. The land identified for the bin store is currently a soft landscaped area in the existing car park.
2. It is proposed that the existing shrubs be removed and replaced with a concrete base for the unit and access to the front.
3. It is also proposed that a section of the existing kerb be dropped to facilitate access for waste operatives.

4. **Layout, Scale, Appearance and Access**

1. When surveying an area for a suitable bin store location, we take into consideration the following points:
 - CFPA-E guidance specifically in respect of safety distances, the proximity to buildings, because of the fire risk that bins present. We use a quick safe-distance calculation of width of object plus 2.5m from any building opening

- BS5906 in respect of travel distances, the distance residents have to walk to the bin store. Although it varies within authorities, residents should not have to carry their waste more than 30 metres to deposit their rubbish.
- BS5906 in respect of pulling distances, how far bin crews will have to walk from the kerbside to collect the bins. Again, although it varies within authorities, bin crews are not expected to pull wheelie bins more than 25 metres to empty the contents into the lorry.

Because of the demographic and design of many areas within the social housing sector in the UK, it is not always possible to meet all of these conditions fully. Our surveyors are experienced in assessing each area individually and choosing the best possible location for the bin store in the circumstances.

This can sometimes result in communal areas and parking spaces being used, particularly when space is at a premium. Although this is far from ideal, in our view it is often a sacrifice that should be taken in order to make sure the highly combustible contents of a waste bin are kept at a safe distance from building openings, to minimise the risk of lives and property being jeopardised.

2. There is one bin store proposed to house 4no. 1100L bins and measuring 6000mm (l) x 1310mm (w) x 1839mm (h).
3. Designed with good aesthetics in mind, the unit has a curved roof profile. It has a robust galvanised steel frame (silver), with steel panel cladding (brown finish). The doors are full height and clad to match.
4. The store is located so as not to have unacceptable impact on the amenity of residents and will not obstruct any designated emergency access routes.
5. Waste is loaded into the store through the load over apertures by residents and the doors are only opened by waste operatives when collecting the waste. Where overhanging the highway, the doors will be fitted with closers to ensure that they can't remain open and impinge on the highway.

5. **Conclusions**

1. This proposal will mean Optivo can satisfy the requirements of fire risk assessments and improve amenities for their residents.
2. The design, location and setting have been developed to eliminate any adverse impact on the amenities of nearby residential users.
3. For these reasons it is requested that planning permission is granted.