

TRIBECA

Recycling & Waste Management Plan Plot B & C

Version 6



Prepared by Savills Development Set Up



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1. Introduction

The following Recycling and Waste Management Plan is prepared in response to Camden's planning condition for the Tribeca mixed use development.

'Permission 2021/2671/P was granted on the 7th November 2022 for the following:

Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.

Condition 9 attached to the permission requires the following:

Prior to commencement of above ground works of each building of Plot B and Plot C, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.'

This report has been prepared in order to discharge Condition 7, by providing the Recycling and Waste Management Plan for Plot B & C.

The Recycling and Waste Management Plan for Tribeca has been designed to ensure compliance with applicable environmental and health and safety legislation.

With circa 1,000,000 sq. ft of vibrant mixed-use development, Tribeca will be a place to connect, innovate and relax within a network of excellence. The site adaptable commercial floorspace at the heart of London's Knowledge cluster will be supported by a vibrant arena of retail, restaurants, public realm and residential space.

The client, Reef Group are committed to the ESG and the guiding principles for the Tribeca development is to make a lasting contribution to the community and environment.

This plan has been compiled with the identified waste streams produced by the operation of The Reflector (Plot B), The Assembly, The Connector and The Platform (Plot C) of Tribeca and recycling potential that the local commercial waste recycling initiatives offer. It is to be noted that a separate plan has already been issued for The Apex (Plot A).

- Phase 1, Plot A - The Apex (Commercial)
- Phase 2, Plot B – The Reflector (Commercial)
- Phase 3, Plot C –
 - C1 & C2 The Connector (C1 Commercial, C2 Residential)

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- C3 The Assembly (Commercial)
- C4 The Platform (Retail / F&B)



It is recognised that this plan will be reviewed when:

- Current waste legislation is amended
- Introduction of new waste legislation
- New recycling opportunities become available in Camden
- Through the engagement with advice groups such as Environment Agency and WRAP
- If new feasible technologies that will improve recycling are able to be introduced

2. Scope of Plan

This Recycling and Waste Management Plan has been developed to outline the way in which the following provisions under H6 of the Building Regulations will be managed:

- a. The volume and nature of the waste and storage capacity required, based on the frequency of collection and the size and type of waste container.
- b. Any requirements for segregation of waste which can be recycled.
- c. The method of waste storage, including any on-site treatment areas and waste collection points and the access to these locations for operatives and vehicles.

- d. The location of waste storage areas, waste treatment areas and waste collection points and the access to these locations for operatives and vehicles.
- e. Hygiene arrangements in the waste storage and waste treatment areas.
- f. Fire hazards and protection measures.
- g. Waste storage areas should have an impervious floor and should have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies should incorporate a trap which maintains seal even during prolonged periods of disuse.
- h. Any room for the open storage of waste should be secure to prevent access by vermin. Any compound for the storage of waste should be secure to prevent access by vermin unless the waste is to be stored in secure containers with close fitting lids.

The plan has been compiled in line with recommendations and data from the following sources:

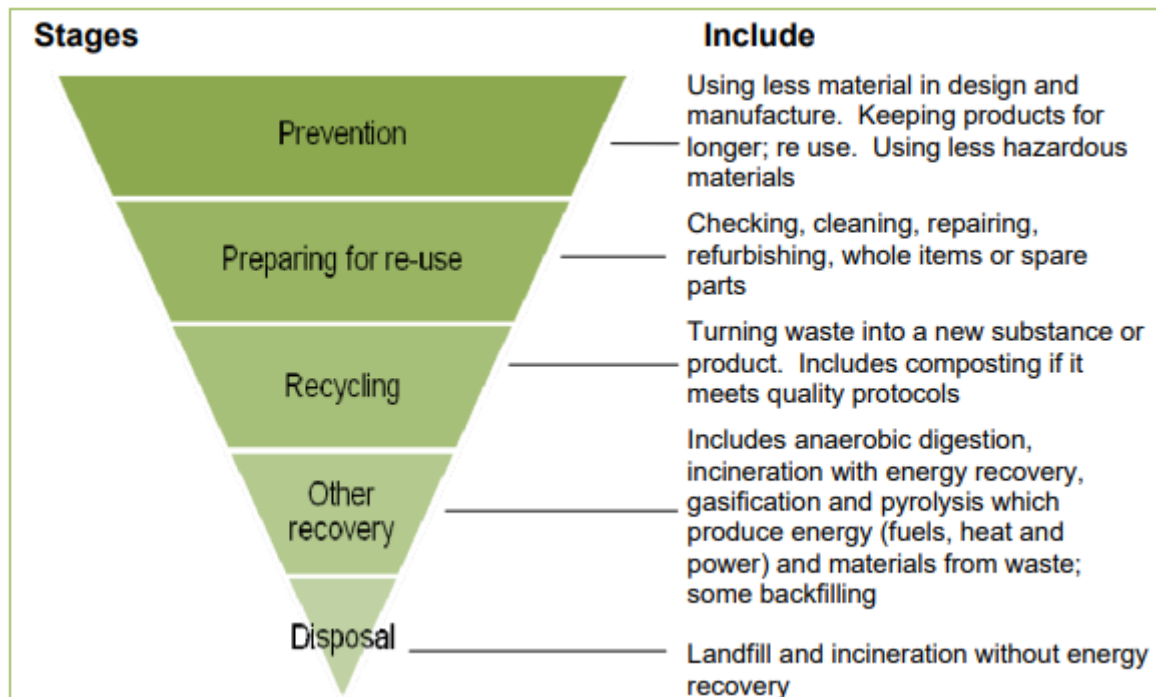
- *BS 5906:2005 Code of practice for waste management in buildings*
- *Camden's Planning Guidance*
- *Camden Business Recycling and Waste Services*
- *National Planning Policy for Waste*

3. Recycling and Waste Management

The UK Waste (England and Wales) Regulations 2011 which require that business follow the waste hierarchy to ensure waste is treated in the best environmental manner and as little as possible is sent to landfill. In addition to this, from the 1st January 2015, these regulations also require businesses to separate metal, paper, plastic and glass from other waste streams. As a new scheme, it is sought to segregate as much waste as possible with no waste to landfill whereby any general waste is taken for further separation and/or incineration to generate electricity.

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Source: DEFRA – ‘Guidance on Applying the Waste Hierarchy’ June 2011

This plan details the management procedures to be implemented at Tribeca to demonstrate compliance with Building Standards.

- a. *The volume and nature of the waste and storage capacity required, based on the frequency of collection and the size and type of waste container.*

The Tribeca management team is committed to minimising its output of waste and taking positive action to maximise recycling by making provision for the following waste streams:

- Dry recyclables: – plastic, cans and paper
- Cardboard
- Food Waste
- Glass
- Residual general waste
- Metal (if applicable)
- Hazardous (collections arranged by occupiers)

Waste generation levels and storage requirements have been calculated using the proposed floor areas, planned tenancy schedules, waste generation metrics and waste stream ratio benchmarks. Waste generation will vary depending on tenant business type, activity levels and user behaviour.

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3.1. The Reflector (Plot B) - Commercial

3.1.1. General Waste

The area schedule for The Reflector building within the Tribeca estate is shown in Table 1 below. This is assuming a 50:50 split between write up and laboratory space.

Table 1: The Reflector Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
E(g i) – Workspace	4,916.4	52,919.64
E(g ii) – Workspace - Laboratories	4,916.4	52,919.64
E(a)(b) – Bar	432	4,650
E(a)(b) – Cafe	225	2,421.88

The current provision for the general refuse store is 50.4 sq. m (542.50 sq. ft) located within the basement of the building.

Table 2 summarises the calculated bin numbers by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes and input from Savills waste specialists.

Table 2 | Bin numbers and storage requirements

Material stream	Units	Number required	Collections per week
General waste	1,100 litre bin	3	3
DMR (dry mixed recyclables)	1,100 litre bin	3	3
Glass	240 litre bin	3	3
Food	120 litre bin	5	3
Cardboard	1,100 litre bin	3	3

From the benchmarking calculations carried out, it is estimated the size of the proposed waste store with 3 collections per week will be sufficient to manage the estimated waste volumes. Within the fit out plans for

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occupiers, it will be encouraged that space provision is given to the potential back haul of waste to ensure there is sufficient space encase of numerous missed collections.

3.1.2. Hazardous Waste

The area schedule for The Reflector building within the Tribeca estate is show in Table 3 below.

Table 3: The Reflector Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
E(g ii) – Workspace - Laboratories	4,916.4	52,919.64

The current provision for the hazardous waste store is 23.4 sq. m (251.88 sq. ft) located within the basement of the building.

Table 4 summarises the calculated bin number by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes and input from Savills waste specialists. It is to be noted that occupiers will arrange the hazardous waste collection. It will be encouraged by the Estate Manager that where possible all hazardous waste collections are completed by the same contractor for economies of scale.

Table 4 | Bin Numbers and Storage Requirements

Material stream	Units	Number required	Collections per week
Hazardous Waste	770 litre bin	2	2

From benchmarking calculations carried out, it is estimated the size of the proposed waste store with 2 collections per week will be sufficient to manage the estimated waste volumes.

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3.2. The Connector (Plot C1) - Commercial

The area schedule for The Connector building within the Tribeca estate is shown in Table 5 below. This is assuming a 50:50 split between write up and laboratory space.

Table 5: The Connector Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
E(g i) – Workspace	1,781.7	19,178.04
E(g ii) – Workspace - Laboratories	1,781.7	19,178.04
E(a)(b) – Cafe	980	10,548.62
E(d) Indoor Sport	549	5,909.38

The current provision for the refuse store is 39.49 sq. m (425.07. ft) located within the basement of the building. It should be noted that the restaurant proposed on the ground floor of The Connector (Plot C2), has been included within these calculations.

Table 6 summarises the calculated bin numbers by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes and input from Savills waste specialists.

Table 6 | Bin numbers and storage requirements

Material stream	Units	Number required	Collections per week
General waste	1,100 litre bin	3	4
DMR (dry mixed recyclables)	1,100 litre bin	3	4
Glass	240 litre bin	5	4
Food	120 litre bin	5	4
Cardboard	1,100 litre bin	3	4

From the benchmarking calculations carried out, it is estimated the size of the proposed waste store with 4 collections per week will be sufficient to manage the estimated waste volumes.

3.3. The Connector (Plot C2) – Residential

The area schedule for The Connector building within the Tribeca estate is shown in Table 7 below, the other buildings will be added as the development progresses.

Table 7: The Connector Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
C(3) – Residential	4,752.7	51,157.59

The current provision for the refuse store is 38.20 sq. m (411.18 sq. ft) located within the basement of the building.

Table 8 summarises the calculated bin numbers by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes, input from Savills waste specialists and guidance from Camden council's website regarding recycling and waste management.

Table 8 | Bin numbers and storage requirements

Material stream	Units	Number required	Collections per week
General waste	1,100 litre bin	4	4
DMR (dry mixed recyclables)	1,100 litre bin	3	4
Food	120 litre bin	8	4

From the benchmarking calculations carried out, it is estimated the size of the proposed waste store with 4 collections per week will be sufficient to manage the estimated waste volumes. This takes into account that residents will store both general and recycling waste in their apartment until the bag(s) are full to be taken down into the refuse store.

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3.4. The Assembly (Plot C3) & The Platform (Plot C4) – Commercial

3.4.1. General Waste

The area schedule for The Assembly and The Platform buildings within the Tribeca estate is shown in Table 9 below. This is assuming a 50:50 split between write up and laboratory space.

Table 9: The Assembly & The Platform Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
E(g i) – Workspace	7,907.68	85,117.42
E(g ii) – Workspace – Laboratories	7,907.68	85,117.42
E(a)(b) – Retail	609	6,555.22
E(a)(b) – F&B/ Cafe	255	2,744.79
E(a)(b) – Restaurant	947	10,193.41

The current provision for the general refuse store is 92 sq. m (990.28 sq. ft) located within the basement of the building.

Table 10 summarises the calculated bin numbers by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes and input from Savills waste specialists.

Table 10 | Bin numbers and storage requirements

Material stream	Units	Number required	Collections per week
General waste	1,100 litre bin	7	5
DMR (dry mixed recyclables)	1,100 litre bin	7	5
Glass	240 litre bin	6	5

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Food	120 litre bin	8	5
Cardboard	1,100 litre bin	8	5

From the benchmarking calculations carried out, it is estimated the size of the proposed waste store with 5 collections per week will be sufficient to manage the estimated waste volumes.

3.4.2. Hazardous Waste

The area schedule for The Connector (C1) and The Assembly (C3) buildings within the Tribeca estate is show in Table 11 below for the dedicated laboratory areas.

Table 11: The Connector C1 and The Assembly C3 Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
C3 E(g ii) – Workspace - Laboratories	17,407.68	187,374.47

The current provision for the hazardous waste store is 18.5 sq. m (199.13 sq. ft) located within the basement of the building.

Table 12 summarises the calculated bin number by size and waste stream needed to store occupier waste pending collection, along with the expected collection frequencies. This data has been collected based on benchmarks of similar schemes and input from Savills waste specialists. It is to be noted that occupiers will arrange the hazardous waste collection. It will be encouraged by the Estate Manager that where possible all hazardous waste collections are completed by the same contractor for economies of scale.

Table 12 | Bin Numbers and Storage Requirements

Material stream	Units	Number required	Collections per week
Hazardous Waste	770 litre bin	2	5

From the benchmarking calculations carried out, it is estimated the size of the proposed waste store with 2 collections per week will be sufficient to manage the estimated waste volumes.

b. Any requirements for segregation of waste which can be recycled.

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The occupiers or occupiers cleaning teams will be responsible for taking their waste to the designated refuse store whereby they are responsible for segregating waste and depositing it in the appropriate bin. Details of occupier obligations will be inserted in the Occupier Handbook.

Dry Mixed Recycling (DMR) is to be stored in clear sacks, which will be deposited into the assigned 1,110 L Eurobins. The DMR bin can contain;

- Paper
- Plastic Bottles
- Plastic film/polythene
- Hard plastic
- Steel & aluminium

Note that cardboard will be stored in separate and clearly labelled 1,110 L Eurobins.

The waste below cannot be handled as DMR, therefore it will need to be segregated and handled separately.

- Residual waste - clear Sacks
- Glass – 240 L wheelie bin
- Waste Oil*- it will be the responsibility of the retailer to arrange safe disposal and to store the waste oil in their own demise post collection
- Food Waste* - food waste caddy/120L wheelie bin

*Food retailers only

The waste contractor for the scheme will provide a monthly breakdown of waste streams. It will also be requested that the occupiers hazardous waste collection company provide the same. The details to include:

- Tonnage collected of each container
- Number of collections
- The average monthly weight of each collected container should also be specified in order to assess payload efficiency
- Percentage of waste recycled
- Tonnage of recycled by stream
- Percentage of recycled by stream against total tonnage
- Spend against budget
- Tonnage of waste sent for disposal
- Tonnage recycled against budget
- Actual rebate against budget

In addition, the contractor should demonstrate that all facilities receiving material from Tribeca are authorised to receive the waste types. This should be achieved by the provision of the respective waste management licences or registered exemption from waste management licensing.

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- c. *The method of waste storage, including any on-site treatment areas and waste collection points and the access to these locations for operatives and vehicles.*

The occupiers of Tribeca are responsible for segregating and taking their waste to and depositing it into the appropriate bin within the refuse rooms in the basement accessed via the goods lifts. This will also apply to the hazardous waste, where it will be expected that the occupiers have an initial storage space within their unit, following by taking it to their designated occupier bin within the hazardous waste store for collection. Colour coded signs and bins will inform the occupiers of which bin to put the relevant waste into. Please see the basement floor plans in **Appendix 1** showing the layout of the refuse rooms as storage for;

The Reflector (B1):

Commercial: 11 no. 1100L Euro bins, 4 no. 240L wheelie bins, 5 no. 120L wheelie bins
Hazardous: 2 no. 770L wheelie bins (collections to be organised by the occupiers)

The Connector (C1): 9 no. 1100L Euro bins, 5 no. 240L wheelie bins, 5 no. 120L wheelie bins

The Connector (C2): 7 no. 1100L Euro bins, 8 no. 240L wheelie bins

Assembly (C3) and The Platform (C4):

Commercial: 22 no. 1100L Euro bins, 6 no. 240L wheelie bins, 8 no. 120L wheelie bins
Hazardous: 2 no. 770L wheelie bins (collections to be organised by the occupiers)

When a waste collection is due, the bins will be brought up by the onsite cleaning team from the refuse rooms via the goods lifts and taken to the goods entrance and/or St Pancras Way for collection for The Reflector (Plot B) or the goods entrance and/or Granary Street for The Connector, The Assembly and The Platform (Plot C). It is recommended that the bins will be brought up no earlier than 30 minutes before the expected time of collection and arranged in a manner that ensures that pedestrian safety is maintained and will not block access. Only one bin can be transported in the lifts at a time, with this in mind, two members of the cleaning team will carry out this process, with one operative putting the bins into the lift and the other taking them out and onto the shared surface area. A manual electric tug will be used to ease the process of moving the bins to the collection area. It is anticipated that this will take around 30 minutes for 15 bins or 55 minutes for 26 bins, the latter being the largest number of bins collected at any time.

Retailers will be encouraged to backhaul some of their waste streams such as cardboard and plastic back to their depot which will reduce the impact of freight activity within the scheme and surrounding road network.

- d. *The location of waste storage areas, waste treatment areas and waste collection points and the access to these locations for operatives and vehicles.*

It is recommended that each commercial tenant will have a refuse storage area provided within each demise. In addition to this daily storage, communal office, laboratory and A1/A3 retail refuse and recycling stores are provided

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at basement level. In addition to hazardous waste store for The Reflector (Plot B) and The Assembly (Plot C3). Occupiers will take their segregated waste to these refuse stores on a daily basis using the goods lift. It will be requested that this movement of waste is done outside of core hours.

A private contract agreement will be drawn up to collect the segregated, compacted refuse material as well as general waste. All pick-up times will be agreed and arranged with the onsite management to ensure they are coordinated effectively with all building deliveries, refills and waste collection. It is advised that an online app or web based delivery/waste management system is utilised for this.

Tribeca's onsite management team will ensure that waste is not left on the streets by tenants or within the public realm and action will be taken where necessary when such rules are breached.

e. Hygiene arrangements in the waste storage and waste treatment areas.

Onsite management will encourage a good housekeeping regime, ensuring that all containers used for handling waste are adequately cleaned. The Occupier Handbook will contain guidance for tenants on how to dispose of their waste in a manner that minimises the risk of poor hygiene.

The design of the basement waste storage areas should incorporate a bib tap, gulley and power supply so that bins can be adequately washed down (jet washed if appropriate), and the resultant liquids can be fully drained. To prevent the build-up of any odorous or dense flammable gases that may escape from the waste, the waste store should be designed to include a ducted mechanical ventilation system.

f. Fire hazards and protection measures.

In accordance with BS EN 840, as set out in BS 5906:2005, all waste containers within the development will be stored under cover in a specially designed waste storage room, which will be built to the same general standard for commercial premises. The walls and roof of this store will be formed of non-combustible, robust, secure and impervious material, and have a fire resistance of one hour when tested in accordance with BS 476-21.

Municipal waste is highly combustible, all designed building materials within the waste store of the development will be fire retardant. Consideration will be taken to align with the fire strategy and fire plans where the design of the waste store has taken consideration for emergency access and egress routes. The scheme's cleaning team will be responsible for ensuring that combustible waste, such as cardboard boxes, are stored within the appropriate containers at all times.

Both of the hazardous waste stores within the Estate will be locked and secure with access control and CCTV where only the occupiers who require and are permitted to use these stores will have access.

g. Waste storage areas should have an impervious floor and should have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies should incorporate a trap which maintains seal even during prolonged periods of disuse.

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The design of the waste storage areas should incorporate an epoxy resin floor coating and CS Wallflex paint. Trapped gullies will be provided to this area, which will be connected directly into the foul drainage system, to allow for washing down and draining the floor.

- h. Any room for the open storage of waste should be secure to prevent access by vermin. Any compound for the storage of waste should be secure to prevent access by vermin unless the waste is to be stored in secure containers with close fitting lids.*

The waste storage areas are located in the basement, which is secured via an access control system to prevent doors from being left open. The proposed 1100L Euro bins, 770L bins, 240L bins and 120L bins have close fitting lids and the Occupier Handbook will notify tenants that bin lids should not be ajar. Notices will also be provided in the bins store to provide regulations for its use and cleaning staff will be responsible for ensuring that lids are not left open.

A pest control service will be undertaken across the Tribeca estate, including provision of bait boxes in the waste storage area. Bait boxes will be inspected monthly, with provision for additional call outs to control infestations, if necessary.



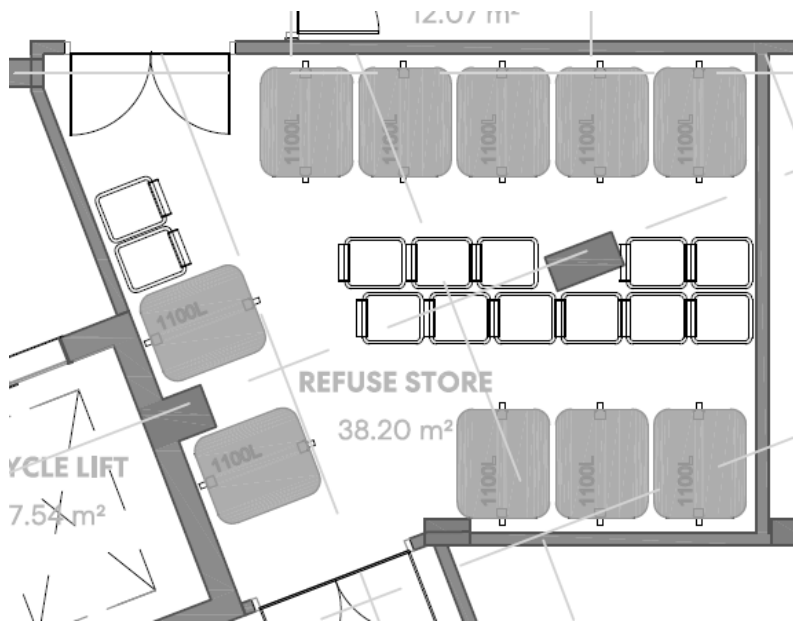
Appendix 1 Basement Storage Room Layout Plans

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Plot C2 / The Connector (Residential) General Refuse Store



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Plot C3 / The Assembly General Refuse. Hazardous Waste Store for C1 and C3

