

REPORT

The Hut Group

King Street Town House

27/05/2021

Waste Management Strategy

Report control

Document: Transport Statement
Project: King Street Town House, Manchester
Client: The Hut Group
Job number: VN201751
File origin: N:\Vectos Job Data\2020\VN201751 Kennedy Street, Manchester\Docs\Reports\King Street Town House\VN201751 King Street Town House Waste Management Report v2.docx

Document checking

Primary Author: Gareth Davis Initialled: GD
Contributor: Will Donagain Initialled: WD
Review by: Gareth Davis Initialled: GD

Issue	Date	Status	Checked for issue
1	15/04/2021	V1	GD
2	27/05/2021	V2	GD

Contents

1 Introduction 4

2 Policy Context..... 7

3 Existing Waste Management Conditions 9

4 Proposed Development..... 11

5 Summary & Conclusions..... 13

Plans

Appendix A Waste Pro-Forma

1 Introduction

Background

- 1.1 Vectos has been commissioned by The Hut Group to provide Waste Management advice to support a planning application to re-develop King Street Town House (KSTH), Manchester.
- 1.2 KSTH is located at 10 Booth Street within Manchester city centre. The location of the site in the context of Manchester City Centre is shown below in **Figure 1.1** and in more detail in **Figure 1.2**.

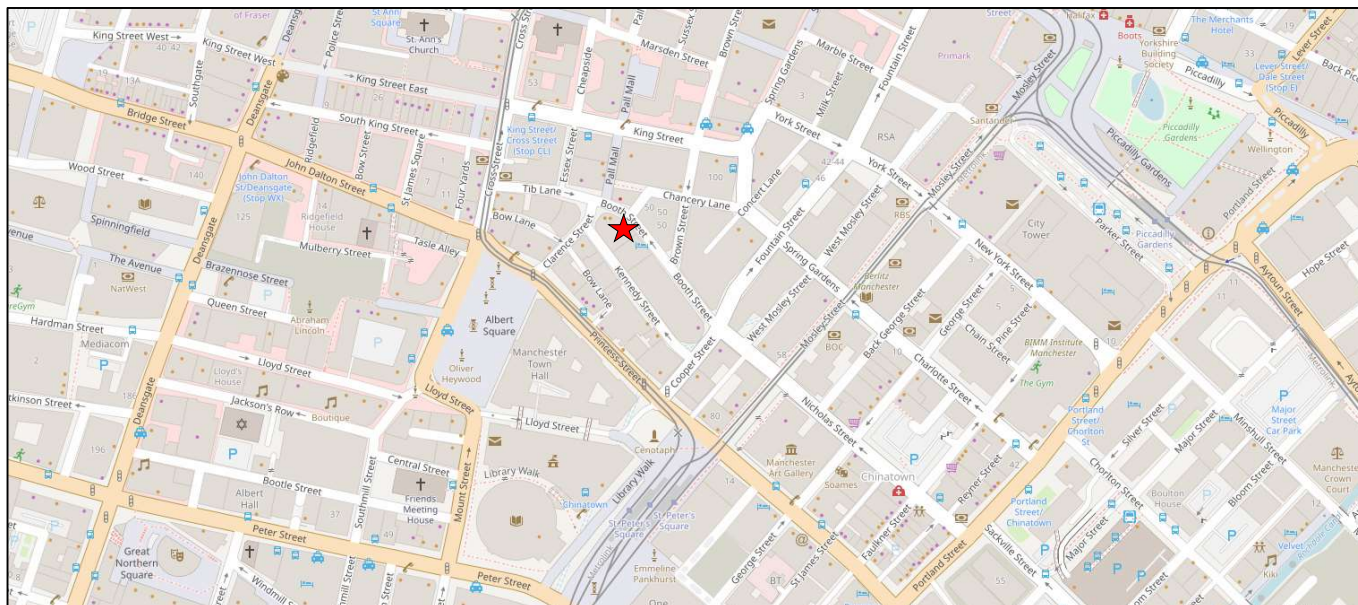


Figure 1.1 Site Location (Wider Context)

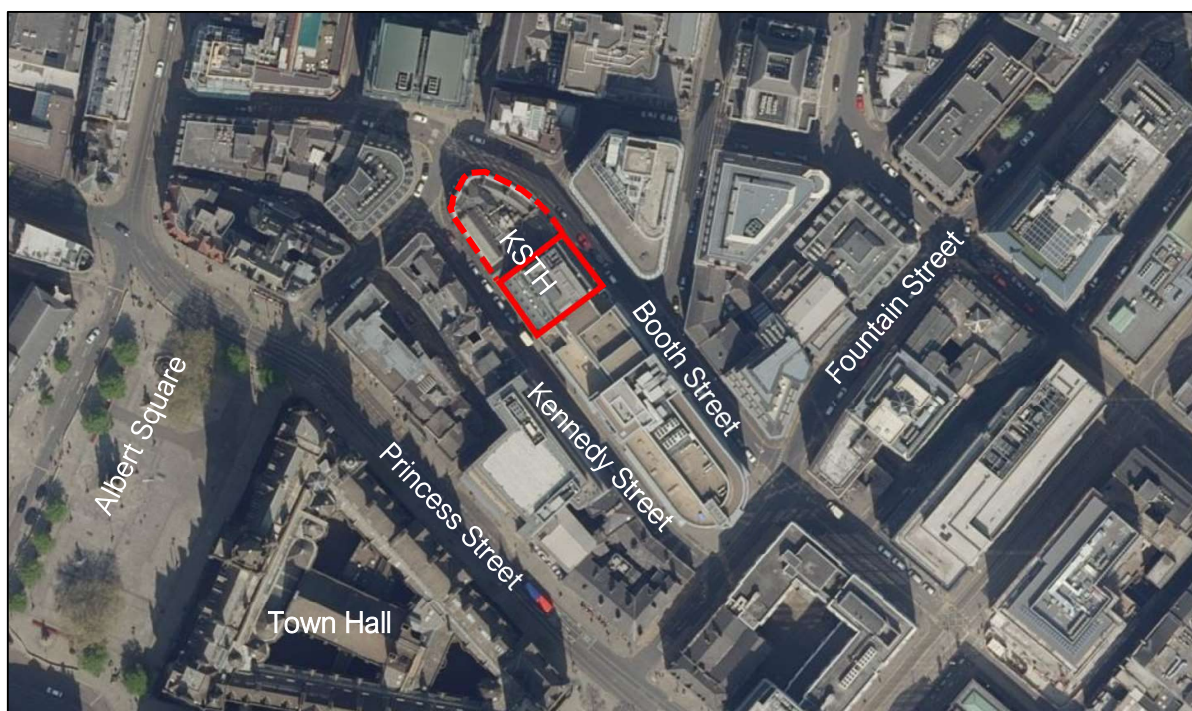


Figure 1.2 Site Location (Local Context)

- 1.3 The redline plan showing the extent of The Hut Groups land ownership of King Street as well as the adjacent properties is given in **Dwg VN201751-D200** overleaf.
- 1.4 KSTH is a Grade II listed former bank built in 1874 which was renovated in 2015 to a 4* deluxe hotel. That hotel currently benefits from 40 rooms, a gym, spa & pool, the King Street Tavern, an all-day drink and dining venue, a Screening Room and event space. These activities already generate waste.
- 1.5 The development proposal is to refurbish the hotel to provide the following:
- The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing façade at fifth, sixth and seventh floors and associated works*
- 1.6 The proposal is for the full refurbishment of King Street Townhouse Hotel, to create a new 38 room luxury, boutique hotel. The loss of overall bedrooms is a product of increasing the variety of guest room types available as well as creating a larger supersuite on the fifth floor.
- 1.7 The front door access to KSTH is at 10 Booth Street. KSTH benefits from a basement bin store, service area and 4 basement parking spaces accessed from Kennedy Street in an access shared with No 12 Booth Street. The nature of the access from Kennedy Street to the basement is shown in **Figure 1.3**. It can be seen that there is a Height Limit of 1.9m at this access which limits the size of vehicles accessing KSTH here.

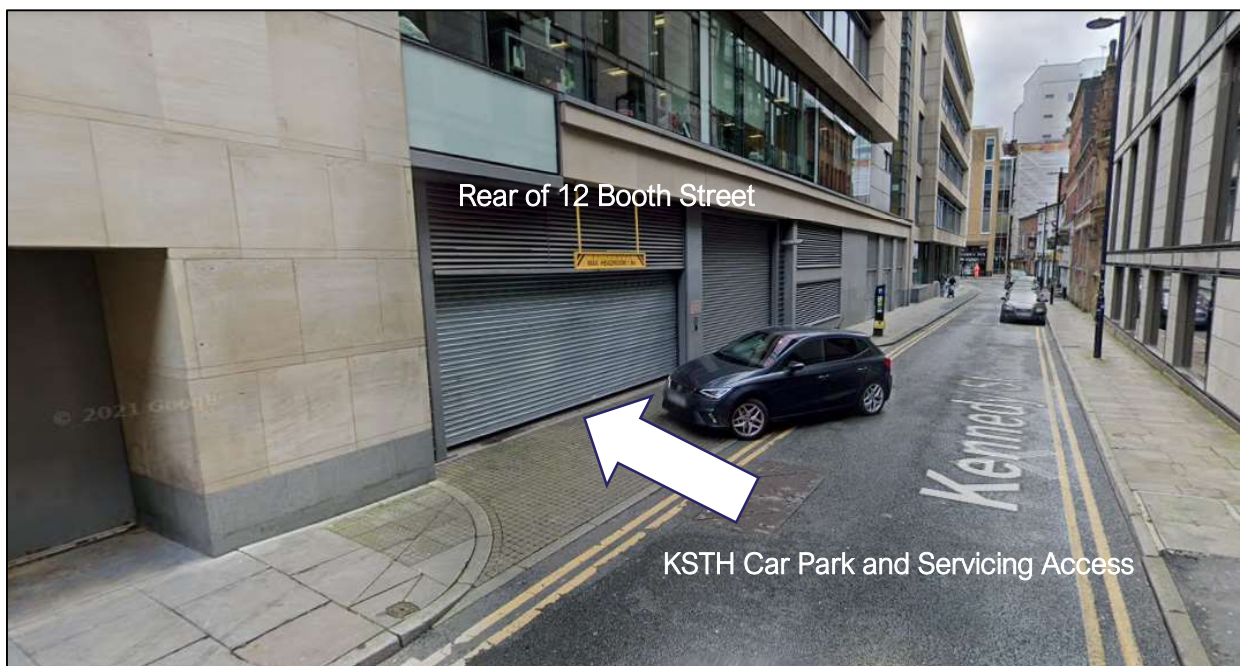
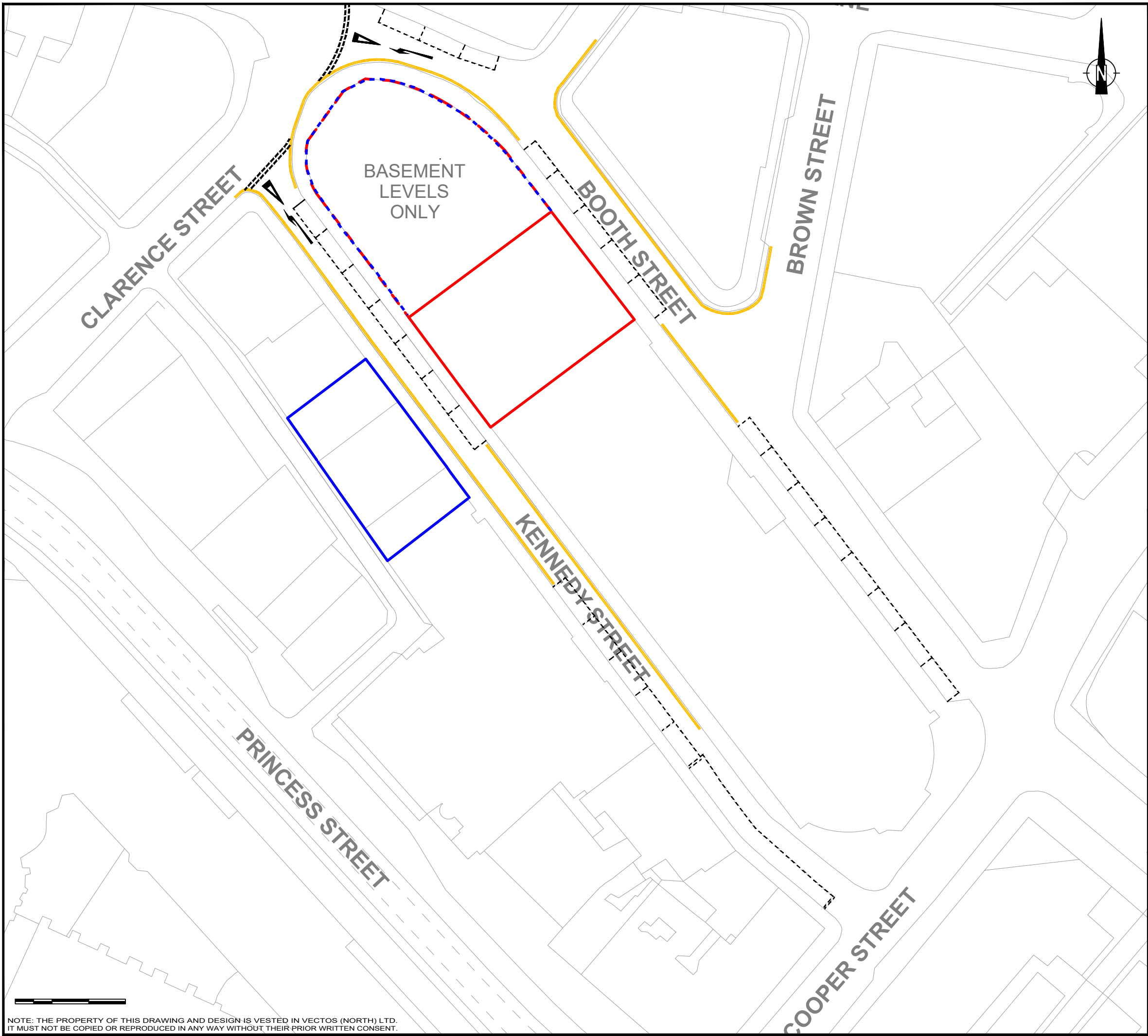


Figure 1.3 Booth Street and Access to the KSTH Car Park & Service Bay

- 1.8 It is noted that the development of KSTH is separate to a development by The Hut Group of Kennedy Street Properties located to the south of KSTH accessed off Kennedy Street.



Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

- Proposed Site
- Other buildings within clients ownership

--	--	--	--	--

REV.	DETAILS	DRAWN	CHECKED	DATE
------	---------	-------	---------	------

CLIENT:

The Hut.com Ltd

PROJECT:

King Street Town House,
Manchester

DRAWING TITLE:

Existing Site Arrangement

SCALES:

1:500 at A3

DRAWN:	WD	CHECKED:	GD	DATE:	20.11.20
--------	----	----------	----	-------	----------



4th Floor Oxford Place, 61 Oxford Street, Manchester, M1 6EQ

DRAWING NUMBER:	VN201751-D200	REVISION:	.
-----------------	---------------	-----------	---

Scope of Report

1.9 This Waste Management Strategy has been prepared in accordance with guidance provided by Manchester City Council (MCC) GD04. Following this introduction, the report provides the following information:

- Section 2 – A review of the policy context;
- Section 3 – A review of existing waste management activity;
- Section 4 – Forecasts of future waste generation;
- Section 5 – A description of the waste collection strategy;
- Section 6 – Report summary and conclusions.

2 Policy Context

- 2.1 The development falls within the City of Manchester and Manchester City Council has published guidance 'GD04' on the waste management strategies to maximise the amount of waste that is recycled and ensure a good design of refuse stores.
- 2.2 To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose-built refuse stores minimising the distance to collection thus reducing the opportunity for spillage.
- 2.3 In accordance with Section 34 of the Environmental Protection Act 1990, the Managers of the apartments have a legal 'Duty of Care' to ensure that waste is securely stored and disposed of legally. The most convenient way to achieve this is by using a registered Waste Carrier.
- 2.4 The Waste England and Wales (Amendment) Regulations 2012 has introduced changes and updates that affect both waste producers and waste management companies alike. These include the need to separate waste paper, metal, plastic and glass in different waste streams.
- 2.5 Another change will be the obligatory use of SIC codes (Standard Industrial Classification) in all documentation relating to waste management services and a compulsory commitment from waste producers to adhere to the waste hierarchy as shown in **Figure 2.1**.

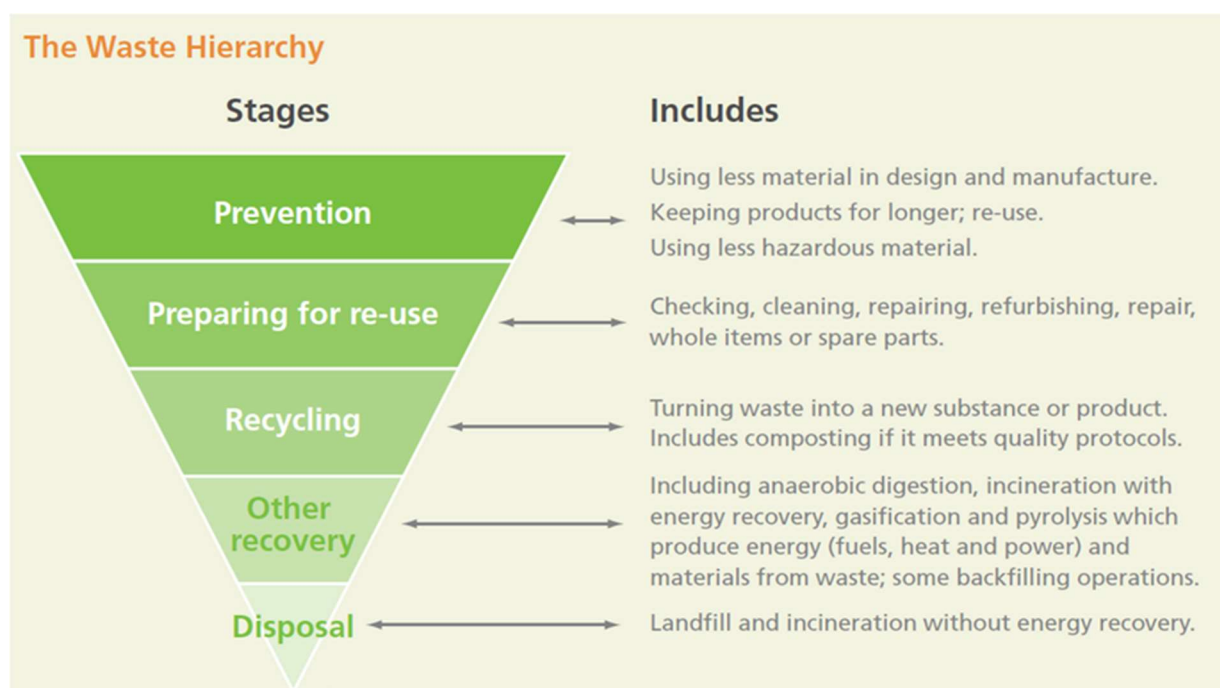


Figure 2.1: Waste Hierarchy

- 2.6 To demonstrate compliance with regulations, a Waste Transfer Note is required when waste is collected by the Waste Carrier, which may be provided electronically. Many carriers are also able to provide Environmental Reports to inform on the waste management performance. If volumes of waste are greater than 20kg then such waste needs to be stored in a labelled container and collected by a licensed carrier and records kept.
- 2.7 Interventions are needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the Management Company can help meet both Manchester City Council and National Government aspirations.
- 2.8 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:
- i) Adequate means of storing solid waste shall be provided; and
 - ii) Adequate means of access should be provided for people in the building to the area of storage, and, from the area of storage to an anticipated collection point agreed by the Waste Collection Authority.

Manchester City Council Guidance GD04

- 2.9 The GD04 document that Manchester City Council use to assess new developments from a waste management perspective provides minimum standards to assist in planning and designing systems for the storage and collection of refuse, and for recycling facilities in commercial properties. The guidance includes but is not limited to, the Environmental Protection Act (1990).
- 2.10 The guidance aims to aid development teams in the production of successful waste management strategies. In doing so it requires details of the location, volume and management of waste and recyclables to be submitted as part of the planning application.
- 2.11 It is recognised that Manchester City Council has made significant investments in the provision of receptacles that encourage high quality waste disposal treatments to minimise waste being needlessly taken to landfill. The development will therefore ensure that the following is detailed within this Waste and Servicing Strategy for KSTH:
- The estimated volumes and types of waste produced by the development;
 - The details of internal and external stores for both waste and recycling, including and plans and design;
 - The location of the proposed collection point and details of the route the collection vehicles will take;
 - The details of how waste will be transferred between stores and to the collection location; and
 - The details of the number and capacity of bins proposed collection frequency.
- 2.12 In accordance with Manchester City Council's GD04 document, this Waste and Servicing Strategy will also include a Waste Proforma as described later.

3 Existing Waste Management Conditions

Existing Waste Site Location

- 3.1 KSTH already operates as a 4 star hotel with 40 rooms, gym, spa, dining and event space. As part of those operations, it generates waste, and that waste is stored in a Bin Store within the basement. That bin store layout is shown in **Dwg 11177-EPR-00-B1-TP-A-02-0200**.
- 3.2 KSTH records the weekly number of waste collections of that waste generation and waste collection is given in **Table 3.1** below.

Waste Stream	Bin Size	No. Containers	Collections per Week
General Refuse	1100 x litre Eurobin	2	5
Glass	240 x litre wheeled bin	3	2
Food	240 x litre wheeled bin	2	3
Cardboard*	1 x cu m Baler	33 bales /week	2

Table 3.1 Existing Waste Collection Strategy

- 3.3 It can be seen that there are around 12 collections per week which may be at different times depending on the day of collection.
- 3.4 It can also be seen that KSTH uses a cardboard baler to manage the volumes of cardboard waste generated. This baler is located in the basement of KSTH is shown in **Figure 3.1** below with the specification for that unit given in **Appendix A**.

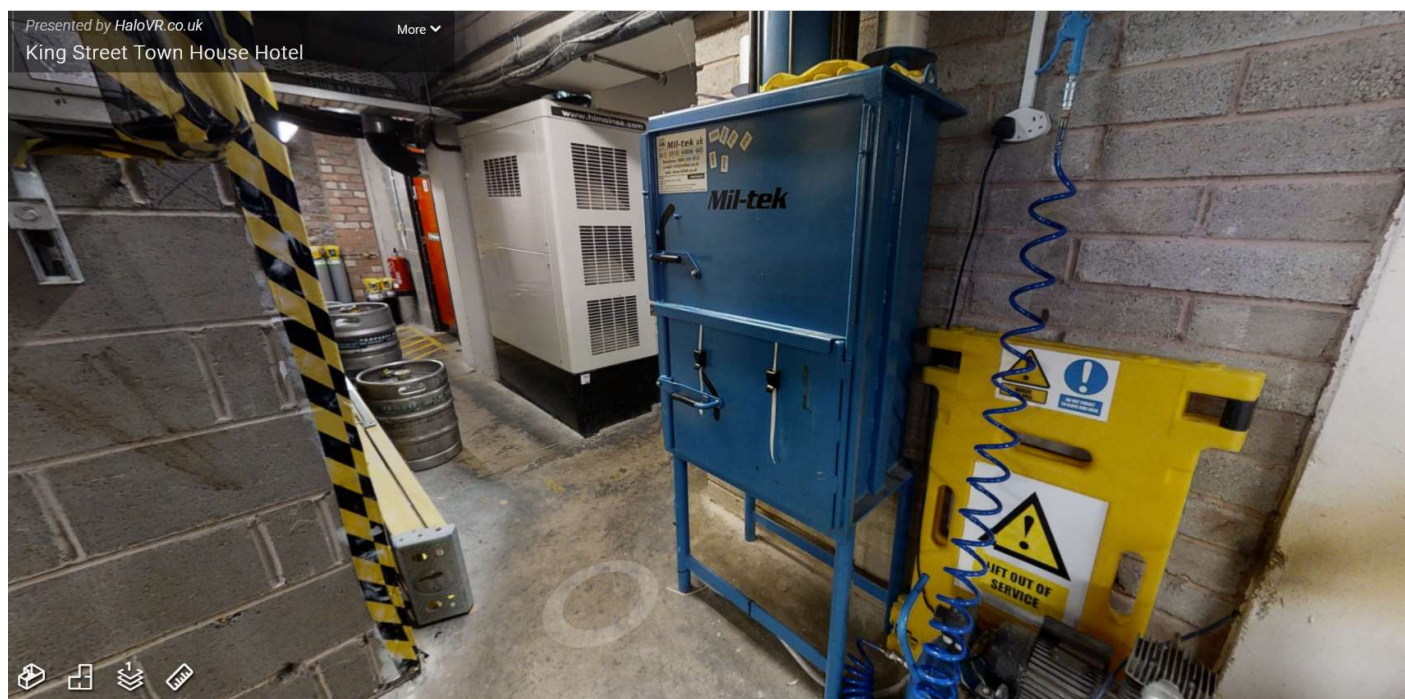


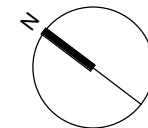
Figure 3.1 Existing Cardboard Baler

- 3.5 The Cardboard Bales are stored in the basement prior to collection.



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:

Existing

PO1 Town Planning 25.05.21 SH DB

No. Revision Date Initial Chk'd

EPR Architects

30 Millbank, London SW1P 4DU
+44(0)20 79327600
www.epr.co.uk

King Street Townhouse
Manchester

Existing GA Plan
Basement Level

Scale @A2 Status Suitability Revision
1 : 100 Planning **S2 - PO1**

Project Code Originator Zone Level Type Role Class No
11177 - EPR - 00 - B1 - TP - A - 02-0200

Existing Waste Collection

- 3.6 The existing waste collection arrangement is for employees from KSTH to wheel the bins from the basement bin store up the car park ramp and to leave it is street ready for collection the next morning after 7am.
- 3.7 The location for collection is on Kennedy Street as shown in **Figure 3.2**.



Figure 3.2: On Street Refuse Collection Location, Kennedy Street

4 Proposed Development

Proposed Development

4.1 The development comprises:

“The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing façade at fifth, sixth and seventh floors and associated works”

4.2 The proposed site layout improvements for selected floors are shown in **Appendix B**. In summary, the proposal is for the full refurbishment of KSTH, to create a new 38 room luxury, boutique hotel. The loss two bedrooms is a product of increasing the variety of guest room types available as well as creating a larger supersuite on the fifth floor. With the rooftop extension there is extra event/function space.

4.3 Overall, there is expected to be a modest increase in waste generation with development.

4.4 The proposed basement plans showing the layout of the basement area is shown in **Figure 4.1** overleaf. It can be seen that the existing bin store is retained and the current arrangements whereby bins are wheeled up the basement ramp for collection from Kennedy Street are retained.

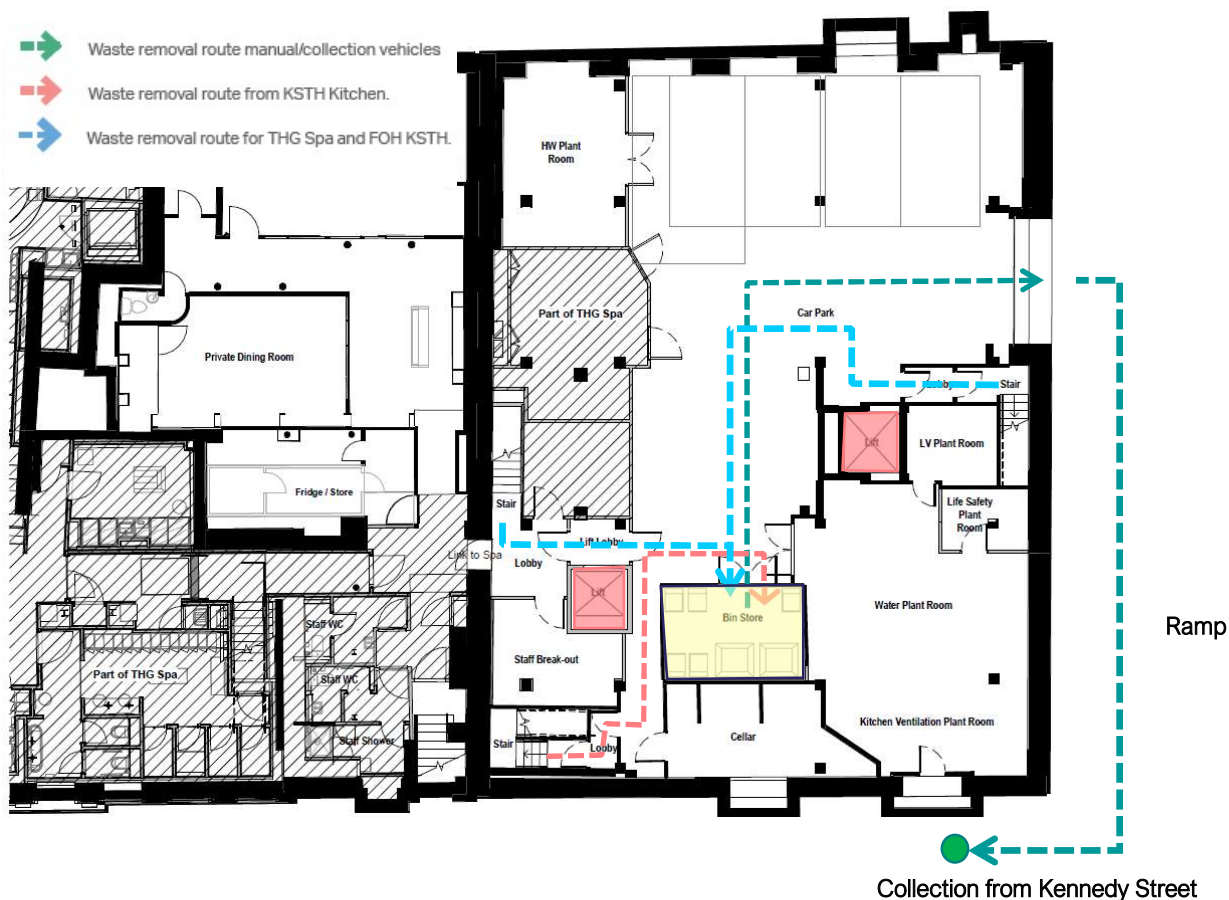


Figure 4.1 Proposed Basement Layout

Waste Management Strategy

- 4.5 The proposed redevelopment will result in a modest increase in waste generation and that is described in **Table 4.1** below.

Waste Stream	Bin Size	No. Containers	Collections per Week
General Refuse	1100 x litre Eurobin	2	7
Glass	240 x litre wheeled bin	3	4
Food	240 x litre wheeled bin	2	4
Cardboard*	1 x cu m Baler	33 bales /week	4

Table 4.1 Forecast Waste Collection Strategy

- 4.6 It can be seen that there will be a modest increase in refuse collections from 12 collections per week to around 19 per week noting that some collections can pick up two waste streams at a time. The General Waste volumes increases by 40%, there is a doubling of glass collections a third increase in food waste and while there is a doubling of cardboard collections it is considered that this is partly due to reduced storage space available for the bales.
- 4.7 To comply with the MCC Guidance GD04 a Waste Pro-Forma has been prepared and is provided in **Appendix C**.
- 4.8 The existing bin store is retained. It is mechanically ventilated, and its surfaces are impermeable making it easier to clean. Furthermore, there is a water supply and tap within the basement making it easier to keep the place clean. The bin store has double doors allowing easy unconstrained access.
- 4.9 The bin stores are easily accessible by staff who can access there by lift from upper floors or by stairs. The access to the recycling bins is just as easy as access to the general waste bins.
- 4.10 As the bin storage areas are unchanged, it is necessary for more frequent collections.
- 4.11 The on site management team will have responsibility for the transfer of waste. The KSTH staff are expected to take waste from the internal bins to the bin store. The KSTH staff would use the existing management process of taking the waste in the wheeled bins up the ramp to Kennedy Street overnight ready for collection after 07:00. Immediately after collection, the bins are taken back down to the basement. Any spills would be cleaned up immediately.
- 4.12 The on-site team would monitor the capacity of the bins and would call the refuse collection companies when required and ensure waste collection is efficient and complies with the guidance and legislation relating to Waste Transfer.

5 Summary & Conclusions

Summary

- 5.1 Vectos has been commissioned by The Hut Group to provide waste management advice to support a planning application to re-develop King Street Town House. KSTH is a Grade II listed former bank built in 1874 which was renovated in 2015 to a 4* deluxe hotel. The development proposal is to refurbish the hotel to provide the following:

The internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing façade at fifth, sixth and seventh floors and associated works'

- 5.2 The development will result in a reduction of two rooms but there is an expected increase in dining and events held there, which in turn is expected to result in a modest increase in waste generation.
- 5.3 The existing waste management activity has been described including the process of taking waste from the basement via the ramp to Kennedy Street for collection. The general processes will continue with development but given that the existing Bin Store is unchanged with development there will be additional collections needed.
- 5.4 The location and nature of the bin store has been required and the complies with good practice information regarding waste collection. This report is accompanied by the MCC GD04 Waste Pro-Forma as required by MCC.

Conclusion

- 5.5 It is concluded that the proposed waste management regime for King Street Town House will be able to operate efficiently and without any adverse implications, therefore, it is considered that planning permission should be approved.

Appendix A

Cardboard Baler Specification

MODEL 102



HEALTH AND SAFETY

Minimize your risk

Perfect for

Shopping Centres
Food Producers
Manufacturers
Supermarkets
Retailers



Minimize your waste of time, space and money

- Constant pressure: highest compaction degree
- Bale plastic, cardboard and other material
- Ergonomic, easy, clean and safe
- Low on noise, low on energy
- Manageable bale size
- Compact micro-baler

Ideal for businesses that have limited space, the Mil-tec 102 micro vertical baler is extremely compact and similar in size to a filing cabinet.

The Mil-tec 102 is renowned for its flexibility, being designed to fit into even the smallest locations where efficient compaction of waste is needed to maintain a clean and safe working environment.

The 102 is powered by compressed air meaning that it is free of both electrical and hydraulic components, minimizing the risk of fire and completely eliminating the risk of oil contamination.

For further information visit www.miltek.co.uk

Specifications

Bale weight	Plastic: < 60 kg
	Cardboard: < 40 kg
Bale size H x W x D (mm)	520 x 650 x 450
Door Opening H x W x D (mm)	405 x 650 x 415
Machine size H x W x D (mm)	2260 x 745 x 450
Weight	200 kg
Noise level	< 70 dB
Pressing cycle time (sec.)	10-20
Degree of Compression	85-90%
Pressure	2250 kg at 8 bar
Approvals	CE

Don't waste your time - **Book a Free Site Survey** or read more at www.miltek.co.uk



Minimize your waste

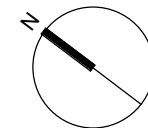
Appendix B

Proposed Development - Selected Floor Layouts



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

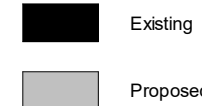
This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:



PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd

EPR Architects

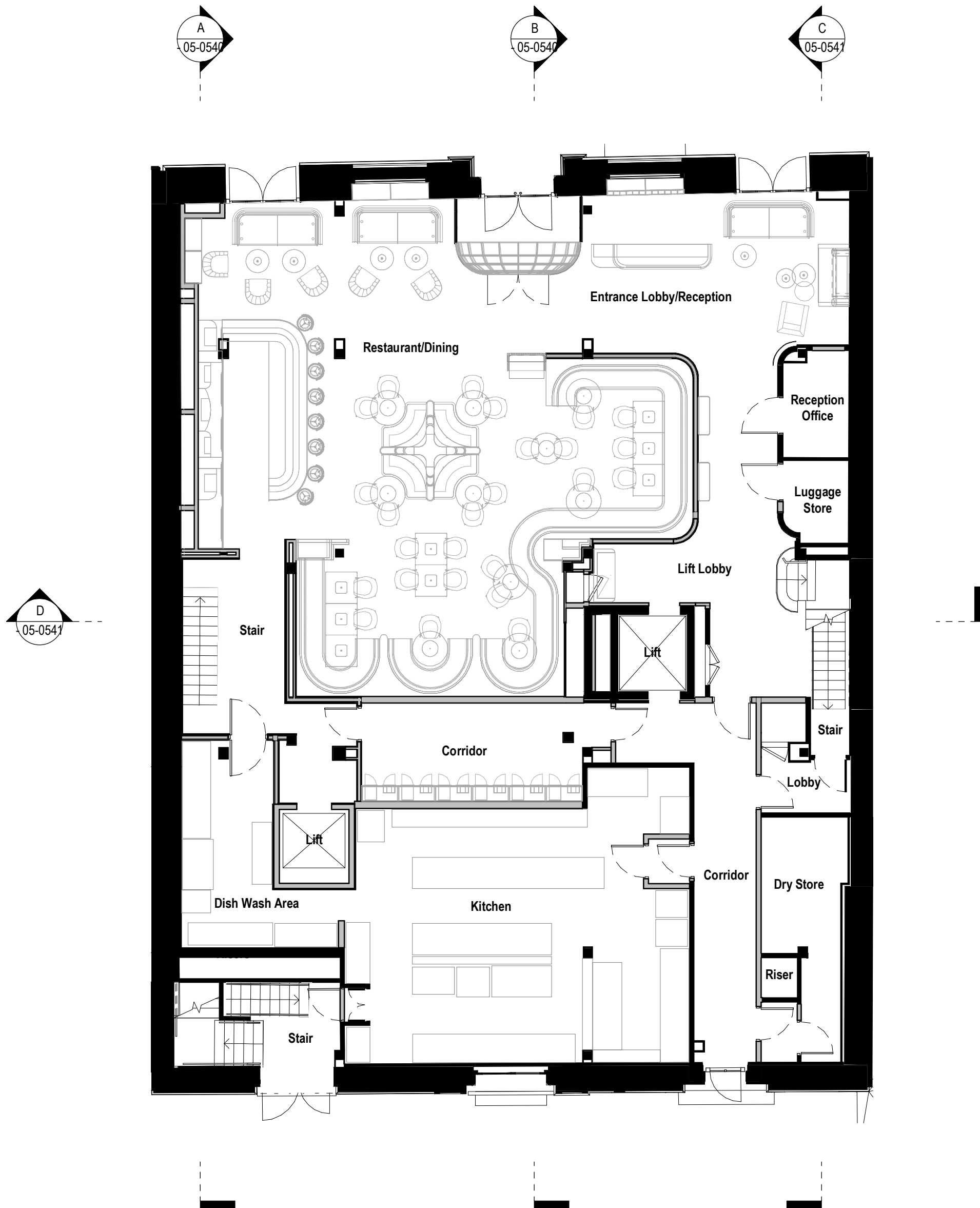
30 Millbank, London SW1P 4DU
+44(0)20 79327600
www.epr.co.uk

King Street Townhouse
Manchester

Proposed GA Plans
Basement Level

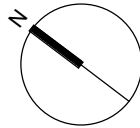
Scale @A2 Status Suitability Revision
1 : 100 Planning **S2 - PO1**

Project Code Originator Zone Level Type Role Class No
11177 - EPR - 00 - B1 - TP - A - 02-0240



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

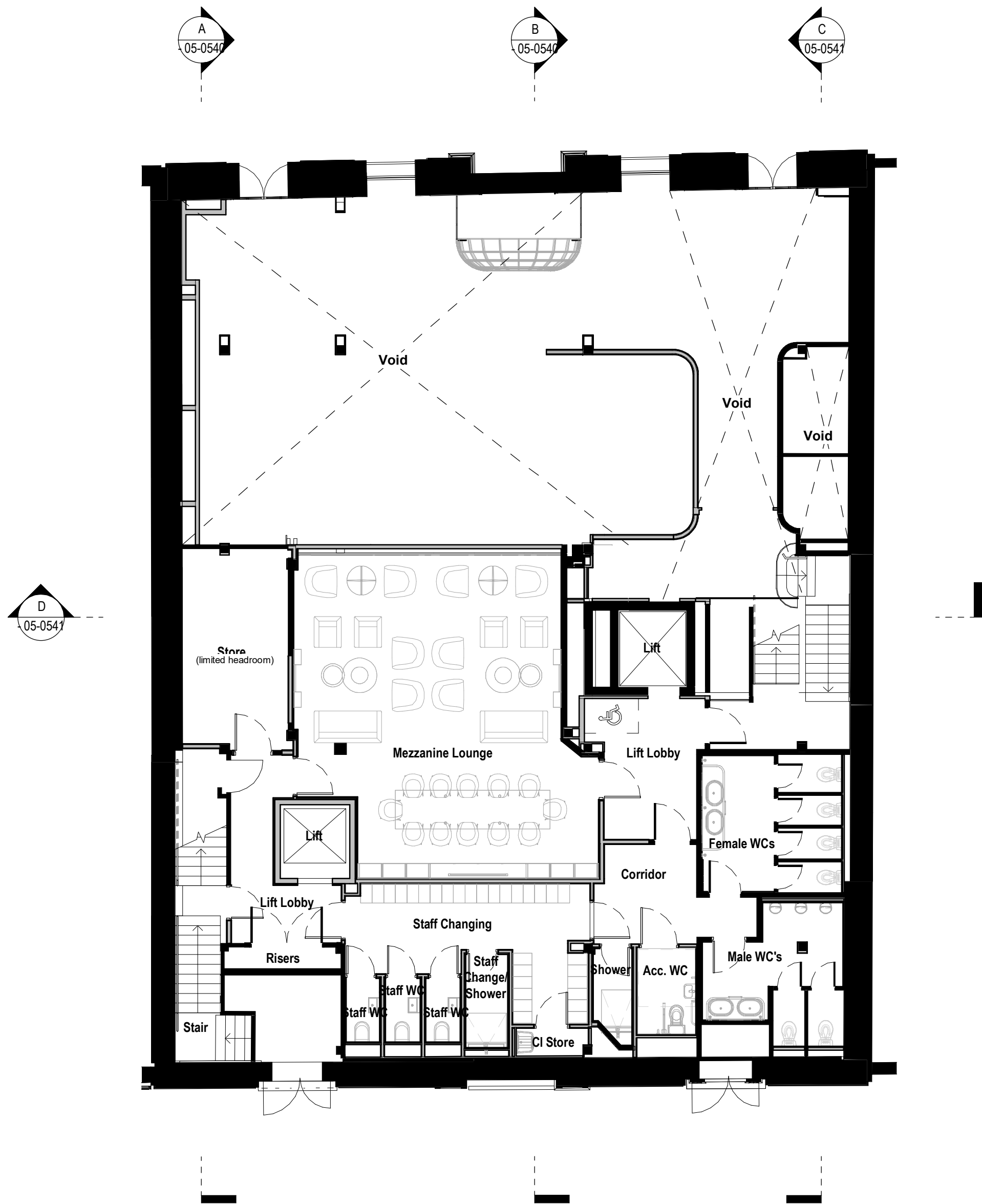
Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:

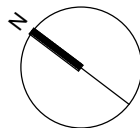
- Existing
- Proposed

PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects				
30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans Ground Floor				
Scale @A2	Status	Suitability	Revision	
1 : 100	Planning	S2	PO1	
Project Code	Originator	Zone	Level	Type
11177	- EPR	- 00	- GF	- TP
				Role
				Class No
				A - 02-0241



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

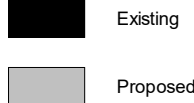
This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

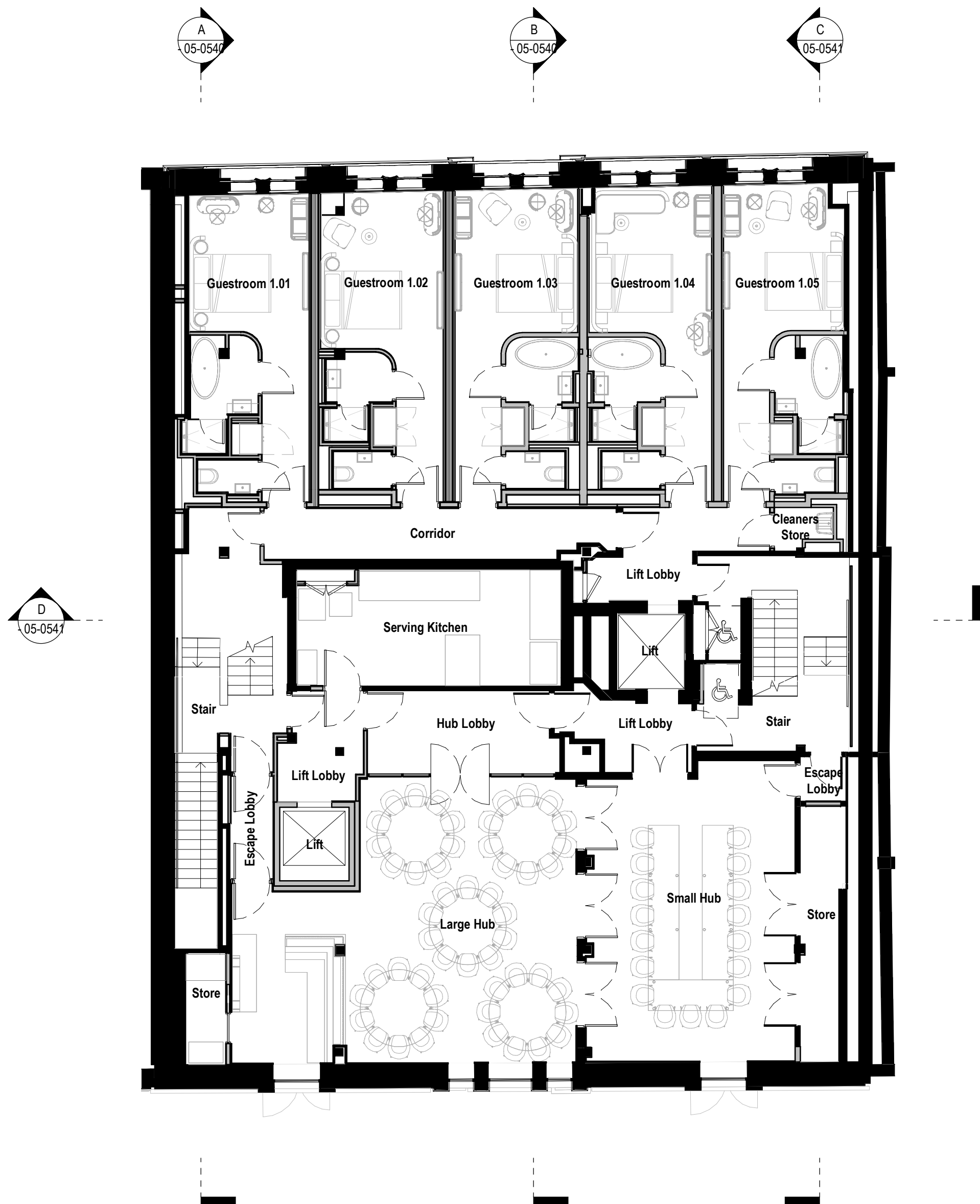
Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:

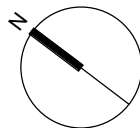


PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects				
30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans Mezzanine Level				
Scale @A2	Status	Suitability	Revision	
1 : 100	Planning		S2 - PO1	
Project Code	Originator	Zone	Level	Type Role Class No
11177	- EPR	- 00	- M1	- TP - A - 02-0242



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

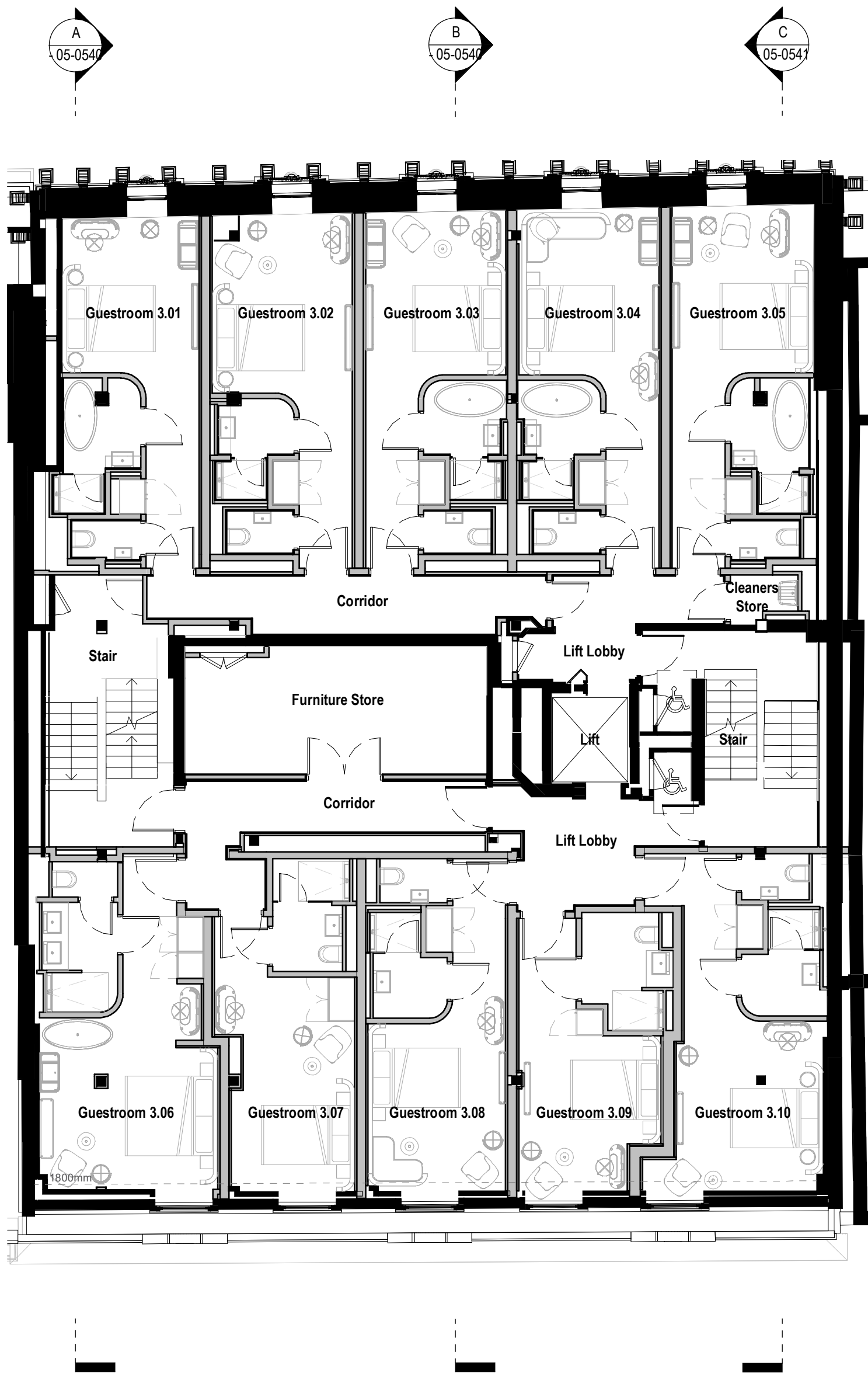
EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

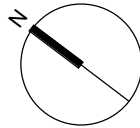
- Key:
- Existing
 - Proposed

PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects				
30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans First Floor				
Scale @A2 1 : 100	Status Planning	Suitability S2	Revision PO1	
Project Code 11177	Originator - EPR	Zone - 00	Level - 01	Type Role Class No - TP - A - 02-0243



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

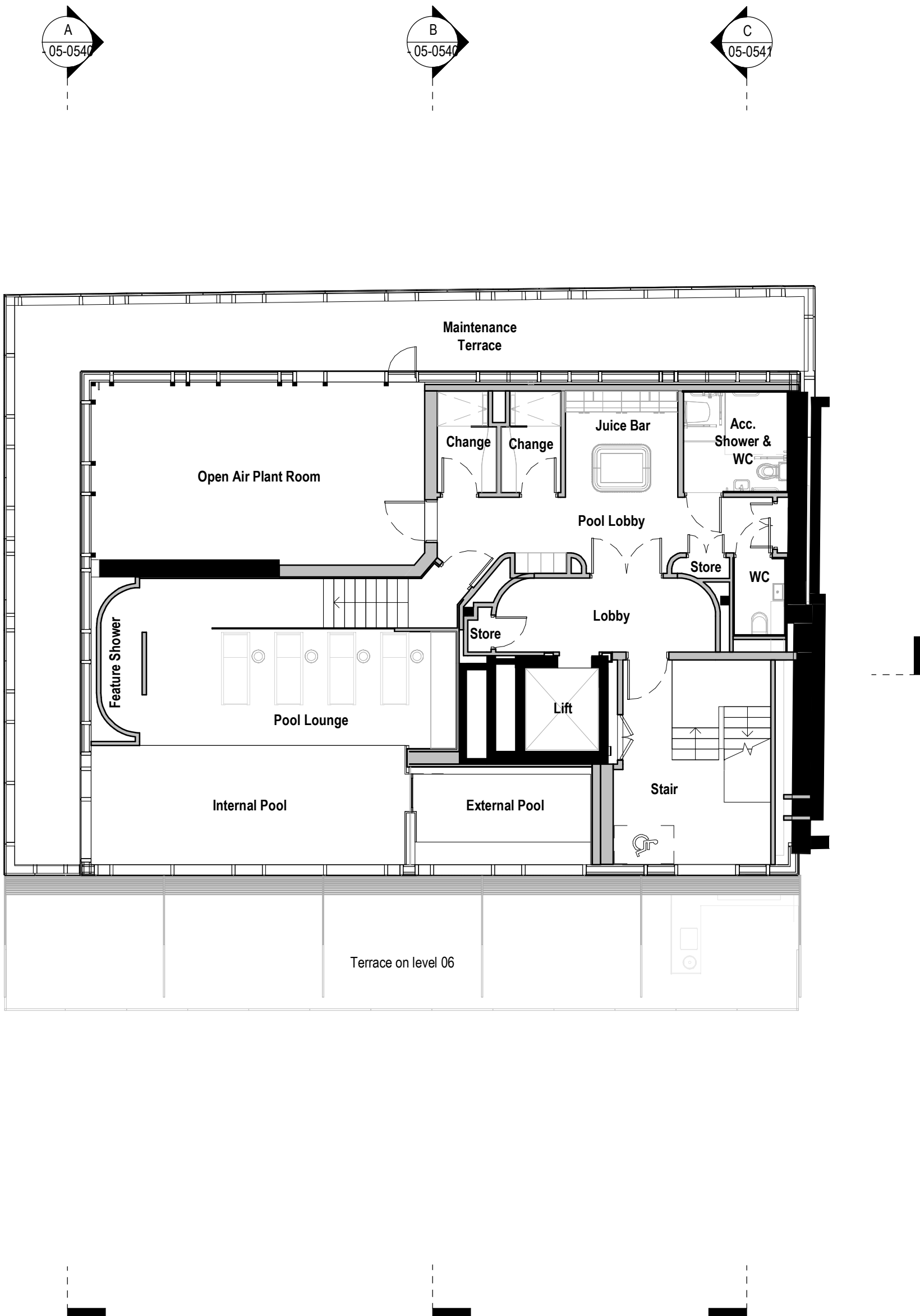
EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

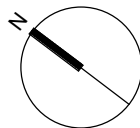
- Key:
- Existing
 - Proposed

PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects				
30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans Third Floor				
Scale @A2	Status	Suitability	Revision	
1 : 100	Planning	S2	PO1	
Project Code	Originator	Zone	Level	Type Role Class No
11177	- EPR	- 00	- 03	- TP - A - 02-0245



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

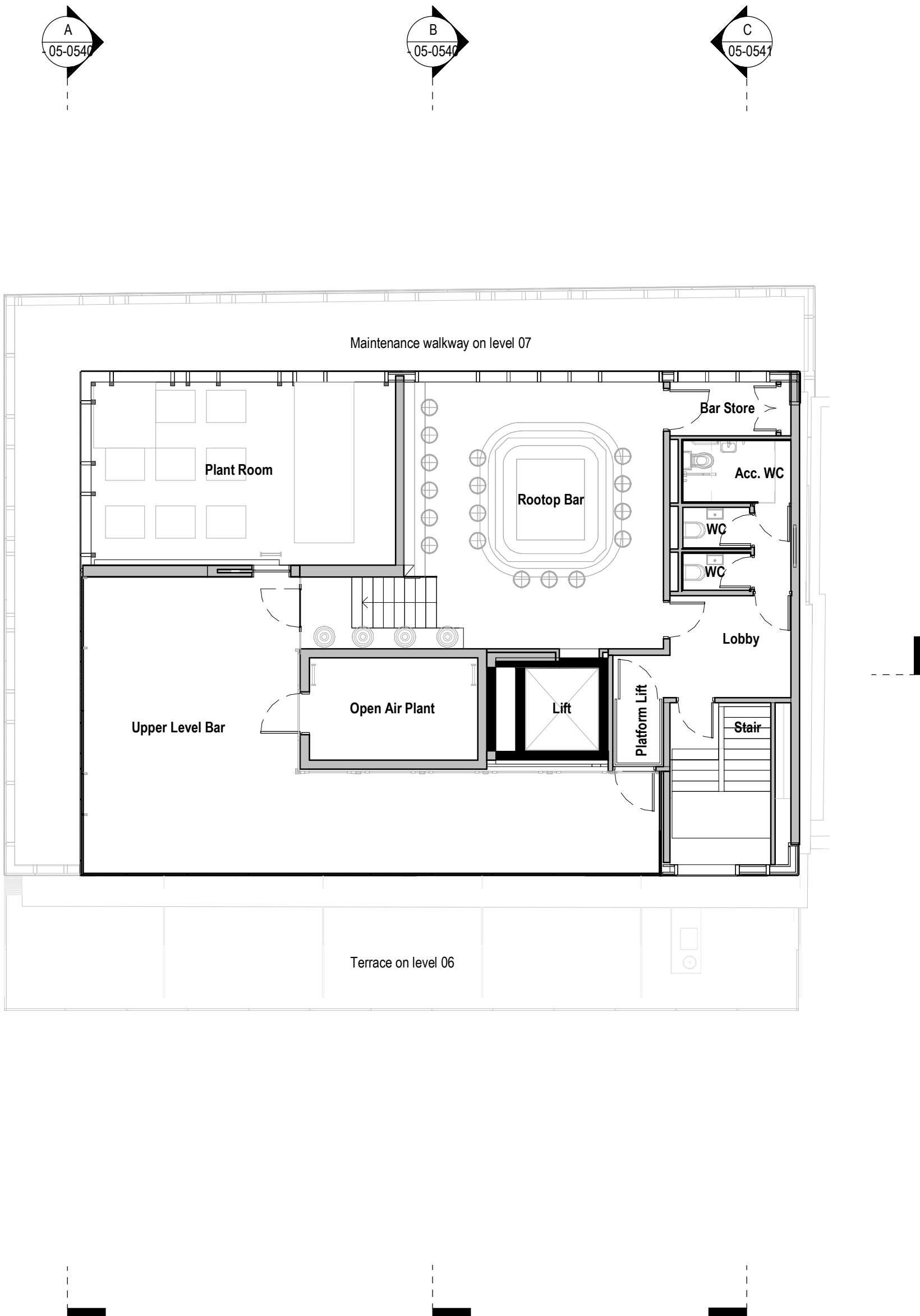
Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:

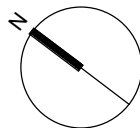


PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects 30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans Seventh Floor				
Scale @A2	Status	Suitability	Revision	
1 : 100	Planning	S2	PO1	
Project Code	Originator	Zone	Level	Type
11177	- EPR	- 00	- 07	- TP
				- A - 02-0249



Keyplan

North



Notes:
Do not scale off this document/drawing/model for any purposes other than those required in connection with the application for planning consent for the project.

This document/drawing/model is prepared for the sole use of EPR Architects' employer and the benefit of the employer's permitted licensees. No liability to any other persons is accepted by EPR Architects.

EPR Architects accepts no liability for any use of this document/drawing/model by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Copyright in the design contained in this document/drawing/model remains vested in EPR Architects.

Scale bar

Key:

- Existing
- Proposed

PO1	Town Planning	25.05.21	SH	DB
No.	Revision	Date	Initial	Chk'd
EPR Architects				
30 Millbank, London SW1P 4DU +44(0)20 79327600 www.epr.co.uk				
King Street Townhouse Manchester				
Proposed GA Plans Eighth Floor				
Scale @A2	Status	Suitability	Revision	
1 : 100	Planning	S2	PO1	
Project Code	Originator	Zone	Level	Type Role Class No
11177	- EPR	- 00	- 08	- TP - A - 02-0250

Appendix C

GD04 Waste Pro-Forma



Planning Application – Waste Management Strategy

Planning Application Number: To be confirmed
Date Submitted: To be confirmed

Estimated volumes and types of waste produced by the development

Low Rise Domestic Not Applicable

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

High Rise Apartment Developments - Not applicable

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	$V = N \times 110$	$V =$	$V / 1100 =$	Not applicable
Pulpable Recycling	$V = N \times 55$	$V =$	$V / 1100 =$	Not applicable
Mixed Recycling	$V = N \times 55$	$V =$	$V / 1100 =$	Not applicable
Food Waste	$V = N \times 5$	$V =$	$V / 240 =$	Not applicable

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate.

Existing Waste Collection



3.1

KSTH already operates as a 4 star hotel with those operations, it generates waste, and the bin store layout is shown in **Dwg 11177-EPI**

3.2

KSTH records the weekly number of waste c

Proposed Waste Collection (Estimated Uplift assuming two less Guest Rooms and larger events/function space)



Waste Management Strategy

General Waste	2 x 1100 x litre Eurobin
Pulpable Recycling	1 x 1m ³ Cardboard Baler c.40 Bales /Week
Mixed Recycling	3 x 240 x litre wheeled bins
Food Waste	2 x 240 x litre wheeled bins

Has / will a contract be obtained with a licenced waste carrier?

Y

Mixed Use Developments

Are the stores for residential and commercial separate from each other?

N/A

Internal Stores

Please provide details of internal stores / segregation of waste and recycling.

King Street Town House

Waste from guest bedrooms will initially be stored in small waste bins in the guest rooms / areas before being removed into waste bags by Housekeeping staff. This waste is not generally segregated.

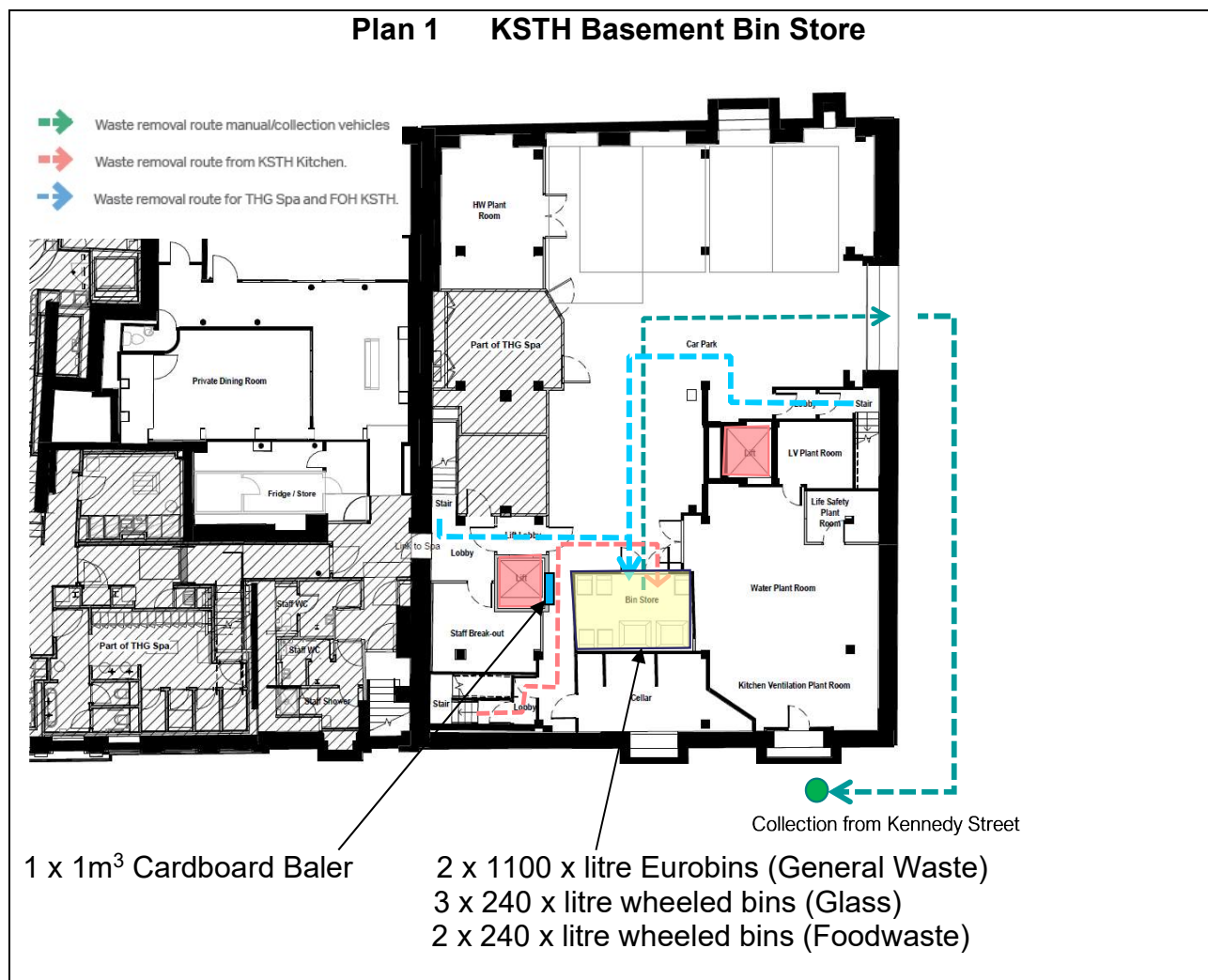
At the Kitchen Bar and roof terrace level there will be bins segregated for foodwaste, glass and general waste.

Reception is expected to have general waste and paper/pulpable waste bins.

The spa/gym and changing rooms are expected to just have general waste bins.

Storage Areas for Waste Containers

Please provide details of container stores, attaching plans if appropriate.



Are all bins in the store accessible?	Y
Are recycling facilities as easy to access as general refuse?	Y

Please provide details of waste store ventilation and hygiene /cleaning proposals

Ventilation	The Bin Store is mechanically ventilated
Hygiene	On site management would ensure the bin store is kept clean. The bin store has impermeable surfaces and there is a tap within the basement for ease of cleaning.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company.

The on site management team with have responsibility for the transfer of waste.
The KSTH staff are expected to take waste from the internal bins to the bin store.
The KSTH staff would use the existing management process of taking the waste in the wheeled bins up the ramp to Kennedy Street overnight ready for collection after 0700. Immediately after collection, the bins are taken back down to the basement.
The on site team would monitor the capacity of the bins and would call the refuse collection companies when required.

Please ensure that you have attached:

Detailed plans of waste stores	Y
Location plans showing stores	Y
Location plans showing the proposed collection point and the route the collection vehicle will take:	See Plan 1 Above

Please ensure that you have completed this form in accordance with our Guidance document: GD04 Waste Storage and Collection Guidance for New Developments

Contact

London

Network Building,
97 Tottenham Court Road,
London W1T 4TP.
Tel: 020 7580 7373

Bristol

5th Floor, 4 Colston Avenue,
Bristol BS1 4ST
Tel: 0117 203 5240
www.vectos.co.uk

Cardiff

Helmont House, Churchill Way,
Cardiff CF10 2HE
Tel: 029 2072 0860

Exeter

6 Victory House,
Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham

Great Charles Street,
Birmingham B3 3JY
Tel: 0121 2895 624

Manchester

Oxford Place, 61 Oxford Street,
Manchester M1 6EQ.
Tel: 0161 228 1008

Leeds

7 Park Row, Leeds LS1 5HD
Tel: 0113 512 0293

Bonn

Stockenstrasse 5, 53113,
Bonn, Germany
Tel: +49 176 8609 1360
www.vectos.eu

Registered Office

Vectos (North) Limited
Oxford Place
61 Oxford Street
Manchester M1 6EQ
Company no. 07794057