

**Minerals and Waste Development Framework Statement**  
**for the Establishment of a Waste & Energy Discovery Centre**  
**at Kettering Household Waste Recycling Centre**

**Policy CS7: Sustainable design and use of resources**

Our modular building will conform to current Building Regulations and meet or exceed all current U value requirements for heat loss. We expect to achieve a Building Energy Rating (BER) of between C and D on completion of the build.

The building will feature energy and water saving features such as a low flush toilet, small hot water tanks for reduced energy use, UPVC double glazed windows and low energy interior LED lighting with sensors that control light output against outside light conditions.

The building will be cooled and heated by an A++ rated air conditioning system.

Inside the building vinyl safety flooring will be used which contains recycled plastics. It is also 100% recyclable at the end of its life.

Although not part of this application, we intend to retrospectively improve the environmental performance of our building to promote energy and water efficiency by installing a mixture of renewable technologies, such as photovoltaic and thermal solar panels. Rainwater harvesting and grey water systems will also be incorporated where appropriate.

Modular buildings are designed using specialist software to maximise energy efficiency and minimise waste generation. Construction under factory conditions allows the build quality to be carefully controlled. Precision manufacturing techniques ensure that modular buildings are air-tight minimising draughts and improving thermal efficiency.

It is estimated that up to 67% less energy is required to produce a modular building versus a traditionally constructed one.

Compared to a traditional building site, modular buildings receive minimal deliveries with reduced vehicle movements resulting in lower carbon emissions. Build materials, such as the timber frame and roof trusses are sourced from certified sustainable and managed sources.

Modular buildings are also portable so can be reconfigured, refurbished or relocated to meet our future needs. Modular buildings can be dismantled and the parts reused or recycled. Reusing an entire building or its component parts in this way can save more than 90% in embodied energy.

In keeping with the buildings purpose and to reflect classroom provision in schools, separate receptacles will be provided for paper and cardboard, mixed recycling and residual waste.

Due to the limited quantity of waste and recycling generated in the classroom, receptacles will be emptied directly into the relevant containers within the Household Waste & Recycling Site.

**Policy CS12: Development in the vicinity of minerals and waste development**

Our modular building will be assembled and located on an existing surface which was formerly intended for a resale shop to sell salvaged goods to the public. The development site is towards the back of the Household Waste & Recycling Centre (HWRC), away and in isolation from the main activities, traffic and users on site.

The proposed development area was included as part of the original HWRC site design, so pavements and hard standing, space for the parking of vehicles, easy access from the sites inner road etc. are all in place.

It will not in anyway prevent or prejudice the use of the existing site and will further support the ethos of the HWRC by advocating the reduction, reuse and recycling of waste.

**Policy CS14: Addressing the impact of proposed minerals and waste development**

As previously stated, the existing location was intended for a similar building within the development of our HWRC. As such, there is no envisaged impact to the immediate surroundings and the environment.

The design and layout of our modular building will complement other buildings on site as they are of a similar portable cabin style. The development is inside the boundaries of the HWRC, within the wider setting of the Telford Way Industrial Estate in Kettering. Our modular building's visual appearance fits in well with the overall character of the site and nearby buildings on the industrial estate, with no detriment to local amenity.

Highway access to the HWRC and our proposed development is clearly established and is signposted from the top of Garrard Way where it meets the A4300, near to junction 7 of the A14 on the Western edge of Kettering.

**Policy CMD10: layout and design quality**

Our modular building supports the local identity and neighbouring sites and buildings on the industrial estate by being of a similar construction and appearance to existing buildings.

This development will enhance the site's landscape by occupying a void that was designed for a building, completing the visual appearance of this part of the HWRC.

The building will display elements of visual interest as it is 2 storeys high with staircases to the East and West aspects of the first floor. It will also feature colourful sign writing on the South aspect of the building with the Northamptonshire Waste & Energy Education Team logo displayed prominently.

Safety and security are important aspects of this development. All external steps, landings and ramps to access the building, plus internal vinyl floor coverings, are non-slip. The building has two entrances per floor to provide a means of escape in an emergency. Installation of a fire alarm system will also be included in the build. Although the classroom will predominantly operate during daylight hours, there will be courtesy lighting above doors and stairways.

Our HWRC has its own site security including CCTV, 2.4m high galvanised palisade metal boundary fencing, plus site staff and lighting during opening hours. Our modular building will benefit from this wider site security, but will also be equipped with metal roller shutters on accessible windows, a monitored intruder alarm, lockable cabinets internally for IT equipment, plus asset marking for high value items such as laptops etc.

**Design and Access Statement for the  
Establishment of a Waste & Energy Discovery Centre at  
Kettering Household Waste Recycling Centre**

**1. Introduction**

- 1.1. This statement supports planning application PP-O2844267 for the establishment of a Waste & Energy Discovery Centre (WEDC) at Kettering's Household Waste Recycling Centre (HWRC).
- 1.2. The Northamptonshire Waste & Energy Education Team (NWEET) provides a teaching service to Primary and Secondary schools across Northamptonshire. Using a variety of lessons and activities they help develop Waste and Energy awareness to encourage positive behavioural change.
- 1.3. Part of their teaching service currently makes use of a Waste Education Centre (WEC) which is located at Northampton Borough Council's (NBC) Westbridge Depot. This is a small single storey modular building (portacabin style) which is used as a classroom and activity centre.
- 1.4. The WEC has typically been used by schools from Northampton and the South of the County. A survey was conducted to establish why schools from the North were not booking the facility and the primary reason was the distance they were required to travel.
- 1.5. The WEC is becoming limited in size and is not as suitable for delivering the wide range of lessons that NWEET now cover. In the past pupils were able to tour NBC's Materials Reclamation Facility (MRF), but since outsourcing their Waste Management function the MRF is no longer fully utilised and this diminishes the attraction and educational value of booking a visit to the centre.

**2. Proposal**

- 2.1. A new Waste & Energy Discovery Centre should be established at the Household Waste & Recycling Centre in Kettering. This will meet service needs from the North of the County and will greatly improve the capacity and function of NWEET's educational facilities.

**3. Site Location** (see drawings *Site Location, Drainage Layout, Resale Area* and *Site Photo*).

- 3.1. Kettering's HWRC is a Civic Amenity Site located at the bottom of Garrard Way on the Telford Way Industrial Estate, Kettering, NN16 8TD.
- 3.2. Highway access to the HWRC and our proposed development is clearly established and signposted from the top of Garrard Way where it meets the A4300, near to junction 7 of the A14 on the Western edge of Kettering.

- 3.3. The WEDC will be located on existing hard standing (507 m<sup>2</sup> in area) originally intended for a re-sale shop. Goods brought onto the site and considered suitable for reuse are now offered for sale to the public through a network of off-site re-use shops.
- 3.4. The proposed development area is part of the original HWRC site specification, so pavements and hard standing, space for the parking of vehicles, easy access from the site's inner road and the location of utilities are all in place.
- 3.5. The development area is towards the back of the HWRC below the current site office. The location keeps the development away from most site activities, traffic movements and users of the HWRC. It is sheltered from the North and West by 4.6 metre high concrete retaining walls.
- 3.6. After arriving at the HWRC's main gate, visitors to the WEDC will access parking by driving clockwise around the internal one-way road. The WEDC is located on the right before leaving the site.
- 3.7. There are currently 4 parking spaces which will be near to the front of the WEDC, including one disabled parking space. Larger vehicles can park outside the WEDC against the West retaining wall adjacent to the operational exclusion zone, without obstructing access.

**4. The Development** (see drawings *Plans & Elevations, 3D Isometric, Site Photo* and *Artist Impression*).

- 4.1. The classroom will be made from a prefabricated re-locatable 2 storey modular building constructed on a timber frame with timber roof trusses and steel RSJs to the underside of floor joists. 6 modules in total (3 on 3) are required to complete the building.
- 4.2. The roof comprises of a 7 degree dual pitch flat roof covered in a dark grey rubberised roof blanket. Rainwater sheds from the roof into PVCu guttering which is discharged to a surface water drain.
- 4.3. Walls are constructed from low maintenance smooth faced plastic coated steel in a dark green finish. The south facing aspect will feature applied vinyl sign writing with the words "Waste & Energy Discovery Centre" and logos from Northamptonshire County Council, the Northamptonshire Waste & Energy Education Team and the Northamptonshire Waste Partnership.
- 4.4. The windows will be PVCu double glazed units finished in white. Aluminium roller shutters in white will be fitted to accessible windows for security.

Window sizes and numbers are as follows:

North facing elevation ground floor 4 x 900 mm x 400 mm

North facing elevation first floor 4 x 900 mm x 400 mm

East facing elevation ground floor 2 x 900 mm x 1200 mm

East facing elevation first floor 2 x 900 mm x 1200 mm

South facing elevation ground floor 2 x 900 mm x 1200 mm

South facing elevation first floor 2 x 900 mm x 1200 mm, 1 x 1800 mm x 1100 mm

West facing elevation ground floor 2 x 900 mm x 400 mm, 2 x 600 mm x 400 mm

West facing elevation first floor 1 x 1800 mm x 1100 mm

- 4.5. The main entrance to the WEDC is provided on the South facing ground floor, with a fire escape to the East facing aspect. The main entrance has an accessible ramp fitted for wheel chair users. The fire escape leads to metal steps. All doors will be made from composite steel and finished in grey.
- 4.6. An entrance door to the West facing first floor and a fire escape to the East facing aspect are accessed by external non-slip metal staircases with intermediate landings and hand rails, finished in grey.
- 4.7. The building will be cooled and heated by an A++ rated air conditioning system. The external condenser unit will be located on the outside of the ground floor East facing wall.
- 4.8. 2D compact fluorescent courtesy lights will feature next to all doors and stairs.
- 4.9. The building has a footprint of 71 m<sup>2</sup> and is 10 m wide x 8 m deep x 6.2 m high (excluding external stairs and foundation pads).

## **5. Use of the Building**

- 5.1. The WEDC will be used as a classroom and activity facility for school and community groups to visit and learn about Waste and Energy.
- 5.2. Kettering HWRC is open from 08:00 – 20:00 during the summer months and 08:00 – 18:00 during winter months. The WEDC will only be available for use during these operating hours.
- 5.3. The WEDC will be used by Primary School groups on average 3 days a week, Monday to Friday in term time and during school hours (09:00 – 15:00).
- 5.4. Local community groups may occasionally visit the WEDC for early evening or weekend activities, but this will not exceed the site's opening hours as detailed in point 5.2 above and bookings will only be made by prior appointment.

- 5.5. The building is divided into two distinct classroom areas. The ground floor focuses on Waste Education whilst the first floor provides Energy Education.
- 5.6. The WEDC can comfortably accommodate 2 average school classes per day (2 x 30 pupils + teachers) with one class per floor.
- 5.7. Teaching sessions will last on average around 1 hour in length. A maximum of 4 sessions will be held on any given day, generally 2 per subject area. Typically a class will start the morning in Waste Education on the ground floor, as the other starts in Energy Education on the first floor. After lunch the 2 groups will swap over.
- 5.8. The building incorporates a small 2.2 m x 2 m kitchen area on the ground floor and a 2.2 m x 1.5 m toilet fitted with a Doc M Pack for accessibility (see drawing *Plans & Elevations*).
- 5.9. The ground floor will be fully accessible to wheel chair users as in point 4.5 above. The majority of activities held on the first floor are easily transposed to the ground floor if a pupil cannot access the stairs. The first floor of the WEDC is used for teaching flexibility and to meet capacity; it does not afford additional features.
- 5.10. All external steps, landings and ramps to access the building, plus internal vinyl floor coverings, are non-slip. Although the classroom will predominantly operate during daylight hours, 2D compact fluorescent courtesy lights will feature next to all doors and stairs as in point 4.8. An interlinked fire alarm system is incorporated into the building for fire detection and a means of escape is provided on both levels as in points 4.5 and 4.6.
- 5.11. The WEDC will benefit from HWRC site security. This includes a CCTV system, a 2.4m high galvanised palisade metal boundary fence and site lighting. Our contractor provides a visible presence during opening hours, after which the site is securely locked. Metal roller shutters will also be fitted to all accessible windows, in addition to a GSM monitored intruder alarm, internal lockable cabinets for IT equipment and the use of asset marking for any high value items.
- 5.12. Parking arrangements for users of the WEDC are outlined in point 3.7 above.

## **6. Conclusion**

- 6.1. A new facility is needed to improve NWEET service provision for North Northamptonshire whilst supporting the development of classroom functions and adding additional teaching capacity.
- 6.2. The establishment of a Waste & Energy Discovery Centre will meet these needs by providing a fit-for-purpose classroom for school and community groups to visit and learn about Waste and Energy.
- 6.3. NWEET recommends that this application be approved.