

## NOTES FOR DEVELOPERS AND ARCHITECTS

June 2025

### The Storage and Collection of Refuse from Residential and Commercial Buildings

Please also refer to British Standard Waste management in buildings- code of practice BS 5906:2005.

In Bromley, for individual properties, residential refuse and recycling is normally collected from the front of the resident's property (known as the edge of curtilage) to be placed within 1 metre of the pavement.

This should be taken into consideration on new developments and storage areas should be created at the front of the property. In order to future proof the properties for potential changes in service provision, each individual house must be provided with sufficient storage space for at least the equivalent of 3 x 240l wheeled bins. Where turning facilities cannot be provided, it must be possible for collection vehicles to reverse into the access road. The reversing distance and ability to reverse into the access road must be practicable.

On developments comprising 6 or more dwellings in one block, conversions of existing buildings into flats and commercial developments, communal waste storage containers should normally be provided. In mixed developments, separate storage facilities for commercial waste is required and details should be included in the application. Every commercial unit should have their own independent bin store area.

The capacity requirements for residential developments (communal waste storage) are as follows:

- Refuse- 1 x 1100l euro bin per six dwellings. They are fitted with castors and lids
- Paper and card- 1 x 240l wheeled bin per six dwellings
- Mixed containers (glass, cans and plastic bottles, pots tubs and trays)- 2 x 240l wheeled bins per six dwellings
- Food waste- 1 x 140l per 20 dwellings

Refuse containers (1100l) can be hired from the London Borough of Bromley Environmental Services Department or purchased direct from the manufacturers. Please contact the council for the correct specification before purchasing bins.

Where communal containers are provided, they should be housed in a suitable enclosure with a minimum of 150mm between and around each bin. Where security gates or a secured bin store are proposed there must be available access from 7am until 5pm on the day of collection without the use of keys or fobs. Key code access is acceptable, and details must be provided to the council's current household waste collection service provider. The door to the waste storage area must not open over the highway.

The minimum height for the enclosure is 1.5m but ideally the height should be 2.5m to enable lids to be fully opened and waste and recycling placed in the containers freely.

Where steps are provided within the enclosure for ease of access by residents' consideration should be given to covering the tread area with a non-slip surface.

The design and construction of the enclosure doors and frames should be of sufficient strength to minimise the possibility of impact damage by the container. Waste collection operatives should not be required to move 2-wheeled bins (up to 360l) more than 18m in



total, and 4-wheeled bin (1100l) more than 10m in total and enclosures must be located accordingly. The path between the enclosure and nearest vehicular access should have a minimum width of 2m, free of steps, kerbs, and ramps with an appropriate smooth hardwearing surface, with a gradient not steeper than 1:12.

Storage areas and collection points must be convenient for use by residents and convenient and accessible for collection purposes. They should also visually unobtrusive, and the siting should be neighbourly in relation to the amenities of the occupiers of adjacent properties. As well as the siting, the design of the waste enclosures also requires careful consideration in terms of height and materials. Brickwork or rendered walling matching the building, or close-boarded fencing with gates or doors, are possible treatments. Landscaping around the enclosures is often appropriate. An effective means of enclosure will help to ensure animals do not disturb the containers and their contents.

Where the enclosures are located further than 10m from the highway or suitable service road, an access road must be provided not less than 5m wide with appropriate turning facilities to a suitable specification, to accommodate a fully laden vehicle weight of 26 tonnes. In appropriate cases, minimum headroom of 3.7m for passage should be provided. Where turning facilities cannot be provided, it must be possible for collection vehicles to reverse into the access road. The reversing distance and ability to reverse into the access road must be practicable.

The siting of the enclosure should be such that containers can be moved directly to the loading point without passing through any part of the building except by way of a suitable purpose-built passageway.

Consideration of the above will need to be made with reference to estimates of the type of wastes likely to be generated by the occupant(s).

Developers are also advised that containers should preferably be stored under cover and in such circumstances, adequate ventilation is necessary to prevent build up of odours from putrescible materials, especially in the case of restaurant waste.

All kerbs must be dropped.

Applicants are requested to consider these requirements at an early stage in the design of the layout of the development, particularly in the case of bulk storage as the required structures are often difficult to accommodate on the site in an appropriate location and an enclosure in front of the building will not normally be acceptable on visual grounds. For large developments, early engagement with the Neighbourhood Management team is encouraged.

It is hoped developers and architects will act on these recommendations without the Council having to resort to the relevant sections of the Control of Pollution Act 1974.

If further information is required, Neighbourhood Management will be pleased to assist or discuss layout problems in conjunction with the Chief Planner.

For further information, please contact:

London Borough of Bromley, Neighbourhood Management, Place Department, Environment and public Protection, Bromley BR1 3UH

Telephone: 0300 303 8658