

TRIBECA

Recycling & Waste Management Plan The Apex

Version 1



Prepared by Savills (Development Set Up)

Recycling and Waste Management Plan

Tribeca Estate



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1.0 Introduction

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

Application 2017/5497/P was granted on the 17th March 2020, for the following development:

'Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work'.

Condition 7 attached to the permission requires the following:

Prior to commencement of above ground works of each building, 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 partially discharge Condition 7, by providing the Recycling and Waste Management Plan for Plot A. The remaining parts of the condition relating to Plots B and C will be provided at a later date.

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

With circa 900,000 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 missions 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 Apex (Phase 1, Plot A) of Tribeca and recycling potential that the local commercial waste recycling initiatives offer. This document will be developed as the scheme develops to include the waste management for the whole Tribeca estate with specific sections dedicated to the different phases and buildings within the development;

- Phase 1, Plot A - The Apex
- Phase 2, Plot B – The Reflector
- Phase 3, Plot C – The Platform, (The Link, The Flare) or (The Assembly and Coda)

It is recognised that this plan will be reviewed when:

- The above phases are introduced into the Tribeca scheme
- 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

2.0 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:

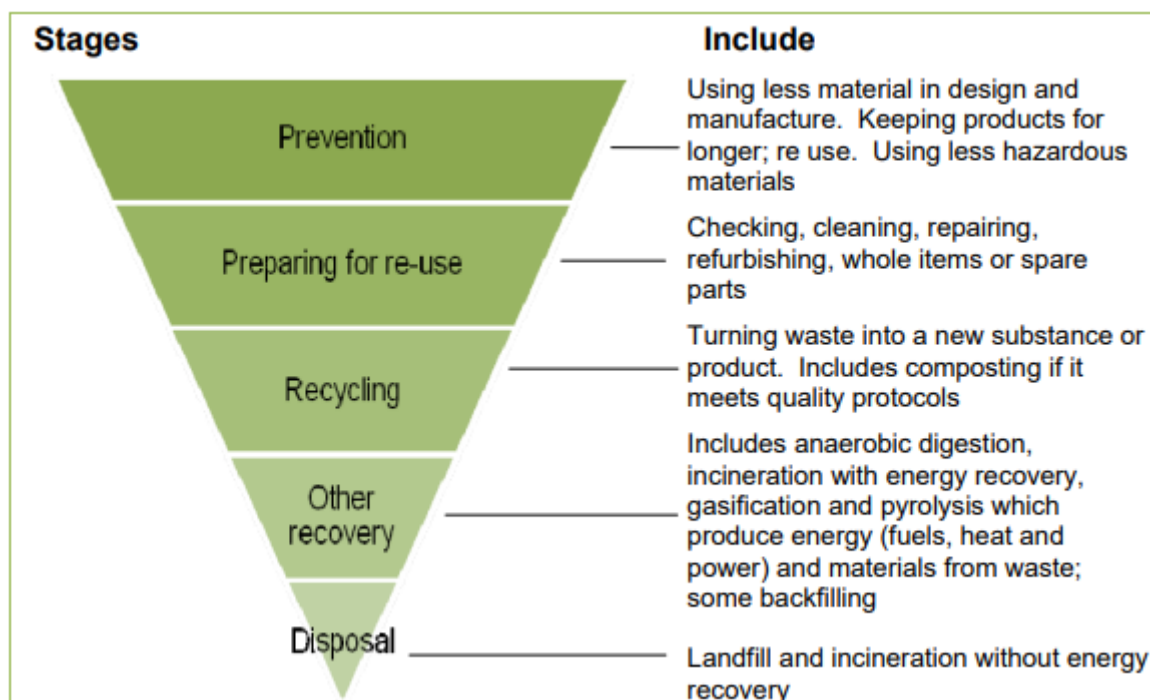
- a. The volume and nature of the waste and storage capacity required, based on the frequency of collection and the size and type of waste container.
- b. Any requirements for segregation of waste which can be recycled.
- c. The method of waste storage, including any on-site treatment areas and waste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

3.0 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.



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.

- 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.*

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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)

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. The provision has also been included that the retail space and café will deposit their waste into the basement waste store.

The area schedule for The Apex building within the Tribeca estate is show in Table 1 below, the other buildings will be added as the development progresses.

Table 1: The Apex Area Schedule

Use	NIA (sq. m)	NIA (sq. ft.)
E(a)(b) – Retail/Restaurant	1,223	13,164
E(g) – Workspace	6,857	73,809

The current provision for the refuse store is 33.24 sq. m (357.8sq. 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.

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Table 2 | Bin numbers and storage requirements

Material stream	Units	Number required	Collections per week
General waste	1,100 litre bin	4	5
DMR (dry mixed recyclables)	1,100 litre bin	2	5
Glass	240 litre bin	4	5
Food	120 litre bin	8	5
Cardboard	1,100 litre bins	1	5

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

The occupiers will be responsible for waste collection to ensure correct recycling and collection procedures are complied with. All occupiers 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 one of the two assigned Eurobins. The DMR bin can contain;

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

Note that cardboard will be stored separately.

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

- Residual waste - clear Sacks
- Glass - 240l wheelie bin
- Waste Oil* - it will be the responsibility of the retailer to arrange safe disposal
- 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. The details to include:

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- 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.

- 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 room in the basement accessed via the goods lift. Colour coded signs and bins will inform the occupiers of which bin to put the relevant waste into. Please see the basement floor plan in **Appendix 1** showing the layout of the refuse room as storage for 7 no. 1100L Euro bins, 4 no. 240L and 8 no. 120L wheelie bins.

When a waste collection is due, the bins will be brought up by the onsite cleaning team from the refuse room via the goods lift and taken to the goods entrance and/or St Pancras Way for collection. 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 lift 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 to complete for 15 bins which is 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.*

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It is recommended that each commercial tenant will have a refuse storage area provided within each unit. In addition to this daily storage, communal office and A1/A3 retail refuse and recycling stores are provided at basement level. Occupiers will take their segregated waste to these refuse stores on a daily basis using the goods lift.

A private contract agreement will be drawn up to collect the segregated and compacted refuse material. 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-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 area should incorporate a bib tap and gulley, so that bins can be adequately washed down, 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.

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 area 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 area is located to the basement, which is secured via an access control system to prevent doors from being left open. The proposed 1100L Euro 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.

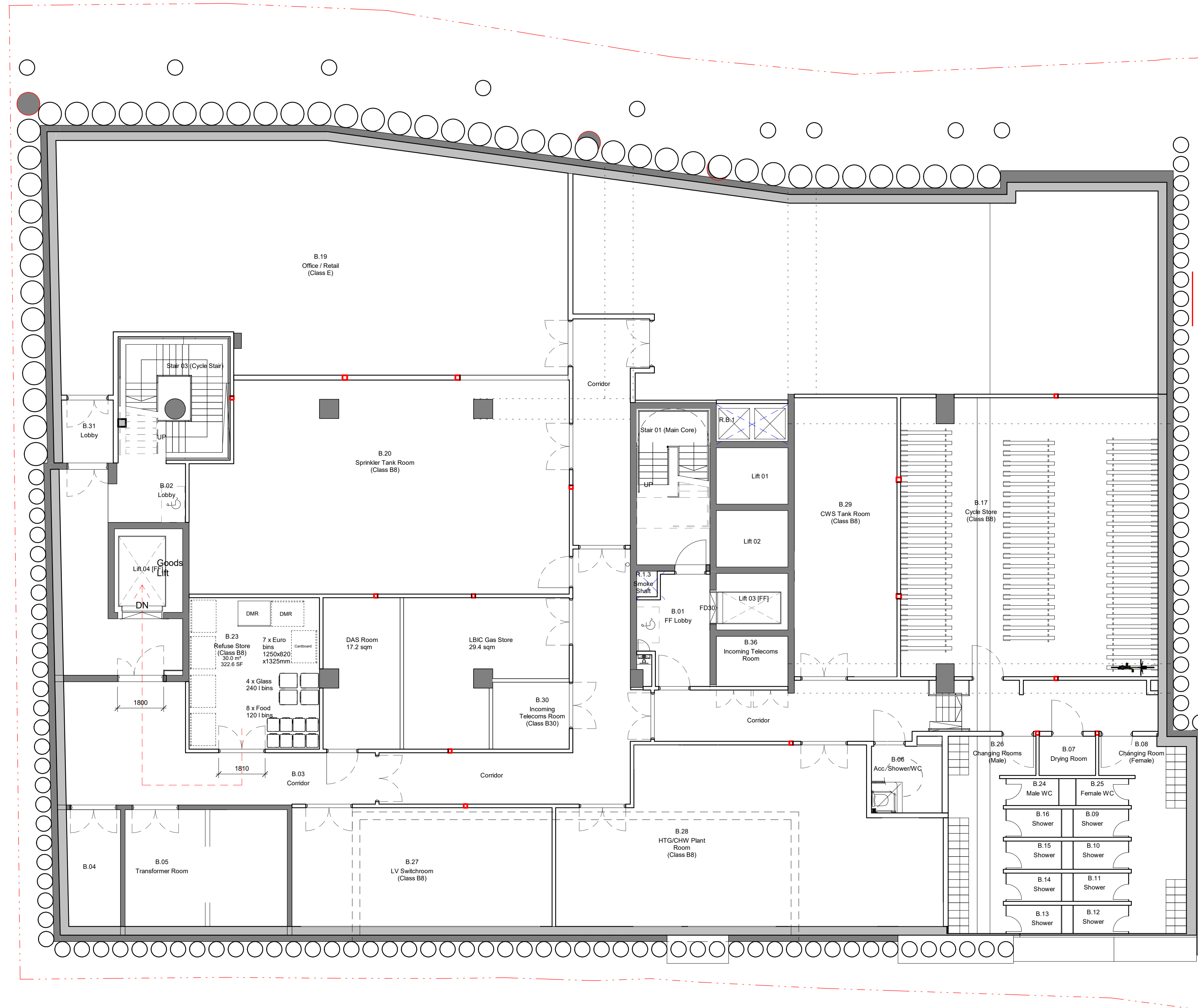
A pest control service will be undertaken across the Tribeca estate, including provision of bait boxes in the waste storage area. Bait boxes will be inspected monthly, with provision for additional call outs to control infestations, if necessary.

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Appendix 1 Basement Storage Room Layout Plan



Notes

For Health & Safety related information please refer to the Rolling Designers Risk Register. Where relevant, elements identified on this register are highlighted within the model and on the drawings with the following logo:

- Drawing to be printed in colour;
- All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction. Any inconsistencies or omissions should be reported to Bennetts Associates;
- Unless otherwise stated, all grids or co-ordinates are based on the Ordnance Survey National Grid via GPS Observations;
- Unless otherwise stated, all spot heights and levels are expressed as AOD for "above ordnance datum" based on the Ordnance Survey ODN (Ordnance Datum Newlyn).

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Project Tribeca - The Apex REEF
Project No. TBA_1A

Drawing Title

Basement Refuse Strategy Floorplan

Drawing Number TBA_1A-BAA-Z1-ZZ-SK-A-0267
Revision/Suitability P01 / S3

Scale @ A3 Scale @ A1 Revision Date
1 : 100 220427