

8.9 WASTE MANAGEMENT STRATEGY (CONTINUED)

8.9.2 RESIDENTIAL

Waste will be segregated at source by residents into at least the following streams, in line with Haringey's current policies and waste collection services:

- General waste
- Mixed recyclables (metals and plastics)
- Food waste
- Bulky items (furniture, equipment etc.) → collection via Veolia. On-call service. Paid service (a fee of £20 per 10 items). Leave them in a bulky waste storage area.

Hazardous waste collections are provided via the City of London corporation (3 x free collections per year).

Wastes will be segregated by residents at their apartments. Small bins or receptacles (e.g. Hideaway bins or cupboard kitchen bins) will be provided for each of the 3 main streams in each apartment. The capacity of the bins will be in line with Haringey's policies and requirements.

A centralised residential waste storage room (separated from the Hotel waste storage facilities) has been provided at Ground Floor. The residential waste storage room has been sized in accordance to Haringey's storage requirements for multi-dwelling properties. In line with Haringey's requirements for multi-dwelling developments, the general waste bags and dry mixed recyclables bags will be deposited in 1,100 litre Eurobins. Food waste will be deposited in 360 litre bins. Dedicated space for the storage of residential bulky wastes will also be accommodated. This space has been allocated as part of the residential bin store.

To enhance resident's experience, a 'managed approach' is proposed for the movement of waste from the apartment floors to the centralised residential waste storage room. Intermediate waste storage rooms have been incorporated on the residential floors to facilitate waste decanting by residents. These intermediate rooms will provide a small waste enclosure with receptacles for the storage of general waste, mixed recyclables, food waste and bulky cardboard. The enclosures will be accessed by means of a fire-protected lobby.

The residential cleaning team will service the bins in the intermediate waste stores during their cleaning rounds by using a standard waste

trolley. They would deposit the waste liners / materials in the trolley, transfer waste to the centralised residential bin store and deposit the waste bags/materials into the wheeled bins.

Bulky items (furniture, appliances and large boxes etc.) would not fit into the cupboard and thus would need to be moved directly to the centralised residential waste store at Ground Floor. This could be done by the residents themselves, or by the cleaning team upon request from the residents.

It is anticipated that residential wastes will be collected by Haringey via their current waste service partner, Veolia. Waste will be collected at a frequency of one time per week.

Haringey offers a chargeable, on-call service for the collection of residential bulky wastes. Residents can arrange a collection with Veolia for a total of 10 items.

The proposed collection approach at this stage is for all wastes to be collected at Podium level, from a location to the North-East of the building (Same location that would be used to collect wastes from the Hotel). Wastes and bins are anticipated to be collected by rear standard loader-type refuse trucks (with a maximum length of c. 10 m). Other specialist wastes are anticipated to be collected by smaller vehicles (e.g. Box vans up to 8m long and 7.5 tonne in GVW).

A podium loading area has been accommodated adjacent to a rear service entrance at podium level. This loading area will be adequately sized to provide space for a standard rear-loader refuse truck (c. 10 m long) to park, collect the required bins, and leave the site. Vehicles would be able to access this podium loading area from Worcester Avenue. Vehicle swept path analysis has been undertaken at this stage, which demonstrates that refuse vehicles can access the podium loading area, stop, turn and egress the area in forward's gear.

The Residential facilities management team will need to present some of the waste bins in the podium loading area ahead of the collection times. To facilitate this, a bin presentation area providing c. 15 sqm has been incorporated into the designs of level 1. Once emptied, bins will be returned to the centralised residential waste storage room by the facilities management team.

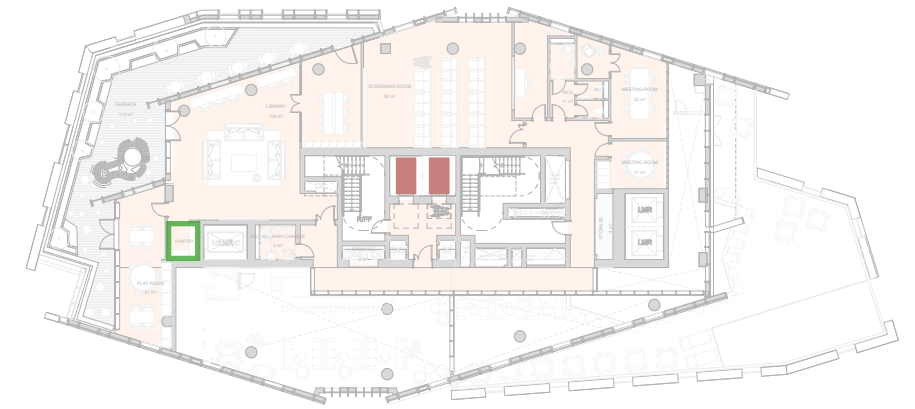


FIGURE 368. Level 13 Residential Amenity Plan

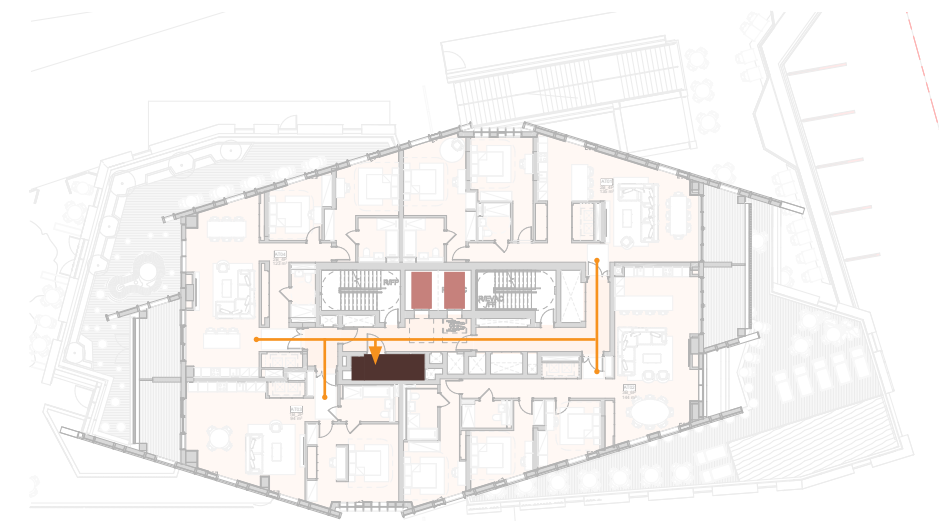


FIGURE 369. Typical Level 14 - 18 Residential Plan

KEY

 Hotel	 Kitchen
 Residential	 Refuse/Presentation Area
 Shared Amenities	 Amenity Service Lift
 Back of House / Plant	 Hotel Service Lifts
 Residential Waste Storage Room	 Residential Lifts
 Hotel/Amenity Waste Storage Room	 Residential Intermediate Waste Storage Room
	 Linen Storage room

FIGURE 367. Figure Description

8.10 ACOUSTICS

The following executive summary in relation to the **acoustics** has been developed with input from Buro Happold:-

Facade Considerations

An environmental noise survey has been carried out at the proposed site. The measured noise levels across the proposed façades have then informed the minimum sound insulation requirements for the different elements of the façade. The development is adjacent to Tottenham Hotspur Stadium which hosts sporting events and concerts. Predictions by Vanguardia have been used to make assessment during event days. At this stage, it would be prudent to make an allowance for high performance acoustic glazing.

When considering conventional acoustic norms for residential premises in isolation from other factors, the environmental noise levels at this site suggest that residential rooms would not normally be designed with operable windows. This would be the conclusion even for non-match days and evenings. Alternative natural ventilation such as acoustic louvers would normally be considered if matches and events did not occur late in the evening. These give residents a degree of discretion over their personal preferences for higher ventilation or less noise. However, they are not practical for every case and have implications for the architecture.

Extending consideration to the overheating condition and compliance with Part O of the Building Regulations on match or event days and evenings would suggest that mechanical ventilation and comfort cooling could be selected for habitable rooms used for residential purposes for acoustic reasons. This is because neither operable windows no acoustic louvers offer sufficient noise mitigation to make a reasoned case that residents will not be unduly disturbed by the noise.

Activity	L _{Aeq,T} (dB)	L _{Amax,T} (dB)
Daytime design level (07:00 – 23:00)		
Non-event	59	-
Event	78	-
Night-time design level (23:00 – 07:00)		
Non-event	56	74
Event	69	-

FIGURE 371. Predicted noise levels for event days at the stadium

Structural Implications

An enhanced acoustic performance based on Approved Document E ± 5dB (so ± 5dB better than Building Regulations) is targeted for internal partitions and for the resistance of sound through floors / ceilings. This makes passive provision for future performance requirements to be set by the brand standards of an incoming hotel operator. Most international brands target a similar level of performance. Furthermore, ADE ± 5dB is a good acoustic standard, easily recognisable by occupants as an improvement on their experience of occupying rooms designed to only meet and not enhance the Building Regulations.

It is understood that the base floor construction consists of:

- ≥ 225 mm thick concrete PT slab in approx. 7 m spans on RC concrete frame
- Cradle and batten floors OR screed floors

External terraces at Levels 12, 13 and Level 26 are located directly above critical and residential spaces, respectively. In these locations it is likely that a resilient layer is required in order to minimise noise disturbance in the spaces below

There are a number of spaces in the proposed development which require enhanced acoustic performance over and above what would be provided for typical residential spaces. These are referred to in this report as “critical spaces”, and include:

- Fitness Suite, Mind and Body Studio, Cardio Studio on Level 11
- Wellness Suite on Level 11 Mezzanine
- Screening Room on Level 13

Sound insulation requirements between adjacent spaces have also been assessed and typical wall and floor build-up dimensions have been provided to assist the design team in making space allowances.

Internal Building Services

Adequate control of noise and vibration from building services can reduce complaints from the occupants of a building and increase comfort within the spaces. Acceptable noise levels from building services such as mechanical ventilation heat recovery units (MVHR) and cooling systems shall not exceed the values set out under the ‘Noise rating from building services’ (CIBSE Guide A).



FIGURE 370. Acoustic Markups from Buro Happold

8.11 SPECIALIST LIGHTING

The following executive summary in relation to the **specialist lighting** strategy has been developed with input from Buro Happold:-

The lighting for the proposed development is assessed to have negligible impact to the existing lighting conditions and environment.

The inclusion of the proposed development would be a change of silhouette to the landscape and therefore be of potential visual impact.

External lighting will contribute to enhance the vertical proportions of the building and improve its legibility as a landmark site at night time; however the external and internal lighting shall comply with the recommendations of the ILP and CIBSE and shall not constitute any adverse light spill from the premises beyond the site boundary or onto the conservation area beyond those permissible.

The lighting strategy provided for the exterior of the NDP Hotel mitigates potential light spill from the exterior lighting and sits within the permissible levels directed by the ILP, conforming to the British Standards and local regulations.

The exterior entrance and exterior areas within the site boundary are to be illuminated to an average of 20lux. This is an increase in the level of illumination to those recommended by the British Standards to provide greater visibility at night time, ensuring the safety of visitors and staff.

The design shall increase illumination levels directly outside the front entrance via the canopy lighting to cater for 50lux should there be any issue with antisocial behaviour or high crime during the initial operational period and to ensure condition 9 is satisfied.

The proposed lighting strategy is deemed to have negligible impact on the existing lighting conditions and is shielded from the sensitive receptors described.

The existing lighting environmental classification of Zone 4 shall remain unchanged and the distribution of light beyond the boundary would not exceed those of the existing levels when the NDP exterior lighting is in full operation.

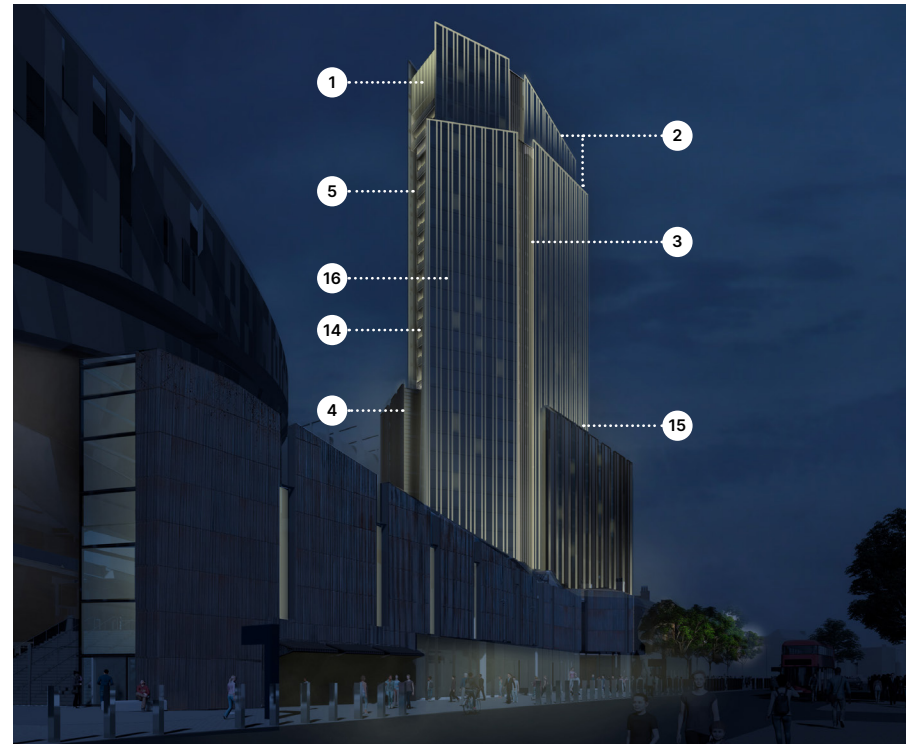


FIGURE 372. Night view from High Road / Brereton Road

KEY:

- | | |
|---|--|
| 1. Illuminated panel to top of north and south 'infill' to read as a 'lantern' | 8. Uplighting to fins above pre-cast panels |
| 2. Lighting to top of fins to express verticality | 9. Uplighting to canopy coffers |
| 3. Recessed lighting to 'planar blades' to emphasise lightness | 10. Uplighting of trees and landscape elements |
| 4. Recessed lighting to 'folding blades' to emphasise lightness | 11. Lobby feature panel with feature signage |
| 5. Recessed lighting to 'planar blades' oversailing to emphasise slenderness in long distance views | 12. Recessed lighting to wash down feature walls |
| 6. Back-lit pool / panel to read as a 'lantern' | 13. Linear lighting to canopy structure |
| 7. Uplighting of precast panels at base of building | 14. Spill-out lighting from balconies |
| | 15. Spill-out lighting from amenity floor |
| | 16. Spill-out lighting from building interior |

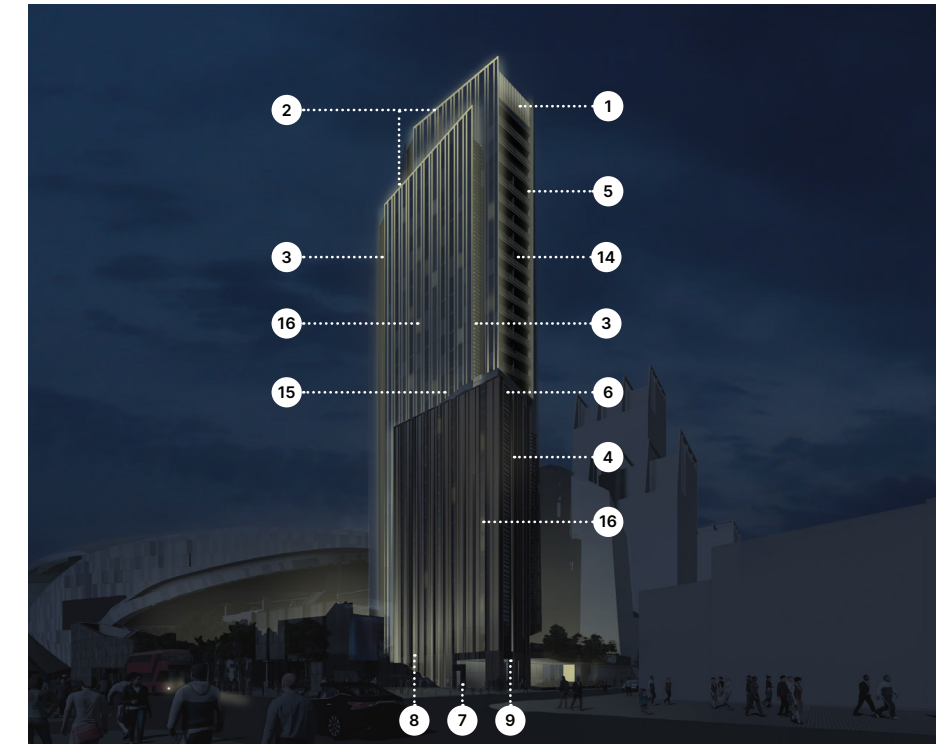


FIGURE 374. Night view from south west approach High Road



FIGURE 373. Night view of entrances from east of Park Lane