Technical Note: Hanover House

Operation Waste Management

1. Introduction

Planning permission was granted in June 2015 for the change of use of the fourth floor of Hanover House only to residential use (ref. 150229). Condition 12 requires details of the location, design and method of refuse and recycling storage and removal to be submitted to and approved by the Council. Following minor amendments to the mix (ref. 151196), the approved mix is now 1 x studio, 10 x 1-beds, 2 x 2-beds and 1 x 3-beds (14 units in total). Therefore three landfill refuse bins and three recycling bins would be required for these units on the fourth floor.

It should be noted that prior approval has been granted for the use of the remaining floors of the building as residential (ref. 141343) in October 2014 – 68 units are proposed for these floors. For completeness, this note sets out the refuse arrangements for the whole building i.e. 82 units. The mix of the building in its entirety (fourth floor plus prior approval floors) is 5 x studios, 60 x 1-beds, 16 x 2-beds and 1 x 3-bed.

This Technical Note sets out the:

- Anticipated levels of waste and waste servicing.
- Arrangement for refuse storage and arrangements for collection.
- Details of the persons responsible for managing waste on site.

2. Anticipated Waste Generation

Details for condition 12 were previously approved in January 2016 (ref. 152172). The approved details were for 8 x landfill bins (weekly collection) and 16 x recycling bins (fortnightly collection), 24 bins in total, in accordance with Reading's waste standards. It was proposed that 6 of the bins would be located internally and 18 in a lockable store in the car park area close to the Eldon Terrace entrance.

Following further development of the waste storage strategy, it has become apparent that installing the lockable bin store near the Eldon Terrace entrance will require the removal of existing trees and bushes, and potential works to trees with Tree Preservation Orders attached. Alternative open areas of the site have been fully explored. In order to avoid works to the landscaped areas, the reduced waste storage provision as currently proposed has been discussed and agreed in principle with the Waste Minimisation & Recycling Officer at Reading Borough Council.

Reading Borough Council (RBC) have confirmed that a total of 8 x 1,100 ltr landfill refuse bins and 4 x 1,100 ltr recycling bins will be acceptable at the site. This volume of waste bins exceeds the overall requirements set out in British Standard B5906:2005 "Waste management in buildings – Code of Practice" (2005). To achieve this RBC have advised that payment will be required to increase the landfill waste collection frequency to a weekly collection.

3. Refuse Storage and Collection

Hamiltons Architects Ltd plan 'SK.016 rev P5' (provided as **Appendix A** to this technical note) shows the location of the two bin stores proposed for the site. The internal bin store will hold a total of 6 x 1,100 ltr bins (three each for landfill and recycling) and an external bin storage/collection area for a further 6 x 1,100 ltr bins (five for landfill and one for recycling). Naturally the ratio of recycling bins to landfill bins can be reviewed and adjusted as required. All bins on the site will be lockable. Residents would be instructed on the location of and how to gain access to the bin store and site management staff would regularly rotate the bins between the internal and external storage/collection area to ensure residents always have access to empty bins within the internal bin store.

Currently, the refuse bin lorry picks up the waste from the rear site entrance on Eldon Terrace. The same arrangement would occur with the new site use. As landfill and recycling collections are separate, a maximum of 8 bins will need to be picked up at one time. Site management staff will therefore ensure that at the correct times, the bins which are ready for collection are located within the external storage/collection point adjacent to Eldon Terrace.

Appendices

Appendix A - Waste Storage Plans - Hamiltons Architects Ltd

116696/MSF/160425

Kings Road

Eldon Road

Eldon Street

Eldon Terrace

Eldon Terrace

Town Place

Henry Court

B

B

Substation

Switch room

Locker Room

Plant

Entrance

Lifts

Dis

Kitchen

Post Room

Locker Room

Bin store

Line of building over

30 Bikes

5 Bikes

Cars In

Existing Car Park

Cars out

Bikes

Disabled Bay

Location of Internal Bin Store for 6no. Bins.

Existing floodlights on side of building

Existing lighting to be adequate to light up bin stores, leaving no blind spots.

Existing floodlight

Existing lamp post

Existing lamp post

Lockable bin stores with combination style locks. Storage space for 6no. 1100 litre bins.

Disclaimer:

Do not scale from this drawing.
Check all dimensions on site before fabrication or setting out.
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Notes:

All Dimensions to structure from Gridline
All opening dimensioned to centerline unless noted

Rev:	Description:	Date:	Dwn:	Chk:	Iss:
P1	New Drawing	27/08/2015	NN	JM	JM
P2	Bin collection location added	08/09/2015	JM	JM	JM
P3	Bin collection point revised	13/01/2016	JM	JM	JM
P4	Lighting indicated on plan	15/01/2016	JM	JM	JM
P5	Annotation amended	19/01/2016	JM	JM	JM
P6	Bin no. reduced to 6 no.	13/04/2016	AI	JM	JM
P7	Addition of shrubs	21/04/2016	AI	JM	JM
P8	Shrubs amended	22/04/2016	AI	JM	JM

Metres 0 5 10m

scale 1:200 @ A1

INFORMATION

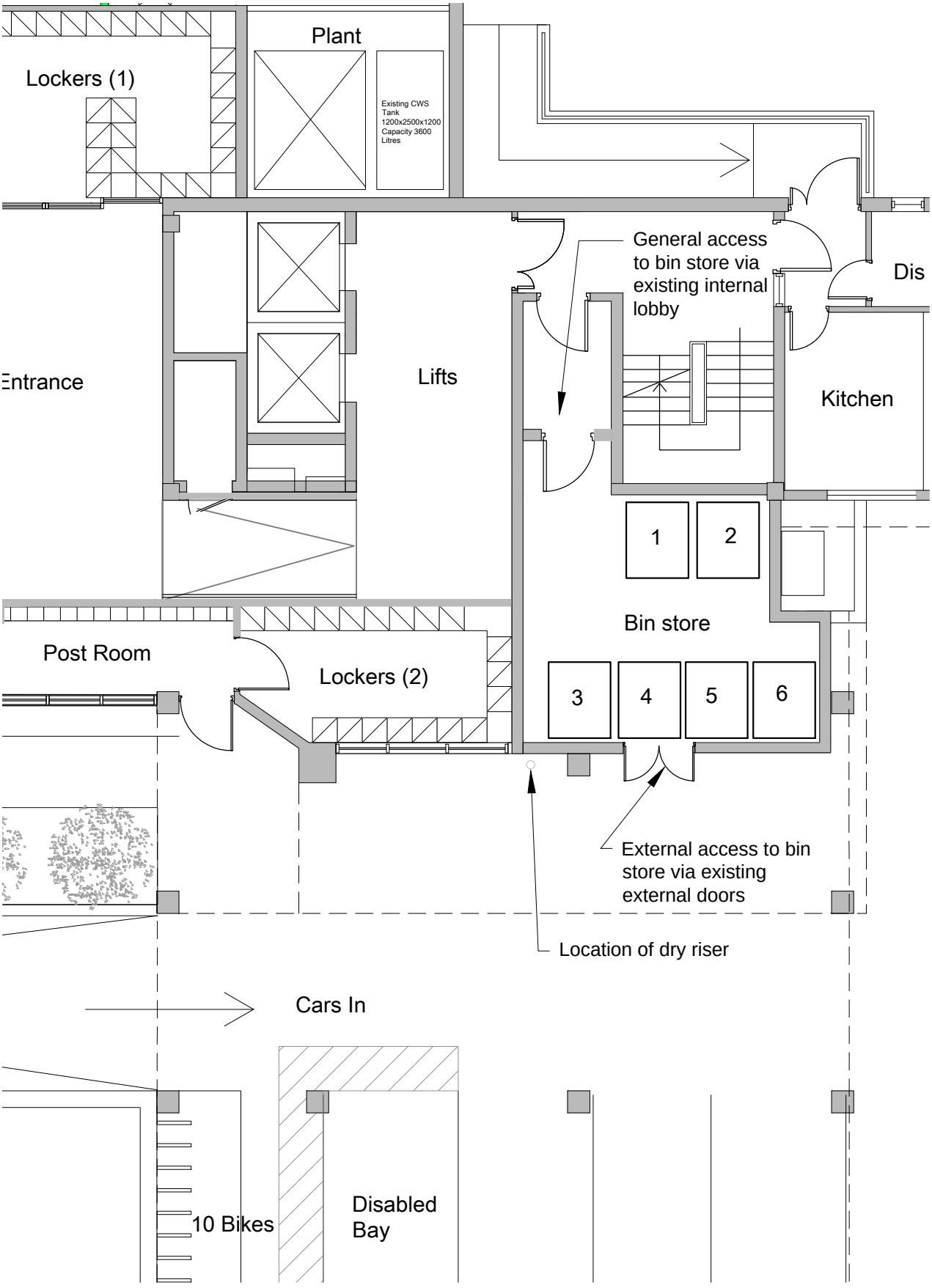
N

Project:
Hanover House, 202 Kings Road, Reading

Drawing Title:
Site Layout Plan
(With Bin Store Indicated)

hamiltons architects

Scale	Drawn By:	Issued By:	Date:
1:200 @A1	NN	JM	27.08.15
Project No: 14025		Drawing No: SK.016	Rev: P8



Proposed Bin Store Layout

1:100

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Scale	Drawn By:	Issued By:	Date:
1:100 @A4	JM	JM	21.07.15
Project No: 14025		Drawing No: A-SK-015	Rev: P2