



SITE WASTE AUDIT STATEMENT

November 2023

School Close, Bampton

Site Description

The north of the site comprises of 2 semi-detached terraced homes surrounded by grassland with spacious gardens. Following School Close, south of the 2 terraced homes, stands a block of 4 units, with both middle units being converted into flats in order to diversify housing mix on the existing site. Further south, are two terraced bungalow units parallel to West St, higher up on the bank.

The dilapidated state of the traditional pebble-dashed terrace homes stands as a testament to prolonged neglect and the passage of time. The external façade, once robust and resilient, now exhibits signs of deterioration, evident in patches of deteriorating render exposing weathered brickwork. Windows, once proud features, now remain broken and boarded, their frames weathered and paint peeling. The roof, adorned with tiles that have lost their integrity, displays sagging sections and several missing tiles, indicative of structural vulnerability.

Despite glimpses of its former architectural grace, obscured by neglect, the overwhelming degradation renders restoration an impractical and financially burdensome undertaking. Regrettably, the destiny of this once-stately terrace homes appears inexorably tied to the necessity of demolition. Its current state serves as a poignant reminder of the transient nature of structures and the imperative for rejuvenation within our urban landscapes.

Minimising Waste during Demolition, Excavation and Construction

Following a review of options, and considering the end-of-life stature of the existing terrace homes at School Close, and considering the most viable option for development. The proposed development is to be composed of fully fitted factory built volumetric modules, these modules have standard assemblies ensuring the same level of fabric efficiency if deployed regardless of the proposed archetype or scheme location. The system has been developed and enhanced for several years and has already demonstrated as built performance exceeding as designed targets across several schemes. This same modular system is to be deployed for the proposed development minimising impact of on-site construction and minimising waste produced in comparison to traditional builds.

Whenever feasible, inert materials like brick, concrete block, and concrete panels will be crushed and repurposed on-site as a foundation for the intended construction areas. Excavated soil will also be reused on-site for landscaping and creating raised beds. Additionally, measures will be implemented to prevent excessive material orders during the construction phase within factory. The project aims to minimize the use of hazardous materials, seeking alternatives whenever possible.

Type and Volume of Waste generated during Demolition, Excavation and Construction

The waste likely to be generated during the demolition works are shown on the following table. Please note that these are estimated volumes.

Material	Quantity					
	Total Estimated Amount (tonnes)	Total to be re-used on site	Total to be re-used off site	Total to be recycled on site	Total to be recovered	Total to go to Landfill
Inert						
Plasterboard	11	-	-	-	-	11
Bricks	285	-	-	-	285	-
Concrete	158	-	-	-	79	79
Earth	270	270	-	-	-	-
Tarmac	31.6	-	-	-	31.6	-
Non-Hazardous						
Roof Tiles	55.11	-	-	-	55.11	-
UPVC Windows	124	-	-	-	-	124
Mixture of timber and part timber part glazed doors	28	-	-	-	-	28
Existing plumbing	120	-	-	-	-	120
Hazardous						
Electronic and Electrical Equipment	20	-	-	-	-	20
Total	1102.71	270	0	0	450.71	382

Steps to be taken to achieve the re-use and recycling figures

The sites operations are anticipated to generate limited waste owing to the nature of the building's use. The demolition of existing buildings, however, is foreseen as the primary source of waste production. To manage this, all recyclable materials will be sorted on-site before being collected by local recycling programs. Efforts will be made to promote on-site recycling among building users, discouraging the use of single-use plastics. Nonetheless, it's important to acknowledge that despite these efforts, not all plastics are presently recyclable through the Mid-Devon District Council's recycling facilities, leading to some plastics being destined for landfill.

Whilst it would be possible to compost most of the green waste produced on site, the tree belt along the north of the site may produce more branches and leaves than can be sensibly composted. Therefore, it is assumed that there will be some green waste going to landfill.

It is assumed that all waste disposal and recycling is taken to Ashley Recycling Centre, Tiverton where it will be sorted into different material streams and sent off to the reprocesses for recycling.

Type and Volume of Waste generated during Operation/Year

Please note that these are estimated volumes.

Material	Quantity					
	Total Estimated Amount (tonnes)	Total to be re-used on site	Total to be re-used off site	Total to be recycled on site	Total to be recovered	Total to go to Landfill
Commercial and Industrial Waste						
Food Waste	5	-	-	-	-	5
Paper/Cardboard	5	-	5	-	-	-
Plastics	3	-	2.9	-	-	0.1
Tins	3	-	3	-	-	-
General Waste	5	-	-	-	-	5
Green Waste	3	-	-	-	1.5	1.5
Hazardous	n/a	-	-	-	-	-
Total	24	0	10.9	0	1.5	11.6

How waste collection and sustainable waste management principles are incorporated into the development

All materials suitable for recycling will be sorted on-site before being collected by local recycling programs, aligning with the development's effort to discourage the use of disposable plastics. The development will participate in the Mid-Devon District Council's Bin-It 123 program, promoting recycling practices. Within the proposed housing mix, separate recycling bins will be available.

For recycling and waste collection, arrangements will be made through the Mid-Devon District Council. Clear instructions on recyclable items will be provided to building users alongside the provision of separate recycling bins within the premises.

The development's bins will be stored externally for easy access during collections, and the ample space in surrounding the proposal and use of existing access road School Close ensures convenient manoeuvring for waste collection vehicles, if required. Whenever feasible, green waste will be composted on-site. However, excess branches and leaf litter from the surrounding trees might necessitate disposal in a landfill.

