



Zen Developments

4 St Augustine's Road, London NW1 9RN
Condition 5 –Waste Management Strategy

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1. Introduction

This document has been prepared by CZWG for the proposed development of 4 St Augustine's Road, London which was granted planning permission subject to discharge of conditions. (Ref: APP/X5210/A/13/2204277) This *Waste Management Strategy* has been produced to specifically discharge planning condition 5 for this project:

Before the development commences details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved in writing by the local planning authority. The facility as approved shall be provided prior to the first occupation of any of the units hereby permitted and thereafter permanently retained.

The proposed development is located at the junction of St Augustine's Road, Agar Grove and Murray Street, which is within the Camden Square Conservations Area. It will be a five storey building comprising 9 residential units (4x2 bedroom and 5x3 bedroom flats). The building will have a single pedestrian entrance at the north east corner levelling with the existing pavement.

2. Current waste management policy for the London Borough of Camden

To ensure that the waste strategy proposed in the planning application as developed in line with London Borough of Camden local policy and Code for Sustainable Homes, is still current, the architect contacted Ms Ann Baker, Principal Environmental Services Officer (02079748998). Ms Baker advised the following:

2.1. Calculate the Volume of Waste Generated

The volume should be calculated according to *Camden Guidance for Waste and Recycling Storage and Collection* which is broadly in line with Camden planning guidance CPG1 and BS5906.

The table below can be used to calculate the total volume of all waste and recycling generated in a week.

Table 1: Estimated Waste and Recycling Generated

Size of household	Number in development	Projected Weekly Waste per household	Waste produced from all households
Studio / one bedroom	A	100 litres	$A \times 100 = W$ litres
Two bedroom	B	170 litres	$B \times 170 = X$ litres
Three bedroom	C	240 litres	$C \times 240 = Y$ litres
Total Weekly Waste Arising			$W+X+Y = Z$ litres

Camden Council requires that 50% of the total storage capacity to be for recycling. Of that 50% around 10% should be for food waste.

2.2. Waste and Recycling Bin Requirement

Camden Council provides a range of recycling containers including 140 litre and 240 litre wheelie bins for dry recycling (paper, card, glass, plastics, cans and cartons) as well as reusable bags and boxes. For the food waste the Council can provide 7 litre caddies for indoor use as well as larger 23 litre caddies or wheelie bins for outside storage. The containers for refuse will not be provided but there are euro and wheelie bins available for hire. The refuse bins should be deferent in colour from the green recycling bins. Wheelie bins of less than 140 litres can not be serviced as they will not fit on the bin lifts.

3. Strategy for managing waste

The proposed two external bin stores will be located by the main entrance of the building to allow direct access by the Local Authority Refuse Collection Service omitting the need to place household waste containers on the pavements. Both stores can accommodate 4x240L wheelie bins. One is designated for the refuse and the other for the recycling waste. Each flat will also be provided ample storage for recycled materials.

The table below has been used to calculate the total volume of all waste and recycling generated for this project in a week.

Table 2: Estimated Waste and Recycling Generated from 4 St Augustine's Road

<i>Size of household</i>	<i>Number in development</i>	<i>Projected Weekly Waste per household</i>	<i>Waste produced from all households</i>
Two bedroom	4	170 litres	4 x 170 = 680 litres
Three bedroom	5	240 litres	5 x 240 = 1,200 litres
<i>Total Weekly Waste Arising</i>			<i>680+1,200 = 1,880 litres</i>

Number of wheelie bins required = 1,880 L / 240L = Approx. 8

Based on the above 4 bins will be used for the refuse waste and the other 4 for recycling which include 1 for the food waste.

Both stores will be enclosed with impervious and non-combustible materials to provide one hour fire resistance. Both the enclosures and doors will allow sufficient clearance around the bins for easy access. The doors can be held open while the collection process takes place.

There will be provision of hose unit and trapped gully nearby for the cleaning of the stores.

Appendix A: Correspondences with Principal Environmental Services Officer

Simon He

From: Baker, Ann [Ann.Baker@Camden.gov.uk]
Sent: 19 May 2014 13:44
To: Simon He
Cc: Planning Applications Replies
Subject: RE: 4 St Augustines- planning conditions

Hi Simon,

Thanks for sending this through.

I've had a look at the plans and they cover the waste and recycling requirements we would expect to see for these properties.

Kind regards

Ann Baker
Principal Environmental Services Officer

Telephone: 020 7974 8998

From: Simon He [mailto:s.he@czwgarchitects.co.uk]
Sent: 19 May 2014 11:16
To: Baker, Ann
Cc: Planning Applications Replies; Adam West
Subject: Re: 4 St Augustines- planning conditions

Dear Ann

Please find attached the drawing showing the proposed bin stores of the above project for your comment.

I have based on the table provided in the Guidance to work out the capacity (pls see below).

Table 2: Estimated Waste and Recycling Generated from 4 St Augustine's Road

<i>Size of household</i>	<i>Number in development</i>	<i>Projected Weekly Waste per household</i>	<i>Waste produced from all households</i>
Two bedroom	4	170 litres	4 x 170 = 680 litres
Three bedroom	5	240 litres	5 x 240 = 1,200 litres
Total Weekly Waste Arising			680+1,200 = 1,880 litres

Number of wheelie bins required = 1,880 L / 240L = Approx. 8

Based on the above we suggested 4 bins to be used for the refuse waste and the other 4 for recycling which include 1 for the food waste.

Both stores will be enclosed with impervious and non-combustible materials to provide one hour fire resistance. Both the enclosures and doors will allow sufficient clearance around the bins for easy access. The doors can be held open while the collection process takes place. There will be provision of hose unit and trapped gully nearby for the cleaning of the stores.

I would be much appreciated if you can provide any comments before we formally submit it to discharge the condition.

Regards

Simon He: Architect

22/05/2014



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From: Baker, Ann [<mailto:Ann.Baker@Camden.gov.uk>]
Sent: 25 April 2014 15:18
To: Simon He
Cc: Planning Applications Replies
Subject: RE: Re: 4 St Augustines- planning conditions

Dear Simon,

Thank you for your email concerning the waste and recycling storage requirements for the development at 4 St Augustines.

For calculating the waste and recycling provision I have attached some draft guidance we have prepared within the service which is broadly in line with our planning guidance CPG1 and BS 5906..

Collections for both recycling and waste are weekly and we would expect to see 50% of the total storage capacity to be for recycling. Of that 50% around 10% should be for food waste. We provide a range of recycling containers including 140 litre and 240 litre wheelie bins for dry recycling (paper, card, glass, plastics, cans and cartons) as well as reusable bags and boxes. For the food waste we provide 7 litre caddy's for indoor use as well as larger 23 litre caddy's or wheelie bins for outside storage. We don't provide containers for refuse but we have euro and wheelie bins available for hire. For more information about the cost of these options you will need to contact Tel: 020 7974 4444. For more details about the recycling containers please see [recycling containers](#)

For measurements of the eurobins the specifications can be found at <http://www.taylorbins.co.uk/products/continental-recycling> and for the wheelie bins see <http://www.ssi-schaefer.co.uk/waste-management/our-products/2-wheel-containers.html>

Please let me know if there is any other information you need concerning this.

Kind regards

Ann Baker
Principal Environmental Services Officer

Telephone: 020 7974 8998

From: Simon He [<mailto:s.he@czwgarchitects.co.uk>]
Sent: 25 April 2014 12:12
To: Baker, Ann
Subject: FW: Re: 4 St Augustines- planning conditions

Dear Ann

I was directed to you by Rob.

The project (4 St Augustine's Road) is a new-built with 9 flats in Camden Square Conservation Area. According to CPG1, the waste storage design of the building and space requirements will be determined on a case-by-case basis by the Council's Street Environment Service. Therefore I will be much appreciated if you

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can provide any comments on the following queries.

Regards

Simon He: Architect



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From: Simon He

Sent: 22 April 2014 17:25

To: 'Rob.Tulloch@camden.gov.uk'

Cc: Adam West

Subject: Re: 4 St Augustines- planning conditions

Dear Rob

I hope this email finds you well.

We are in the progress to discharge the conditions of the above project. With regard to Condition 5 - the waste storage proposal (decision notice attached FYI), I want to seek the following clarification:

1. Can we base on BS 5906 Waste management in buildings to calculate the capacity of the waste storage? I am aware that our Access Statement (relevant pages extracted and attached here) suggested 72l per person which might be a bit excessive. Or is there any other policy of Camden we should follow?
2. To finalize the storage design, I'd like to confirm the max. bin size according to Camden's waste collection method. I notice on the Council website it states ... *please ensure it is no more than 1.07 metres high (the standard size of a wheelie bin up to 240 litres). This is because our collection crews manually empty each bin and must be able to reach to the base of the bin to empty it.* I want to check if this also applies to any new-built project which in our case includes 9 apartments in total.

I would be much appreciated if you can help with the above or direct me to the relevant officers.

Regards

Simon He: Architect



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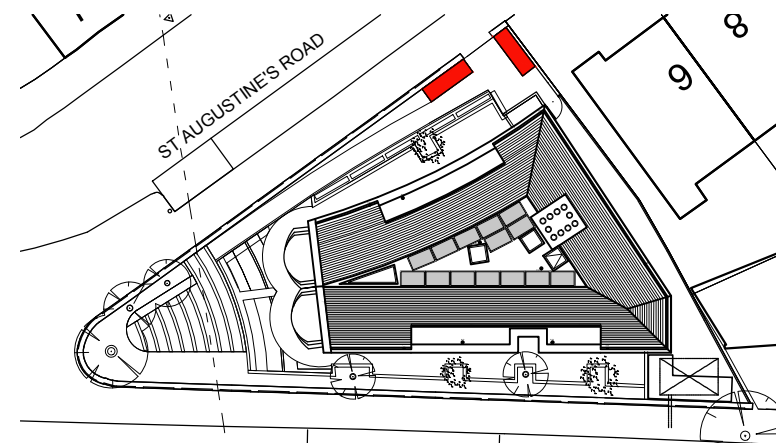
E s.he@czwgarchitects.co.uk

W www.czwg.com

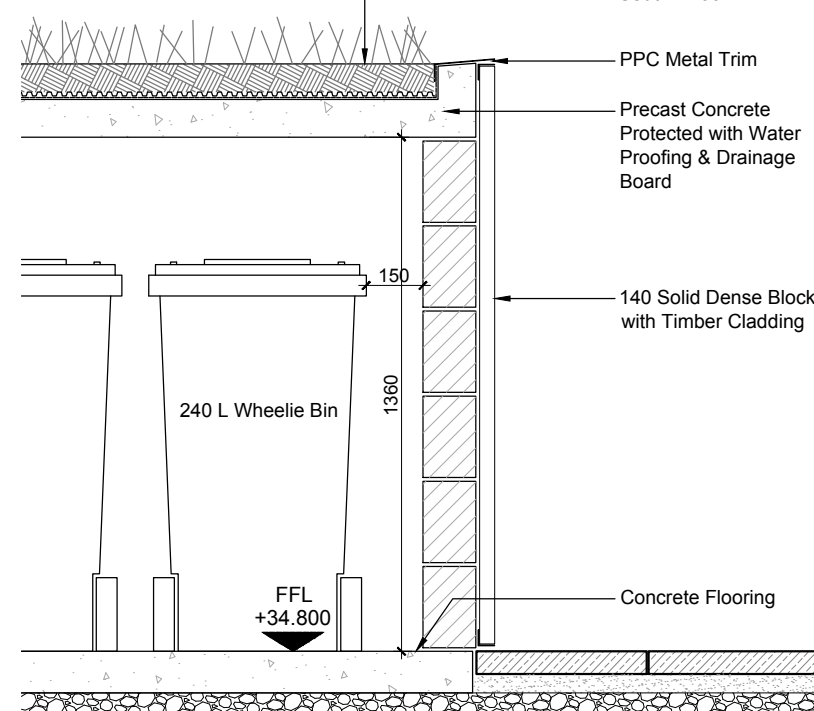
22/05/2014

Appendix B: Bin Store Proposal

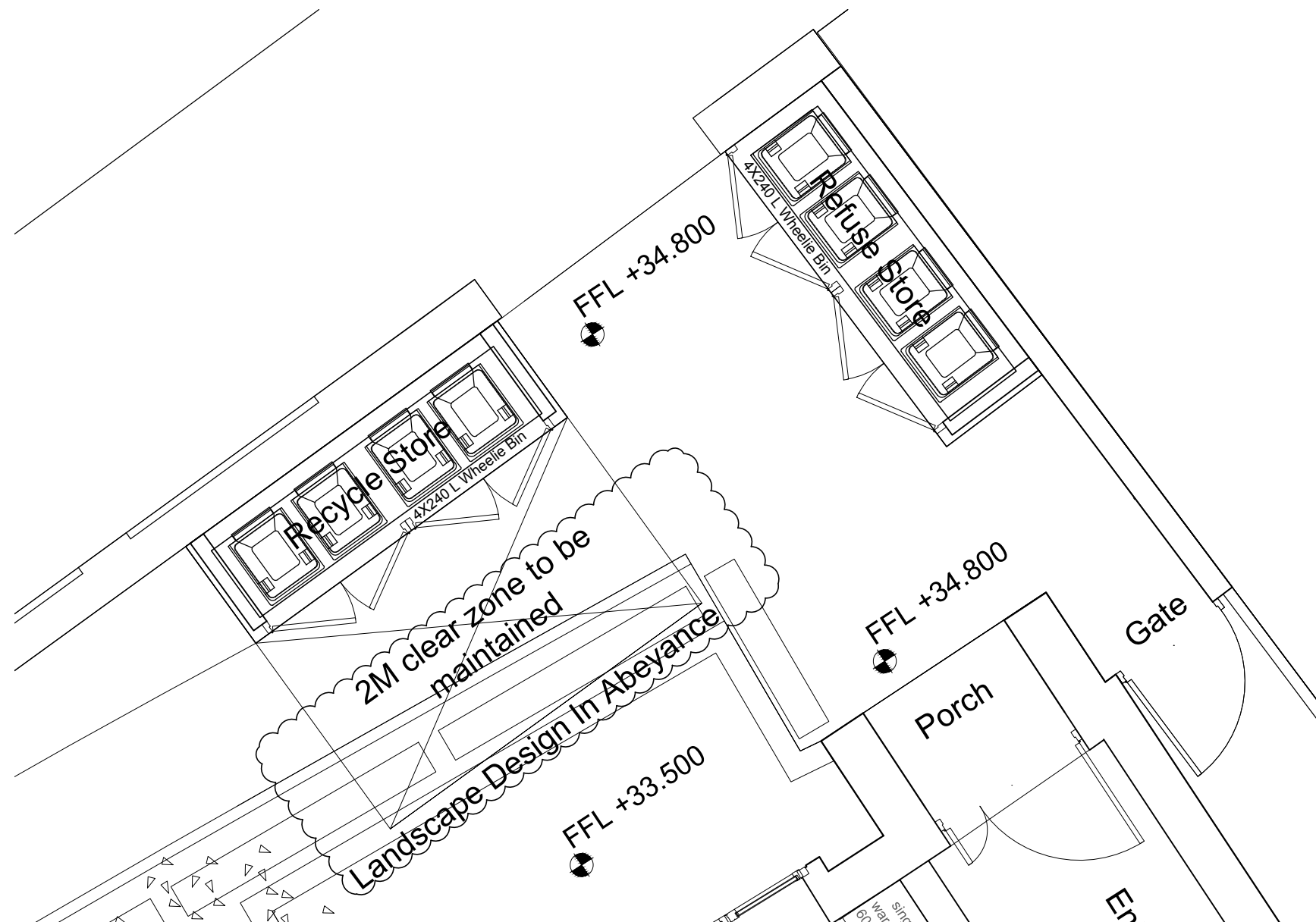
1913-00-DR-2401_P01 Bin Store Details



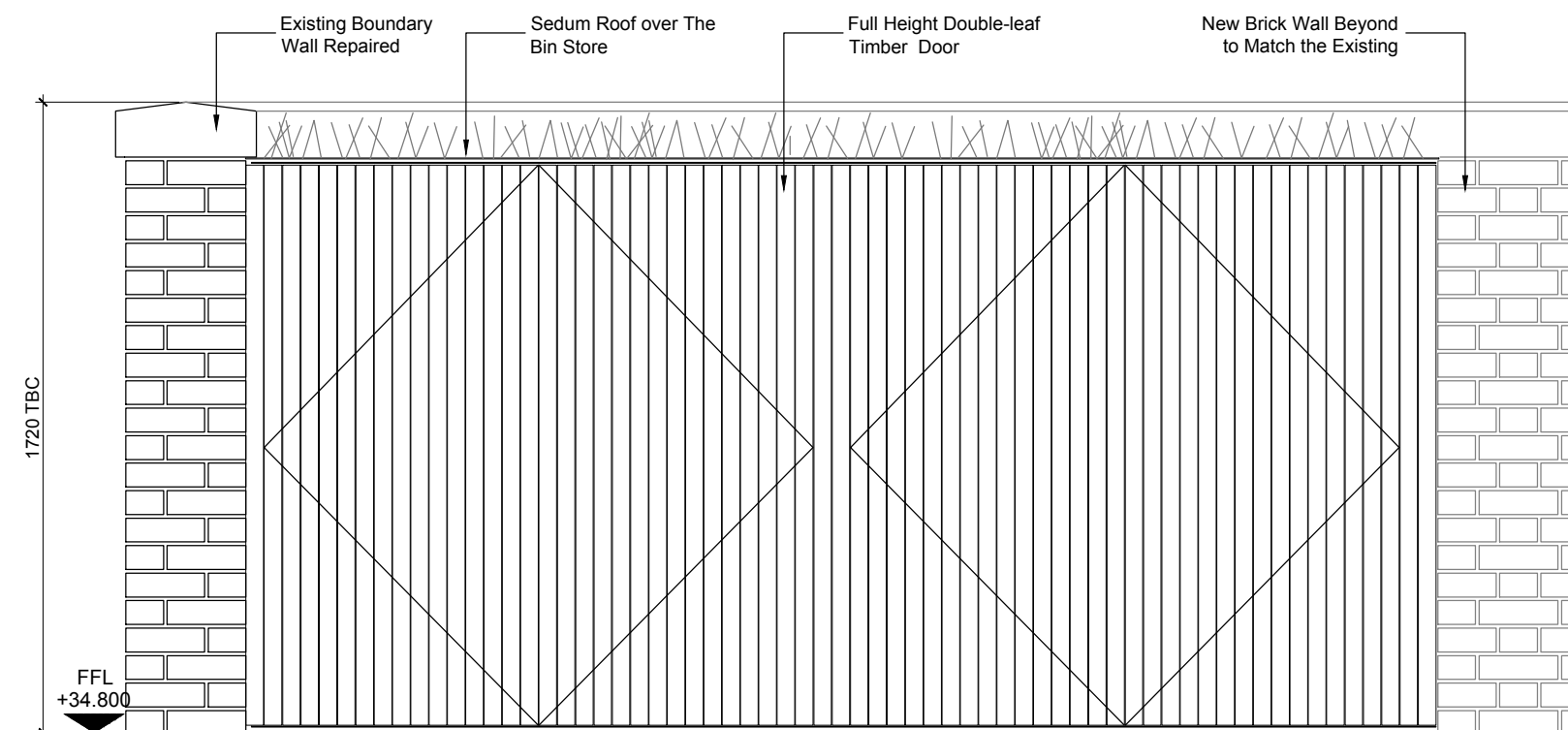
C - Bin Store Location Plan 1:500 @ A3



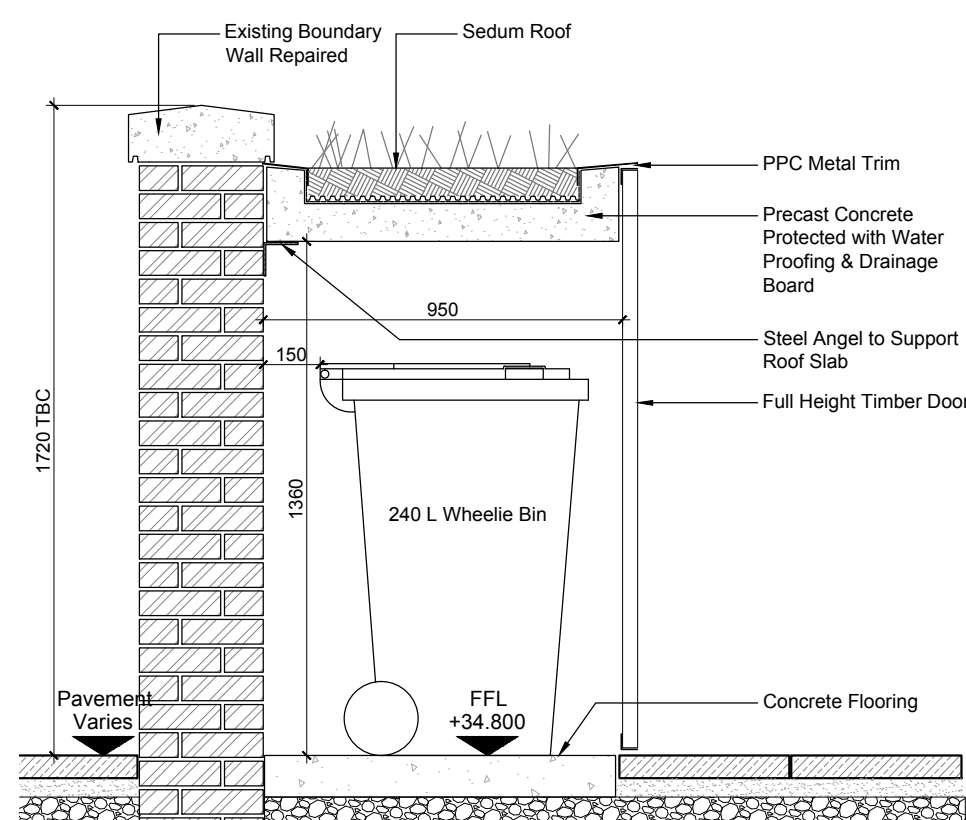
D - Bin Store Section A-A 1:20 @ A3



A - Bin Store Plan 1:50 @ A3



B - Bin Store Front Elevation 1:20 @ A3



E - Bin Store Section B-B 1:20 @ A3

Rev: P01 Date: 22.05.14 Drn: SH Chk: AW
Issue to discharge planning condition

Do not scale off this drawing
Report all errors and omissions to the Architect
Dimensions to be checked on site

SHEET INFORMATION:

Plotted by : S.HE
Plot date : 23 May 2014 17:35:24

Client:
Zen Developments

Project:
4 St Augustines Road

Title:
Bin Store
Plans, Elevations & Sections

Drawing status:
Discharge Condition

Scale @ A3
VARIES

Drawing No: 1913-00-DR-2401
Rev: P01