81 AVENUE ROAD

London NW8 6JD

WASTE REPORT

For Planning Application

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Waste Report – for a Planning Application

1) Introduction

2) Development Waste Strategy

3) Construction Site Waste

4) Post-Construction Recycling

1 INTRODUCTION

1.1 This document was commissioned by the developer of 81 Avenue Road, Camden, in order to fulfil a London Borough of Camden Planning Application requirement regarding waste and recycling;

1.2 The proposed development includes the demolition of the existing property and replacement with a new single family dwelling;

1.3 This report summarises the developer's strategy for dealing with the materials associated with the development, and their handling and treatment in terms of waste and recycling;

1.4 The use and disposal of materials is of global environmental importance. It is by now a well-established fact that the careless treatment and disposal of waste contributes to global warming from various types of gas emissions, in particular methane and carbon dioxide;

1.5 Based upon UK Government waste and recycling data:

1.5.1 The UK generated 200.0 million tonnes of total waste in 2012. 50 per cent of this was generated by Construction, with Households responsible for a further 14 per cent;

1.5.2 The recovery rate from non-hazardous construction and demolition waste in the UK in 2012 was 86.5 per cent. There is an EU target for the UK to recover at least 70 per cent of this type of waste by 2020;

1.5.3 The UK recycling rate of 'waste from households' reached 44.9 per cent in 2014, rising from 44.1 per cent in 2013 and compares to 40.4 per cent in 2010. There is an EU target for the UK to recycle at least 50 per cent of household waste by 2020;

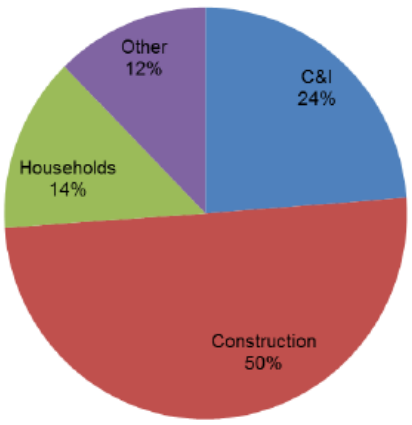
1.5.4 In 2013, 72.7 per cent of UK packaging waste was either recycled or recovered compared to 69.1 per cent in 2012. The 2013 EU target was for the UK to recycle or recover at least 60 per cent of packaging waste;

1.5.5 According to WRAP (Waste & Resources Action Programme), UK Local Authorities collected 4,672,836 tonnes of household food waste in 2016;

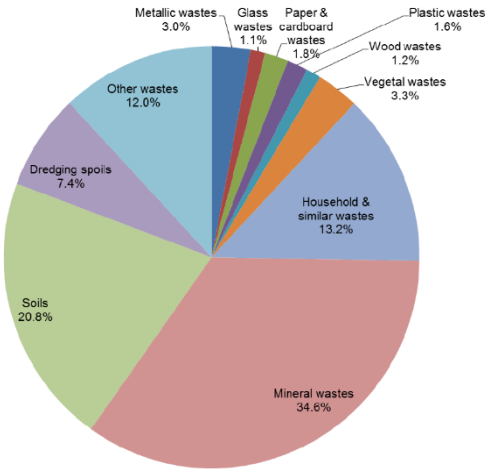
1.5.6 Almost 50 per cent of the 186.2 million tonnes of total waste that entered final treatment in the UK in 2012 was recovered;

1.5.7 The proportion that went to landfill was 26.1 per cent.

Waste generation split by Economic Activity, UK Govt Data for 2012 (Waste Statistics Regulation Return)



Waste generation split by Waste Material, UK Govt Data for 2012 (Waste Statistics Regulation Return)



2 DEVELOPMENT WASTE STRATEGY

2.1 The complete intention of the waste strategy is to reduce development waste to at least 10% of total value of materials used, and then to go beyond this into the much longer term occupation of the property;

2.2 The stages of the development at which the waste strategy will apply are wholesale, in other words:

2.2.1 During Design;

2.2.2 During Demolition;

2.2.3 During Construction;

2.2.4 During Occupation.

2.3 The overall strategy for reducing waste is based upon the following principal approaches to waste and recycling, in order of preference:

2.3.1 Refuse to use more material than is absolutely necessary;

2.3.2 Reduce waste from the development;

2.3.3 Re-use unwanted materials from the development;

2.3.4 Recycle unwanted materials from the development;

2.3.5 Finally, dispose of any left-over materials via licensed and environmentally responsible waste carriers, to landfill.

2.4 In detail, individual measures will be applied as follows:

2.4.1 Through a carefully calculated and dimensionally co-ordinated design, reduce the amount of materials which are required for the new-build structure and brought to site, in order to then reduce the amount of site waste produced;

2.4.2 Aim to maximise the percentage of demolition materials which are re-used;

2.4.3 Aim to maximise the percentage of demolition materials which are recycled;

2.4.4 Aim to minimise the amount of demolition materials which are sent to landfill;

2.4.5 Aim to maximise the percentage of construction site waste materials which are re-used;

2.4.6 Aim to maximise the percentage of construction site waste materials which are recycled;

2.4.7 Aim to minimise the amount of construction site waste materials which are sent to landfill.

3 ROLE OF THE DEMOLITION CONTRACTOR

3.1 Specific contractual obligations will be placed upon the Demolition Contractor:

3.1.1 Individual responsible to be identified for planning and preparing a Site Materials Audit;

3.1.2 Carry out a pre-demolition Site Materials Audit, to identify existing construction elements and materials which could be re-used or recycled;

3.1.3 Full waste and recycling records to be produced, along with a graphically illustrated report showing the total materials and percentages re-used on site and removed from site, in accordance with the European Waste Categories.

4 ROLE OF THE MAIN CONTRACTOR

4.1 Specific contractual obligations will be placed upon the Main Construction Contractor:

4.1.1 Site Waste Management Plan to be implemented on site;

4.1.2 Ensure that procedures and commitments to sort and divert waste from landfill are instigated, including by:

- Re-use on site (in-situ or for new applications);
- Re-use on other sites;
- Salvage/ reclaim for re-use;
- Return to the supplier via a 'take-back' scheme;
- Recovery and recycling using an approved waste management contractor;
- Composting.

4.1.3 Identify an individual responsible for planning and preparing a Site Waste Management Plan, including:

- Identification of waste management options, for each waste group, including reference to the waste hierarchy (reduce, re-use, recycle), and off-site options, in accordance with the European Waste Codes;
- Highlight arrangements to identify and manage any hazardous waste;
- Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works);
- Identify and record waste management sites, transactions and contractors for all wastes that require them. Ensure that the contracts are in place and that wastes are handled efficiently, in compliance with legal requirements such as the Duty of Care and waste registration times;
- Set targets and procedures for monitoring progress;
- Provide suitable site induction, information and training both for in-house and sub-contracted staff, guaranteeing that everyone knows the requirements of the SWMP and what is expected of them;
- Confirm that the site construction waste is being monitored;
- Measure and record the amount of waste per type produced, using an established system, such as SMARTWaste;
- Continuously update the SWMP during the Construction Phase (according to Best Practice);
- After the project completion, revise the SWMP, noting all deviations from initial targets, including resource and estimate cost changes.

4.1.4 Set target benchmarks to reduce waste generated on site, in accordance with National Best Practice:

- Target benchmarks for resource efficiency, i.e. m3 of waste per 100 m2 or tonnes of waste per 100 m2;
- So that at least 85% by weight or by volume of non-hazardous construction waste generated by the project will be diverted from landfill.

4.1.5 Where space on site is too limited for waste material segregation, it is understood that a licensed external contractor may be used to separate and process recyclable materials off site or the materials may be returned to the supplier via a take-back scheme. In this case, sufficient documentary evidence will be required which demonstrate that material segregation is carried out to the correct standards and that materials are re-used/ recycled as appropriate.

5 ENCOURAGEMENT FOR THE OCCUPIER

5.1 Specific measures to encourage and enable recycling and responsible disposal of residual waste will be designed for inclusion within the scheme, including:

5.1.1 An adequate external space, on a suitably flat and solid base, allocated for waste storage and sized to accommodate containers according to the largest of the following two volumes:

- The minimum volume recommended by British Standard 5906 (British Standards Institution, 2005) based on a maximum collection frequency of once per week. This volume is 100 litres for a single bedroom dwelling, with a further 70 litres for each additional bedroom;
- The total volume of the external waste containers provided by the Local Authority.

5.1.2 The refuse and recycling bins will be located on level hard-standing and be easy to access;

5.1.3 'Covered bin storage' will be provided EITHER by an enclosed structure (four walls, door and a roof) in which the bins would be placed if they do not have lids OR by providing bins with lids;

5.1.4 A suitably frost-protected local external mains water tap will be provided to enable cleaning, disinfection and rinsing of the bin area;

5.1.5 Facilities for household waste and recycling materials to be sorted in accordance as far as possible with the waste and recycling regime of the Local Authority, including:

- Recycling materials into a single bin of at least 30 litres (optionally, it is encouraged that this be at least 50 litres), which must be provided within a designed, adequately sized and suitably placed internal space;
- Compostable materials
  - EITHER into the Kitchen Caddy (or a container of at least 7 litres in volume) and thence into the External Caddy, both supplied by the Local Authority
  - OR into an external compost bin in the garden, for managed re-use on site and benefit of the soft landscaping;
- Garden waste (grass cuttings, weeds, dead flowers, garden prunings, leaves and bark) – to be collected by the Local Authority;
- Finally, only rubbish into the refuse bin.

5.1.6 The internal space for storing recyclable materials must be in a dedicated non-obstructive position in a cupboard in the kitchen, close to the non-recyclable waste bin, or located adjacent (within 10 m) to the kitchen in a utility room or connected garage. Free-standing recycling bins that are placed directly on the floor or in a cupboard do not comply;

5.1.7 The composting facilities will include:

- An external composting container, specifically designed for composting and sited according to the manufacturer's instructions;
- The external composting container must not be less than 8metres from windows, doors or ventilation intakes for habitable areas within the dwelling or surrounding dwellings;
- An access route from the closest external entrance door which will not exceed 30 m walking distance to the composting facilities.
- The occupier will be supplied with an Information Leaflet, including information on:
  - how composting works and why it is important;
  - the materials that can be composted (e.g. raw vegetable peelings and fruit, shredded paper, teabags etc.);
  - where home composting facilities are provided, troubleshooting information (e.g. what to do if the compost gets too dry or too wet).

5.1.8 The occupier will also be supplied with information on:

- How to contact the Local Authority's Environmental Services Department;
- Love Food Hate Waste;
- Days and Times of Refuse and Recycling collections;
- How to request or report a rubbish/ recycling problem or service;
- Reducing junk mail;
- Reducing waste while at work;
- Reducing waste while at school, college or university;
- The location of 'Recycle and Go' bins;
- The location of the Recycling and Reuse Centre at Regis Road, Kentish Town;
- Christmas trees;

- Useful links for recycling, buying recycled goods, reducing and reusing resources, waste reduction and waste related resources.