

Demolition of existing property and construction of new detached dwelling at Tithe Cottage Forest Road Effingham Junction KT24 5HE

Prepared on behalf of Bryden Homes Limited

Introduction

1.1 This Statement has been prepared to discharge Condition 10 of Planning Approval Reference: 23/P/01146.

1.2 A waste management plan is essential during any house demolition and construction project. The goal of this plan is to follow the priorities illustrated by the Waste Management Hierarchy, giving top priority to waste prevention, followed by re-use, recycling, recovery and finally disposal. Where disposal is unavoidable, this plan will ensure that all materials are disposed of responsibly and that they do not pose a risk to the environment.

Fig.1 Waste Management Hierarchy

Eliminate

Reuse

Recycle

Recover

Dispose

1.3 The Statement has been broken down into the following three stages.

- Project planning and design stage.
- Demolition & Construction activities.
- Operational life.

2.0 Project Planning and Design Stage

2.1 The proposed dwelling is to be built on the site of an existing residential property.

2.2 The scheme has been designed to ensure that the existing services do not need to be significantly altered or diverted to serve the proposed dwelling. The sewerage

connections will connect to the underground pipe and ductwork which already exists close to the site.

2.3 The property is to be constructed using tiles, brick and blockwork with standard door and window sizes to ensure the minimum of waste materials.

2.4 As part of the construction process the contractor will undertake a measured and detailed 'take of' identifying the exact quantities of materials required for the completion of the property. This will ensure that a minimum amount of waste is generated and where possible materials will be recycled or restocked where there are leftover goods at the end of each process.

2.5 Wherever possible materials will be selected from sustainable sources. This is particularly relevant to the timber to be used within the roof trusses and wall studs etc.

2.6 Where possible locally manufactured and supplied materials will be specified and used. This will further reduce the environmental impact of the development, not only in terms of the completed units but also the amount of embodied energy used in delivering goods to the site.

2.7 The scheme will incorporate renewable energy systems to maximise carbon reduction; this will include maximising the use of grey water, appropriate insulation materials to meet/exceed building regulation standards, together with appropriate renewal energy sources (Solar, Air Source Heat Pump,) Demolition & Construction Activities

3.0 Demolition and construction activities

3.1 Uncontaminated topsoil will be stripped, stored and relocated to within the garden area of the property. There will be no requirement to transport topsoil off-site.

3.2 Materials from the existing house such as brick and tiles will be offered to a local building salvage company for re-use on other building projects.

3.3 Wherever practicable, any masonry site waste which cannot to re-used on other projects will be crushed and processed on site and re-utilised as hardcore and/or sub-base for other areas of the site. Any surplus to be transported to an appropriate recycling site.

3.4 Ground Floors - Beam and block flooring systems limit wastage as the beams are custom built to specific sizes and the waste blocks can be collected and crushed for re-use.

3.5 Timber – All wood waste generated from the demolition process will be chipped down and recycled into wood chips or used as fuel for biomass energy. Many of the items required for construction, such as trusses and stairs, are factory manufactured so there will be absolute minimal site wastage. No site fires will be permitted.

3.6 Concrete – All concrete waste generated from the demolition process will be crushed down and recycled.

3.7 Metal – All metal waste generated from the demolition process will be separated and sent to a recycling facility.

3.8 Plasterboard – all wastage will be collected and placed in bags for recycling.

3.9 Materials from the existing house such as internal fixtures and fittings will be offered to a local building salvage company for re-use on other building projects.

3.10 Containers to be set aside and labelled for packaging waste such as paper, cardboard and plastic and then sent for recycling. All sub-contractors to be informed and encouraged to adhere to these recycling procedures.

3.11 Externals – paving widths to be designed to limit wastage. Any spare block paving to be transferred to another development for re-use. Wastage to be collected and crushed.

3.12 General – waste monitoring documentation to be site specific and details recorded monthly in accordance with the Site Waste Management Plan to be kept in the site file.

3.14 The site set up will include the erection of site hoardings and fencing, together with lockable access gates.

3.15 Waste management will be controlled to suit the programme of works. Skips and waste containers will be managed by an approved waste management company and material will be collected on a regular basis. Once collected the waste is moved on to a waste transfer station where it is disposed of in the most economical and environment friendly manner by way of recycling and segregation. All sub-contractors are required to notify the main contractor of any hazardous materials that they will be using and if these hazardous materials cannot be designed out, then we will agree with the Waste Regulatory Authority the best method of disposal.

3.16 Suppliers will be encouraged to use minimum packaging and to remove unnecessary waste to landfill. Where material cannot be reused on site, waste generated by construction activities will be deposited into appropriately segregated waste containers.

3.17 Waste containers will be secured to ensure that waste cannot migrate across site prior to collection.

3.18 The site will be kept in an orderly, safe and tidy condition at all times during the demolition & construction process.

4.0 Operational Life

4.1 The dwelling has been designed to accommodate the required amount of space for waste storage and recycling as set out in Approved Document H of the Building Regulations. Adequate space is available in the garden for composting bins.

4.2 In addition, the dwelling includes adequate provision for cycle storage to enable the occupiers to use more sustainable means of transport and securely lock their bikes away.

4.3 Pedestrian access is provided to the rear garden area to allow ease of access to garden stores, recycling bins and individual composters.

5.0 Conclusion

This Statement demonstrates that suitable regard has been paid to the objectives of waste minimisation and site management from an early stage, in order that the demolition and development is carried out responsibly, with an emphasis on recycling wherever economically viable. Significant consideration has also been given to ensure it is appropriately managed by occupiers in the longer term.