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## **Method Statement 1.1 - *Design Principles***

### **MS 1.1a - *Vision Statement***

The design approach is as set out in the design and access statement included within the Planning Application. The design will be modified accordingly to comply with conditions attached to the Planning Permission.

### **MS 1.1b - *Design Statement***

#### **MS 1.1b.i - *Introduction***

The Key Facility will be developed at the Beddington Lane Site. The Key Facility will be serviced by the existing Waste Transfer Station at the Villiers Road Site, which will be refurbished as part of this Contract.

Given that the Waste Transfer Station Works will reinstate the existing works, a design statement is not provided for the Villiers Road Site. The Waste Transfer Station Works will be as detailed in Method Statement 1.9.

The remainder of this design statement relates to the Key Facility to be constructed at the Beddington Lane Site.

#### **MS 1.1b.ii - *Site Analysis and Environmental Context***

##### **a) *Access***

##### **b) *Environmental***

The Beddington Lane Site is set within Beddington Farmlands, an extensive tract of metropolitan open land within the London Borough of Sutton. The Beddington Lane Site is situated between the Beddington

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Lane Industrial Estate off the B272 to the east, Mitcham Common to the north, Beddington Park to the south and the residential areas of Mitcham Junction and Hackbridge further to the west beyond the A237 and the Sutton to Mitcham rail line. The London Tramlink light rail cuts through the south of Mitcham Common leading to the industrial and commercial estates east of the Beddington Lane Site.

The Key Facility occupies the north-east corner of Beddington Farmlands.

Species selections in the landscape design are native, appropriate to the area, and in accordance with the Beddington Farmlands restoration masterplan. Vegetated earth bunds integrated within the Beddington Lane Site layout provide visual screening for vehicular movements within the Beddington Lane Site, particularly to the west and north.

The Beddington Lane Site is designed in accordance with Sutton's Climate Change Adaptation Strategy (2011). The Key Facility will utilise a sustainable drainage system to manage flood risk. Surplus surface water run-off will be used to irrigate wet grasslands to the west of the Key Facility to provide a complimentary habitat for wet grassland birds; a replacement habitat for existing amphibian and invertebrate species; create and improve green infrastructure; increase bio-diversity; provide environmental enhancement to the area; and raise public awareness and education via the visitors centre.

The closest acoustically sensitive receptors are the residential areas on Therapia Lane (approximately 320m to the east of the Beddington Lane Site) and Elberon Avenue (approximately 240m to the north-east of Beddington Lane Site). These are screened from the principal noise source at the Key Facility (air cooled condensers) by the Key Facility building itself. The residential area on Primrose Close (to the west of the Beddington Lane Site) is sufficiently distant from the air cooled condensers (650m) for the noise from the Key Facility to have dissipated to approximately 31dB  $L_{Aeq}$ .

The turbine hall will be enclosed in a concrete structure, with acoustic doors, to minimise external sound transmission.

### **c) Visual impact**

Mitigation of visual impact from distant views has been achieved by careful selection of materials, finishes and colours.

The visual impact on closer views has been modified at low level by the planting of trees within the Beddington Lane Site and at the boundaries, in particular by the area of environmental enhancement at the west and north of the Beddington Lane Site.

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## **Method Statement 1 – Works Delivery Plan**

### **1.1 – Design Principals**

**d) Topography**

Material from the excavation for the bunker will be used to create a raised landscaping bund to the western boundary of the Beddington Lane Site.

**e) Process flow**

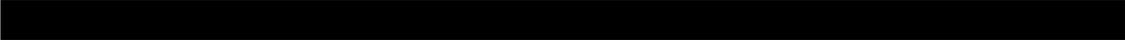
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**f) Design Life**

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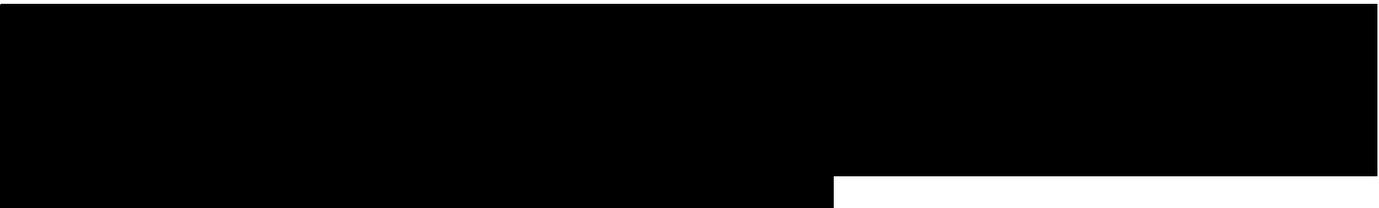
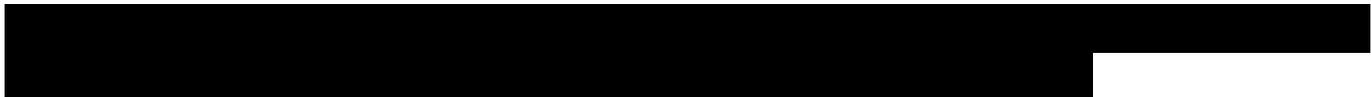
**g) Highway Access**

Highways access to the Beddington Lane Site will be from Beddington Lane via a new access road. The Beddington Lane Site access road will be shared with other Waste facilities located at Beddington Farmlands. These shared access requirements will be reduced during the Contract Period as it is envisaged that the Landfill operations at Beddington Farmlands will cease once the Key Facility is operational. 



Cyclists and pedestrians will access the Beddington Lane Site from Beddington Lane. A separated lane for cyclists and pedestrians will be provided that will continue to the visitors centre/administration building car park. The new access road will include two entry lanes, a single exit lane as well as the separate pedestrian/cycling route.

Footpaths will be provided around the Key Facility for personnel. A cycle store will be located adjacent to the administration building.





**MS 1.1b.iii - CABE**

The Contractor has and will continue to incorporate advice from the Commission for Architecture and the Built Environment where applicable.