Montague Quarter – CMP Addendum (Rev A)

This addendum sets out the procedure to be put in place with regards to the temporary refuses storage / collection for the Commercial Units 6 to 9 while the construction works are being carried out.

Currently the refuses area for Units 6 to 9 is located externally on the 1st floor podium slab adjacent to their storage rooms. As part of the works the 1st floor storage rooms are to be demolished to allow the steel frame to be installed. As part of the re-development the storage rooms will be re-instated for each of the Commercial Units, however the existing external area in front of the Units will become part of the internal residential area / Flats. When the development is completed, a new location will be provided at 1st floor level.

The proposal for the temporary refuse area is to position the 6no. Commercial refuses bins at ground floor level under the canopy area in Alexandra Terrace.

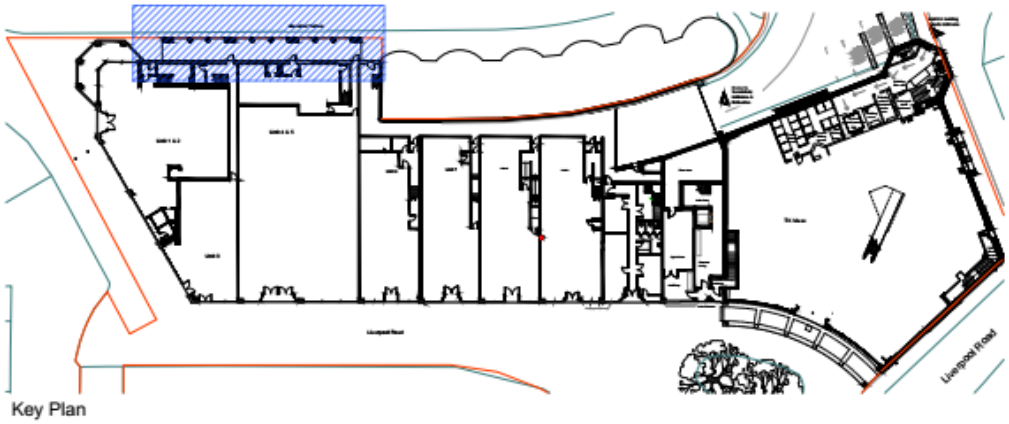

Figure 1 – Hatched area showing the temporary refuse area

The refuse bins will be lockable and controlled by each of the Commercial Unit Tenants to strictly control what is deposited in the bins and to stop others mis-using the bins.

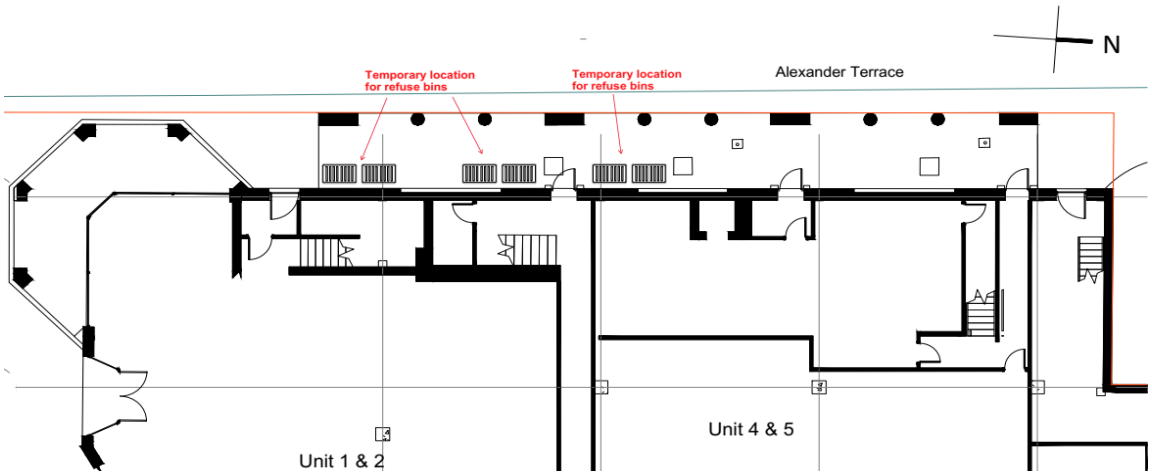

Figure 2 – Exact position of the refuse bins

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The Management Company (Eightfold Property) for Montague Quarter will be responsible for making sure that the area is kept tidy, clean and the bins always kept locked.

Signage will be installed to confirm (i) private bins, and (ii) that the area is monitored. A camera will be installed to overlook the area, and an instruction will be given to request that the site's cleaning contractor attends the area during their visits and contract them to keep this area clean and tidy. If fly tipping occurs, action will be taken immediately by the Management Company (Eightfold Property) which already have processes in place to arrange for a licenced contractor to collect and disposal of any fly tipping items. Subject to availability of licenced contractor they would endeavour to have waste removed within 24 hours of being notified (as reasonably practical).

Any issues with regards to fly tipping to contact the Management Company (Eightfold Property) Tel 01273 672 999, by selecting the option for Property Management, and then speaking to either Kirsty Harman, Jack Bree & Charlie Runcorn.

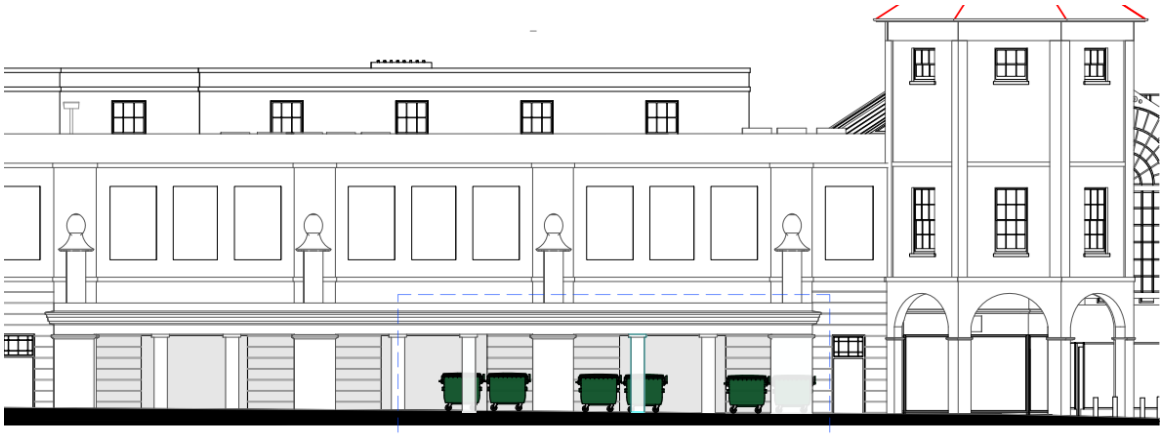

Figure 3 – Elevation showing the position of the refuse bins

To make sure that the bins are retained in the locations shown on the plan, galvanised hooped barriers will be installed to the side and in front of the bins. The front barriers will be lockable so that these can be removed on the day of collection for the refuse truck and then re-instated after. The Management Company (Eightfold Property) will be responsible for un-locking and re-locking the barriers.

Note: No parking spaces are to be suspended along Alexandra Terrace, the bins will be taken along the pavement to outside Nandos where this is a drop kerb for collection by the councils refuse vehicles.





Figure 4 – Galvanised hoop barriers, lockable at front for refuse collection

The refuse zone will be kept back tight to the building to allow access to be maintained for the public on the pavement area.

Please note that on completion of the development the temporary refuse area will be removed i.e. the removal of the hoop barriers, the pavement re-instated where the pockets were formed for the barriers and the area made clean and tidy.