Planning Application Scheme at 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road, Wandsworth

Operational Waste Management Strategy

APPLICANT Watkin Jones Group

DATE January 2024

PROJECT EG066

REF: WJG-EGL-BPR-ZZ-00-RP-Y-00004_C03

Equilibria

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Issue and revision record

Version	Purpose	Checked	Approved	Date
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C02	Final Report for Planning	A Ready	V Ward	12-Apr-2023
C03	Final Report with Revised Policy Section for Planning	A Ready	V Ward	23-Jan-2024

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1. Introduction

1.1 Purpose

Equilibria Group Ltd has been appointed by Watkin Jones Group to develop an operational waste strategy to inform design proposals for a mixed-use residential development at 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road, Wandsworth (The Site).

Phased Full Planning Permission is sought for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.

In response to all matters raised by Wandsworth Council, statutory consultees, councillors and other stakeholders, the following principal amendments are proposed to the live application (Ref: 2022/1835):

- Reduction in height of Building 1 from 14 to 12 storeys, reduction in footprint, and reconfiguration to reduce privacy and overlooking concerns and improving daylight to neighbouring buildings;
- Introduction of second stair core into Buildings 1 & 2;
- Reduction in student bedrooms from 779 to 762;
- Reduction in residential dwellings from 81 to 55;
- Increase in community floorspace;
- Increased student internal amenity space;
- Changes to landscaping, play space and public realm;
- Increase in bio-diversity net gain and Urban Greening Factor;
- Amendments to Sleaford Street including a change from bay parking to parallel parking;
- Retention of all trees along Battersea Park Road and new planting along Sleaford Street and New Covent Garden Market Access Road;
- Redesign of façade to adapt to environmental conditions including improvements in fabric efficiency to increase carbon savings and reduce overheating; and
- Additional PV to further increase carbon savings.

This replacement report provides information on the amount of waste that is expected to be generated by the amended application scheme once operational and proposed arrangements for the internal transfer, storage and collection of wastes. It also describes the strategy that will be adopted to encourage a more sustainable approach to the management of waste material in line with current policy guidance.

1.2 Proposed Waste Strategy – Residential Uses

The waste strategy works on the basis that at minimum, wastes from the residential uses in Building 1 will be divided into two fractions: dry mixed recyclables (DMR) and refuse (GEN) consistent with Wandsworth Council's current systems for managing municipal waste. Residents will be responsible for separating and transferring their recyclables and refuse to a communal bin store located at Ground floor level.

The communal bin store is sized to hold the total projected weekly household wastes from the building, with spare bins available for use by residents on collection days. A bulky waste store is also provided for large and ad hoc items that require specialist collection as well as the separate storage of textiles and other preloved items for donation or recycling pending collection.

At present, Wandsworth Council permits the co-mingling of refuse and food waste from households in high-rise or flatted properties that rely on communal bin stores. If the Council wishes to introduce separate food collection systems in the future, a proportion of the standard 1280L bins in each bin store will be substituted for smaller 240/330L bins consistent with the guidance issued by the Council at the time with an additional allowance for future flexibility (see also **Section 1.6** and **Section 1.7**).

The residential bin store and bulky waste store are located within 10m distance of the inset loading bay on Sleaford Street so that refuse operatives can collect direct from the store. This obviates the need for an external bin staging area for household waste and bulky waste on collection days. It is anticipated that site management will monitor the communal bin room during the week and will be responsible for ensuring that bins are returned to their correct positions following collections.

The strategy has been developed on the assumption that refuse and DMR generated by the residential uses will be collected weekly by the Council's nominated municipal waste contractor.

1.3 Proposed Waste Strategy – Student accommodation

The strategy assumes that the wastes from the student accommodation and ancillary uses in Buildings 2 and 3 will be divided into at least two fractions: dry mixed recyclables (DMR) and refuse (GEN). Students will be responsible for separating and transferring their recyclables and refuse to the communal bin store located at Ground floor level in each building, with site management monitoring the bin stores daily and switching bins over when full.

The communal bin stores have been sized to accommodate the weekly projected waste for each building with spare bins available for use on collection days. The stores are located at Ground floor level near the main lift and stair core serving each block and are fully accessible. A bulky waste store is provided for the student accommodation in Building 3. This has been sized to meet the requirements of both student buildings with additional space for the separate storage of textiles and other preloved items for donation or recycling.

If the operator wishes to introduce single stream collections for recyclables or separate food collection systems in the future, a proportion of the standard 1280L Eurobins could be substituted for smaller 240/330L bins.

The residential bin store for Building 2 is located within 10m of the refuse loading bay so that refuse operatives can collect direct from the store. An external presentation area is provided for Building 3 within the public realm. The strategy assumes that DMR and refuse generated by the student accommodation and ancillary uses will be collected by a private waste contractor on a twice weekly basis.

1.4 Proposed Waste Strategy – Commercial Uses

Commercial bins stores are provided at Ground floor level on the west side of Building 1 and the north side of Building 2. These have been sized to hold the total projected waste arisings from the two commercial units in each building on a shared use basis, with space provision for DMR, refuse, glass and food wastes in line with current policy objectives.

Refuse and recyclables from the commercial bin store will also be collected by a private waste contractor on a weekly basis, although it is noted that more frequent collections may be required for any food waste to maintain hygiene standards.

1.5 Design Principles

Recycling rates in high-density developments and tall buildings are generally low and the Applicant is keen to ensure that systems are in place to encourage the segregation of dry mixed recyclables at source and reduce the scope for the cross-contamination with food and non-recyclables. Design measures that have been included with the application scheme include:

- Each residential unit will be allocated space for two containers, one for dry mixed recyclables and one for refuse;
- Smaller countertop caddies will also be provided for food wastes, should the Council request separate food waste collections in future. These should be used in conjunction with biodegradable caddy liners;
- Communal bin stores are provided at Ground level in each building for residents to deposit their wastes and recyclables;
- These are fully accessible and located within 30m of the closest lift and stair core;
- Signage will be provided within the communal bin stores to help residents use the correct bins to deposit recyclables and refuse;
- Separate bulky waste stores are provided for the residential building and student accommodation at Ground Floor level for larger household items, as well as bulky items that require specialist collection;
- These are not accessible to residents and will be managed by site operatives on receipt of evidence that a bulky waste collection has been booked; and
- Communal bin stores have been positioned within 10m of a delivery bay, where feasible to allow direct access for waste operatives on collection days.

1.6 Waste Calculation Methods – Residential Uses

Current guidance on Wandsworth Council's local requirements for the provision of space and related facilities for the storage and collection of waste in new developments is set out in a Supplementary Planning Documents, published in 2014[1]. This applies a standard benchmark for calculating waste quantities of 220 litres of waste per unit per week. The SPD benchmark has been adopted for the residential uses in Building 1.

For the purposes of space planning, a 1280L Eurobin equivalent has been applied to calculate the minimum bulk storage requirements for the residential uses with an additional allowance to ensure that bins are available for residents to use on bin collection days.

To provide future flexibility for separate food waste collections, the Council wishes to vary the requirements in the published SPD to allow for the separate collection of food waste in the future. Assuming an additional storage requirement of 240L per 18 units, this would equate to a further 3 x 240L bins, although in practice the total projected waste should not increase and the equivalent waste storage capacity could be achieved by substituting 1 x 1280L bulk bin.

[1] *Wandsworth Local Plan Supplementary Planning Document: Refuse and recyclables in developments, adopted 2014*

1.7 Waste Calculation Methods – Student Accommodation

There is currently no established benchmark for calculating the projected weekly waste quantities from student accommodation, which in planning terms are classified as a *Sui generis* use. The applicant has confirmed that the units are intended for sole occupancy by students only and following advice from Wandsworth, the Council's revised benchmark of half a standard household for sole occupancy units has been applied for waste storage calculation purposes. This results in a benchmark of 110 litres of waste per unit per week.

To provide future flexibility for separate food waste collections, an additional 7 litres per unit has been added to the waste calculation resulting in a revised benchmark of 117 litres of waste per unit for the student accommodation.

Consistent with the approach taken for another student accommodation scheme that was recently approved within the Borough, it has been assumed that waste and recycling collections will be carried out by a private waste and recycling contractor on a twice weekly frequency. For the purposes of space planning, a 1280L Eurobin equivalent has been applied to calculate the minimum bulk storage requirements for the student accommodation with an additional allowance to ensure that bins are available for residents to use on bin collection days.

1.8 Waste Calculation Methods – Commercial Uses

The waste calculation methods for the proposed commercial uses take the benchmarks for the typical building uses as defined in British Standard (BS5906:2005) as a starting point. Supporting assumptions for the proposed Class E / F uses are set out in **Table 1** below. To determine the minimum space requirements for the commercial bin store, projected wastes have been converted into 1280L Eurobin equivalents.

To manage the number of trips to the proposed development, it is assumed that private collections for the student accommodation will be combined with collections for the commercial uses.

Table 1 Assumptions for Commercial Waste Calculations

Use	Assumptions
Unit 1 Display or sale of retail goods - Class E(a)	Calculation as per British Standard BS5906: 2005 for supermarket uses (small) with sales area assumed at 80% of total available floor space (GIA).
Unit 2 Workspace /Community Use– Class E(g)(i) / Class F	Calculations are as per British Standard BS5906: 2005 for office uses at an assumed occupancy ratio of 1 person per 6m^2 over 80% of GIA.
Unit 3 Café (Class E(b))	Calculation adapted from British Standard BS5906:2005 for restaurants where 1 'cover' per m^2 assumed across 50% of GIA.
Unit 4 Cycle hub - Class E(a)	Calculation as per British Standard BS5906: 2005 for supermarket uses (small) with sales area assumed at 80% of total available floor space (GIA).

1.9 Structure of Report

The structure of the remainder of this report is as follows:

Section	Title
2	Regulatory and Policy Context
3	Application Scheme
4	Waste Quantities, Characteristics and Bin Storage
5	Recycling and Waste Management in Operation
6	Health and Safety Considerations

1.10 Assumptions

Waste calculations are based on the proposed mix of uses set out in the Planning Application GA Planning Drawing set and Area Summary Schedule issued on 9 March 2023.

The proposed layouts for the communal bin stores are indicative at this stage and are designed to demonstrate that the areas are sized correctly. The actual ratios of refuse and recycling bins are likely to be refined once the use patterns and behaviours of the occupants are better understood.

The application scheme assumes a flexible mix of Class E / F uses. To ensure that the commercial bin stores have been sized to accommodate potential changes in the proposed mix of uses, a reasonable 'worst case' has been assumed for the purposes of waste calculations. This includes a proposed convenience store a restaurant/café, a cycle hub and an office-based workspace/community use. Further refinements will need to be made at subsequent design stages to ensure that the proposed mix of bin types and sizes reflects the actual tenant mix once known.

2. Regulatory and policy context

2.1 Overview

A key aim of this strategy is to demonstrate how sustainable methods for waste and recycling management have been considered for the operational phase of the Proposed Development at planning application stage. It aims to:

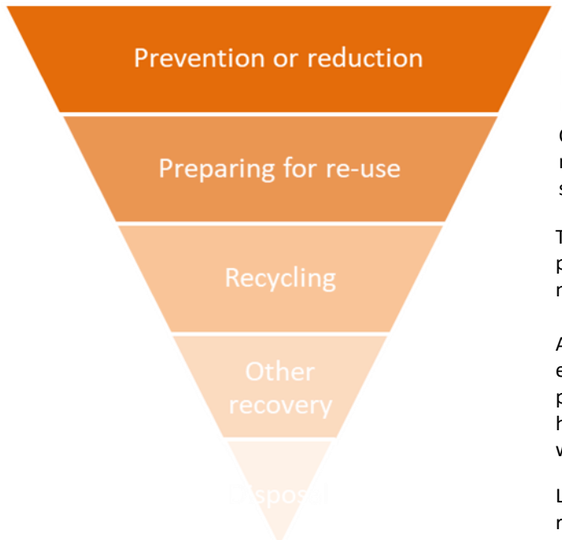
- Support current and planned national, regional and local targets for waste and recycling;
- Comply with all applicable legal requirements for the management of end-user waste and recyclables;
- Support circular economy and resource efficiency principles;
- Provide a mechanism for the ongoing development and refinement of performance standards over time, and
- Provide a cost-efficient means of managing wastes and recyclables during the operational phase of the scheme.

The key policy requirements that have been considered as part of the definition of this strategy are set out in the sections that follow.

2.2 Waste hierarchy

In England, the waste hierarchy is both a guide to sustainable waste management and a legal requirement, enshrined in law through the Waste (England and Wales) Regulations 2011 (as amended). The hierarchy gives top priority to waste prevention, followed by preparing for re-use, then recycling, other types of recovery (including energy recovery), with disposal as a last resort (See also **Figure 1**).

Figure 1: Government Waste Hierarchy



2.3 National Policy Framework

2.3.1 National Planning Policy Framework 2023

An update to the revised National Planning Policy Framework (NPPF) was published in December 2023 that sets out the Government planning policies for England and how these are expected to be applied. This NPPF replaces the previous NPPF published in March 2012, July 2018, February 2019, July 2021 and September 2023. The following environmental objective remains unchanged under Section 2: Achieving sustainable development:

> *"To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

National planning policy on waste is currently set out in the National Planning Policy for Waste and should be read in conjunction with the National Waste Management Plan for England (2021) and Planning Practice Guidance, which include a PPG on Waste. This sets out the expectations on planning authorities in relation to waste management and recycling, including the application of the waste hierarchy and guidance on considerations to be included within development planning applications.

2.3.2 Waste Management Plan for England 2021

The latest Waste Management Plan for England was published in January 2021 and is designed to ensure that waste management plans are in place for the whole of the UK in line with the of the objectives and provisions of the Waste (England and Wales) Regulations 2011. The plan places a renewed emphasis on measures that will increase the quality and value of recycled materials and reinforces the duty for businesses to separate collections of potentially recyclable materials where feasible. The plan also signals the Government's intention to introduce measures for England to increase household recycling and legislate for these through the Environment Act 2021. Proposals include a requirement for local authorities to collect a consistent set of dry materials from households in England; to collect food waste separately from all households on a weekly basis; and to arrange for separate garden waste collection.

The process by which materials for recycling are collected remains a local decision and councils will have local flexibility where there are technical, economic and environmental reasons for collecting certain categories of material together. It is also recognised that there are practical challenges in collecting food waste particularly from flats.

2.3.3 Waste and Resources Strategy 2018

In 2018, the Government published its Waste and Resources Strategy[2], which sets out how it intends to preserve material resources by minimising waste, promoting resource efficiency and moving towards a circular economy in England. It also sets out the Government's longer term policy direction in relation to waste reduction and management in line with its 25 Year Environment Plan. Together with its overarching commitment to eliminate food waste to landfill by 2030, the Government intends to introduce policy instruments that will:

[2] *Our Waste, Our Resources: A Strategy for England, December 2018, Department for Environment, Food and Rural Affairs (DEFRA)*

- Improve recycling rates by ensuring a consistent set of dry recyclable materials is collected from all households and businesses;
- Reduce greenhouse gas emissions from landfill by ensuring that every householder and appropriate business has a weekly separate food waste collection, subject to consultation;
- Review collection models for densely populated commercial and residential districts to improve urban recycling rates, working with business and local authorities;
- Improve working arrangements between and better support performance of local authorities;
- Drive greater efficiency of Energy from Waste (EfW) plants;
- Address barriers to the use of recycled materials; and
- Encourage waste producers and managers to implement the waste hierarchy in respect of hazardous waste.

2.4 Regional Policy Framework

2.4.1 London Plan

The London Plan, which was published in March 2021, introduces more stringent waste reduction targets for several categories of waste. It also places greater emphasis on efforts to design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food. In addition, it introduces a new requirement for referable applications to prepare a Circular Economy Statement to promote circular economy outcomes.

The policies of most direct relevance to end user waste management are set out in Chapter 9 of the Plan and include:

- **Policy SI7** 'Reducing waste and supporting the circular economy', which aims to retain materials in use at their highest value for as long as possible, sets ambitious targets for waste minimisation and commits to generating low-carbon energy in London from suitable remaining waste.
- **Policy SI7** 'reducing waste and supporting the circular economy' also seeks to encourage the design of developments with adequate and easily accessible storage space that supports the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

2.4.2 London Plan Guidance

London Plan guidance documents provide further information on how to implement particular aspects of the London Plan. The draft London Plan Guidance for Housing[3] includes specific guidance on dealing with waste and recycling as follows:

- **B6**.1: Ensure that the proposed arrangements for dealing with waste and recycling conform to the local authorities' storage and collection strategies and requirements. Separate collection of dry recyclables, food waste and other waste should be considered in the early design stages to help improve recycling rates, reduce smell and vehicle movements, protect the street scene and community safety, and prioritise active frontages.
- **B6.2:** Communal refuse and recycling facilities should be accessible to, and useable by, all residents including children and wheelchair users. They should be located on a hard level surface, be well lit and ventilated and have a floor gulley to facilitate cleaning.
- **B6.3:** When located within the footprint of a residential building, the waste and recycling room should be designed and positioned to minimise the impact of noise and smells on the building's occupants.

2.4.3 Mayor's Environment Strategy

In May 2018, the Mayor published the London Environment Strategy, which brings together approaches to every aspect of London's environment, including those relating to waste management. The strategy recognises that the Major is not a waste authority, but in performing their waste functions, waste authorities have a duty to act in general conformity with the municipal waste provisions of this strategy for local authority collected waste (LACW). The strategy is supported by an ambitious set of waste targets:

- to achieve zero municipal waste to landfill by 2025;
- cut food waste by 20% per person by 2025 and 50% by 2030;
- recycle 50% of London's local authority collected municipal waste (by weight) by 2025;
- recycle 65% of London's local authority collected municipal waste (by weight) by 2030;
- achieve a minimum of 75% recycling of business waste (by weight) by 2030; and
- trial a deposit return scheme for plastic bottles and other commonly recycled materials in London, while government decides what it will do at a national level.

2.5 Local Policy Framework

2.5.1 Wandsworth Local Plan

Wandsworth Council's Local Plan 2023-2028 was adopted in July 2023.

The Council's general policy requirements for new developments in relation to designing for waste management are set out in LP2 General Development Principles. This states that:

> "*Development must include sufficient waste and recycling storage facilities on-site unless there are exceptional circumstances, in which case off-site provision will be sought. Waste and recycling storage facilities should support the separate collection of dry recyclables, food waste and residual waste, and should be provided in accordance with the Council's adopted 'Refuse and recyclables in developments SPD' (2014) or successor document*".

Policy LP13 sets out the Council's policy objectives as a Waste Planning Authority. In addition to its planning role, Wandsworth has separate responsibilities for preventing, collecting and managing Local Authority Collected Waste (LACW) in accordance with the circular economy principles and the waste hierarchy.

[3] *London Plan Guidance Housing Design Standards – Consultation Draft (Jan 2022)*

Wandsworth is one of four London boroughs (along with Lambeth, Hammersmith and Fulham, and Kensington and Chelsea) for which the Western Riverside Waste Authority (WRWA) is the statutory waste disposal authority for Local Authority Collected Waste. A thirty-year Waste Management Service Agreement (WMSA) was established between WRWA and Cory to manage WRWA waste, which ends in 2032. Some of Wandsworth's household waste is managed within the borough, with recyclable material going to a Materials Recovery Facility (MRF) at Smugglers' Wharf. The majority of Residual ("black bag") waste is taken to Smugglers Way Transfer Station in the borough and then transported down river to the Belvedere energy recovery facility in the London Borough of Bexley. The WRWA's contractual arrangements for waste management and recycling are also in place and run until October 2032.

At present, only around 22% of Wandsworth's Local Authority Collected Waste is currently recycled. To improve recycling rates, Wandsworth has prepared a Reduction and Recycling Plan (10) (RRP) which sets out key actions for preventing waste and boosting recycling. The RRPs are used to drive and promote local activity that will also play an important role helping to achieve the Mayor's London-wide targets to cut food waste and increase municipal waste recycling by 2030.

2.5.2 Wandsworth Environment and Sustainability Strategy 2019 - 2030

Wandsworth's vision is to be the greenest council in inner London by 2030. Committing themselves to be a carbon neutral organisation by 2030 and zero carbon by 2030. Wandsworth's Environment and Sustainability Strategy highlights the objectives, actions, and targets for the Waste Management sector to work towards being zero carbon and carbon neutral by 2030. Key objectives, actions and targets include:

- Reduce overall volume of household waste and maximise reduction, reuse and recycling of materials;
- sending zero waste to landfill;
- Encourage residents to take responsibility to reduce the overall household waste they produce;
- Work with the waste hierarchy to prioritise waste reduction, reuse and recycling;
- Eliminate all avoidable single use plastics from operations;
- Engage with public, young people and volunteers to support objectives and provide clear messages to help achieve waste minimisation, reuse and recycling ambitions in the form of behaviour change;
- By 2022, reduce the amount of waste generated from municipal buildings, increase the % of municipal waste recycled, eliminate waste sent to landfill; and
- By 2025, a reduction in total waste collection from municipal and residential buildings

2.5.3 Wandsworth Local Plan SPD: Refuse and Recyclables in Developments

The Refuse and Recyclables in Developments Supplementary Planning Guidance (adopted 2014) sets out the design principles and requirements that Wandsworth Council will expect new developments to adhere to in relation to waste management. This remains the current version of the SPD as of January 2024. The proposed site waste management strategy has been prepared in accordance with this guidance, as modified by the clarifications obtained through liaison with Wandsworth Council's Case Officer and Waste Strategy Officer for the application scheme in March 2022, April 2022 and in response to consultation on the scheme as previously submitted.

A summary of these clarifications is provided in **Table 2**.

Table 2 Summary of clarifications on SPD requirements

SPD Item	Summary	Comment
3.7 and 4.1	The Council will not collect waste from developments more frequently than weekly, so residential waste storage facilities must be sized to accommodate the weekly volume arisings of waste.	The communal bin store for the residential uses in Building 1 has been sized to accommodate the projected weekly waste arisings assuming 1280L Eurobin sizes (See **Section 1.6**). The communal bin stores for the student accommodation uses have been sized to accommodate c50-60% of the projected weekly waste arisings and will be collected by a private waste contractor twice weekly (See **Section 1.7**).
3.7 and 7.32	Facilities for storing non-domestic waste may be sized to only store the likely volume of waste arising over a shorter period, but only if the proposed collection frequency is protected by covenants attached to the leases to ensure that it continues in perpetuity.	Two commercial bin stores are provided. These have been sized to accommodate the projected weekly waste arisings. The need for protective covenants attached to leases is noted for more frequent collections.
3.12	In designing waste storage facilities, the principles in BS 5906:2005, or any successor standard must be applied.	Agreed waste calculation methods for the commercial uses are as per BS 5906: 2005 with supporting assumptions set out in **Section 1.8**.
4.9	Developments with over 100 households have the option of refuse being collected in skip-type compactors of up to 10.7 cu m capacity. Where these are used, capacity calculations should assume a volume compaction ratio of 3:1.	The application scheme does not provide frontage access to enable the specification of skip-type compactors.
5.8	Where measures to substantially reduce the waste requiring collection are proposed, the Council may accept an associated reduction in its standard requirements for waste storage capacity subject to agreement.	The application scheme does not incorporate macerators or on-site composting.
5.12	As Wandsworth collects different recyclables mixed together, kitchen and utility room storage facilities should provide suitable space for a single container for co-mingled recyclables and another for residual refuse.	Each residential and student unit will be allocated space for two containers, one for dry mixed recyclables and one for general residual wastes. Food caddies may be provided in future.
5.15	It is desirable for larger developments to include space to enable residents to recycle items that the Council does not provide a collection service for e.g., space for charity textile banks.	The bulky waste stores for the residential and student accommodation have been sized to accommodate ad hoc collections, e.g., charity collections.

SPD Item	Summary	Comment
6.1	Wherever practical it should be possible to collect waste direct from the storage area so that there is no requirement for it to be moved to a separate collection point in advance of collection, particularly to a collection point on the public highway.	The communal bin stores, commercial bin stores in Buildings 1 and 2 are positioned within 10m of the inset loading bays on Sleaford Street and New Covent Garden Market Access Road, respectively, allowing collections direct from the relevant store. For Building 3, the loading area for refuse vehicles is more than 10m from the communal bin store. On collection days, site operatives will marshal the bins to an external presentation area in advance of collection. Access to the bin stores will be via a FB 2 or 4 standard pattern key or alternative access control by agreement.
6.14	Waste storage facilities should also be accessible for disabled/ wheelchair users including a minimum 1,800mm turning circle.	All bin stores intended for use by residents are designed to be accessible for disabled/ wheelchair users. A 1,500mm turning circle has been applied consistent with London Plan guidance.
7.10	Suitable space to enable bulk bin capacity of no less than 150 litres per household for residual waste plus 70 litres per household for mixed recyclables must be provided.	Bulk bin capacity for the residential uses has been calculated based on the Council's SPD. For the student accommodation a half household benchmark has been applied with an additional 7 litre allowance for food wastes.
7.16	Space requirements for bulk bins and orange banks cannot be reduced by compacting the waste in them. Any compaction of general wastes must not exceed 3:1 or cause the weight of any bin to exceed 500kg, the maximum that can be lifted reliably.	Bin storage capacity has been calculated in 1280L Eurobin equivalents assuming wastes are stored loose.
7.22	All residential developments of 10 or more flats must provide suitably accessible allocated hard standing space for occupants to present bulky items of waste awaiting collection.	By appointment, site operatives will transfer bulky items to the front of the relevant communal store/external staging area as applicable for direct collection by Council operatives.
7.33	In mixed developments, domestic household waste, non-domestic (chargeable) household waste, commercial waste and industrial waste must all be properly segregated in separate storage areas. A shared storage facility is acceptable providing that a unified collection service from it is provided and protected by covenants attached to the leases.	The bin stores for domestic and non-domestic wastes are fully segregated. The applicant confirms that a unified collection service will be provided for the commercial wastes.

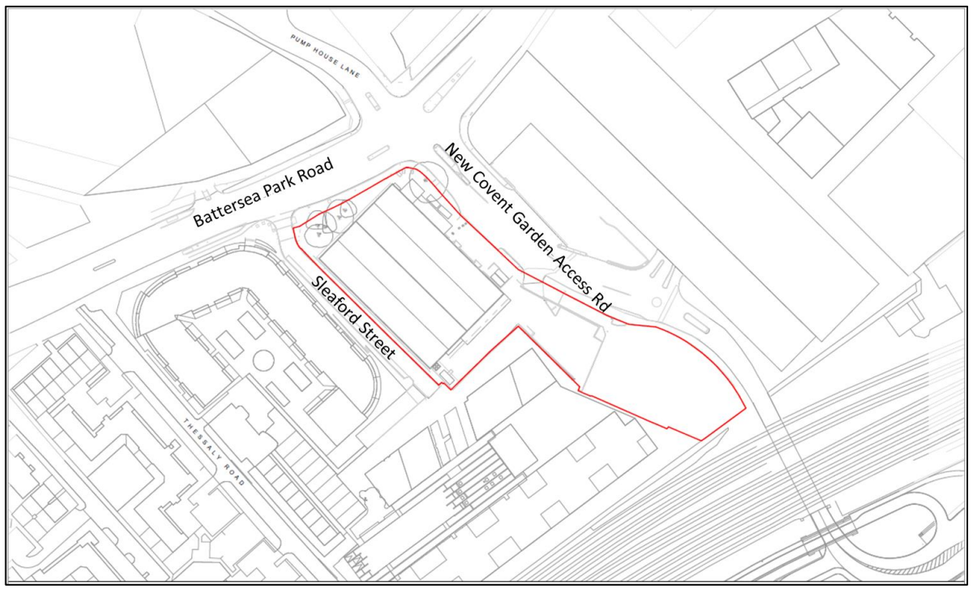
3. Proposed Application Scheme

3.1 Existing Site

The existing site area is approximately 0.81ha in size and comprises an irregular shaped parcel of developed land located in the Nine Elms area within the London borough of Wandsworth. The site is bounded by Battersea Park Road to the north and New Covent Garden Market Access Road to the east. To the south lies a new development undergoing construction with southwestern railway lines at a higher elevation. Sleaford Street is located to the west of the site with apartments beyond.

The northwest part of the site is occupied by an existing Booker Wholesale warehouse and the southeast part was occupied by an existing BMW car showroom (now demolished). The remaining site area comprises predominantly asphalt hardstanding with associated car parking and an area of soft landscaping to the north-western boundary. The site currently has two access points, one to a smaller car park located directly off New Covent Garden Market Access Road, and another to a larger car park bordering the east side of the wholesaler units. The existing site plan is shown in **Figure 2**.

Figure 2: Existing Site Plan



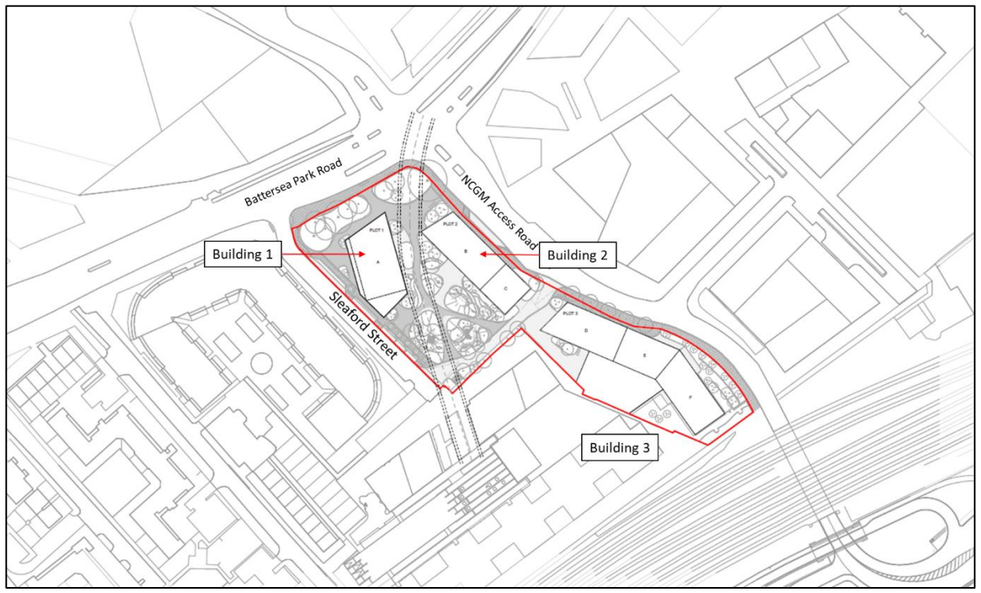
3.2 Proposed Site

The site has an extant permission for redevelopment under Use Classes A1 – A5 and B1 which was granted by Wandsworth Borough Council (WBC) in March 2019 (Planning Reference: 2015/6813).

Phased Full Planning Permission is sought for: Demolition of existing building and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.

The proposed residential uses are in Building 1, which occupies the north-west area of the site and is bounded by Sleaford Street and Battersea Park Road. Building 1 also includes two small commercial units. The proposed student accommodation is split across Buildings 2 and 3, which are located on the east and south-east sides of the site, respectively. Building 2 also includes two small commercial units. The general arrangement of the buildings within the proposed site are shown in **Figure 3**.

Figure 3: Proposed Site Plan



3.3 Proposed Mix of Uses

3.3.1 Residential Uses

The application scheme allows for a total of 55 residential units in Building 1. The proposed unit mix is summarised in **Table 3**.

Table 3 Building 1 –Residential Unit Mix

Unit type	Description	Building 1
1 Bed	1B2P	13
2 Bed	2B3P	14
2 Bed	2B4P	12
3 Bed	3B5P	13
4 Bed	4B6P	3
		55

3.3.2 Student Accommodation

The student accommodation provides a total of 762 single occupancy rooms in Buildings 2 and 3. The proposed unit mix is summarised in **Table 4**.

Table 4 Buildings 2 and 3 - Student Accommodation Unit Mix

Unit type	Description	Building 2	Building 3	TOTAL
1 Bed	Studio	194	-	194
1 Bed	Studio Accessible	12	-	14
1 Bed	Studio Adaptable	31	-	29
1 Bed	Cluster	-	497	497
1 Bed	Accessible Cluster	-	28	28
		237	**525**	**762**

3.3.3 Commercial Uses

The scheme includes four Class E and/or Class F Commercial units with a combined GIA of 462.2sqm (GIA). Whilst the precise uses are not known at this stage, an assumed mix has been advised by the applicant to provide a reasonable estimate of projected wastes. This is provided in **Table 5**.

Table 5 Application Scheme –Indicative Commercial use mix

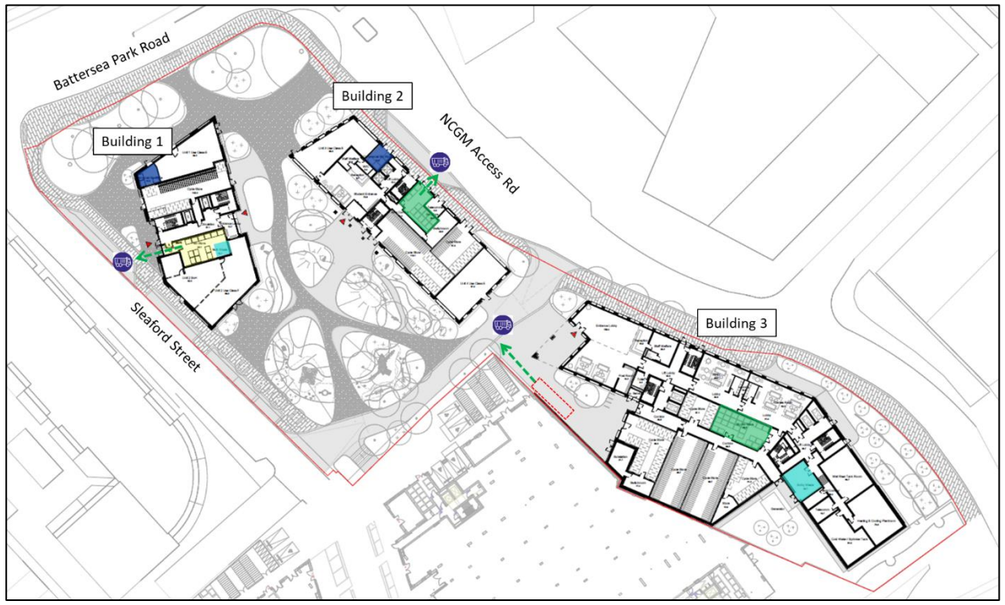
Unit	Use Class	Assumed Use	Building 1 sqm (GIA)	Building 2 sqm (GIA)	TOTAL (GIA)
1	E(a)	General Retail	90.9	-	90.9
2	E(g)(i)	Office / Community	183.1	-	183.1
3	E(b)	Café	-	90.8	90.8
4	E(a)	Cycle hub	-	97.4	97.4
			274	**188.2**	**462.2**

3.4 Proposed Arrangements – Ground Floor

Communal bin stores are provided for refuse and recyclables at Ground floor level within each building. A bulky waste store is also provided for the residential uses in Building for larger household items and bulky items that require specialist collection. The student accommodation includes a large bulky waste store in Building 3, which has been sized to accommodate the bulky wastes from both student accommodation buildings on a shared use basis. .

A Commercial bin store is provided in Buildings 1 and 2 to serve the commercial uses in these buildings. The general arrangement at Ground Floor level is provided in **Figure 4**. Further details on the internal arrangements for waste and recyclables storage is provided in **Section 4**.

Figure 4: Proposed Development General Arrangements at Ground Level



3.6 Proposed Access Arrangements

Two inset loading bays are provided, one on New Covent Garden Market (NCGM) Access Road to the northeast of the site, and the other on Sleaford Street. These will provide deliveries and servicing for Buildings 1 and 2, respectively. Building 3 will be serviced via the through route between Sleaford Street and NCGM Access Road.

The through route will allow for larger vehicles to access/egress the site in a forward gear as it is not possible for large vehicles to turn at the end of Sleaford Street. Consistent with the extant permission, it is proposed that the route will be controlled by bollards to restrict any general through traffic. The operation of the bollards will also provide notice for site management that a larger delivery vehicle or

refuse collection requires access and to support the marshalling of bins as required on collection days from Building 3.

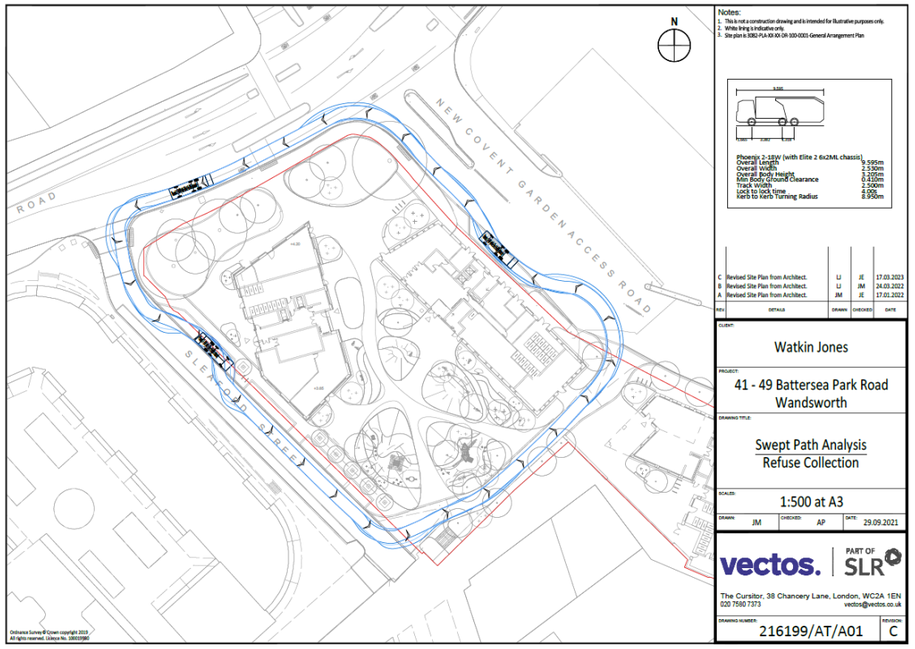
Refuse vehicles will access the site via Sleaford Street and will utilise the through route to exit via New Covent Garden Market Access Road. Refuse vehicles will make use of the two inset loading bays to carry out collections, as well as an identified section on the servicing route between Sleaford Street and New Covent Garden Access Road.

The inset loading bays on Sleaford Street and New Covent Garden Access Road are within 10m pulling distance from the residential and commercial bin store in Buildings 1 and 2 it is anticipated that bins will be collected direct from the relevant bin store. For Council collections, a FB 2 or 4 standard pattern key will be required to provide Council refuse operatives with direct access to the stores. A FB 2 or 4 standard pattern key is also proposed to control access to the bulky waste store to ensure that residents pre-book collections with the Council. On agreed collection days direct access will be provided to the bulky waste store.

For Building 3, refuse bins will be moved from the bin store to an external bin staging area within the public realm on collection days, which is located within 10m pulling distance from the through route. A similar arrangement will be followed for bulky wastes.

The proposed refuse collection arrangement is provided in **Figure 5** and further information can be found in the replacement Delivery and Servicing Management Plan.

Figure 5: Refuse Collection Swept Path[4]



[4] Delivery and Servicing Management Plan Appendix D

4. Waste Quantities, Characteristics and Bin Storage

4.1 Residential Uses

4.1.1 Waste Quantities and Characteristics

Once the development is fully occupied and operational, it is estimated that the residential uses in Building 1 will generate an estimated 12,100 litres (c9m^3) of household waste per week. This equates to approximately 102 tonnes (416m^3) of household waste per year[5]. The rationale for applying a waste benchmark of 220 litres per week for the residential is set out in **Section 1.6** of this report and resulting waste quantities are presented in **Table 6** below.

Table 6 Building 1 - Anticipated Waste Arisings from Residential Uses

Unit type	Volume of waste per unit (litres)	Number of units	General (litres / wk)	Recyclable (litres/wk)	TOTAL (litres / wk
1B2P	220	13	1,950	910	2,860
2B3P	220	14	2,100	980	3,080
2B4P	220	12	1,800	840	2,640
3B5P	220	13	1,950	910	2,860
4B6P	220	3	450	210	660
	TOTAL	**55**	**8,250**	**3,850**	**12,100**

In terms of the anticipated characteristics of the waste, it is currently assumed that DMR will account for up to 30% the total waste in line with the Council's SPD. The remainder, including co-mingled food waste would be collected as general residual waste. Over time, it is anticipated that the split of general to DMR will shift with recyclables accounting for a larger proportion of total waste in line with national, regional and local targets for waste minimisation and recycling.

4.1.2 Bulk Bin Storage Capacity Building 1

A communal bin store measuring is provided at Ground floor level in Building 1 adjacent to the lift and stair core. Measuring 42.1m^2, the store has the capacity to hold 10 x 1280L Eurobins in a configuration that allows residents to access all bins. The bin store also provides additional space for a further 2 spare bins for use by residents on collection days bringing total bin storage capacity to **12 x 1280L Eurobins**. In line with the Council's SPD requirements, this is sufficient to store the projected weekly waste arisings from the residential uses. Required bin numbers are shown in **Table 7** with an indicative split of 70% refuse and 30% DMR.

Given that food is currently comingled with general refuse, it is anticipated that one of the 1280L general bins could be substituted for smaller 240L food waste bins if the Council wishes to introduce separate food waste collections in the future. If directed to do so, there is sufficient space within the store to accommodate further 3 x 240L bins for food waste.

[5] *Assuming an average density conversion factor of 0.26 for Refuse and 0.21 for DMR from m3 to tonnes (source: Environment Agency, WRAP) and a 70/30 percentage split of refuse and DMR*

A bulky waste store measuring 10.1m^2 is also provided for the separate storage of bulky and ad hoc wastes requiring specialist collection. Access to the bulky waste store will be controlled by site management to ensure that items intended for bulky waste collection have been booked before they are deposited in the store.

The communal waste store and bulky waste store are located within 10m distance of the refuse loading bay so that refuse operatives can collect direct from the relevant store. This obviates the need for an external bin staging area on collection days.

The position of the bin stores associated with Building 1 are shown in **Figure 6.**

Figure 6: Building 1 - Ground Floor General Arrangement

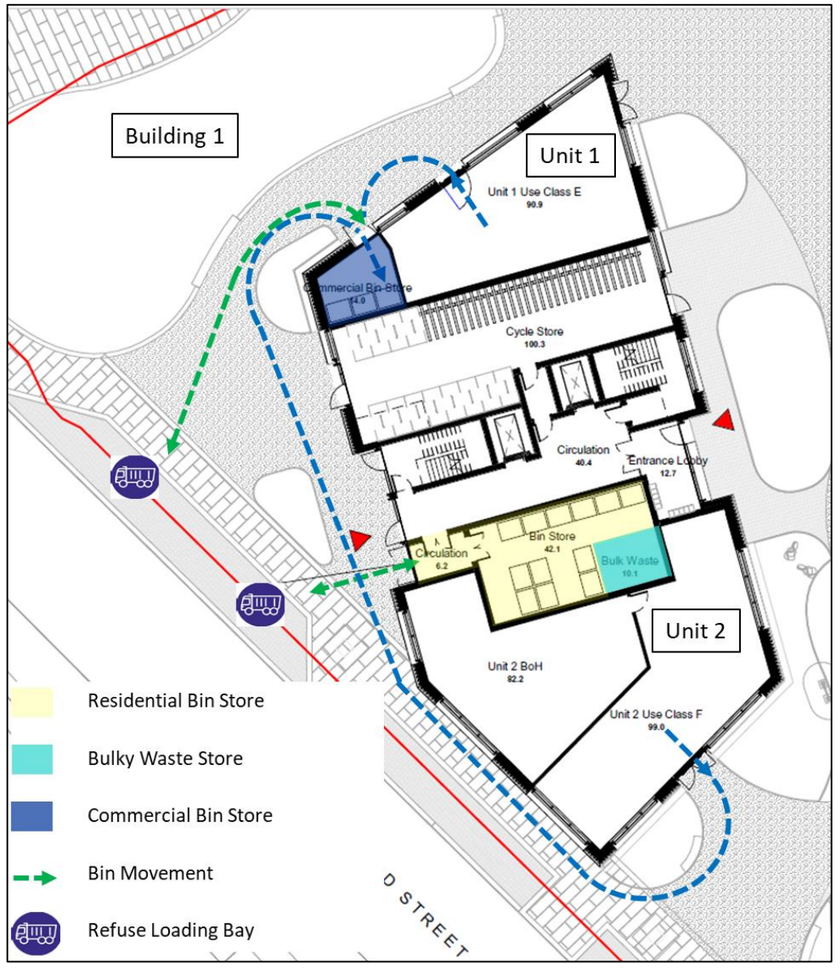


Table 7 Minimum Bin Storage Capacity - Residential Uses

Unit type	Unit number	General (1280L)	Recyclables (1280L)	TOTAL (1280L)
1B2P	13	1.5	0.7	2.2
2B3P	14	1.6	0.8	2.4
2B4P	12	1.4	0.7	2.1
3B5P	13	1.5	0.7	2.2
4B6P	3	0.4	0.2	0.5
Spare		1	1	2
		8*	4	12

* Where waste conversions result in part bins, these are rounded up to the next whole bin.

4.2 Student Accommodation

4.2.1 Waste Quantities and Characteristics

Once the development is fully occupied and operational, it is estimated that the student accommodation buildings will generate an estimated 89,154 litres (c89m³) of waste per week. This equates to approximately 1,134 tonnes (4,628m³) of household waste per year[6]. The rationale for applying a waste benchmark of 117 litres per week for the student accommodation is set out in **Section 1.7** of this report and resulting waste quantities are presented in **Table 8**. Minimum bulk bin storage by building is then summarised in **Table 9**.

Table 8 Anticipated Waste Arisings from the Student Accommodation Buildings

Unit type	Volume of waste per unit (litres)	Number of units	General (litres / wk)	Recyclable (litres/wk)	TOTAL (litres / wk
1 bed	117	237	19,434	8,295	27,729
1 bed	117	525	43,050	18,375	61,425
	TOTAL	**762**	**62,484**	**26,670**	**89,154**

Table 9 Minimum Bin Storage Capacity for the Student Accommodation Buildings

Building	Unit number	Bulk Bins (1280L)	Spare (1280L)	TOTAL (weekly)	TOTAL (twice-weekly)
2	237	22	2	24	13
3	525	48	2	50	26
	TOTAL	**70**	**4**	**74**	**39**

* Where waste conversions result in part bins, these are rounded up to the next whole bin.

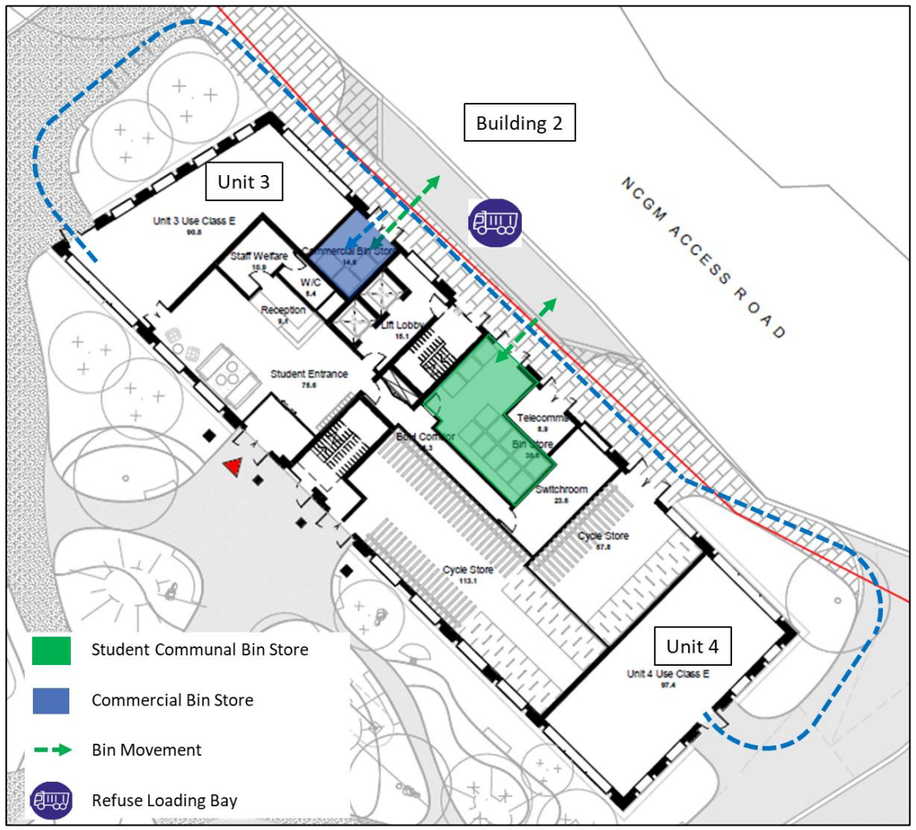
[6] *Assuming an average density conversion factor of 0.26 for Refuse and 0.21 for DMR from m3 to tonnes (source: Environment Agency, WRAP) and a 70/30 percentage split of refuse and DMR*

4.2.2 Bulk Bin Storage Capacity Building 2

A communal bin store measuring is provided at Ground floor level in Building 2 adjacent to the lift and stair core. This measures 38.6 m² and for the purposes of space planning has the capacity to hold up to 11 x 1280L Eurobins. The bin store also provides additional space for a further 2 spare bins for use by residents on collection days bringing total bin storage capacity to **13 x 1280L Eurobins**. This is sufficient to hold c50-60% of the projected weekly waste arisings from the student accommodation and ancillary uses assuming an average benchmark of 117 litres per unit (See also **Section 1.7**).

A fully accessible area is provided within the communal bin store for use by residents and full bins will be switched by site operatives during the course of the week. The communal bin store opens directly onto the inset loading bay on NMCG Access Road on the north side of the building. The position of the bin stores associated with Building 2 are shown in **Figure 7**.

Figure 7: Building 2 - Ground Floor General Arrangement



4.2.3 Bulk Bin Storage Capacity Building 3

A communal bin store measuring is provided at Ground floor level in Building 3 immediately adjacent to the cycle store. This measures 58.6 m^2 and for the purposes of space planning has the capacity to hold up to 24 x 1280L Eurobins. The bin store also provides additional space for a further 2 spare bins for use by residents on collection days bringing total bin storage capacity to **26 x 1280L Eurobins**. This is sufficient to hold c50-60% of the projected weekly waste arisings from the student accommodation and ancillary uses assuming an average benchmark of 117 litres per unit (See also **Section 1.7**).

A bulky waste store measuring 32.7 m^2 is also provided in Building 3 immediately adjacent to the lift lobby. Access to the bulky waste store will be controlled by site management to ensure that items intended for bulky waste collection have been booked before they are deposited in the store.

A fully accessible area is provided within the communal bin store for use by residents and full bins will be switched by site operatives during the course of the week.

The position of the bin stores associated with Building 3 are shown in **Figure 8**.

Figure 8: Ground Floor General Arrangement – Building 3

4.3 Commercial Uses

4.3.1 Waste Quantities and Characteristics

Once fully operational, the commercial uses are anticipated to generate an estimated 10,225 litres (10.2m^3) of commercial waste per week. This equates to approximately 112 tonnes (532m^3) of commercial waste per year. The anticipated quantity by use is summarised in **Table 10** with the assumed characteristics of the waste by use presented in **Table 11**.

The waste calculation methods for the proposed commercial uses take the benchmarks for the typical building uses as defined in British Standard (BS5906:2005) as a starting point. Supporting assumptions are summarised in **Section 1.8** of this report.

Table 10 Anticipated Waste Arisings – Indicative Commercial Uses

Unit	Use Class	Volume (litres / wk)	Volume* (1280L / wk)	Volume (m3/ wk)	Volume (m3 / yr)
1	E(a) General Retail	727	0.6	0.7	37.8
2	E(g)(i) Office / Community	1,221	1	1.2	63.5
3	E(b) Café	3,405	2.7	3.4	177.1
4	E(a) Cycle hub	779	0.6	0.8	40.5
	TOTAL	**6,132**	**5***	**6.1**	**318.9**

* Where waste conversions result in part bins, these are rounded up to the next whole bin in the totals.

Table 11 Anticipated Waste Characteristics – Indicative Commercial Uses

Use Class	Description	General (%)	DMR (%)	Glass (%)	Food (%)
1	E(a) General Retail	40	60	0	0
2	E(g)(i) Office / Community	40	60	0	0
3	E(b) Café	30	50	10	10
4	E(a) Cycle hub	40	60	0	0

4.3.2 Bulk Bin Storage Capacity

A commercial bin store measuring 14 m^2 has been provided at Ground Floor level on the west side of Building 1. This has the capacity to hold up to 3 x 1280L Eurobins and can be accessed directly from the inset loading bay on Sleaford Street.

A commercial bin store measuring 14.6 m^2 has been provided at Ground Floor level on the north-east side of Building 2. This has the capacity to hold up to 4 x 1280L Eurobins and can be accessed directly from the inset loading bay on New Covent Garden Access Road.

These provide the storage capacity for the projected weekly waste arisings from the four proposed Commercial units and offer the flexibility to separate the projected wastes into at least four fractions DMR, refuse, glass and food if applicable.

The precise mix of bins will need to be reviewed once the precise tenant mix is known.

4.4 Bulk Waste Storage Equipment

For the purposes of space planning, the total projected weekly waste arisings from each building have been converted into 1280 L bin equivalents. An overview of the anticipated bin types and sizes to be used to store from the operational phase of the Proposed Development is based on current guidance provided Wandsworth Council and British Standards EN 840. Further information on standard bin types is also provided in **Appendix A**.

Residential uses

- 1280 L Eurobins for dry mixed recyclables
- 1280 L Eurobins for residual wastes (including food)
- 240 Litre bins for food wastes if required in future

Student Accommodation:

- 1280 L Eurobins for other dry mixed recyclables
- 1280 L Eurobins for residual wastes (including food)
- 240/360 L Wheeled bins for paper
- 240 /360 L Wheeled bin for glass
- 120 / 240 L Wheeled bins for food waste if required in future

Commercial Units:

- 1280 L Eurobins for dry mixed recyclables
- 1280 L Eurobins or roll cages for card
- 1280 L Eurobins for residual wastes
- 240 /360 L Wheeled bin for glass
- 120 / 240 L Wheeled bins for food waste

5. Recycling and Waste Management in Operation

5.1 Stage 1: Segregation at Source

Residents will be encouraged to separate wastes at source. To facilitate this, space for two containers will be provided in the demise of the residential units, student studios and student clusters. Central bins will be also provided in the student amenity areas for at minimum DMR and general residual wastes. Residents will be requested to bag up wastes to reduce the scope for spillages in transit.

Smaller caddies will be provided for each residential unit if segregated systems for food waste are introduced in the future. These should be used in conjunction with caddies fitted with biodegradable bags.

For larger ad hoc items that require specialist collection, residents will contact site management to confirm that a booking has been made with Wandsworth Council and to arrange a date and time when these items should be delivered to the bulky waste store. Provided it is safe to do so, residents will be responsible for transferring these items to the bulky waste. By arrangement with site management, larger items may be transferred by site operatives.

5.2 Stage 2: Internal Logistics

Residents will be responsible for transferring wastes and recyclables to the communal bin stores and for depositing wastes and recyclables into the correct bins.

Tenants will be responsible for transferring the wastes and recyclables generated during the day and transferring them to the Commercial bin stores in Buildings 1 and 2.

Site operatives will be responsible for managing and monitoring the bins in the communal bin stores and shifting bulk bins within the room when full so that residents can access the correct bins without having to move them. For ease of access, bins will generally be positioned with the long side facing the user.

5.3 Stage 3: Movement of Bulk bins

On collection days, site operatives will ensure that full bins are closest to the access doors to the communal bin stores in Buildings 1 and 2. It is anticipated that due to the proximity of the inset delivery bays on Sleaford Street and New Covent Garden Access Road that bins will be collected by refuse contractors direct from the relevant communal bin store.

Council waste operatives will gain access to the communal bin store in Building 1 direct using a standard pattern F2/F4 key, or with the agreement of the building operator will be unlocked in advance of collections.

A similar system will be used for private waste collections from Building 2.

For Building 3, the pulling distances between the delivery loading point and the communal bin store are more than 10m. On collection days, site operatives will transfer the full bins to the designated collection point in the public realm space. This has been sized to accommodate up to 17 x 1280L bins, which is the maximum number that would be collected at a time.

Private waste operatives will collect the full bins from the designated collection point, which is located within 10m pull distance from the stopping point in the service road and will return the bins once emptied. Site operatives will then return the bins to the communal bin store immediately following collections.

It should be noted that to gain access to New Covent Garden Access Road, refuse vehicles will notify site management that the bollards need to be lowered. This will also serve to notify site management that a waste collection is due to commence for Building 3.

Commercial bins will also be collected direct from the Commercial bin store which is immediately adjacent to the inset delivery bay on New Covent Garden Access Road.

Private waste collectors will gain access to the Commercial bin store direct at pre-agreed times. These will either be accessed using a standard pattern F2/F4 key or doors will be unlocked in advance of collections.

5.4 Stage 4: Coordination of Collections

The proposed arrangements for servicing and refuse collections are consistent with the servicing arrangements for the extant permission, which is as follows:

- All refuse collections associated with the residential uses in Building 1 will take place from the inset loading bay on Sleaford Street which is located within 10m of the communal bin store.
- All refuse collections associated with the student accommodation uses in Building 2 will take place from the inset loading bay on New Covent Garden Access Road, which is within 10m of the communal bin store.
- All refuse collections associated with the student accommodation uses in Building 3 will take place from the through route at a point within 10m of the external staging area.
- The swept path analysis carried out by the Transport Consultant confirms that the proposed arrangements are suitable for the type of refuse vehicle operated by Wandsworth Waste Services (See also **Section 3.5**).
- Household wastes and recyclables will be collected by Wandsworth Waste Services on a weekly basis.
- Wastes and recyclables from the Student Accommodation in Buildings 2 and 3 will be collected by a private contractor on a twice weekly basis.
- To reduce the overall number of trips, the same private contractor will collect the wastes and recyclables from the Commercial uses at the same time.
- Where feasible, general waste and recyclables will be collected on separate days.

Site management will be responsible for using a booking system to ensure that deliveries and refuse collections are coordinated effectively.

5.5 Stage 5: Bin Store - Hygiene

Site operatives will be responsible for keeping the communal bin stores and staging areas tidy and ensuring bins are kept free of build-up and residue.

To ensure that adequate standards of hygiene can be maintained, all bin stores will be fitted with sealed floors and include provision for washing down and draining the floor into a system suitable for receiving polluted effluent. Gullies will incorporate a trap which maintains a seal even during prolonged periods

of disuse. Consideration will also be given to the installation of Insect-o-cutor systems, or equivalent, to prevent infestation.

Bin stores will also be fitted with suitable protection to prevent damage to doors, walls and columns.

Waste bins will be cleaned on a regular basis to prevent the build-up of residues and odours. Responsibility for cleaning household bins will rest with site operatives and will be managed under the terms of a service agreement with a third-party supplier.

5.6 Stage 6: Ongoing Monitoring and Communication

Site management will be responsible for monitoring the effectiveness with which residents are using the communal waste storage facilities. High-profile signage will be provided to discourage the deposit of recyclables in refuse containers and to encourage the correct use of the recycling service provided.

To encourage and promote recycling, site management will prepare information packs for new residents on the recycling facilities provided along with encouragement to use them. Site management will also keep residents and tenants informed of local arrangements for re-using and recycling unwanted furniture, electronic and electrical equipment and other potentially recyclable items. See **Table 9** for further information on reuse and recycling options currently recommended by Wandsworth Council.

Table 12: Household materials targeted for re-use and recycling

Material Type	Re use and Recycling Options
Co-mingled recyclables	The following materials can be put into the orange banks as part of the Council's standard collection service: • Glass bottles and jars (remove lids and tops) • Food and drinks cartons (rinse and squash) • Plastic bottles, tubs and trays (rinse, squash & replace lids) • Paper, card and cardboard (clean and dry) • Food tins and drinks cans
Furniture	Wandsworth Council encourages the re-use and recycling of bulky items of furniture in good condition. Free collections are available from: • The British Heart Foundation • Emmaus • Furniture Aid South Thames • Freecycle • Freegle
Electrical equipment	Non-repairable WEEE can be recycled at: • Any Curry's PC World store • Household waste and recycling centre at Smugglers Way
Clothes and textiles	Free collections are available from TRAID and several other charities. Alternatively, clothes can be recycled at: • Borough-operated textile banks • Main supermarkets • Household waste and recycling centre at Smugglers Way
Bulky items	Wandsworth Council operates a bulky waste service for items that are too big for bulk bins and larger items of WEEE.

6. Health and Safety Considerations

6.1 General Principles

A formal assessment of Health & Safety risks is beyond the scope of the site waste management strategy. This section highlights some of the key considerations relating to waste logistics from a health and safety perspective. It does not, nor is it intended to, constitute a full assessment of the risks associated with design and management of the waste systems for the proposed development.

Health & Safety Executive has produced several guidance documents including *The Safe Use of Refuse Collection Vehicle Hoists and Bins and Skip and Container Safety in Waste Management and Recycling*. Due regard should be given to these documents (and other relevant HSE advice) by site management and council refuse collection employees, when assessing their operational risks.

Site operatives will also need to be suitably trained in manual handling and the correct use of any electric tug systems that may be used to transfer bulk bins.

All waste storage facilities must be designed to minimise health and safety related risks. They must also accommodate the needs of all users, including not only the needs of wheelchair users but people with vision, audible, and mobility impairments as well as people with neuro-diverse requirements.

6.2 Movement of Bins

The proposed site waste management strategy is a managed solution and requires a suitably trained site operative(s) to move bins to designated collection points and coordinate with waste collectors to switch bins on a managed basis within the off-street areas adjacent to Building 3.

6.3 Food Hygiene

Clean systems should be considered for the transfer of food and other putrescible wastes from any proposed commercial food preparation areas, so that smaller waste containers are kept within food preparation areas and larger bins are kept separate. Several waste collectors now provide bin swap systems for food wastes, with a clean bin supplied each time a full bin is removed.

Appendix A: Indicative Bin Specifications

A1. Introduction

This specification is designed to inform the space allowances to be made within waste storage and staging areas. It provides generic details for the various types of waste and recycling equipment that are typically used to store, transfer and bulk waste materials.

A2 Wandsworth Council Bulk Bin Specifications

Wandsworth Council stipulates that galvanised steel 1100 litre/1280 litre Eurobins should be used for household collections from high-rise blocks and mid-rise apartments.

1100 Litre Eurobin – Galvanised steel	**Dimensions (mm)**
	Width: 1260 Depth: 1000 Height: 1390 Dead weight: 58kg **Maximum rated load: 450kg** DMR: *ca.* 50kg General Waste: *ca.* 80kg

Council specifies Euro-bin style bins called Orange Banks for co-mingled dry recyclables: capacity 1280 litres. These may be purchased from the Council or via third party suppliers. The Council also supplies labels for recycling bins free of charge. NOTE: Council-supplied bulk bins are not fitted with towing hooks.

1280 Litre Eurobin – Galvanised steel	**Dimensions (mm)**
	Width: 1260 Depth: 1000 Height: 1420 Dead weight: 58kg **Maximum rated load: 450kg** DMR: *ca.* 50kg General Waste: *ca.* 80kg

A3. Equipment Specification – Commercial Wastes (dry)

120 Litre Wheelie Bin	Dimensions (mm)
	Width: 480 Depth: 543 Height: 927 Food Waste: *ca.* 70kg

240 / 360 Litre Wheelie Bin	Dimensions (mm)
	Width: 580 / 580 Depth: 740 / 878 Height: 1100 / 1098 Food Waste: *ca.* 130kg DMR: *ca.* 15kg Glass: *ca.* 60kg

1100/1280 Litre Wheelie Bin	Dimensions (mm)
	Width: 1260 /1260 Depth: 1000 /1000 Height: 1390 / 1420 DMR: *ca.* 50kg / 70kg General Waste: *ca.* 80kg / 100kg

A4. Equipment Specification – Office bins

Office recycling systems – full separation	Dimensions (mm)
	Width: 360 Depth: 380 Height: 946 Capacity: 78 litres Optional attachable signage Ideal for shared use where personal bins have been removed Security option with key lock and seal mechanism for confidential waste

Office recycling systems – basic system	Dimensions (mm)
	Width: 360 Depth: 380 Height: 946 Capacity: 78 litres

Roll cage	Dimensions (mm)
	Width: 710 Depth: 800 Height: 1950 KLS: *ca.* 45kg

A5. Equipment Specification – Food preparation wastes

30 Litre Kitchen Caddy	Dimensions (mm)
	Width: 400 Depth: 405 Height: 418 Food Waste: *ca.* 15kg

45 Litre Step on Waste Bin (Catering)	Dimensions (mm)
	Width: 413 Depth: 400 Height: 600 DMR: *ca.* 4kg Food Waste: *ca.* 20kg General Waste: *ca.* 8kg

Henkel MGB bin with spherical bottom (120 litre)	Dimensions (mm)
	Width: 480 Depth: 554 Height: 960 Food Waste: *ca.* 70kg