

Proposed Care Home

New build 62 bed Care Home

Central Avenue, Gravesend, DA12 5AW

Waste Management Statement

A202043

DOC003 WASTE MANAGEMENT STATEMENT



Avery Healthcare Group

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1.0 Introduction

This statement is prepared to form a part of application for the creation of an 62 bed care home on the former Ascot Arms Public House, Central Avenue, Gravesend, DA12 5AW. Proposed new development schemes should be supported by site waste management plans of the type encouraged by code of practice published in 2004 by the Department of Trade and Industry now the Department for Business Enterprise and Regulatory Reform 'Site Waste Management Plans: guidance for construction contractors and clients'.

The statement is prepared by TDC Architects Ltd, on behalf of Avery Healthcare Group to address the integration and provision of waste management facilities and design of site specific waste management facilities for the proposed redevelopment, at the land of the proposed new care home.

2.0 Proposed Development

The proposal is for the development of a 62 bed care home with associated landscaping, parking and highway accesses. The proposed care home should be in full compliance with the National Minimum Standards, which are controlled by CQC, and seek to exceed this standard in order to achieve future proofing and to provide a facility, which is fully in line with the expectations of its future residents.

The care home comprises overall 62 en-suite bedrooms, with communal living and dining rooms, staff ancillary accommodations on each floor, and external landscaped gardens and courtyard garden, as well as block paved parking area and accesses.

3.0 Planning Policy

PPS10 – Planning for Sustainable Waste Management

In relation to new development schemes, PPS10 requires that proposed new development should be supported by site waste management plans of type encouraged by code of practice published by the DTI. It is also encouraged to identify the volume and type of material to be demolished and /or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

PPS10 also encourage the good design and layout in new development to secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger waste facilities. It emphasises that it is important to “ensure new development incorporates good design and layout whilst securing opportunity to integrate waste management facilities without adversely affecting the local landscape.”

The online guide to PPS10 is available at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7780/150805.pdf

4.0 Major Development – Waste Audit

According to the requirement contained with PPS10, the Waste Minimisation Strategy for major development should be compliance with Waste Audit, and address the relevant issues as follows:

- ❖ Identification of responsible person
- ❖ Estimation of the type and quantity of waste anticipated to be produced at all stages of the development;
- ❖ Waste management target (e.g. re-use, recovery, recycling, and management of residual waste)
- ❖ On-site waste minimisation and management methods to be employed with particular emphasis on waste minimisation, including practical measures to be implemented to ensure effective sorting, storage, re-use, recovery, recycling and the provision of facilities to enable this
- ❖ Off-site waste management methods to be employed, such as recovery and cycling measures and management of residual waste (including waste type and quantity, and identification of waste management sites and contractors used);
- ❖ Demonstrate how waste management measures identified form the most sustainable option;
- ❖ Sustainable development measures including materials resource efficiency, use of sustainable materials, percentage (by value) of recycled products used and reduction in pollution potential of unavoidable wastes;
- ❖ Practical measures to reduce wastage during demolition processes, and support designing for deconstruction;
- ❖ Proposed method for transportation of wastes requiring off-site management
- ❖ Identification of mitigation measures to reduce the impact of transportation of waste;
- ❖ Demonstrate how the Principles for Development Related Waste Minimisation are to be addressed and practical measures for implementation; and
- ❖ Demonstrate how responsibilities under the Waste Duty of Care have been satisfied.

According to the criteria above, this Statement is conducted to address the following criteria:

1) Responsible Person

The Responsible Person within Avery Healthcare Ltd is Derek Goodman. He can be contacted on telephone number 01604 675566 or at the following e-mail address: derek.goodman@averyhealthcare.co.uk.

2) Description of the Development

The development proposal is for a new build 62 bed care with associated landscaping, parking and highway accesses, on the site of former Ascot Arms Public House, Central Avenue, Gravesend, DA12 5AW. The proposed care home should be in full compliance with the National Minimum Standards, which are controlled by CQC, and seek to exceed this standard in order to achieve future proofing and to provide a facility, which is fully in line with the expectations of its future residents.

- 3) Estimation of type and quantity of waste anticipated to be produced at all stages of the development:

The development site is currently derelict. Activities associated with site redevelopment will have the potential to result in the generation of significant quantities of waste, from the removal of buildings on site, lifting the extensive concrete surface at access route and parking area, the retaining wall on the north edge and the associated waste with creating the building itself.

Topsoil: 100t to be produced. (off site – Topsoil to be removed from site)

Sub soil: 660t (very rough estimate, we have yet to carry out cut and fill exercise; on site -adjust site levels to minimise disposal off site; off site - same as example)

Green Waste: 2t (on site – Chipped and spread as mulch on landscaped areas; off site – suitable boughs and branches logged for use as fire wood)

General: 2t (on site – Separated and segregated for collection by recycling companies where possible; off Site – Waste specialist to separate further at Waste Transfer station)

Metal: 50t (very rough estimate on site – Separated during demolition. Construction, Metals placed in separate metal skip and collected for recycling; off site – old superstructure recycled)

Timber: 50t (very rough estimate on site – Waste timber and off cuts re-used wherever possible or placed in timber skip; off site –Taken to Waste Transfer Station and recycled. Potential for chipping for fuel)

Inert brick, block and mortar arising during construction: 100t (very rough estimate on site – crushed and used as hardcore and fill on site)

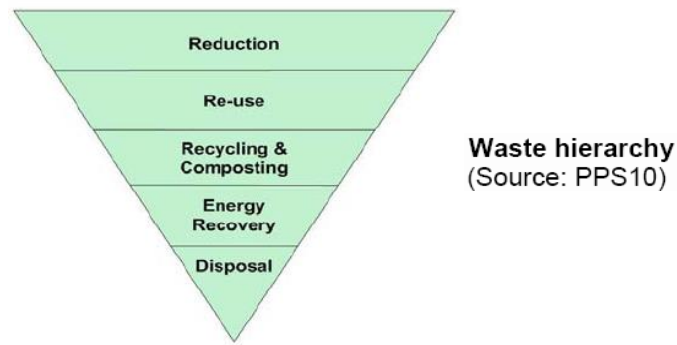
Existing buildings and hard standings (including masonry walls, concrete floors and external yards): 350t (very rough estimate on site – to be crushed and used as hardcore; off site – Any surplus to be sold and used as hardcore on other sites_

Canteen Waste: 10t

Cardboard and Paper: 15t (very rough estimate on site – Placed in separate skips; off site – Recycled. Additional note – Materials to be purchased with minimal packaging)

- 4) Identifying of waste management targets (e.g. re-use, recovery, recycling, and management of residual waste)

The applicant confirm that they support the concept that waste from the building site is to be managed in accordance with a “waste hierarchy” introduced by EU Waste Framework Directive, which is aimed to prevent, reduce, reuse and recycling in preference to direct disposal. The waste hierarchy, in accordance with Government Guidance on Municipal Waste Management Strategies, is reduction, reuse, recycling& composting; energy recovery, disposal.



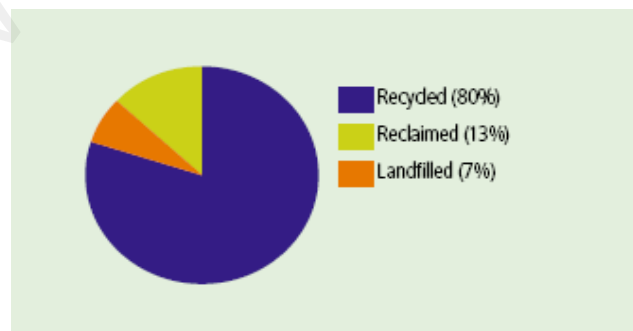
The proposed development is designed to break down residual waste into fractions that can be recovered or recycled. One of the prime objectives of the process is to minimise landfill, however where materials have to be disposed of, they will be sent to local facility. The applicant of the care home aims to control the amount of waste to be disposed under the BRE National Threshold set for the construction and development of its own type. In accordance with BRE's benchmarking data for new built development, healthcare development will be expected to produce approximately 11.7-m³ waste per 100m² floor area.

	Civil engineering	Leisure	Health Care/ Hospitals	Residential	Office	Education/ Schools
Benchmarks	E, G, M	G, M, S, P, F	G, M, S, P, F	G, M, S, P, F	G, M, S, P, F	G, M, S, P, F
Key Performance Indicator (KPI) = m ³ /£100,000 project value	52.3	6.1	7.9	17.3	8.4	13.2
Environmental performance Indicator (EPI)= m ³ /100m ²	61.7	3.7	11.7	19.2	14.1	22.2

(Source: Developing a Strategic Approach to Construction Waste, BRE)

G=ground work; M= Mainframe; S= Services; P= Partitions; F=Fit-out)

In connection with the demolition of the existing structure, no national benchmark has been produced to provide the detailed guidance yet. However, in its document "Developing a Strategic Approach to Construction Waste", BRE has set a standard of current practice in relation to the waste management on demolition at all sectors:



Waste management – current practice

(Source: Developing a Strategic Approach to Construction Waste, BRE)

The applicant is therefore, aims to achieve the above-described current practice on waste management, and seeks to recycle the majority of waste generated via demolition of the existing structure on site and seeks to reduce the overall landfill to 7%.

5) On-site waste minimisation and management

On-site waste minimisation and management methods to be employed with particular emphasis on waste minimisation, including practical measures to be implemented to ensure effective sorting, storage, re-use, recovery, recycling and the provision of facilities to enable this (where facilities are provided layout plans are required).

Construction activities on site would be carefully managed to minimise the waste production by adopting the criteria including, proper handling and storage of materials to avoid damage; engineers to carry out precise take off; efficient purchasing arrangements to avoid over ordering; segregation of construction waste to maximise potential for reuse and recycling, use of suppliers who collect and reuse/recycle packaging materials, the off-site separation and recycling of materials and; hiring experienced contractors in waste minimisation and material reuse.

Contractors employed by or working on behalf of Avery Healthcare Group, in, on, or adjacent to the proposed care home will make the necessary arrangement to comply with this Waste Minimisation Strategy, by introducing site segregation to stream waste into recyclable types of waste (including inert material, metals, timber, plastic and cardboard packaging, general construction waste and hazardous waste) from demolition of the existing building. This compliance will be measured and reviewed by authorised officers of Avery Healthcare Group

6) Off-site waste management methods

Avery Healthcare adopts an environmental friendly approach wherever possible to all aspects of its business, with the intention of maximising sustainability and reducing carbon footprint. In relation to waste management, it is their intention to provide appropriate facilities for the adequate storage of both non-recyclable waste and recyclable waste. It is essential that all members of staff are aware of and comply with safe methods of disposal. The staffs are responsible for complying with the recommended procedures, in particular, nursing, medical, domestic and portering staff working in the care home.

Adequate screened storage area for clinical waste prior to collection by the company's recognised waste management contractor for appropriate disposal. Composting area will be allocated to accommodate biodegradable waste collected subsequent to garden maintenance.

- 7) Demonstrate how waste management measure is identified from the most sustainable option.

At the construction stage, the appointed contractor will ensure the project would be managed in a sustainable manner. The construction waste will be disposed of close to its source by incorporating local waste disposal contractor where convenient.

- 8) Sustainable development measures including materials resource efficiency, use of sustainable materials, percentage (by value) of the recycled products used and reduction in pollution potential of unavoidable wastes

The development will make use of recycled building materials wherever possible. The majority of the building materials will be sourced from local supply in order to minimise the cost and emission of carbon dioxide of the transportation.

In addition, the generation of construction-related waste can be significantly reduced through the use of pre-fabricated elements, which can be transported to the building site. Further waste reduction of waste generation would be achieved through good site practice, such as proper handling and storage of materials, engineers to carry out precise take off, efficient purchasing arrangement to avoid over ordering, segregation of construction waste to maximise potential of reuse and recycling, the off-site segregation and recycling of the materials, and training of contractors in waste minimisation and material reuse.

- 9) Practical measures to reduce wastage during demolition processes, and support designing for deconstruction

During demolition process, suitable waste containers will be used on site in order that the contractor can re-use, recycling and recover as much waste as possible generated from the demolition process.

- 10) Proposed method for transportation of wastes requiring off-site management (including approximate distance and number of trips required)

As described above, the objective of this strategy is to minimise waste for disposal. The vehicle movement for transporting waste requiring off-site management would be therefore expected to be reduced significantly than usual. It is estimated that there will be approximately 5 HGV loads per day to take waste to local landfill facilities. On site treatment such as crushing and screening will be used to minimise the vehicle movements.

- 11) Identification of mitigation measures to reduce the impact of transportation of the waste

The appointed contractor will be encouraged to reduce waste miles by selecting easily accessible landfill within the local area. Further, as stated above, the majority of the waste received at the site will be recovered or recycled. Wherever possible, any waste materials produced from demolition will be transported to local landfill.

- 12) Demonstrate how the principles for development related waste minimisation are to be addressed and practical measure for implementation

Waste minimisation will be one of the main focuses throughout all stages of this scheme. This will be achieved through careful segregation, recycling, reuse of the waste generated from demolition of the existing building (in line with the above described waste hierarchy), and the selection of suitable materials in construction. The waste will be disposed of close to its source.

Avery Healthcare adopts an environmentally friendly approach wherever possible to all aspects of its business, with the intention of maximising sustainability and reducing carbon footprint. In relation to Waste management, it is our goal to work in conjunction with the local authority in achieving their objectives.

To this end it is our intention to provide appropriate facilities for the adequate storage of both non-recyclable waste and recyclable waste. Adequate screened storage area for clinical waste prior to collection by the company's recognised waste management contractor for appropriate disposal. Composting area will be allocated to accommodate biodegradable waste collected subsequent to garden maintenance.

13) Demonstrate how responsibilities under the Waste Duty of Care have been satisfied

The applicant – Avery Healthcare Ltd. is a specialist care provider who develops and operates a number of high quality care homes across England. Avery Healthcare Ltd has developed its 'Environmental Management Strategy' in accordance with BS EN 14001. An environmental supervisor will work together with the appointed contractor to ensure that Waste Duty of Care Documentation is in place before waste disposal.

Appendix I

Waste Management Strategy Plan

Gravesham Borough Council

Ground Floor



-  Clinical Waste
-  Waste
-  Recycling

First Floor



-  Clinical Waste
-  Waste
-  Recycling

Second Floor



-  Clinical Waste
-  Waste
-  Recycling



Site Plan