

Waste Strategy Statement

Project: 1-11A SWAINS LANE, LONDON N6 6QX

Our Ref: 1658-05-21-001

Proposal: *Erection of a part 2 / part 3 storey (above part basement level) building comprising 5 retail units (Classes A1/A2/A3) and 6 residential units (Class C3) on upper floors; and a 3 storey building comprising 3 retail units (Classes A1/A2/A3) and 5 residential units (Class C3) on upper floors; with associated car parking, landscaping and works to the public realm (following the demolition of existing buildings).*

1.0 Statement Overview

- 1.1 This waste strategy statement supports planning application 2018/5230/P which seeks to re-discharge planning condition 21 of planning permission 2017/6643/P (a variation of 2013/6674/P). This condition was previously approved under discharge application 2016/4912/P.
- 1.2 This statement will cover pre-application advise, a breakdown of the waste capacities and details for both residential buildings and the commercial units and design details of the waste storage areas. These waste provisions have been designed in accordance with Camden's 'Environmental Services Technical Waste Planning Guidance 2018' which is the supporting document for planning guidance 'CPG1 Design – Storage and collection of recycling and waste'.

2.0 Pre-application Advice

- 2.1 Pre-application discussions have been had with Camden's Principal Environmental Services Officer Linda Hall-Brunton in advance of this submission. Linda Hall-Brunton confirmed via email (dated 12.03.2019) that the proposed waste strategy details as outlined in this statement are acceptable in principle.

3.0 Residential Waste Strategy

- 3.1 West Building residential capacities:

- 1x 1100L for refuse
- 1x 1100L for recycling
- 1x 240L for food waste

- 3.2 East Building residential capacities:

- 1x 660L for refuse
- 1x 660L for recycling
- 1x 240L for food waste

- 3.3 Both East and West Building bin storage areas will be covered, ventilated, secure, have drainage, signage, lighting and a suitable surface material. Please refer to supporting drawings 'EW113 - West Building Bin Store - Rev B' and 'EW114 - East Building Bin Store - Rev B' for details.
- 3.4 Internal unlocking mechanisms will be installed in all bin stores and next to all entrance gates and access doors will be fitted with retainers so they can be held open.
- 3.5 Due to the East Building storage area being more than 10m from the access gate, on site concierge will present the bins to the kerb side for collection as noted in NPL's Planning Statement (2013) which was approved under 2013/6674/P. A temporary stopping point for the RCV will be adjacent to the private Church Walk access road which features a dropped kerb.
- 3.6 West Building bins will be collected from Highgate West Hill as noted in NPL's Planning Statement (2013) which was approved under 2013/6674/P. Bin crews will access the bin store through the electric driveway gates. All access fobs/codes

will be shared with bin crews. A dropped kerb allows access to the temporary stopping of the RCV on the adopted highway.

3.6 Residential bulky waste will be a communal service for both East and West Buildings with an allocated area behind the East Building to temporarily store bulky waste, small WEEE and electrical items, household batteries and textiles for collection. This area will be covered, ventilated, secure, have drainage, lighting, a suitable surface material and be separated from the other bin storage areas (for details please refer to drawing 'EW114 - East Building Bin Store - Rev A'). Residents have use of both the stairs and communal lifts to access the ground floor storage area. A provision of spot collections 4 times a year will be written into the tenancy agreement for refuse to be taken to Regis Road Household Waste and Recycling Centre (HWRC). Residents with access to transport are advised to take bulky waste directly to HWRC.

3.7 Fitted kitchen units will incorporate segregated recycling and refuse bins. They will feature:

- 2x compartments for mixed recycling and general waste of equal volume, each of which will be at least 60L.
- 1x 7L for food waste
- A total minimum capacity of 127L

4.0 Commercial waste strategy

4.1 All 8 commercial units within East & West Building will have a provision for internal storage areas that can accommodate:

- 2x sacks for refuse
- 2x sacks for recycling
- An additional 240L bin for any commercial unit that produces food/organic waste.

4.2 All waste will be kerb collection as all units have level access/thresholds and it is expected to be 3x weekly collections.

4.3 Any organic waste will be separated for private collection (e.g. for the fishmonger and butcher) and the bin will be a maximum capacity of 240L. The bin will be taken by the commercial tenants to a temporary stopping point for the private collection adjacent to the private Church Walk access road which features a dropped kerb within 10m.

4.4 A temporary stopping point for the RCV will be adjacent to the private Church Walk access road which features a dropped kerb (no access over the private road is permitted).

4.5 There is no access to the residential bins store areas for commercial waste.