

An architectural rendering of the Berol Quarter development. The image shows a mix of building styles: a historic brick building on the left with arched windows and a modern high-rise with a grid of windows in the background. A large, leafy tree stands in the foreground, partially obscuring the buildings. At the bottom, a street scene is depicted with people walking, a person on a bicycle, and a small outdoor seating area with umbrellas. The entire image has a light blue tint.

BEROL QUARTER

Operational Waste Plan & Management Strategy

BQL

BEROL QUARTER LIMITED

December 2022

WASTE POLICY CONTEXT

INTRODUCTION

This section contains details of the national legislation that have relevance to the Proposed Development. National, London and local waste policy and guidance reviewed during the preparation of this Waste Management Strategy are listed below.

NATIONAL LEGISLATION

A list of relevant items of national waste legislation is outlined below in reverse chronological order:

- **The Waste (England and Wales) Regulations 2011 (as amended)** – These regulations implement the revised EU Waste Framework Directive which sets requirements for the collection, transport, recovery and disposal of waste. Waste producers or those handling waste must apply the waste hierarchy as specified in the Waste Framework Directive (prevention, prepare for reuse, recycling, recovery, disposal), unless it can be justified on environmental or technical grounds that this are not appropriate. From 1 January 2015, waste collection authorities are required to collect wastepaper, metal, plastic and glass separately.
- **Revised Waste Framework Directive (2008)** – The WFD clarifies the definition of ‘waste’ and of other concepts such as ‘recycling’ and ‘recovery’. It has applied a new Waste Hierarchy, expanded the ‘polluter pays’ principle by emphasising producer responsibility, applies more stringent waste reduction and waste management targets for Member States and requires enhanced content in waste management plans.
- **Environmental Protection Act 1990. Waste Management, Waste Management, The Duty of Care Code of Practice 2016** - This code of practice replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.
- **Environmental Protection Act 1990 (EPA 1990)** – Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain kinds of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements brought in by the Environmental Protection Act 1990.

NATIONAL, LONDON & LOCAL WASTE POLICY

The relevant national, London and local waste policy that was reviewed during the preparation of this Waste Management Strategy is outlined below:

- National Planning Policy Framework (2012);
- National Planning Policy for Waste (2014);
- Waste Management Plan for England (2013);
- The London Plan: The Spatial Development Strategy for London - consolidated with alterations since 2011 (2016 & 2021);
- North London Waste Plan: Draft North London Plan; Regulation 18 July 2015;
- LBH, Haringey’s Local Plan: Strategic Plan 2013-2026;
- LBH, Haringey Unitary Development Plan Saved Policies (Post Local Plan Adoption): Adopted July 2006 Policies Saved March 2013;

- LBH, Sustainable Design and Construction: Supplementary Planning Documents Adopted March 2013; and LBH, Development Management DPD: Pre-submission version January 2016.

MANAGEMENT OF RESIDENTIAL AND COMMERCIAL WASTE

INTRODUCTION

This section provides the outline strategy which will be adopted to manage the waste arisings from the Proposed Development of Berol House and 2 Berol Yard once operational.

Residential waste and commercial waste will be stored separately.

WASTE MANAGEMENT SERVICES PROVIDED BY LBH

The current waste management services that are provided by and on behalf of LBH to estates are as follows:

LBH waste management services

Refuse	Shared wheeled bin collected weekly
Recycling	Shared wheeled bin collected weekly
Food waste	Shared wheeled bin collected weekly
Bulky waste	Chargeable collection service
Bring Sites	Locations in the borough
Reuse and Recycling Centres	Tottenham – Park View Road

Source: LBH website.

GENERATION OF RESIDENTIAL WASTE

The waste generation volumes for the Proposed Development were calculated using LBH's Sustainable Construction and Design SPD Appendices (March 2013) guidance document. These were as follows:

- For refuse, one 1,100 litre Eurobin per six dwellings.
- For dry recycling, one 1,100 litre Eurobin per 10 dwellings; and
- For food waste, one 360 litre bin per 40 dwellings.

The dimensions of a typical 1,100 litre Eurobin and 360 litre wheeled bin are as follows:

Bin type (Litres)	Width (mm)	Depth (mm)	Height (mm)
1,100	1,260	985	1370
360	620	885	1100

The waste storage capacities were used to determine the weekly residential waste storage requirements, which have been summarised in the table below.

Following a detailed assessment of the Proposed Development, due to the significant design restraints of the ground floor it is not considered possible to provide sufficient waste storage facilities to store a week's waste generation as it would result in very large bin stores.

In order to maintain the viability of the scheme, it has therefore been assumed that waste collections would be made **twice a week**, which enables more commercial space on the ground floor and frontages and a more reasonable number of bins for each collection, which would also mean refuse vehicles are not required to spend long periods of time collecting from one development.

The twice weekly residential waste storage requirements have been summarised below:

No. of units	Refuse	Recycling	Food waste
210	(1,100 L bin)	(1,100 L bin)	(360 L bin)
Ratio units/bin	6	10	35
1 collection/week	35 bins	21 bins	6 bins
2 collections per week	18 bins	11 bins	3 bins

STORAGE OF RESIDENTIAL WASTE

Note that this section refers only to 2 Berol Yard as there is no residential accommodation in Berol House

Within Individual Apartments

In the first instance, residents would segregate and store their refuse and recycling through the use of internal compartmentalised waste storage. This would promote the segregation of refuse and recyclable materials at source.

An example of a suitable segregated waste bin is shown below:



Food waste would be segregated in black kitchen caddies provided by LBH

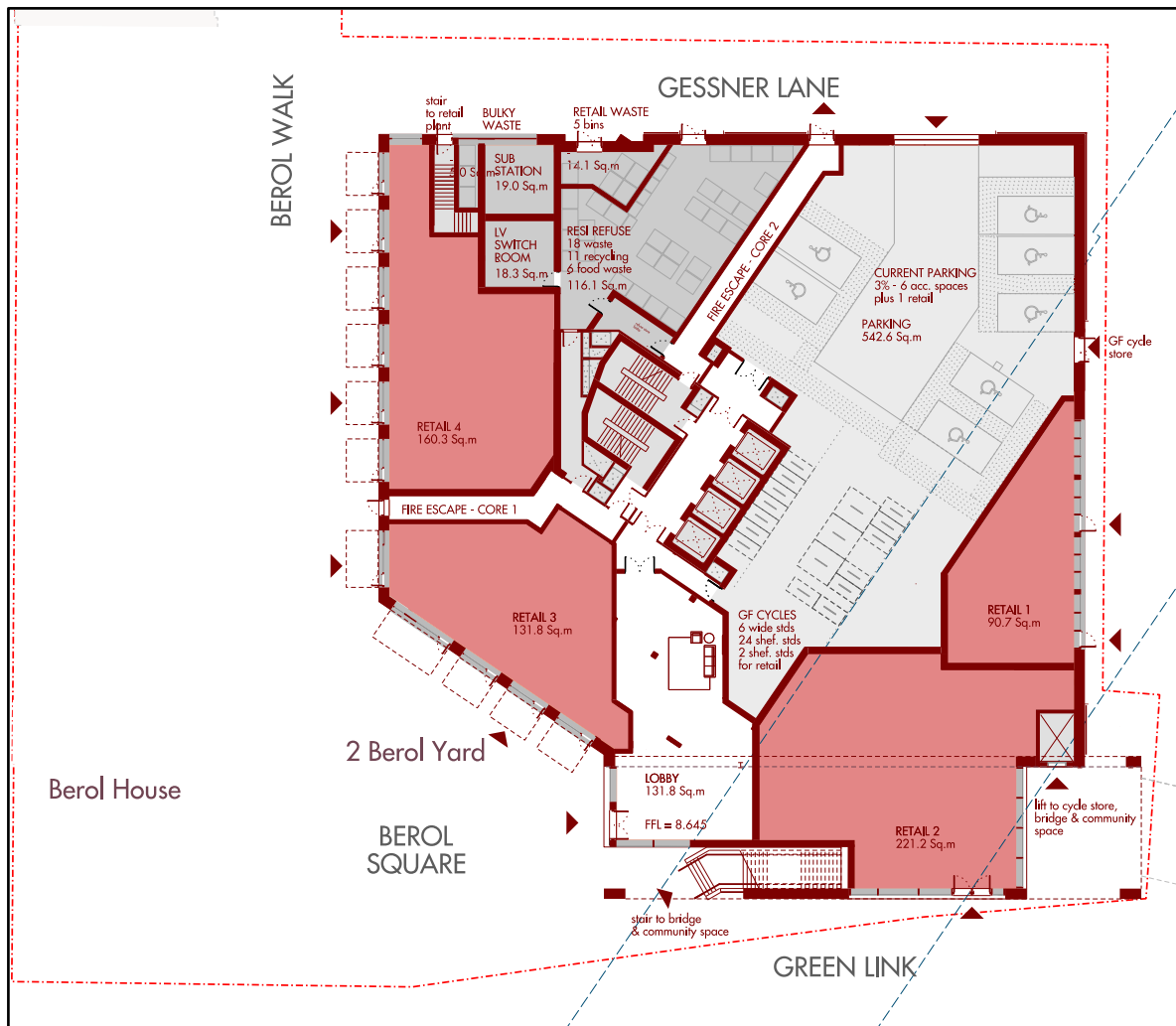


Communal Bin Stores

Residents will be responsible for manually transporting their waste down to communal bin stores on the ground floor.

Communal bin stores will be adequately ventilated and lit (with PIR fittings) for residents to use 24/7. They will have floor drainage and water point to allow for easy cleaning. Gullies will have a sealed trap.

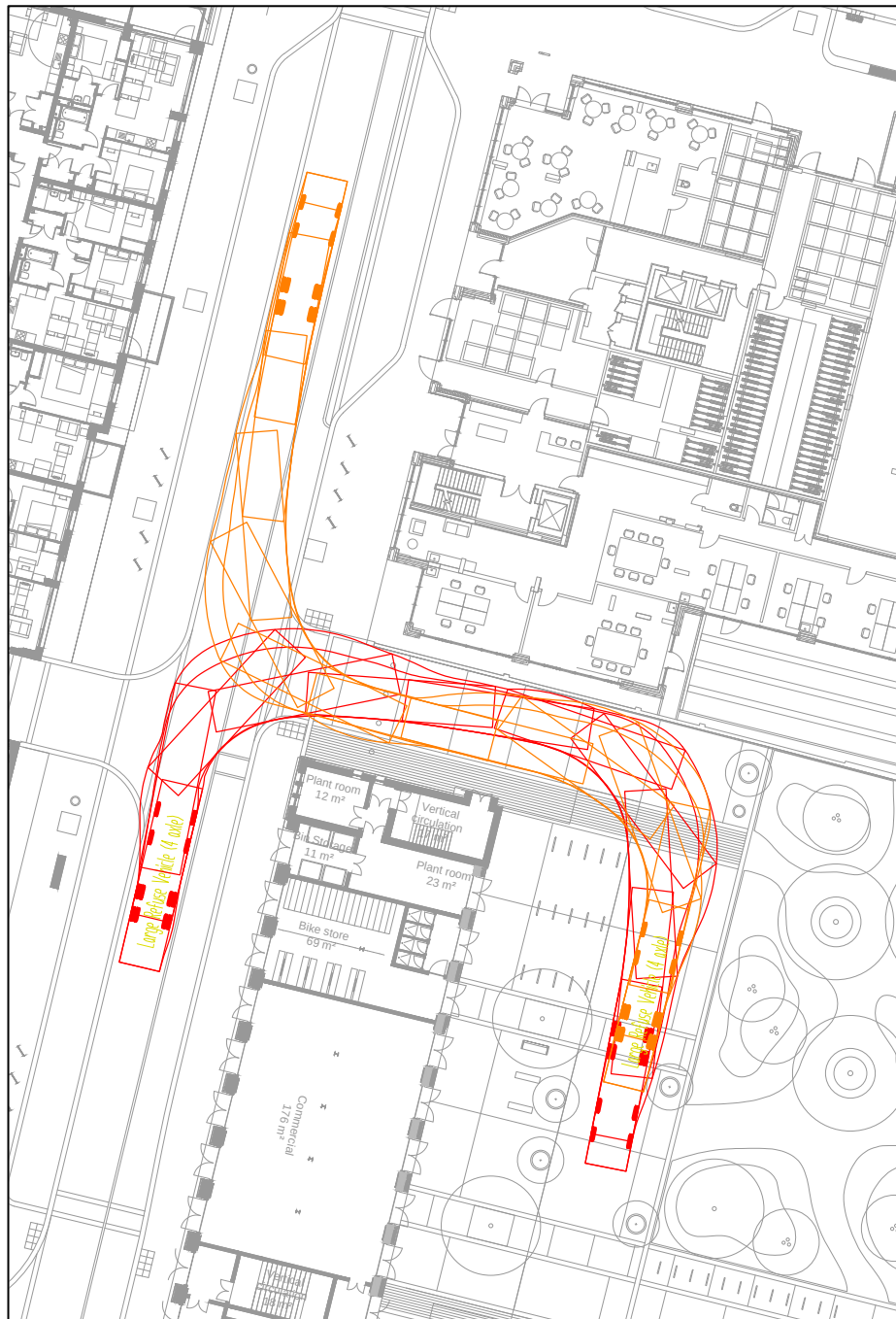
Residents would deposit their refuse, recycling and food waste in dedicated wheeled bins in the communal bin store which is located on the ground floor as indicated below:



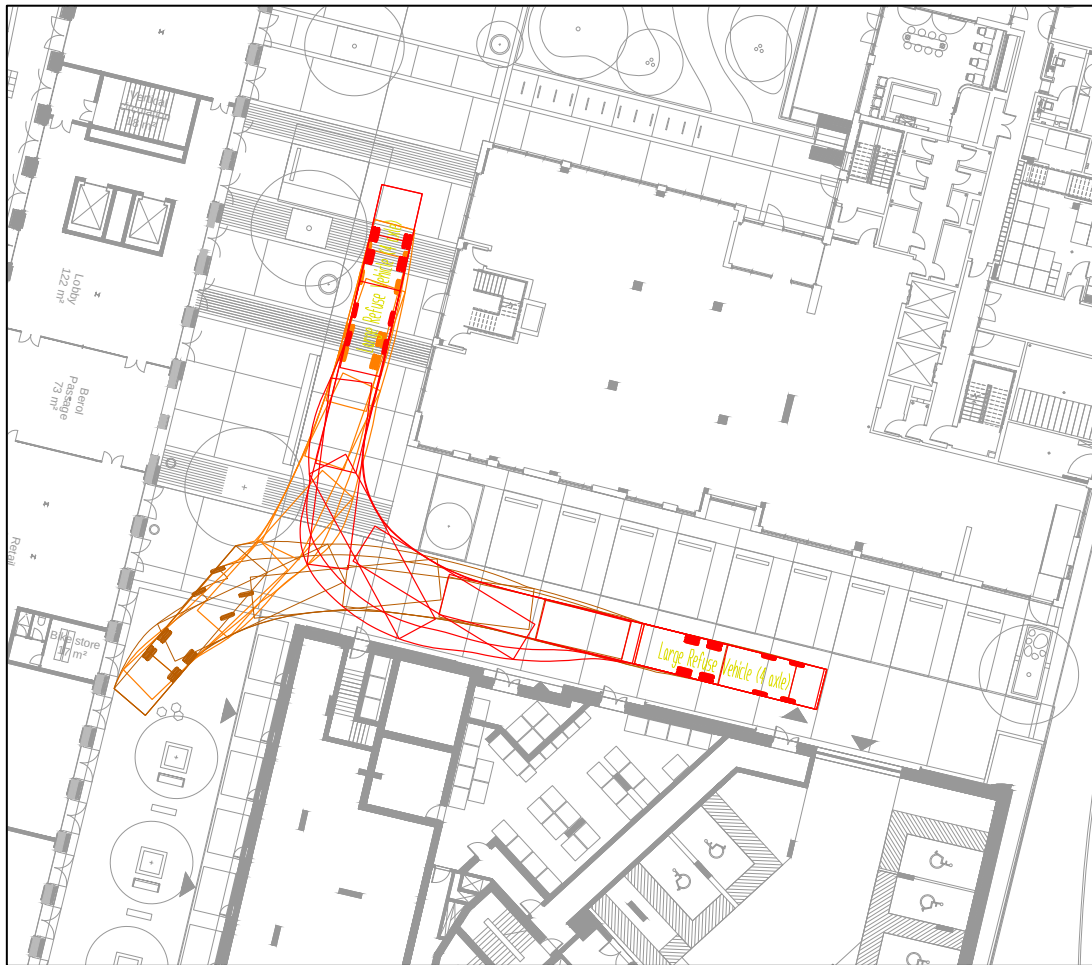
COLLECTION OF HOUSEHOLD WASTE

The Refuse Collection Vehicles (RCVs) will access the communal bin store from Gessner Lane via Ashley Road access to Berol Walk. This allows collection within a 10m drag distance.

The anticipated swept paths of these vehicles are illustrated below (also see appendix 1: WSP plan reference 70094918-SK007 & 008 - Large vehicle tracking swept path analysis):



Swept path tracking showing large refuse vehicle access from Ashley Road into Berol Yard



Swept path tracking showing large refuse vehicle access to bin stores in 2 Berol Yard

Roads and access ways to be used by RCVs will be able to withstand load bearing of up to 26 tonnes and will provide clear headroom of 4.75m.

For bulky waste (furniture etc.), it has been assumed that residents will make arrangements with LBH for collection and temporarily store the waste in an agreed location at ground floor level.

STORAGE AND COLLECTION OF COMMERCIAL WASTE

Commercial waste and recycling will be collected by a private waste contractor for the whole life of the development. There will be separate collection points for each of Berol House (in Ashley Road) and 2 Berol Yard (in Gessner Walk).

2 Berol Yard

It is proposed that each commercial tenant will provide a suitable waste storage area within their own demise as part of their fit-out, which will include provision for the segregation of refuse, recyclables and food waste (if applicable).

In addition a dedicated commercial waste bin storage area is located on the ground floor, to allow RCVs to collect the waste as arranged directly by the commercial tenants. The tenants will be responsible for depositing their waste in the commercial bin store.

An area of approx. 14 sqm has been made for the provision of 6 bins (min 1 per tenant).

It should be noted that the waste storage area is located away from the main entrance to the building.

The waste bin storage arrangements for both residential and commercial are shown on the plan below:



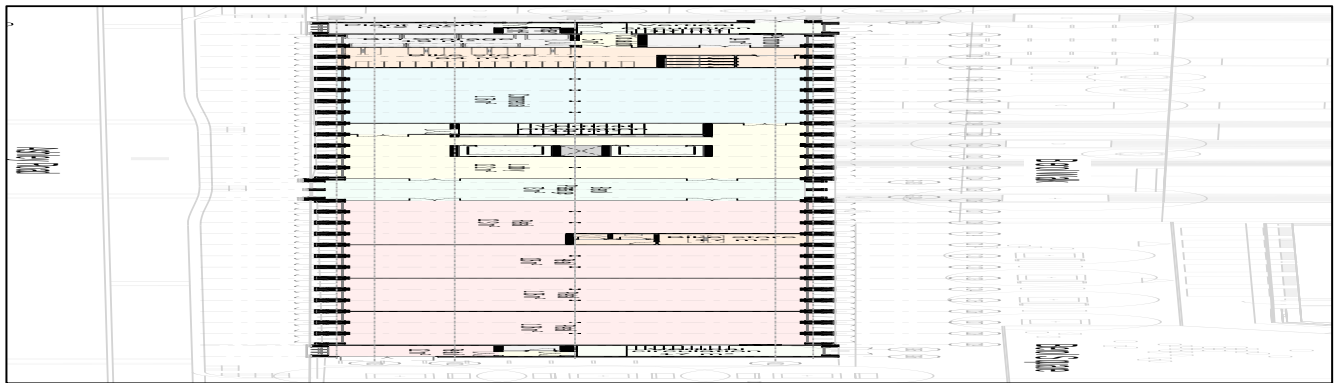
Berol House

All occupiers of Berol House are commercial tenants. Each commercial tenant will provide a suitable waste storage area within their own demise.

In addition a dedicated commercial waste bin storage area is located on the ground floor to allow RCVs to collect the waste as arranged directly by the commercial tenants. The tenants will be responsible for depositing their waste in the commercial bin store.

An area of approx. 19 sqm has been made for the provision of 7 no. 1,100 L bins.

These arrangements are shown on the plan below (also see Appendix 1: JMP-XX-DR-A-3000_proposed_level 00).



SUMMARY AND CONCLUSIONS

SUMMARY

It has been assumed that residential waste collections would be made twice a week, with residents depositing their refuse, recycling and food waste into dedicated containers in communal bin stores.

The bin stores can be directly accessed by RCVs within 10m of collection points.

For commercial waste, it is proposed that each commercial tenant will provide a suitable waste storage area within their own demise as part of their fit-out, which will include provision for the segregation of refuse, recyclables and food waste (if applicable).

CONCLUSION

This Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through separation of recyclables and food waste during the operational phase.

The Proposed Development meets the requirements of relevant waste policy and follows applicable guidance.

Appendices

1. Plans

GF Berol House: 2042-JMP-XX-00-DR-A-3000_proposed_level 00.pdf

GF 2 Berol Yard: Allies & Morrison – GF Plan GA 22049_06_100

WSP plans reference: 70094918-SK007 & 008 - Large vehicle tracking swept path analysis