D-A

Architecture

Waste Management Strategy

44 George Street, Manchester, M1 4HF
Architectural Method Statement:
March 2020

1.0 Introduction

This statement has been prepared in support of an application for change of use
for 44 George Street, Manchester, M14HF

The proposed scheme is to convert the existing Office on the Ground Floor into a Tea Room. Only internal work is proposed for this development and removal of none existing Internal partition wall to be replaced with a new one to allow additional seating space and effecient space for storage and refuse Storage.

Existing Refuse Area and bins size/Use.
Existing Bins are (1x1100L) Europe bin for general waste, which is a communal bin for the building. The other (3x240L) are (1x240) food, (1x240) is mixed Recycling and (1x240) Pulpable recycling. These bins are used by Pho Restaurant located beneath Tea shop on the lower Ground Floor. All refuse bins are located on The Back of George Street, which is the designated area for the buildings disposal of refuse. All bins are placed on the Back of George Street and are not stored away in any external storage.

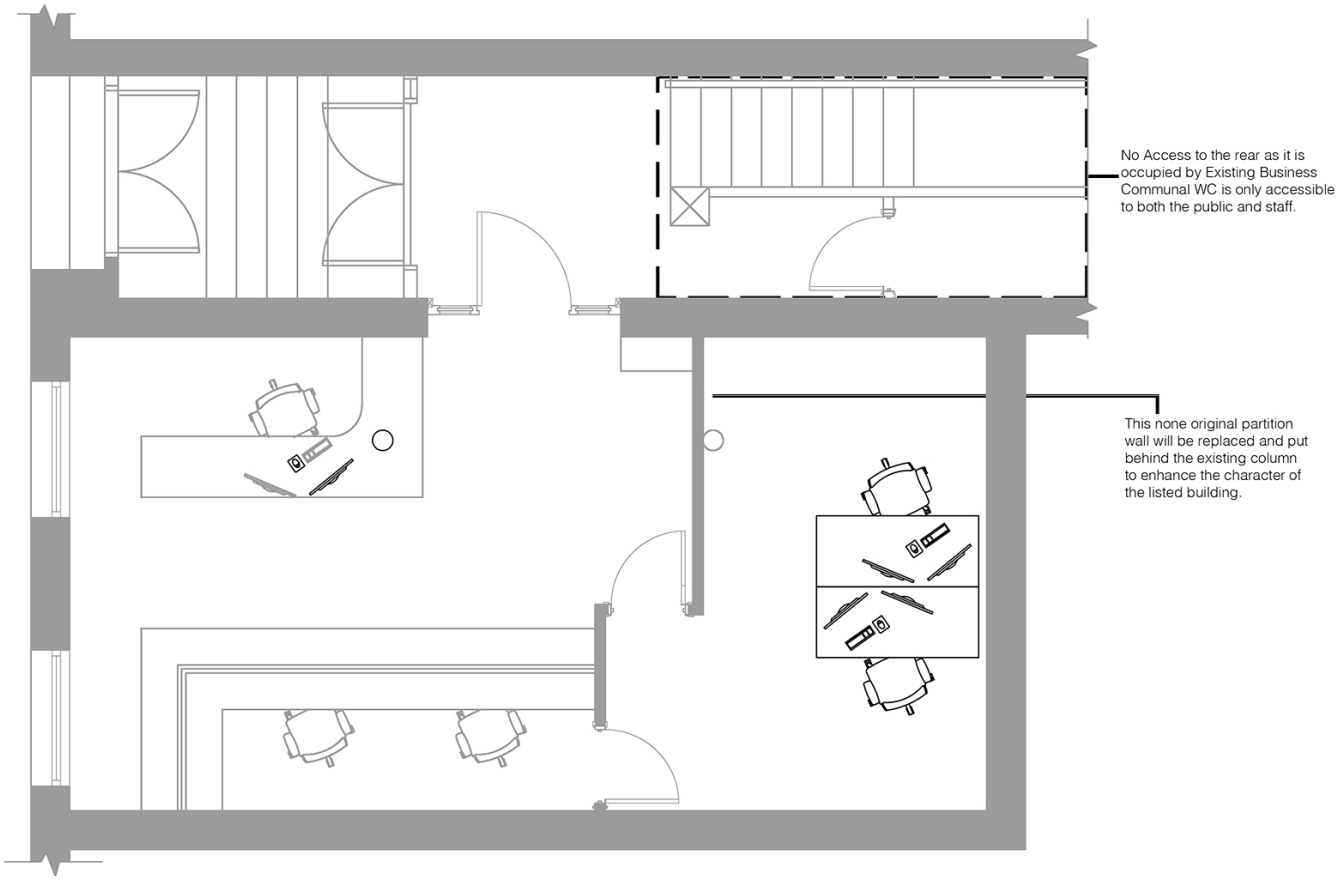


Fig 01 Image of the existing Industrial Bins located on Back George Street.



Existing Refuse Location on Back of George Street.

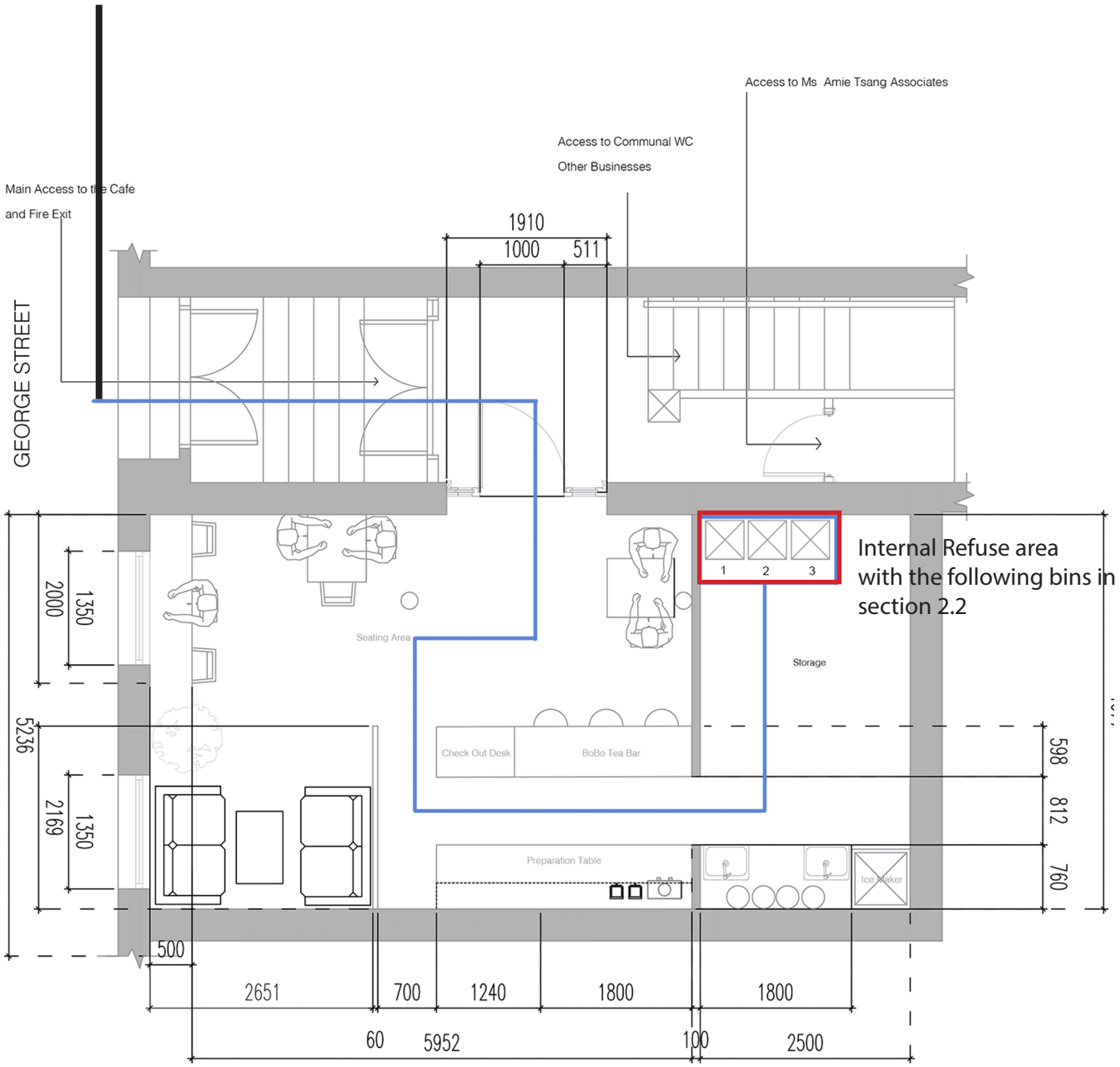
Existing Ground Floor



The existing function of the space is used as A2 and has no internal storage for Refuse.

Proposed Ground Floor

Proposed Bin requirement for the Tea Shop is a list of bin size decribed in 2.1 and section 2.2.



2.1
Three 140 Litre Bins will be located inside the storage for refuse. One Mixed recycling, one General waste and one Pulpable recycling. All refuse in the Tea Shop will be taken outside to the rear on Back of George Street at the end of each Business day for collection by a allocated organisations.

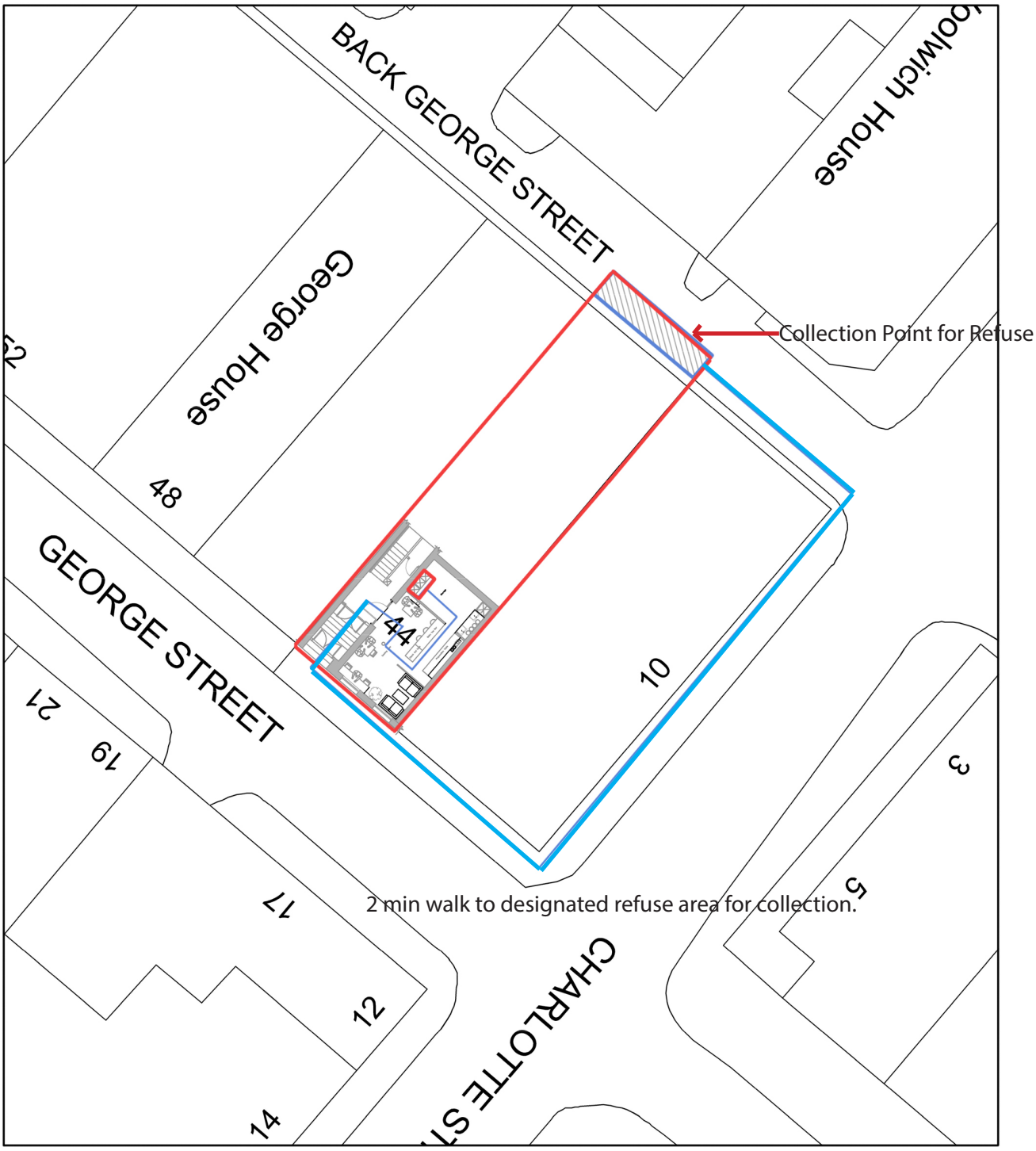
Section 2.2

Internal Storage Space will be used for Refuse, outlined in red with the following bins:

1. Mixed recycling, 1x140
2. General waste 1x140
3. Pulpable recycling. 1x140

2.3 Collection Point – Route and Location

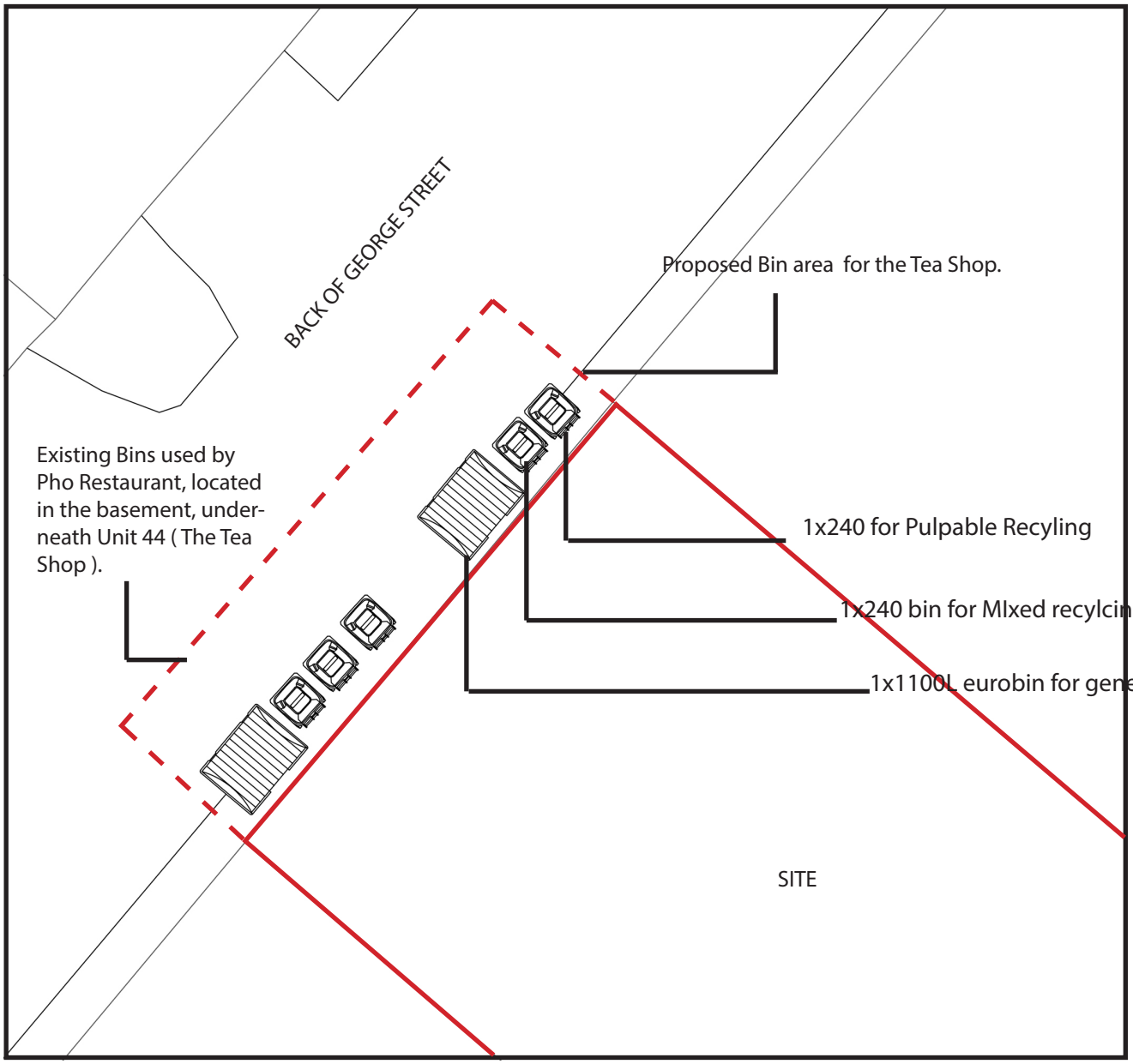
Van size vehicles will collect the waste from Back George Street, at the rear of the Building. There is sufficient room, so the vehicle could be easily manoeuvred and loaded. In both options, the waste collection strategy as seen in the diagram below. The refuse will be taken to the rear of the property at the end of every day and taken to the Back George Street which is approx 2min walk from the site. The designated area for all Businesses residing in George house to put all refuse at the rear of the building on Back of George Street. As this is the allocated area for collection.



2.3 Collection Point – Route of disposal of Refuse etched in Blue.

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2.4 Bin Location and Size

2.5



Fig 03 Back George Street



Fig 04 Back George Street

This is how the waste and refuse is being stored of Back George Street. Which is located on the street and not stored away in an external storage.

2.6
Details of refuse location.
The allocated space for the disposal of refuse is on Back George Street is highlighted in red. The Bin requirements is made up of up of 1X1100L eurobin for general waste. 1x240 for Pulpable Recycling and 1x240 bin for Mixed recycling bring a total of 1580 L.

2.7 Bin collection arrangements
All refuse will be taken outside manually to the back of George Street for collection at the end of each Business day.

Collection vehicles can stop on Back George Street. The entrance to the bin store
Is a level entrance at the same level as the road providing easy access which will be done by via council.

2.8
Health, Hygiene and Safety
All waste storage areas will have adequate natural and artificial lighting. On the
floor, there is already floor tiles, that could be easily cleaned, and a Tape will surround the Disposal Refuse Area.

The business occupier and management will be responsible for washing the bins on a
regular basis, arranging for replacement bins when necessary and for keeping the
communal bine compound clean and safe.

2.9
Conclusion.
The proposed strategy will be in favour of how the occupier will dispose of the refuse from the internal storage bins and taken to the back of George Street at the end of each business day.



This internal storage will be naturally well ventilated, through the existing ventilation as seen in the following image. This system will be updated with a new system and replacement of the old ventilation system.

This change will be benefit the listed building and prevention from mould build up.

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