

Refuse and Recycling Strategy

Phase 1 of Station Hill received planning approval through two separate applications; Plot E (ref 201537) and Plot F (ref 201533). s106 Agreement: Dated 22nd July 2021

Scope

The Station Hill development (South Building) contains two individual buildings – Blocks E and F – which have separate bin storage areas but share a waste collection strategy.

This document seeks to discharge condition 59 (Block E) and condition 61 (Block F) and therefore covers the approach that Native Residential will take to managing the refuse and recycling collection, as well as pest control management.

This onsite strategy has been developed with regard to the 'Block E & F Reserved Matters – Transport & Waste Matters' document as well as the 'TN011 E and F Optimisation – Transport Addendum' both produced by Stantec.

Description of Facilities

At every level at each core across Block E (North, Middle and South) and Block F, tenants will dispose of waste via a refuse chute that deposits waste into one of the bin stores. Details of the refuse chute system are included in Appendix A

Within Block E there is one large refuse room which houses the majority of the waste bins. Due to the size and layout of Block E, there are two further 'satellite' refuse spaces, each served by waste chutes.

All waste within Block E will be consolidated by the onsite team into the central storage, with bins taken out to the presentation space/collection area, for collection by the chosen waste contractor, using the service yard within the development.

Block F has a single refuse store, also served directly by waste chutes. Waste collections from here will take place from Merchants Place, with the collection partner pulling the bins out at time of collection (to ensure bins are not stored on the public highway or public realm)

There is separate space allocated onsite for bulky waste storage.

Each commercial resident will be required to formulate their own waste management strategy. Commercial Waste for the smaller units at the north end of Block E and west side of Block F, will share a bin store located in Block F. These bins will be pulled out by the waste collection partner at the time of collection to Garrard's Place.

The commercial unit on the South end of Block E will have its own bin store and the occupier will be required to use the wider Estate waste collection partner, to help ensure a better overall waste strategy for the entire development.

Plan of Areas



Quantities and Collection Schedules

There is an overall provision for both Blocks E and F for 60 bins. This has been calculated as the optimum provision giving due consideration to building occupancy and likely waste produced, number of bins, collection schedule optimisation and refuse bin storage space.

This has resulted in a collection schedule of twice weekly being required for the residential waste overall. However, due to the size of the bin store for Block F, there will need to be a three times a week schedule for this individual block which will be then extended to Block E (for reasons of pest control management, covered below).

Residential

Frequency	Units	Residual Waste 1,100L bins	Recycling 1,100L bins	Total 1,100L bins
Fortnightly	599	120	120	240
Weekly	599	60	60	120
Twice Weekly	599	30	30	60
Three Times a week	599	20	20	40

Commercial

The calculations for the commercial units highlight the need to collect waste at least once weekly from the commercial store in Block F but twice weekly in Block E. It will be ensured that both areas are collected twice weekly.

Notwithstanding Condition 43 above, no commercial deliveries/waste management operations shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

Frequency	Floor Area (sqm)	Residual Waste 1,100L bins	Recycling 1,100L bins	Total 1,100L bins
Fortnightly	599	8	18	26
Weekly	599	4	9	13
Twice Weekly	599	2	5	7
Three Times a week	599	2	3	5

Native Residential will ensure we contract with a private refuse company who is able to collect all waste streams that this development may produce and have the capacity and resource to offer such regular collections, as well as report on the waste/recycling produced.

Pest Control

Native Residential will take a variety of approaches to managing the risks presented by pests on site, in relation to waste production, storage and collection.

In terms of preventative measures, there will be a thorough cleaning regime in place for the waste chute (the system has built in cleaning) and it's defector plates at the bottom of the chute. There will be a PPM schedule for cleaning of the bin room floor/walls, the bins themselves (inside and out, including lids) and also bin room drainage.

The bin storage will be kept locked and only accessible by the onsite management.

Frequent collections, as listed above, will help in keeping the storage of waste to a minimum and reduce the risk of pests on site.

There will be a program put in place for pest control for rodents and fruit flies including, but not limited to, mouse boxes and UV lights.

It is appreciated that the wider Estate will have an influence on pest control within the refuge areas and an estate wide assessment and strategy will be put in place in partnership with a pest control expert. This will include preventative measures (stopping the movement of pests and reducing the sources of food) as well as reactive measures (traps and bait boxes)

Appendix A

STATION HILL READING REFUSE CHUTE TECHNICAL SUBMISSION

HARDALL INTERNATIONAL LTD

DATE 24/3/22

Document No. SHR-HIL-XX-ZZ-TS-X-51-1001



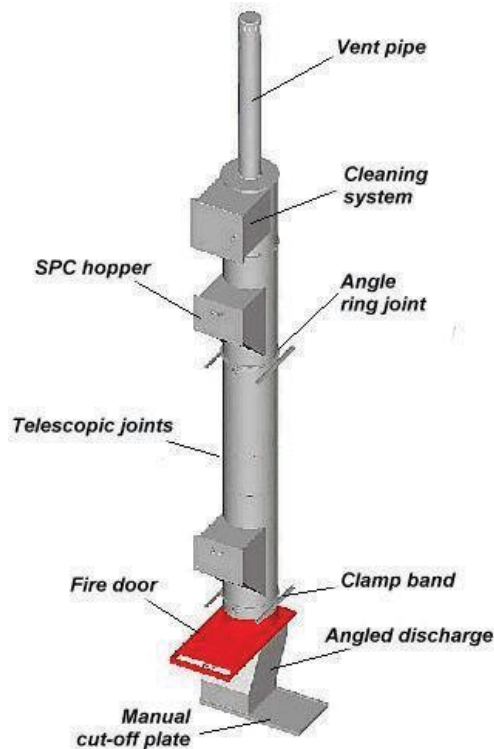
The proposed refuse chute installation comprises of 4x2 chutes in Block E(north, middle & south) & Block F

Block E North serves G/F to 11th floor

Block E Middle serves G/F to 11th Floor

Block E South serves G/F to 6th Floor

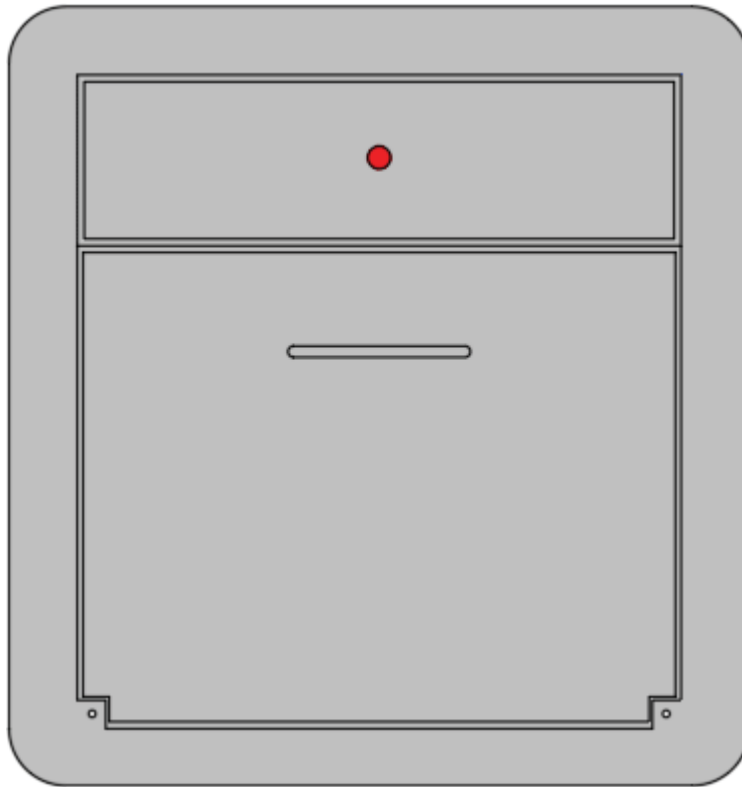
Block F Core serves G/F to 12th Floor



COMPANY DETAILS

Hardall International Ltd
Hardall House
Ludun Close
Dunstable
Beds
LU5 4PN

REFUSE CHUTE HOPPER



Hopper door is bottom hinged, electrically interlocked (allowing only one user at a time), 1.5hr fire rated, self-closing and has a grey hammer powder coated finish. A single red L.E.D indicates the chute is in use.

HOPPER DOOR OPERATION

Red Light indicates system is in use PLEASE

WAIT Pull handle to open door and hold in
open position Load rubbish with free hand

Note: Larger bags of rubbish may initially get stuck in hopper mouth.
Moving door forward and back repeatedly will help the bag to drop into
the chute

Keep free hand clear of door

Door self-closes when handle is released

There will be a short time delay before door can be re-opened

AUTOMATIC FIRE DOOR

Electro-magnetic operation for linking to building fire/smoke alarm system.

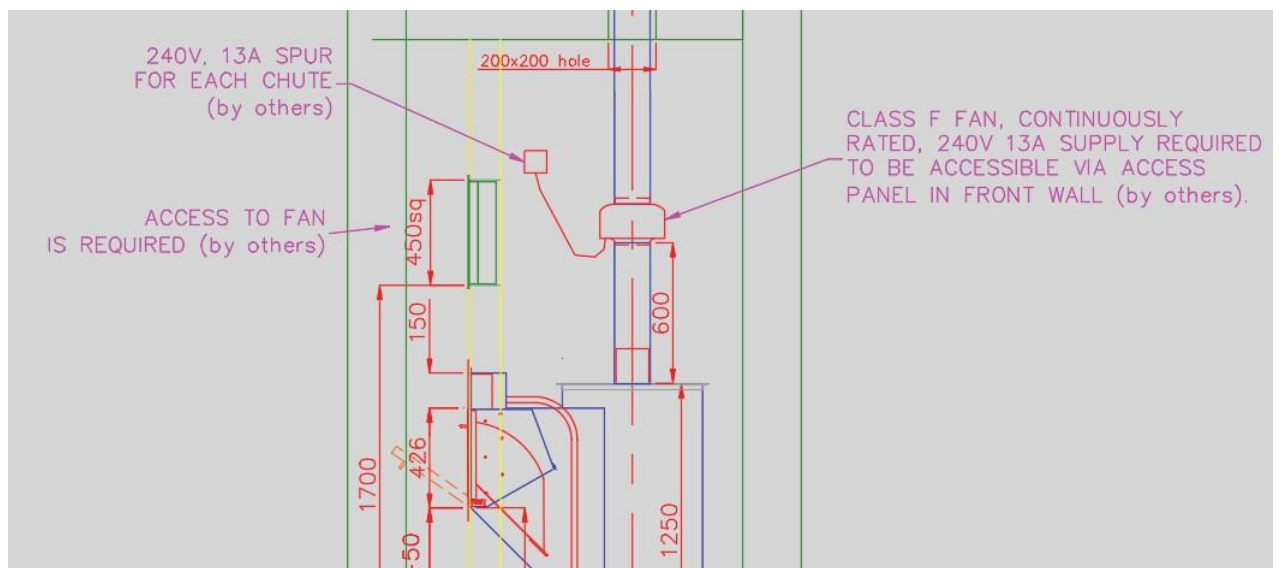
Note fire door is positioned at ceiling level to which access is required for re-setting.



FOUL AIR EXHAUST FAN

Located at the top each chute

To assist with removing bad odours from inside the chute. Class F, 324m³/hr, 0.105KW, 0.44A, 2180rpm, 38dBA @ 3mA 240V, 13A spur is required



FAN SPEC:

Hydor HIT150

sds

HIT Range

In-Line Centrifugal Fans

hydor



The Hydor HIT range of all-metal in-line centrifugal fans provide the ideal solution for high performance requirements in domestic & commercial ventilation applications.

Designed for duct mounted applications, with seven standard sizes from 100mm to 315mm diameter, performance up to 510 L/s and static pressures of up to 650 Pa.

Features & Accessories

- High performance centrifugal fan design.
- Three-speed motor as standard.
- Quality robust construction with steel casing.
- Motors are external rotor, to IP44 with Class F Insulation.
- Single-inlet backward-curved centrifugal impellers.
- Suitable for ambient operating temperatures of up to 50° C.
- Air guide-vanes for superior aerodynamic performance.
- Motor protected by thermal overload protection.
- Fans can be mounted at any angle.
- Easy to install, mounting brackets included.
- Air performance tested to ISO5801:1997
- Tested and approved to comply with Australian and New Zealand electrical and safety requirements.



Backdraft dampers



Silencers



Filter units



3-speed switch
HSS3-16

HIT Centrifugal Extractor Fans

HIT fans are designed specifically for smaller greenhouse and grow room ventilation applications, providing high airflow performance, quiet operation and the flexibility of a powerful three speed motor for high, medium or low airflow settings.



product information

	Speed (r/min)	Airflow @ Static Pressure (Pa)									Overall Eff. %	Input (kW)	FLC (Amps)	dBA @ 3m
		0	100	200	250	300	350	400	450	500				
HIT125	High	2690	0.087	0.065	0.046	0.036	0.023				16.2	0.058	0.30	47
	Med	2550	0.078	0.055	0.037	0.028	0.013				16.2	0.058	0.27	44
	Low	2410	0.072	0.047	0.029	0.008					16.2	0.058	0.27	38
HIT150	High	2590	0.130	0.108	0.078	0.060	0.039	0.001			25.2	0.065	0.28	47
	Med	2320	0.112	0.081	0.051	0.036	0.015				25.2	0.065	0.26	44
	Low	2180	0.090	0.049	0.029	0.017					25.2	0.065	0.25	38

