

OGS Zone 6

Technical Note 01: Waste Strategy Update v1 30.06.21

1. Introduction

- 1.1 This Technical Note sets out an update of the Waste Strategy for Zone 6, the New Build element for OGS. This revised strategy aims to remove the bin stores from the south of Zone 6 and this document shows how this change can be accommodated.
- 1.2 The development mix has evolved and critically from a waste perspective the development. For clarity, the development no longer includes a residential element and therefore does not need a separate residential bin store.
- 1.3 A further change is that Retail Unit B is now an entrance to the Studios which will act like a reception area and is likely to generate relatively small amounts of waste. The relatively small amounts of waste would then be taken in bags via the stairs to the lower ground level and the corridor leading to the Studios bin store next to the M1 Corridor and collected from Studio Way.
- 1.4 We now set out the proposed changes to the bin stores, the waste forecasts for Zone 6 and the proposed bin storage requirements.

2 Zone 6 Bin Stores

- 2.1 The current proposed Zone 6 bin stores are described below in **Figure 1**. It is proposed that the two bin stores to the south of Zone 6 are removed and the workspace bin store to be retained.

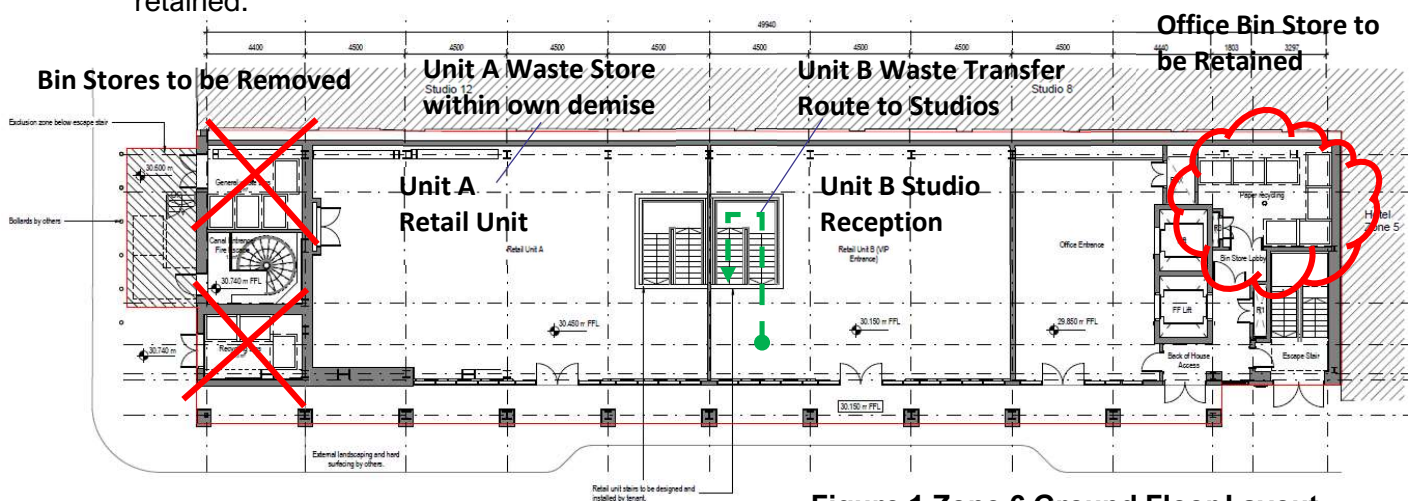


Figure 1 Zone 6 Ground Floor Layout

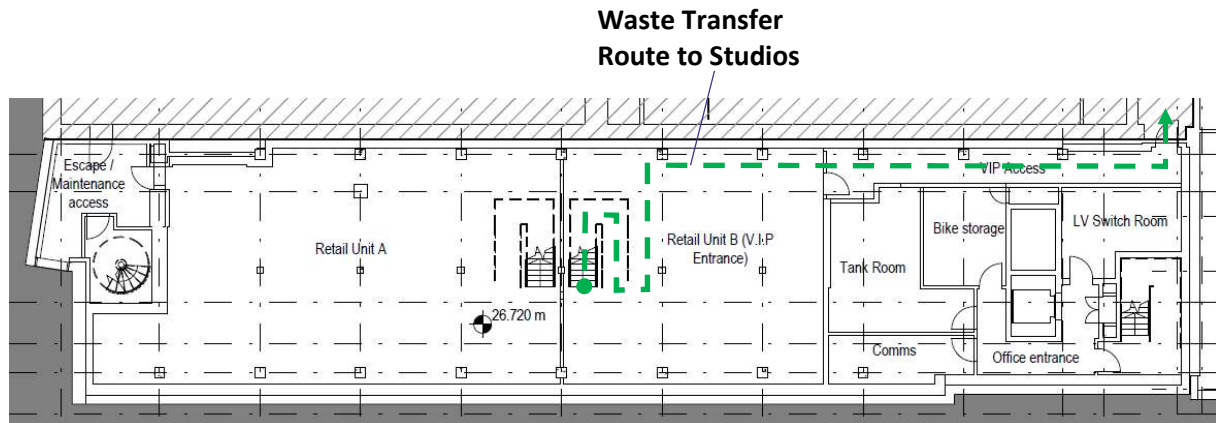


Figure 2 Zone 6 Lower Ground Floor Layout

3 Zone 6 Waste Forecast

Workspace

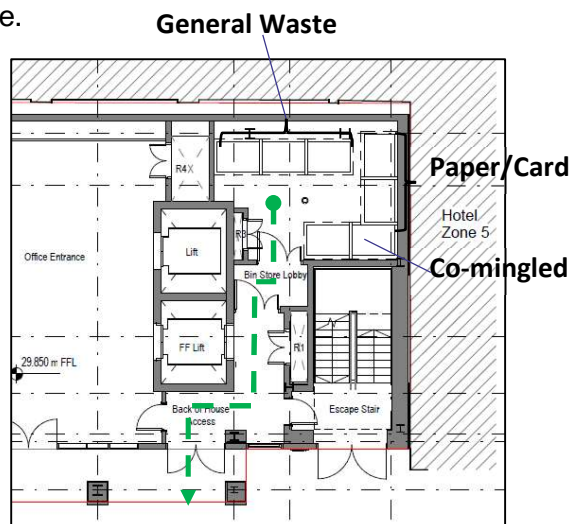
- 3.1 Zone 6 includes workspace which is assumed to provide space for around 500 staff. Using the British Standard (BS 5906:2005) rate for office waste generation – 50 litres of waste per employee per week we can make a robust forecast of waste generation.
- 3.2 Since these rates for office use were prepared, the nature of office working has changed so that the volume of paper generated in particular has reduced significantly. Therefore, these forecasts are considered to be very robust.

(Zone 6) New Build Workspace	Waste Forecast/Week			Waste Forecast /Day		
5180 (GIA), 4560sqm (NIA)	500 staff assumed to work there					
	50 litres /Employee	25000 litres /week		5000 litres /day		
Recycling Rate	General inc Food Waste	Paper/ Card	Co-Mingled			
			Plastics	Packaging	Metals	Glass
Recycling Rate	30%	50%	3%	10%	2%	5%
5,000 Litres per Day	1500	2500	150	500	100	250
Zone 6 Workspace Bin Storage	General Refuse	Paper/ Card	Co-Mingled			
Bin Storage 6 x1 100 litre Bins	2	3	1			
Collection Frequency	Daily During Week					

Table 1 Workspace Waste Forecast

- 3.3 It can be seen that using these robust forecasts, the workspace needs storage for up to 6 1100litre Eurobins (3xPaper/Card, 2xGeneral Refuse, 1xComingled Plastic/Glass/Metal). **Figure 3** shows that there is space for 7 Eurobins. Access to this bin store is via the lifts from the upper floors. For collection, the waste is simply wheeled out via a step free route onto Atherton Street for collection from the loading bay there.

Figure 3 Workspace Bin Store



Retail Units

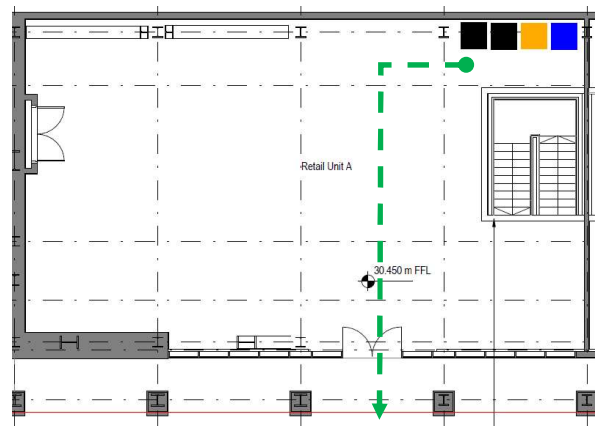
- 3.4 Zone 6 includes two retail units. **Retail Unit B** is proposed to operate as an entrance into the Studios and will operate like a reception. It is expected that this will generate only small amounts of waste in small bins (60litre-100litre), and it is proposed that at least 3 bins are provided to segregate into General, Paper/Card and Co-mingled and that this waste is taken to the Studios and incorporated into the Studio refuse collection.
- 3.5 **Retail Unit A** covers 620 sqm and can be occupied by a variety of land uses which could generate varying volumes of waste generation. The BS 5960 rate for standard retail premises is 10litres per square metre per week and the waste forecast for that type of unit is given in **Table 2** below.

Zone 6 New Build Retail Unit A			Waste Forecast/Week			Waste Forecast /Day		
620 sqm			10 litres /sqm		6200	litres /week	1240	litres /day
Recycling Rate			General inc Food Waste		Paper/ Card	Co-Mingled		
Recycling Rate			50%		25%	25%		
1,240	Litres		620		310	310		
Zone 6 Retail Bin Storage			General Refuse	Food Waste*	Paper/ Card	Co-Mingled		
Bin Storage 4 x360 litre Bins			2		1	1		
Collection Frequency			Daily					

Table 2 Retail Unit A Waste Forecast

- 3.6 The above Retail Waste Forecast shows that based on a daily collection there is a need for 4 x 360litre wheeled bins. Depending on the occupier this could be greater but there a variety of ways to process the waste to reduce the bin storage requirement should that be needed.
- 3.7 The bin storage for Retail Unit A is assumed to be provided within the demise of that unit. This provides flexibility for bin storage depending on the type of occupier. The key element is to ensure that the prospective occupiers are aware of that so they can then design their internal space accordingly. While we do not know the nature of the fitout and therefore the bin store, we have shown indicatively in **Figure 4** below where 4 x 360litre bins could be stored (2xGeneral, 1xPaper/Card, 1xComingled). The waste from this unit would be simply wheeled out through the main doors for collection from Atherton Street.

Figure 4 Retail Unit A, Indicative Bin Store



4 Summary

- 4.1 In summary the proposed changes to remove the small bin stores to the south of the OGS Zone 6 New Build will have limited implications for waste storage and collection. The workspace bin store has excess capacity for the demand generated based on a daily collection. Retail Unit B will operate as an artist's entrance to the Studios and will operate as a reception area and will generate very little waste which will be incorporated not the Studio waste collected from Studio Way. Retail Unit A will store its waste in its own demise. At this stage we do not know the nature of that occupier but there is plenty of scope for an internal bin store to be provided. This unit and the workspace bins will be collected from a new on street loading bay on Atherton Street.
- 4.2 In conclusion this amended waste strategy will operate efficiently and accord with the good practice for waste collection.