



**Waste Management Proposal for  
65 Swinton Street London WC1X 9NT**

**Planning Permission ref: 2011/4710/P**

**February 2014**



## INTRODUCTION

This Waste Management Report has been prepared for a Council approval to accompany planning permission (Ref 2011/4710/P) and Listed building Consent (Ref 2011/4712/L) for the development of the existing Grade II listed building to a new hotel at 65 Swinton Street London WC1X 9NT.

## WASTE MANAGEMENT STRATEGY

Any waste management strategy will take into account the hierarchy of waste management with a number of things that can be done before recycling.

### Prevention

- Avoid buying disposable products and unnecessary packaging.

### Reduce

- Avoid buying products with excessive packaging
- Buy more durable, long-lasting products
- Buy recycled goods.

### Reuse

- Reuse paper printed on one side only
- Buy container refills
- Use rechargeable batteries

### Recycle

- Recycle glass, plastic, cardboard, papers, metal, aluminium and textiles

**Monitoring:** We recommend the operator monitors waste to ensure waste minimisation strategies are resulting in reduced amounts of waste disposal each month.

**Duty of Care Regulations:** All waste removed from the premises is covered by the Duty of Care regulations. These regulations specify that all commercial waste (either for disposal or recycling) must be removed by registered waste carriers; and transfer notes should be completed and retained on file. Any waste contractors used, including the council, should provide the company with a transfer note on a yearly basis. Transfer notes must be retained on file for a minimum of two years.

**Hazardous waste:** Batteries, engine oil, cooking oil, solvents, paints, old fluorescent tubes and other hazardous wastes will be disposed of with a Special Waste Contractor licensed to take away hazardous waste.

**Recycling:** Separate Bins: In order to recycle aluminium cans, glass bottles and metal tins, separate bins will be made available in the public area so that these items can be easily recycled. Alongside this the management of the hotel will separate room and office rubbish to maximise recycling within the property.

**Soap Dispensers:** Refillable liquid soap dispensers can be made available in guest rooms instead of soap bars. This minimises waste by not needing to throw away used soap bars after every guest has checked out. Also in the public, an air towel / hand drier or hand towels will be provided instead of paper towels.

## CALCULATION OF WASTE STORAGE CAPACITY

When considering the amount of storage space needed for waste, the information below is intended as a guide only, given each individual development will have different systems for operating and therefore different levels of waste generated. All of the information provided assumes that approximately one third of the space allocated will be dedicated to the storage of segregated material for recycling.

- Offices

2600 litres of waste storage for every 1000m<sup>2</sup> gross floor space.

- Retail

5000 litres of waste storage for every 1000m gross floor space.

- Restaurants/ Fast Food Outlets

10000 litres of waste storage for every 1000m<sup>2</sup> gross floor space

- Hotels

7500 liters of waste storage for every 1000m<sup>2</sup> gross floor space

(Source: Sheffield city council)

The frequency of waste collection is depending on the collector. However, for the purpose of calculating the maximum waste storage capacity, we estimate that the general waste collection is once every day from Monday to Friday, and the recycling waste collection is once a week. The volume of waste produced depends to a large extent on the type of hotel, since these range from short stay budget hotel to luxury with full banqueting facilities. As there is no catering facilities at the proposed hotel, we feel the calculation and allowance made is an over-provision, with the worst case being storage for 3 days. In terms of the recycling the advice is for 1/3<sup>rd</sup> allowance but the future target is 50% so we have made allowance for the future provision.

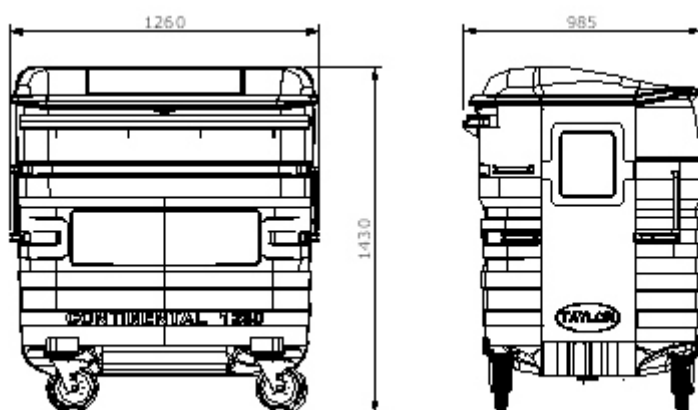
## Predicted Volume of Waste Generated

HOTEL	Total area (m2)	refuse storage predicted waste (litre)	refuse daily re-calculation for weekend	refuse storage (no. of 1280litre eurocarts)
20 ROOMS	396.9	2977	1276	1
RECYCLABLE 1/3rd		992		1
RECYCLABLE 50%		1488		1

\*NOTE: Based on 7500ltrs per 1000sq.m per week

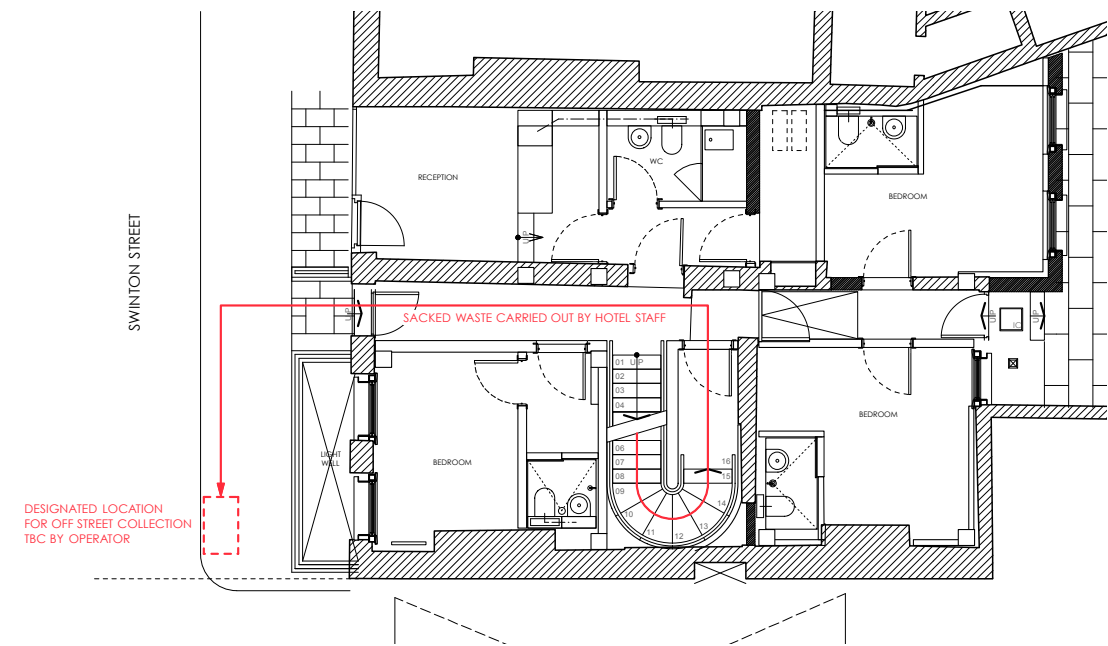
## Waste Storage Location and Containers

Two 1280L continental type bins (see below) will be housed in one of the basement under vaults (5.3 sqm). Each bin is to store general waste and recycling waste separately. All waste will be sacked in the bags provided by waste collector. Provision will be made within the storeroom for washing down.

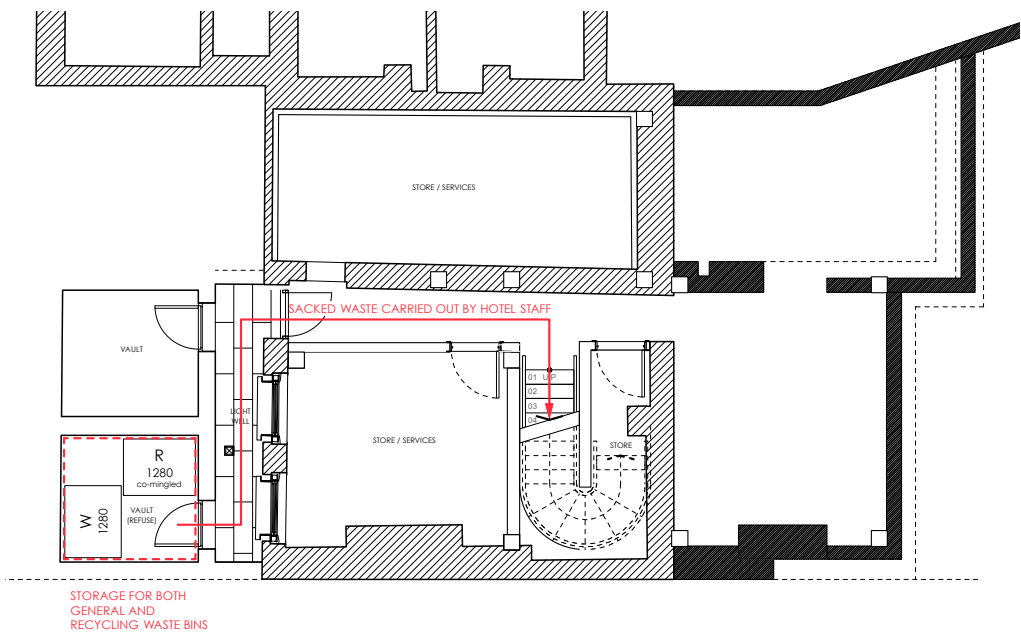


## Waste Collection

A licensed waste collector will carry out the collection of both general and recycling waste. The collector will confirm the location of off street collection. The location shown in the plan is indicative. The stored waste sacks will be carried out to the designated off-street collection point by the hotel staff 30 minutes prior to the scheduled collection time.



GROUND FLOOR PLAN

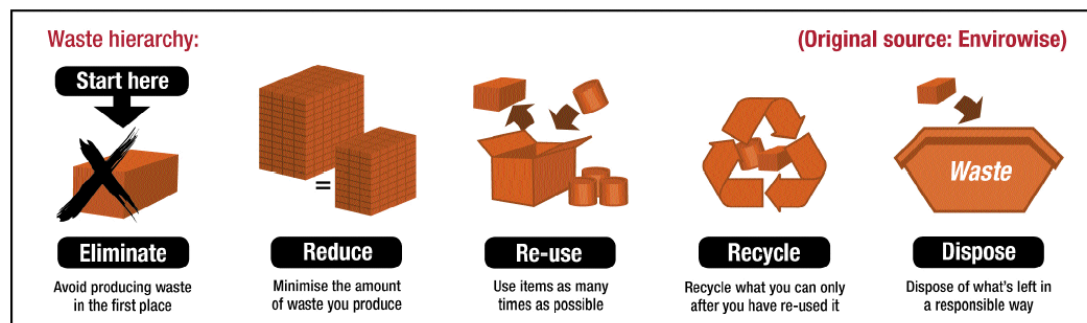


BASEMENT FLOOR PLAN

## Site Waste Management

The site waste management plan will be developed as part of construction works. The SWMP will set out how to manage waste arising from the demolition and integrate them into the new build. The plan will ensure that best practice and improved materials resource efficiency by minimising the overall creation of waste through:

design specification;  
material procurement;  
construction logistics;  
off site construction; and  
packaging



The waste hierarchy consists of four methods of handling waste. These are:

- **Reuse** - in other projects or another phase of the same project.
- **Recycle** - such as turning the arisings from demolition into recycled aggregate for use in roads.
- **Recover** - for example recovery of mercury and other non-ferrous metals from end of life industrial sites, or the cleaning and re-selling of bricks during demolition.
- **Dispose** - to landfill, the final and least preferred option within any waste management hierarchy.