

WASTE AUDIT

Fairlands, Chapel Fields
Biggleswade, SG18 0ND



Planning Application No: 07/00473/FULL

MAY 2007

PREPARED BY:

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ON BEHALF OF:

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1.00 SITE ANALYSIS

1.01 PROPOSED SITE

Fairlands, the proposed site, is on Chapel Fields, Biggleswade, SG18 0ND. The site enjoys close proximity to the town centre together with a large supermarket next door.



1.01/01 Existing Site Plan

1.02 ACCESS TO THE SITE

Currently the site has pedestrian and vehicular access from Chapel Fields and Shortmead Street.

The proposed site will have all user vehicles entering site from Shortmead Street and service vehicles coming up from Chapel Fields.

1.03 EXISTING BUILDING

The existing bungalow is of brick construction.

Windows and doors are made of timber.

The internal walls are of timber stud and plasterboard.

The roof structure is of timber with a clay roof tiles.



1.03/01 Existing Bungalow



1.03/02 Land around existing building

1.04 PROPOSED DEVELOPMENT

The proposed development comprises the demolition of the existing bungalow currently located on the application site and the construction of eleven two-bedroom and one one-bedroom residential apartments in two and three storey buildings as shown in the illustration below.



1.04/01 View down Chapel Fields of proposed development

2.00 THE DEMOLITION PHASE

2.01 BUILDING CLEARANCE / WASTE MATERIAL

The waste produced from the demolition and site clearance will largely comprise of bricks, tiles, plaster, concrete, glass and timber doors and window frames.

2.02 REUSE OF DEMOLITION MATERIAL

It would be inappropriate to attempt to re-use the existing bricks to construct the new buildings that are proposed as the built form which is occupy the site is substantially larger and as a result there will simply be insufficient bricks.

2.03 SITE SLAB

However, all bricks, hardstanding etc will be re-used in the construction of the site access roads, hardstanding and car parking areas. These materials will be crushed and graded (on site) to form useful base material.

2.04 TIMBER

In addition to the above where timber is of re-usable quality it will be re-used on site.

2.05 PERCENTAGE OF DEMOLITION MATERIALS RE-USED

Using the above two methods it is estimated that approximately 70% of the current site material can be re-used.

Where materials are beyond practical re-use, separate receptacles will be located on site in order that timber, glass, plastics etc can be separated and taken for recycling rather than direct to landfill.

It is estimated that approximately 15% of the site materials not re-used on site will be sent away from site for recycling.

2.06 RECYCLING CENTRES

2.06.01 CHOICE WASTE MANAGEMENT LTD

Unit D, Stratton Business Park, Montgomery W, Biggleswade, SG18 8QB
Tel: 01767 319101

Distance from site – 1.8 miles

2.06.02 WYVERN WASTE SERVICES LTD

Bells Brook, Biggleswade, Bedfordshire, SG18 0NA
Tel: 01767 313684

Distance from site – 2.1 miles

2.07 COMMERCIAL WASTE DISPOSAL

2.07.01 O'DELL

Cow Close, Langford Rd, Biggleswade, Bedfordshire, SG18 9JT
Tel: 01767 313113

Distance from site – 1.3 miles

3.00 THE CONSTRUCTION PHASE

3.01 WASTE MANAGEMENT PLAN - ORDERING PROCESS

The constructor will be asked to identify all the materials required for the entire building process. This will be carried out in conjunction with the Quantity Surveyor.

The above will be recorded in a spreadsheet.

The site manager will be asked to record all materials ordered on the same spreadsheet to analyse the ordering process.

This will be carried out on a day-to-day basis and should highlight very early on if there is any over-ordering.

Safe storage and Just-In-Time ordering will ensure that materials are not damaged on site.

3.02 CONSTRUCTION MATERIALS SUPPLIERS

3.02.01 TRAVIS PERKINS

67, Shortmead St, Biggleswade, Bedfordshire, SG18 0BD
Tel: 01767 313 020

Distance from site – 0.1 miles

3.02.02 IVEL BUILDING SUPPLIES

99, Drove Rd, Biggleswade, Bedfordshire, SG18 0HW
Tel: 01767 601 797

Distance from site – 1.1 miles

3.02.03 HENLOW BUILDING SUPPLIES

3a Pegasus Drive, Stratton Business Park, Biggleswade, SG18 8QB
Tel: 01767 312 800

Distance from site – 1.8 miles

3.02 NEW TIMBER

All timber used on site will be sourced from sustainable suppliers and wherever reasonably available, other secondary or re-cycled materials will be sourced and used in the construction.

3.03 CONSTRUCTION STAFF – SITE INDUCTION

Part of the staff site induction will include recycling policy highlighting the need to firstly minimise waste where possible and secondly dispose of waste produced in the correct manner i.e. separate bins provided.

3.04 SEGREGATING WASTE ARISING

Where waste is created and where practicable, site staff will dispose of this in separate on site bins. This will be helped by placing a number of recycling points around site

4.00 HOUSEHOLD WASTE

4.01 PREDICTED WASTE BY END USERS

Typical household waste would include; food waste, glass, paper & plastics.

4.02 WASTE VOLUME

Managing Waste in New Developments, the Supplementary Planning Document advises that the waste storage required for new developments of one or two bed apartments is likely to be 180 litres per apartment.

Using this information the proposal will need 2,160 litres of waste storage.

4.03 PROPOSED WASTE STORAGE

The proposal includes for a bin store which accommodates three 1,100 litres i.e. a total of 3,300 litres. This allows for a combination of recycling and waste and also allows for future changes in recycling / waste policy.



5.00 WASTE COLLECTION

5.01 GENERAL WASTE COLLECTION

Refuse along Chapel Fields is collected by Mid-Beds Environmental Services who have confirmed they have unrestricted access along Chapel Fields.

Currently either black bags or wheelie bins are left out on Chapel Fields for collection.