

Appendix 10.5

Waste Management Strategy – PBSA

SHEPPARD ROBSON

Technical Memo

Upper Brook Street Plot C– PBSA: Waste Management Strategy

6601-SRA-XX-XX-RP-A-00700

Status: For Information

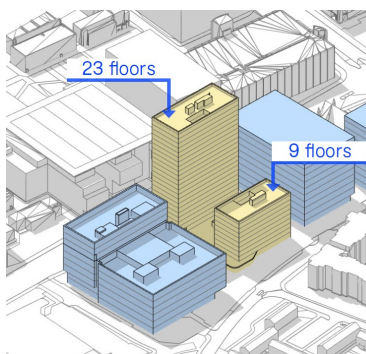
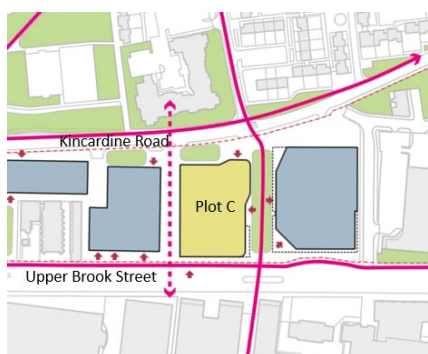
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Introduction

The site is located in Ardwick between Upper Brook Street, Brunswick Street and Kincardine Road. The proposed building is a purpose-built student accommodation (PBSA) with associated ancillary amenity spaces, access and servicing space, along with public realm. Community and commercial spaces are provided on the ground floor.

The new accommodation provides 737 student bedrooms (288 studios and 449 cluster bedrooms) and is arranged in two building blocks parallel to Upper Brook Street, which are linked on the ground floor. The tallest block facing Upper Brook Street has 23 storeys and the shortest block facing Kincardine Road has 9 storeys including ground floor.



Guidance

Waste forecast has been developed in line with MCC Waste Storage and Collection Guidance for New Developments (GD04) and best practice including British Standard's BS 5906:2005 'Waste Management in Buildings'.

Waste forecast

The MCC guidance for residential use is solely based on the number of apartments. The proposed PBSA development includes a greater number of bedrooms than a typical apartment development due to the high number of studios (39%). Therefore, in addition to MCC guidance, we have used BS 5906: 2005, which includes a calculation that accounts for the number of bedrooms to provides a more robust figure of waste forecast.

These calculations are described below. The waste forecast is based on weekly collection as advised by McLaren Properties.

	High Rise Domestic Developments (0.43m ² per apartment)	Number of Clusters	Number of Studios	Total Number of Apartments	Total Area m ²
MCC Guidance (GD 04 v6) Waste Storage and Collection for New Developments	0.43	65	288	353	151.79

PBSA - Kincardine Block	No. of Clusters	No. of Studios	
8 resi storeys	23	0	
No. Dwellings x (70 litres x Average No. of Bedrooms) + 30 Litres	Weekly Waste Collection (litres)	Weekly Waste Collection (litres)	No. of bins Kincardine Block
	11300	0	10

PBSA-Upper Brook Street Block	Numbers of Clusters	Numbers of Studios	
22 resi storeys	42	288	
No. Dwellings x (70 litres x Average No. of Bedrooms) + 30 Litres	Weekly Waste Collection (litres)	Weekly Waste Collection (litres)	No. of bins Upper Brook Street Block
	20610	20190	37

Weekly Waste Collection - Gym	Gym Area	Weekly Waste Collection Gym
Based on standard Retail Operation 10lt/m ²	130	
	Weekly Waste Collection (litres)	No. of bins
	1300	1

Weekly Waste Collection - Laundry	Laundry Area	Weekly Waste Collection Laundry
Based on standard Retail Operation 10lt/m ²	45	
	Weekly Waste Collection (litres)	No. of bins
	450	0.41

Weekly Waste Collection - Amenities	Amenity Area	Weekly Waste Collection Amenities
Based on standard Retail Operation 10lt/m ²	390	
	Weekly Waste Collection (litres)	No. of bins
	3900	3.55

Weekly Waste Collection - Reception + Management	Reception + Management Area	Weekly Waste Collection Reception + Management
Number of Employees x 50 = Litres of Waste	5	
	Weekly Waste Collection (litres)	No. of bins
	250	0.23

Total No. of bins
53

Location of Bin Stores and Collection

Two bin stores are located on the ground floor of PBSA with direct access from the cores of the two building blocks as shown in the image below. Each bin store includes bins for food waste, general and recycle waste.

The waste from the bin stores will be taken out for collection from Kincardine Road via the north-west road. An electric pulley tug will be used to take the bins out to delivery area on Kincardine Road.



Other Considerations

Separate bins stores will be provided for the community and commercial units.