

Potential Re-use Item(s)	Quantity	
Chest Fridge Freezers	3	



Potential Re-use Item(s)	Quantity	
Stainless Steel – Kitchen Units / Cooker / Hood / Sinks	6	



Potential Re-use Item(s)	Quantity	
Microwave Ovens	3	
Oven	1	



Potential Re-use Item(s)	Quantity	
Stainless Steel - Sink	2	
Stainless Steel - Dishwasher	1	



Potential Re-use Item(s)	Quantity	
Stainless Steel – refrigerator	1	



Potential Re-use Item(s)	Quantity	
Electric Hand-dryers	12	



Potential Re-use Item(s)	Quantity	
Automatic Soap Dispensers	15	



Potential Re-use Item(s)	Quantity	
Drinks fridge	3	
Coffee Machine	2	



Potential Re-use Item(s)	Quantity	
NEC Projector and screen	1	
Spotlights	10	



Potential Re-use Item(s)	Quantity	
Glass Partitioning		



Potential Re-use Item(s)	Quantity	
Televisions / Monitors (various sizes)	15	



Potential Re-use Item(s)	Quantity	
Fixed Tables and Chairs (main bingo area)	273	



Potential Re-use Item(s)	Quantity	
Coffee Bar	1	



Potential Re-use Item(s)	Quantity	
Airconditioning Units	10	



Potential Re-use Item(s)	Quantity	
Lockers	20	



Potential Re-use Item(s)	Quantity	
Meeting Room - Desk	1	
Meeting Room - Chairs	8	



Title of Document
BREEAM UK RFO 2014 WST01-
Pre-demolition/Refurbishment audit

Number
IMS-ENV-001 – Version 3.0

Document controlled:
31-July-2023



Potential Re-use Item(s)	Quantity	
Valliant - Boilers	2	

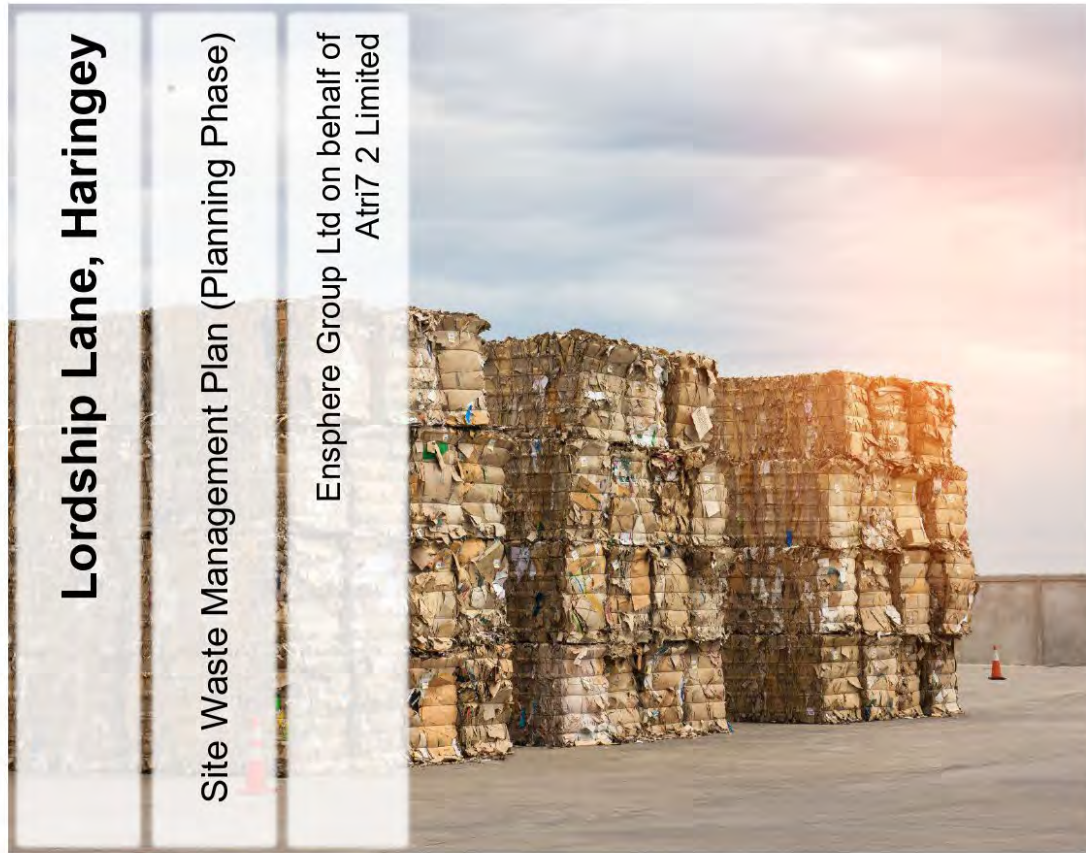


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↳ **Thank you**

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G. Outline Site Waste Management Plan



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Lordship Lane, Haringey

Site Waste Management Plan (Planning Phase)

Client Name: Atri7 2 Limited

Document Reference: 23-E033-016

Project Number: 23-E033

Quality Assurance Approval Status

This document has been prepared and checked in accordance with Ensphere Group Ltd's Quality Management System.

Issue:	Version:	Prepared by:	Reviewed by:	Date:
Final	V2	Scott Plumridge	Pete Jeavons	December 2023

Sustainability	Energy	Climate Change	Socio-Economic
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1. Executive Summary

- 1.1 This Site Waste Management Plan (SWMP) (Planning Phase) has been prepared by Ensphere Group Ltd on behalf of Atri7 2 Limited to support the planning application for the redevelopment of the site.
- 1.2 The proposed development will comprise a mixed-use scheme consisting of a purpose-built student accommodation building, shared ownership and social rent residential units as well as some flexible ground floor commercial floorspace, with buildings ranging between three and nine storeys.
- 1.3 The main purpose of this plan is to explore which waste minimisation measures should be considered for the site alongside an estimate of the adequate disposal methods for the material found on site.
- 1.4 Key measures considered within the plan include:
 - Responsible purchasing – the team should seek to procure the correct quantum of material, and where feasible, consider the use of modular or prefabricated elements.
 - Supply chain – prioritise procurement from local manufacturers and those with sustainable packaging. Priority should also be given to couriers who utilise sustainable modes of transport such as freight trains or ships where materials cannot be sourced locally.
 - Material use – Reuse of excavation or demolition materials should be reused where practicable, and recycled when this is not possible. Similarly, reuse of cut-offs from construction materials should be considered for reuse.
 - Target setting – appropriate targets are to be set so the team has a clear action plan to deal with the expected waste arisings.
 - Monitoring – adequate monitoring is to be implemented to ensure accurate records are kept so shortcomings can be promptly dealt with.
 - Storage – appropriate storage is to be provided to ensure waste is adequately segregated to ensure materials aren't compromised.
 - Training – all site staff are to be regularly trained to ensure a widespread understanding of waste minimisation and the relevant waste management practices.



2. Introduction

- 2.1 Ensphere Group Ltd was commissioned by Atri7 2 Limited to undertake produce a Site Waste Management Plan (Planning Phase) for the proposed development at Lordship Lane, Wood Green, Haringey, London.

Site and Surroundings

- 2.2 The application site (the 'Site') the site is located on the southern side of Lordship Lane, within the eastern part of the Wood Green Town Centre.
- 2.3 As existing, the Site comprises a Mecca Bingo of approximately 3,700 square meters along with an open-air car park circa 120 number of parking spaces. Access to the site is currently via a priority T-junction from Lordship Lane, with a gated emergency access via Wellesley Road.
- 2.4 Whilst the development is surrounded largely by residential property, the local high street is within walking distance to the west of the Site which provides a variety of food, retail and entertainment stores, as well as Wood Green Underground Station. The site is in a highly accessible location with a PTAL score of 6a/6b across the site.

Proposed Development

- 2.5 Redevelopment to provide a mixed-use development consisting of a purpose-built student accommodation building, shared ownership and social rent residential units as well as some flexible ground floor commercial floorspace. Buildings will range between three and nine storeys, and associated car and cycle parking will be provided, along with refuse storage, landscaping and other associated works ancillary to the development.

Plan Objectives

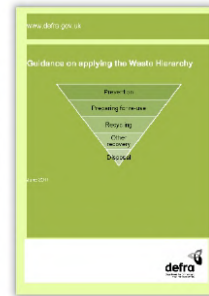
- 2.6 The objective of the SWMP (Planning Phase) is to outline the waste management processes and practices to be undertaken throughout site preparation and construction to ensure all waste generated on site is adequately managed and effectively disposed of.
- 2.7 This plan has been produced at an early stage of design and will feed into the Construction Phase Site Waste Management Plan adopted and maintained by the Principal Contractors throughout the construction of the development.

3. Planning Context

National Context

Guidance on Applying the Waste Hierarchy (DEFRA – June 2011)

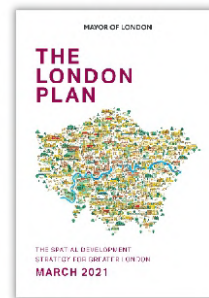
- 3.1 The guide created by the Department for Environment, Food & Rural Affairs (DEFRA) is based on Directive 2008/98/EC with the purpose of helping businesses which generate, handles or treats waste. The guide outlines the waste hierarchy, how it can be implemented for a number of common materials and products, what organisations need to do, and key issues pertaining to applying the hierarchy.



Regional Context

London Plan (March 2021)

- 3.2 The London Plan is the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for development of London over the next 20-25 years. The London Plan is part of the Development Plan and covers a range of planning issues. Policies considered pertinent to this plan are presented below:

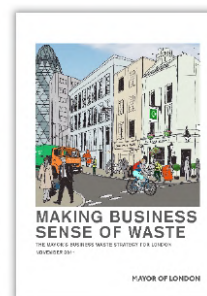


- Policy SI7 (*Reducing waste and supporting the circular economy*) – Outlines the importance of resource conservation, waste reduction, increased re-used and recycling, through the promotion of a circular economy to improve overall resource efficiency. This policy also seeks to encourage waste minimisation and prevention through reuse. Overall, there is a 95% target for the diversion of construction and demolition waste from landfill.
- Policy T7 (*Deliveries, servicing and construction*) – Development proposals must consider the use of rail/water for the transportation of material and adopt construction site design standards that enable the use of safer, lower trucks with increased levels of direct vision.

The Mayor's Business Waste Strategy for London (November 2011)

- 3.3 This strategy sets out the initiatives to help London's businesses, including construction companies reduce harm to the environment through better waste management. Policies considered pertinent to this plan are presented below:

- Policy 4 (Drive improvements in resource efficiency in the construction and demolition sector while continuing to maintain the good levels of reuse and recycling performance already being achieved) – Developments should use policy to encourage designing out waste at source by engaging with the project team, improve resource-efficiency and increase existing levels of reuse, recycling and composting. There is target of a 95% reuse and recycle rate for construction waste.



London Plan Guidance Circular Economy Statements (2022)

- 3.4 This guidance document explains how to prepare a Circular Economy Statement to accompany strategic planning applications referred to the Mayor as set out in London Plan Policy SI7.

North London Waste Plan (Adopted 2022)

- 3.5 The seven North London Boroughs are working together to produce the North London Waste Plan (the 'NLWP'). The NLWP's purposes is to ensure there will be adequate provision of suitable land and to provide policies for waste development.

Local Contexts

Haringey's Local Plan Strategic Policies (2013; consolidated with alterations since 2017)

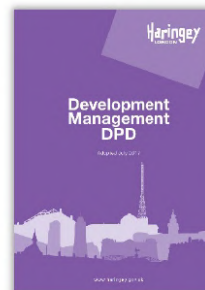
- 3.6 The Local Plan sets out the key planning policies for the future development of the borough up to 2026 and provide a consistent basis for deciding planning applications.
- 3.7 The following policies are highlighted:

- Policy SP6 (*Waste and Recycling*) – requires integrated, well-designed recycling facilities to be incorporated into all new developments. Looking to maximise self-sufficiency in waste management capacity and minimise demolition & construction waste;
- Policy SP11 (*Design*) – encourages all new developments to be sustainable and impacts on biodiversity, natural resources, climate change, and health are minimised;



Haringey's Development Management DPD – July (2017)

- 3.8 This Development Plan Document (DPD) provides support to help contribute to the delivery of sustainable development in accordance with the Haringey strategy. It sets out criteria based policies against which planning applications will be assessed.



- 3.9 The following policies are highlighted:

- Policy DM4 (*Provision and Design of Waste Management Facilities*) - All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases;
- Policy DM21 (*Sustainable Design, Layout and Construction*) – Promotes new developments to consider and implement sustainable design, layout and construction techniques;
- Policy DM23 (*Environmental Protection*) – requires new development proposals to consider air quality, noise and vibration, light pollution, contaminated land and hazardous substances;

Emerging Policy

Haringey New Local Plan

- 3.10 The council is currently working on a new local plan, with a draft expected in the autumn/winter of 2023 for further consultation. Once developed, this will replace the existing Local Plan documents adopted in July 2017.

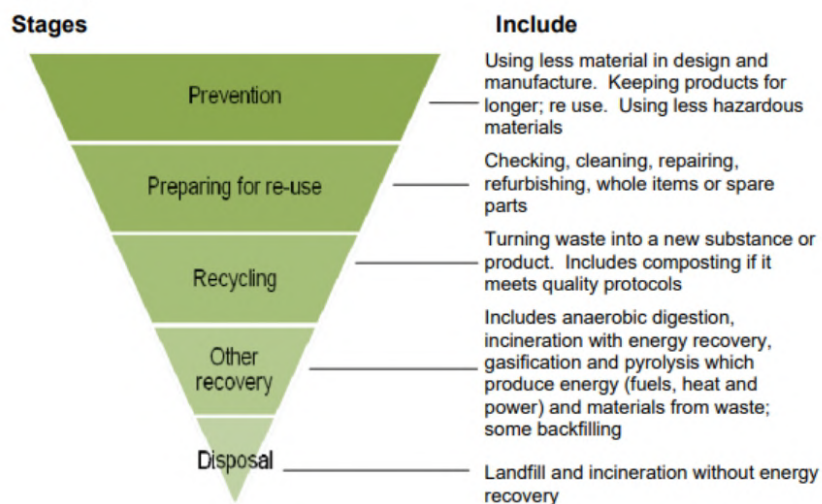
4. Waste Minimisation

- 4.1 Waste minimisation involves the reduction in the production of waste through a variety of measures that involve overall design, procurement and construction practices and processes. The project has the potential to reduce waste either at the source or through adequate diversion from landfill.
- 4.2 The benefits of minimising waste include the following:
- Cost reduction through designing out waste and improving resource efficiency.
 - Reduction in carbon emissions associated with waste production and landfilling.
 - Compliance with policy and legislation requirements.
- 4.3 The above is achievable through early adoption of waste minimisation principles to ensure all measures are considered and, where feasible, implemented to ensure waste is suitably managed.

Waste Hierarchy

- 4.4 A means of minimising waste on site is by following the principles set out in the waste hierarchy as shown in figure 1 below which presents the priority order of available measures.

Figure 1 - Waste Hierarchy (Source: DEFRA - Guidance on applying the Waste Hierarchy, June 2011)





- 4.5 The above Waste Hierarchy is outlined within The Waste (England and Wales) Regulations (2011) which summarises the duties related to waste management and ameliorated use of waste as a resource.
- 4.6 Where practicable, the above hierarchy must be implemented when managing site excavation, demolition and construction waste to ensure opportunities to reuse or recycle materials is maximised, thus reducing the quantum of waste being sent to landfill.
- 4.7 Further details on exactly how the waste hierarchy will be implemented throughout the construction process will be outlined within the Site Waste Management Plan produced by the Principal Contractor which should confirm which measures have been adopted.

Measures

Responsible Purchasing Practices

- 4.8 The procurement process is one of the key methods to helping reduce overall site waste as it ensures on the right amount of material is procured from the site and that it is sourced from reputable suppliers.
- 4.9 To ensure the right practices are adopted the team should ensure that from the early tendering and contract phases, the project team are made aware of the relevant waste minimisation procedures to ensure the development is designed, where feasible, to reduce waste.
- 4.10 As a means of ensuring the correct quantities of materials are procured, the design team must ensure the Principal Contractor is adequately informed of the relevant project dimensions of the development to allow them to more accurately estimate the quantum of material required.
- 4.11 Additionally, where feasible and practicable, the use of prefabricated or modular systems, such as bathroom pods, should be considered as these could have the potential to further reduce site waste. These systems arrive on site ready for install which ensures only the exact materials required for each space is brought to site.

Supply Chain

- 4.12 Through consultation with potential suppliers the team can determine those with the relevant commitments and policies to minimise waste production throughout the supply chain, including the packaging utilised to deliver material to site. This would lead to the reduction of plastic waste on site by minimising the use of materials such as shrink and bubble wrap alongside other materials such as wooden pallets and cardboard.
- 4.13 Suppliers who have a programme or policy which allows for the return of reuseable packaging should be prioritised as a means of reducing plastic construction waste, and ensuring any packaging is reused.



- 4.14 Additionally, where feasible, priority should be given to locally sourced materials as a means of reducing emissions from transportation. Alternatively, as a means of reducing the need for long distance journeys consideration must be given to procuring materials in bulk. This will ensure a greater number of items can be delivered at one time rather than spreading the deliveries over a number of trips.
- 4.15 Where the above isn't practical and materials need to be procured from further afield, the team should consider the use of more sustainable modes of transport such as freight trains and ships as a means of reducing emissions. Through these means deliveries will reduce demand on long-haul vehicle transportation or aviation. As with packaging this could be achieved through consultation with the relevant suppliers or couriers to ensure all possible delivery options are considered prior to procurement.

Material Use

- 4.16 Once material has been procured for the development, following the waste hierarchy, priority should be given to reusing products where possible, including waste generated as a result of excavation or demolition works. This will ensure any materials already present are not wasted where potential applications for them exist in the new development, such as crushing down bricks for use as recycled aggregates which further reduces the need for virgin materials. Where viable, any off cuts from new materials should also be reused on site as a means of minimising waste.
- 4.17 Where construction waste on site cannot be reused within the development, the team must ensure that the waste is adequately collected and recycled by a licensed waste collector. This will ensure any useable products are able to be either sold to other construction sites for processing and use on their developments or sent to an appropriate recycling facility. This will ensure that any products not suitable for direct reuse is repurposed and diverted from landfill.
- 4.18 Suppliers who have programmes or policies which allow for the return of surplus material should be prioritised, where viable, as this will ensure these materials are able to return to the market for use elsewhere.

Targets

- 4.19 Appropriate targets are to be set by the team in relation to the minimisation, reuse and recycling of any waste materials generated during excavation, demolition and construction. Doing so allows for the team to generate a clear action plan to deal with the type and quantum of waste arising from work on site. These are to be agreed with the principal contractor and client to ensure that they meet the requirements for the project.
- 4.20 Any targets set for the project will aim to align to those set out within policy, which includes a 95% diversion from landfill rate for all demolition, excavation and construction waste.



- 4.21 The project will aim to target $\leq 3.4\text{m}^3$ or ≤ 3.2 tonnes per 100m^2 of the gross internal floor area for construction waste. This is considered good practice in terms of BREEAM and will allow for credits to be achieved.

Monitoring

- 4.22 To ensure the set targets are achieved by the team, adequate and regular monitoring of waste should be carried out at regular intervals. The principal contractor will be responsible for ensuring that all waste generated on site is adequately segregated into the correct waste groups, and that waste is recorded to ensure an accurate record is kept of all waste generated alongside confirmation of how this was then disposed of.
- 4.23 Monitoring should involve:
- Regular quantification of waste (including waste types);
 - Regular review of working practices to ensure these are up to standard and any shortcomings are promptly dealt with;
 - The methods by which the waste is being handled and stored must also be monitored to ensure these are fit for purpose and do not compromise the recyclability of the material;
 - The waste disposal routes utilised to ensure that all materials are being adequately processed.
- 4.24 The team should ensure that any excavation and demolition waste generated as part of site clearance and preparation is adequately monitored to ensure that records capture the volume and type of materials that have been found on site.
- 4.25 To support with the above, a Pre-Demolition Audit should be produced prior to any demolition works being undertaken. This will help inform the team of the type and quantity of materials to be expected from the works so any waste can be minimised through early consideration of what materials can be reused or recycled.
- 4.26 This site waste management plan should also be reviewed and updated by the project team as the design develops and details of the supply chain are decided.

Storage

- 4.27 Adequate storage is to be provided on site to ensure that waste is appropriately segregated to allow for off-site recycling and, where viable, on-site reuse.
- 4.28 The storage areas will be clearly labelled to show site operatives what waste can be put into the receptacle alongside a separate area for any hazardous waste to be provided to ensure no contamination of waste occurs. This will ensure that recyclable waste is not compromised thus helping reduce waste going to landfill.



- 4.29 In addition to the above, it is key to ensure the risk of damage, vandalism or theft is avoided as this too could result in materials not being fit for reuse or recycling. Thus, where practicable, the team should ensure that the waste receptacles are located in a safely contained area which ensures that items are adequately kept away from any potential trespassers alongside protection from the elements which could result in damage.

Training

- 4.30 Engaging the team so that all parties are aware of the relevant waste minimisation and management measures in place will ensure that the required approach is implemented in practice on site by all those who are involved.
- 4.31 Prior to works commencing on site, all site employees should be provided with sufficient training so that they are fully informed on what practices will be required from them on site. Further training will be required at regular intervals throughout the construction process to make sure that the team's awareness of information and processes is up to date, and any new arrivals are adequately informed of the measures in place.
- 4.32 Staffing areas are to be provided with informative leaflets so that all are aware of how waste is to be managed on site, and who to contact if they come across any issues throughout the process.



5. Emissions

- 5.1 The Mayor's Waste Management Strategies reference a Greater London Authority greenhouse gas calculator which can be utilised to determine how waste management options perform against the emissions performance standard (EPS). However, this was not available for use at the time of writing this plan.
- 5.2 As an alternative to the above, emissions were estimated based on information from the Circular Economy Statement and the Greenhouse Gas Conversion Factors.

Estimated Waste Emissions

- 5.3 Based on modelling conducted for the Circular Economy Statement it was estimated that the total tonnage of waste produced as a result of construction equates to circa 2,413 tonnes.

Table 5.1 Emission Estimation

Waste Quantity (Tonnes)	Reuse/Recycle Rate				Landfill Rate			
	%	Total	Conversion factor	Emissions (kg CO2e)	%	Total	Conversion factor	Emissions (kg CO2e)
2,413	95	2,292	0.985	2,257	5	121	1.234	149

The above conversion factors were taken from the 2023 UK Government GHG Conversion Factors for Company Reporting version 1.0 dataset

- 5.4 The disposal rates shown in table 5.1 above were based on the targets set out within the London Plan, so the actual rates achieved will be confirmed by the Principal Contractor within their Site Waste Management Plan once construction has been completed.
- 5.5 Overall, based on the estimated quantum of waste alongside the relevant conversion factors it has been estimated that circa 2,406 kgCO₂e is expected from the above disposal rates.



6. Summary

- 6.1 This Site Waste Management Plan has been produced for the proposed development at Lordship Lane, Wood Green, Haringey, London.
- 6.2 The objective of this plan is to outline the waste management processes and practices to be undertaken throughout site preparation and construction to ensure all waste generated on site is adequately managed and effectively disposed of. This plan should be incorporated into the plan produced and maintained by the Principal Contractor.
- 6.3 This plan has highlighted the following as the main measures to be considered to help minimise and manage waste on site:
 - Ensure materials are responsibly procured to minimise the risk of over purchasing and, where possible, consideration will be given to prefabricated elements.
 - Ensure the supply chain is fully vetted ahead of procurement to ensure materials are sourced, where possible, locally and to ensure that delivered items use minimal packaging materials. This will also tie into how materials are delivered to site as priority should be given to suppliers whose couriers utilise sustainable modes of transport.
 - Ensure adequate target setting as a means of providing the team with a clear action plan to achieve the required resource efficiency and diversion from landfill rates.
 - Ensure efficient monitoring to ensure that all waste is accounted for through accurate record keeping.
 - Provision of suitable storage to ensure waste is properly segregated into the correct groups as a means of preventing contamination. The storage facilities must also ensure they are providing sufficient protection from damage and theft.
 - Ensure all site employees are sufficiently trained and informed of the required waste management practices on site to ensure all agreed measures are implemented in practice.
- 6.4 The plan produced and maintained by the Principal Contractor will further detail which measures are to be implemented in practice, and it will outline the estimated materials (including type and quantum) alongside confirmation of applications and disposal methods.
- 6.5 Emissions are estimated at this stage to equate to approximately 2,406 kgCO₂e based on material estimates from the Circular Economy statement and the 2023 Greenhouse Gas Conversion Factors.



Appendices

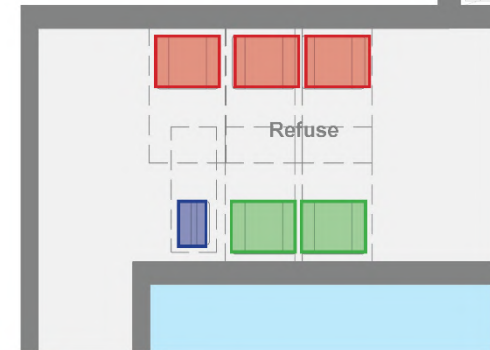
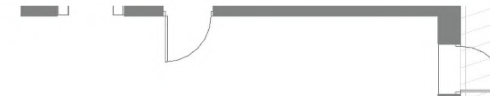
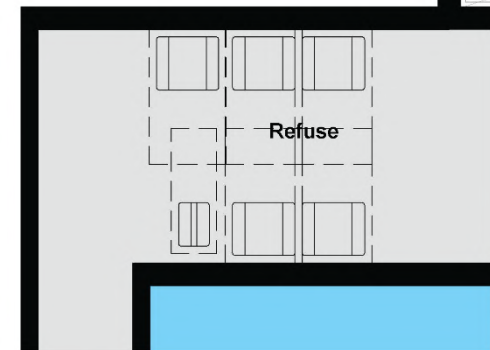
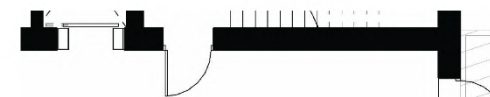
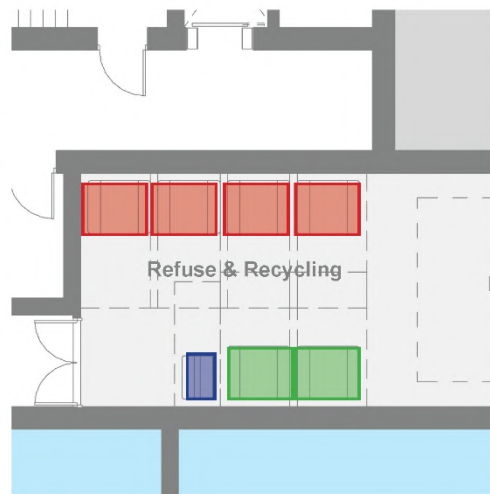
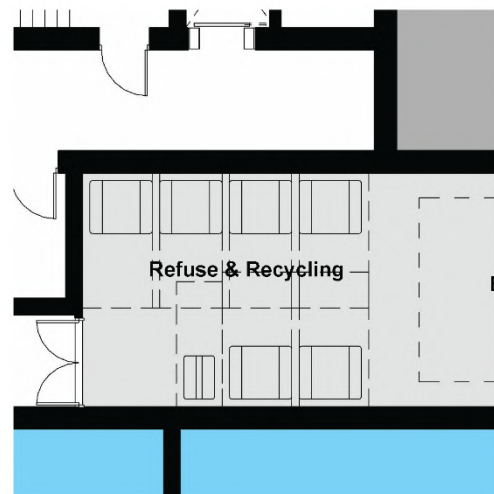
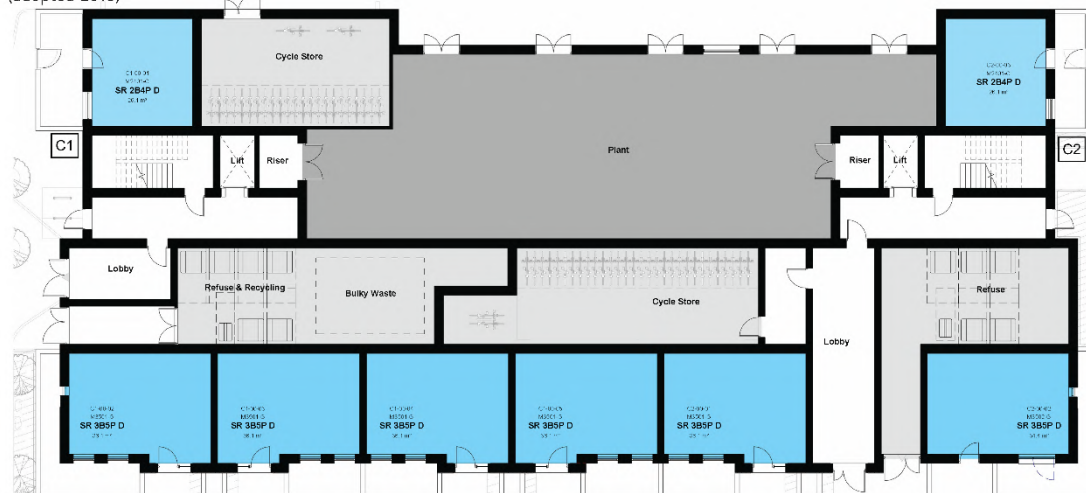
H. Operational Waste Management Plans

Building A
In accordance with
BS5906:2005



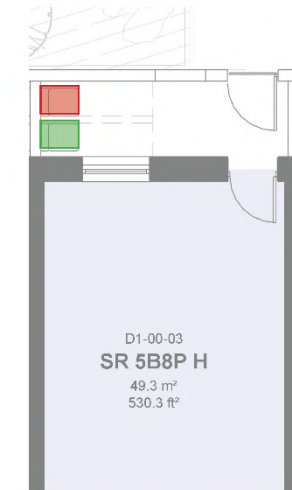
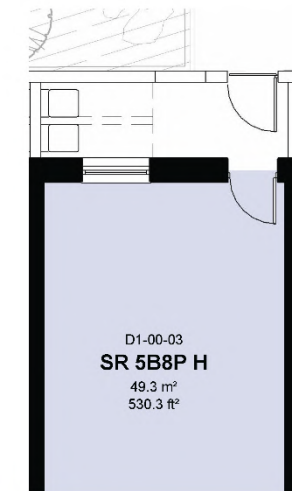
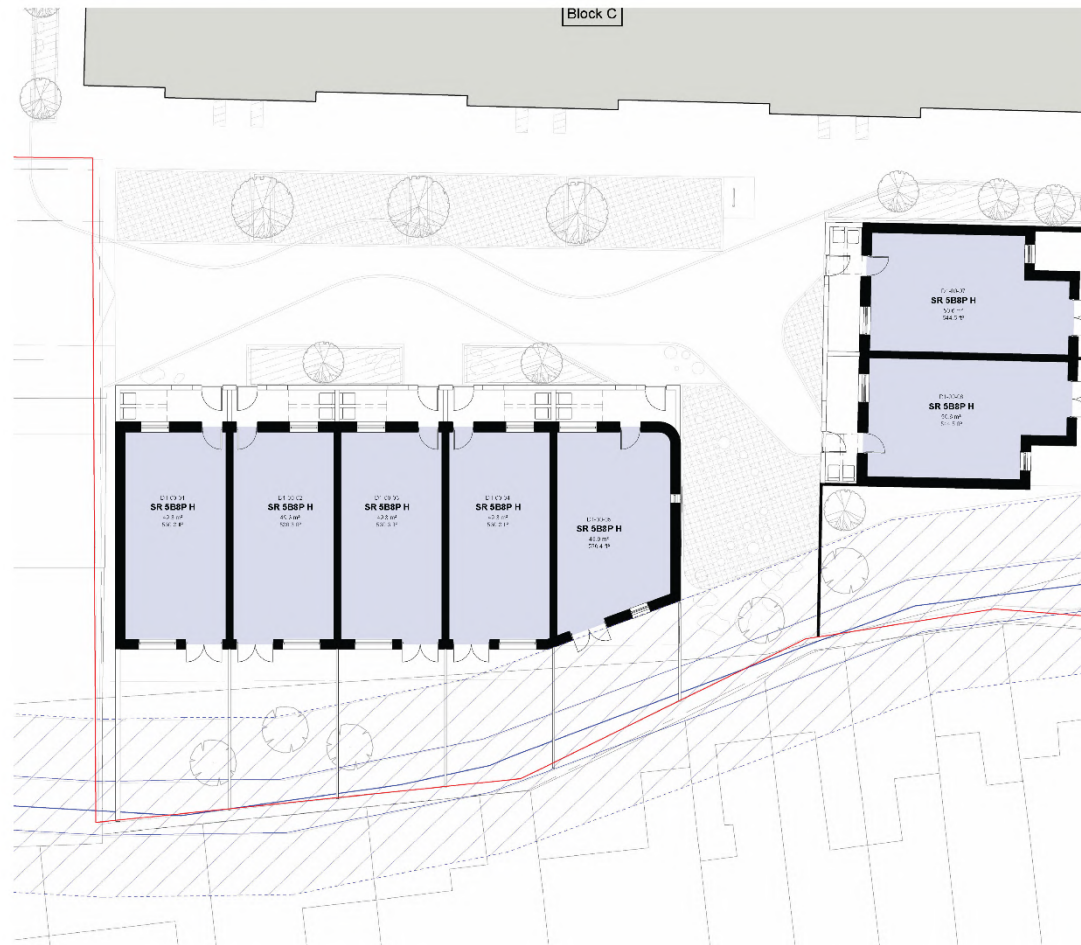


Building C
In accordance with
Haringey Local Plan,
Sustainable Design & Construction
(adopted 2013)



- 1100l Eurobin Refuse
- 1100l Eurobin Dry Recycling
- 360l Eurobin Food Waste

Building D
In accordance with
Haringey Local Plan,
Sustainable Design & Construction
(adopted 2013)



360I Eurobin Refuse

360I Eurobin Dry Recycling

Food waste box and garden waste sack stored internally

I. General Notes

The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Ensphere Group Ltd for inaccuracies in the data supplied by any other party.

The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.

No site visits have been carried out, unless otherwise specified.

This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.

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