

Draft Waste Management Strategy

160 Malden Road, Camden, NW5 4BT

Prepared for: Andreas Kyprianides
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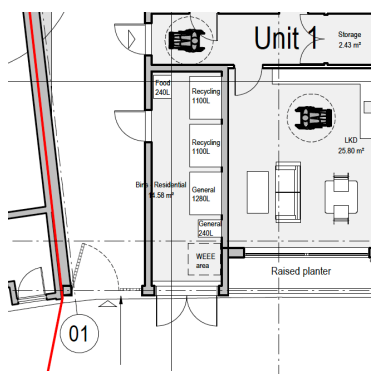
1.0 Introduction

- 1.1 This Draft Waste Management Strategy has been prepared on behalf of Andreas Kyprianides (the applicant) to accompany an application for planning permission at 160 Malden Road, London, NW5 4HT. The application proposes the demolition of existing buildings at the site and construction of a new building providing 15 residential and 146 sqm of commercial (office) floorspace.
- 1.2 This strategy outlines the general approach to waste storage and collection associated with the proposal and should be read in conjunction with drawing ref: 1-00 (Ground Floor Proposed) which accompanies the planning application. The requirements contained within the supporting waste storage and arrangements document that accompanies CPG1 Design have been considered as part of this strategy.

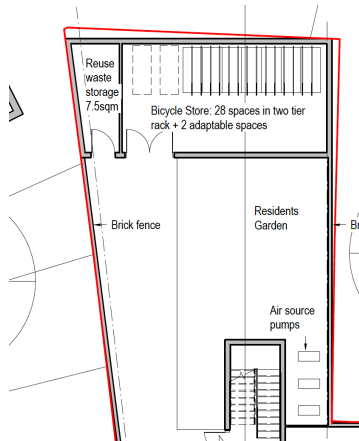
2.0 Waste Storage

Residential Waste Storage

- 2.1 A dedicated bin store is proposed to be located to the ground floor of the development with direct access to Malden Road (for collection). The bin storage area will have a dedicated access from the circulation/access space within the development, located adjacent to the main entrance from the street into the development.
- 2.2 The residential bin store will be 14.58 sqm in total and comprise space for the following (as shown in the plan extract below):
- 2200L of recycling (2 x 1100L bins).
 - 1520L of general waste (1 x 1280L bin and 1 x 240 L bin).
 - 240L of food waste (1 x 240L bin).
 - One cubic metre of space for refuse to be left in sacks (WEEE, textiles, batteries).



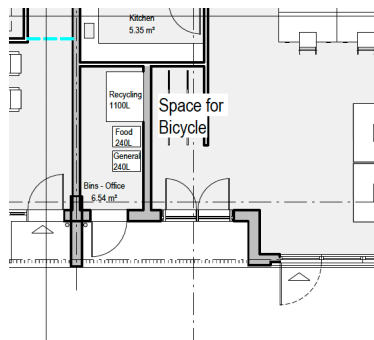
- 2.3 In addition, a 7.5 sqm space will be provided within the rear garden (adjacent to the bike store) for the storage of “re-use” waste (see extract below).



Commercial Waste Storage

2.4 A dedicated bin store (6.54 sqm) for the commercial element of the proposal will also be provided to the ground floor of the development. This will be separate from the residential bin store. As the commercial element of the proposals will be office use, then it is considered that the bin storage requirements will be similar to those for residential use. Therefore, it is proposed that this bin store will accommodate the following bins (as shown in the plan extract below):

- 1100L of recycling (1 x 1100L bin)
- 240L of general waste (1 x 240L bin)
- 240L of food waste (1 x 240L bin)



2.5 It should also be noted that there is additional space within this bin store for the storage of re-use items and items to be left in sacks if required.

3.0 Waste Collection

Residential Waste Collection

3.1 The residential bin store will be located at ground floor and include doors opening to Malden Road. There is an existing dropped kerb that can be used adjacent to the pedestrian crossing of Malden Road, which can be used by waste collection services. This dropped kerb is located 14m from the bin store doors, so is considered to be within a suitable drag distance by collection services.

- 3.2 The “re-use” waste storage area is located within the development (rear garden), but as this will be reserved for ad-hoc, special collections of large items, then individual residents will need to arrange for specific access to this area as and when required.

Commercial Waste Collection

- 3.3 The commercial bin store will also be located to the ground floor and include a door opening to Malden Road. This bin store is located approximately 6m from the dropped kerb mentioned above so is considered to be located within a suitable drag distance by collection services.

4.0 Summary

- 4.1 It is considered that the waste storage and collection associated with the proposals complies with Camden’s guidance in terms of the amount of storage required and in terms of the practicalities associated with collection. As outlined the accompanying **Transport Statement** (Appendix A), waste collection will need to be arranged with Veolia in due course, but there is no objection in principle from the Council’s Monitoring Officer in this regard. It is anticipated that the requirement for a full Waste Management Strategy will be included within a planning condition should the application be approved.