










Kiln Place Waste Strategy June 2019




1.0	Introduction																											
1.1	<p>The waste management plan for Kiln Place has been prepared by reference to the following documents</p> <ul style="list-style-type: none">• BS5906:2005 Waste Management in Buildings – Code of Practise• Camden planning Guidance. 2015 CPGI,pp 93-100: and• Ramboll Kiln Place Phase I Waste Assessment: Existing Refuse and Recycling use and Capacity Study• Ramboll Kiln Place Phase II Waste Assessment: Waste Strategy																											
2.0	Site Description																											
2.1	<p>The site is located in Gospel Oak in the London Borough of Camden (LBC), at the edge of Kentish Town, and adjacent to Tufnell Park, near Grafton Road. A site location and environmental constraints plan can be found in Appendix 1</p>																											
2.2	<p>The Kiln Place Estate is bounded by Lambie Street to the north, Carlton Road Junction railway line to the south, Meru Close to the east, and Grafton Road to the west. Both Meru Close and Grafton Road lead on from Oak Village, which joins the B518 Mansfield Road/Gordon House Road to the north, the B518 running from north-west to north-east to the north of the site. In addition, Grafton Road also leads onto the Prince of Wales Road, which joins the A400 Kentish Town Road to the south-east of the site. To the east is another residential estate at Meru Close, and fronting Grafton Road to the west residential houses front Grafton Road. To the north are more residential units, the Gospel Oak Primary School and Parliament Hill Fields. To the west is Lismore Circus which contains an outdoor gym and nursery.</p>																											
3	Report Objectives and Sources																											
	<p>This report seeks to provide further information to the Planning Officer as part of a Minor Material Amendment Application to amend the planning permission and includes the following information:-</p> <ol style="list-style-type: none">1. Analysis of the Existing Estate2. Proposed Development3. Strategic Proposals4. Waste Assessment																											
3.1	Proposed Development																											
	<p>Kiln Place is an existing social housing estate constructed in the late 1960’s. There are in total 164 units on the estate. An analysis of the number of blocks and units contained can be seen in the following Table 3.1. The report assumes a maximum occupancy of the estate with no overcrowding thus the current waste generation could be attributes to 421 residents.</p>																											
Table 3.1 (See Appendix 2)																												
	<table><tr><th>Block</th><th>Total Units</th><th>Units 3 Bed +</th></tr><tr><td>1-64</td><td>64</td><td>33</td></tr><tr><td>65-80</td><td>16</td><td>9</td></tr><tr><td>81-96</td><td>16</td><td>12</td></tr><tr><td>97-104</td><td>8</td><td>4</td></tr><tr><td>105-116</td><td>12</td><td>5</td></tr><tr><td>117-164</td><td>48</td><td>24</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Block	Total Units	Units 3 Bed +	1-64	64	33	65-80	16	9	81-96	16	12	97-104	8	4	105-116	12	5	117-164	48	24						
Block	Total Units	Units 3 Bed +																										
1-64	64	33																										
65-80	16	9																										
81-96	16	12																										
97-104	8	4																										
105-116	12	5																										
117-164	48	24																										
3.2	Strategic Proposals																											
	<p>The strategic proposals have been drafted to consider necessary and desired improvements to the estate for new housing, and improved landscaping. New housing is proposed at six plots within the existing estate, as shown in Appendix 3</p> <ul style="list-style-type: none">• Site 1: A row of six 3 bedroom houses with courtyards and lawned areas, following the curve of the street. Building heights alternate between one and four storeys high.• Site 2: A row of two 2 bedroom houses with courtyards, following the curve of the street. Building heights alternate between one and two storeys.																											

	<ul style="list-style-type: none"> • Site 3: Two 1 bedroom maisonettes proposed to complete the corner of existing buildings 65-80 and 81-96 Kiln Place. The building heights vary between one to four storeys, completing the new terrace elevation formed by the cottages of Plot 2. • Site 4: One 3 bedroom house with a courtyard proposed to complete the corner of existing buildings 1-64 Kiln Place. The building height varies between one and three storeys. • Site 5: One 2 bedroom upper maisonette, one 1 bedroom house and one 1 bedroom ground floor flat with a courtyard proposed to complete the corner of existing buildings 97-104 and 105-116 Kiln Place. Building heights vary between one and three storeys high. • Site 6: One bedroom ground floor flat with a private courtyard to the front and back. Roof terrace is accessed through existing flats and provides two gardens for two existing flats of block 117-164. 					
3.3	Analysis of units in each block					
	The following table 3.3 sets out the occupancy of the proposed development sites. This shows an increase of 56 residents therefore the new population would be 477 persons					
	Unit no.	Bedspace/persons	GIA (Sqm)	Tenure	Total Occupancy	
	Unit 1.1	3 Bed/5 Persons	105	Market Sale	5	
	Unit 1.2	3 Bed/5 Persons	109.5	Market Sale	5	
	Unit 1.3	3 Bed/5 Persons	111.5	Market Sale	5	
	Unit 1.4	3 Bed/5 Persons	111	Market Sale	5	
	Unit 1.5	3 Bed/5 Persons	104	Market Sale	5	
	Unit 1.6	3 Bed/5 Persons	102	Market Sale	5	
	Unit 2.1	2 Bed/4 Persons	89	Market Sale	3	
	Unit 2.2	2 Bed/4 Persons	99	Market Sale	4	
	Unit 3.1	1 Bed/2 Persons	73	Social Rent	2	
	Unit 3.2	1 Bed/2 Persons	50	Social Rent	2	
	Unit 4	3 Bed/5 Persons	96	Social Rent	5	
	Unit 5.1	1 Bed/2 Persons	49	Social Rent	2	
	Unit 5.2	2 Bed/4 Persons	83	Social Rent	4	
	Unit 5.3	1 Bed/2 Persons	52	Social Rent	2	
	Unit 6	1 Bed/2 Persons	67	Social Rent	2	
				Total	57	
3.4	Waste Assessment					
	<p>Several waste streams are discussed in this report and the following definitions should be assumed throughout:</p> <ul style="list-style-type: none"> • Residual waste - waste that cannot be recycled (including both waste that is inherently unrecyclable and waste that has only been rendered unrecyclable by having been mixed with other waste). • Recyclable materials - materials that can be re-processed into marketable products providing they have been kept separate from other waste. The Code for Sustainable Homes (2010) requires at least three of the following to be collected: paper; cardboard; glass; plastics; metals (tins and cans); and, textiles (clothes and shoes). BREEAM 2008 requires storage and collection for six types of the following: paper; cardboard; packaging; plastics; glass (segregated into brown, green and clear); metals; batteries; timber; fluorescent lamps; vegetable oils; and mineral oils. • Biodegradable waste - waste that is capable of undergoing anaerobic or aerobic decomposition. Examples include garden and kitchen waste (including fruit and vegetables peelings, meat scraps, bone, paper and dairy products). This is according to the definition of "biodegradable waste" included in BS5906:2005. • Bulky waste – single household items of such size and weight that cannot be accommodated in an individual waste container (bin in a bin store), such as furniture, as defined in BS5906:2005. • WEEE – waste electrical and electronic equipment (WEEE) has been identified as a "priority waste stream" by the European Commission. WEEE includes items such as electrical household appliances, IT equipment, electrical toys, lighting equipment and electrical tools. • Hazardous waste - any material discarded by a household, which is difficult to dispose of, or which puts human health or the environment at risk because of its chemical or biological nature, as defined in BS5906:2005. Examples include fluorescent tubes, paints, motor fluids and clinical waste. 					
3.5	Waste Collection at the Site					

	Waste collection at Kiln Place estate is undertaken every Tuesday and Thursday from 7am – 1.30pm. The site has its own recycling point in situ. All recycling, including paper, glass, plastic, aluminium and food waste, and general household waste is collected on the same day.					
4.0	Summary of Waste Surveys					
4.1	Waste Survey 2014					
	<ol style="list-style-type: none"> 1. A Waste Survey was conducted on Tuesday 14th January 2014 to determine the current waste capacity of the site. The survey was carried out by Ramboll surveyors. Who had full access to the site including both, the external waste areas and internal refuse stores. 2. Nine waste locations were surveyed. Four of these are located in internal refuse stores and five were located outdoors immediately adjacent to buildings. All of the storage areas are easily accessible by road. The location of these bins is shown in Appendix 4 3. Each location had varying numbers and types of bins and the following table 4.1 sets out the different bin types identified on site and the total counts of each for each of the respective nine locations. 4. As summarised in Table 4.1, in total the waste storage areas at Kiln Place include general waste bins (20 Continental Trade 1,100l bins and one green 240l wheelie bin), mixed recycling (13 Continental Trade 1,280l bins) and food waste bins (3 Continental 500l bins). Hence, the total waste storage capacity of the site is 40.38m³, out of which 55% is allocated for general waste and 45% is for recyclables (mixed recycling and food waste). 5. This is slightly below the recommendation outlined in BS 5906:2005 Waste Management in Buildings which suggest that the storage area to be allocated for recyclable waste should ideally be 50% by volume. 					
	Table 4.1 Bin Type Count by Location					
	Waste Location	Description	Bin Type Count			
			Continental Trade	Continental 1280 Recycling	Continental 500 Recycling	Wheelie Bin
			(general household waste, 1,100l)	(mixed recycling, 1,280l)	(food waste 500l)	(general household waste 240l)
	1	Located outdoors, to the north west of the site, next to the building named the Shak. Assumed to collect waste from Shak only	0	0	0	1
	2	Located outdoors, to the north east of the site on Lamble Street. Assumed to be mainly used by the residents of 117-164 Kiln Place	0	3	1	0
	3	Internal refuse store to the north east of the site at 117-164 Kiln Place. Assumed to be mainly used by the residents of 117-164 Kiln Place	3	0	0	0
	4	Internal refuse store to the east of the site on the corner of 81-96 and 65-80 Kiln Place	2	5	1	0
	5	Internal refuse store to the south east of the site on the corner of 1-64 Kiln Place and 65-80 Kiln Place	4	0	0	0
	6	Located outdoors, to the south of the site opposite the playground. Assumed to be mainly used by 97-116 and 1-64 Kiln Place residents	0	5	1	0
	7	Located within an open refuse store to the south west of the site on the corner of 105-116 and 97-104 Kiln Place. Assumed to be mainly used by 97-116 and 1-64 Kiln Place	5	0	0	0
	8	Internal refuse store to the south west of the site on the corner of 105-116 and 97-104 Kiln Place. Assumed to be mainly used by 97-116 and 1-64 Kiln Place residents	3	0	0	0
	9	Internal refuse store to the north west of the site on the corner of 117-164 Kiln Place. Assumed to be mainly used by 117-164 Kiln Place	3	0	0	0

	Total Count	20	13	3	1
4.2	Waste Volume				
	For each bin the volume of waste held at the time of the survey was estimated. Table 4.2 summarises the results and demonstrated the total level of utilisation of the bins at the site. A breakdown of volumes recorded at each waste storage area is provided in Appendix 5.				
	Table 4.2: Monitored waste volumes				
	Bin Type	Total Available Capacity (1)	Volume Held (1)	Utilisation Level (%)	
	General waste (Continental Trade)	22,000	18,975	86	
	General waste (Wheelie Bin)	240	180	75	
	Total for general waste	22,240	19,155	86.12	
	Mixed Recycling (Continental 1280)	16,640	8,320	50	
	Food waste (Continental 500)	1,500	1,125	75	
	Total for recyclables	18,140	9,445	52	
	Total for site	40,380	28,600	71	
4.3	It can be seen from the table above that no bin type was fully utilised; there is capacity within each type. The general waste bins have the highest utilisation rate at 86% in total, while the mixed recycling bins have the lowest at 50%. The site generated over twice as much general waste compared to recyclables, as can be evidenced from the high utilisation rate and the highest number of bins at the site.				
4.4	It is also worth noting that there were no bin bags left lying around the waste storage areas. The majority of the waste had been deposited inside the bins. This would have been partly due to the tenant signs which tried to encourage the residents to do so (please see Appendix 5). On the other hand, the majority of the waste storage areas had sufficient capacity left inside the bins, as none of the bins were overflowing, although some were near full capacity.				
4.5	Evaluation of Waste Survey 2014				
	a) The Ramboll report summarised the existing refuse and recycling use and capacity of the Kiln Place estate and identified a number of matters with regard to waste management that would need to be addressed during the development of the site.				
	b) Kiln Place estate has currently nine waste storage areas located across the site in either internal refuse stores or in open air. The storage areas collect mixed recycling, food waste and general municipal waste. Camden Council organises waste collection from the estate twice a week. The total waste storage capacity of the site is 40.38m ₃ , out of which 55% is allocated for general waste and 45% is for recyclables (mixed recycling and food waste). This is slightly below the BS 5906:2005 recommendations, which suggest that 50% of waste collection capacity is allocated for recycling at a residential site.				
	c) At the time of the survey, the recorded utilisation rate of general waste bins was 86% while the utilisation rate of recycling bins was 52% by volume. This equated to 19.15 m ₃ of general waste and 9.45 m ₃ of recyclables having been stored since the last collection by the council five days prior to the survey. The results indicated that overall, there is spare capacity for waste storage at the site. Assuming a maximum occupancy of the estate with no overcrowding, the current waste generation could be attributed to 421 residents.				
	d) In general, the nine waste storage areas were spread out around the site and easily accessible via road for waste collectors. The storage areas were well aerated, lit and did not immediately face any ground floor windows. Approximately 97% of building facades with dwelling entrances were within 30m of a waste storage area, however only 49% were within 30m radius of recycling collection points. This suggested that improvements in the locations of recycling collection points could be made, which could encourage recycling as a result of increased convenience.				
	e) Despite the spare capacity for waste storage overall, a number of waste collection points were recorded to be more heavily utilised than others, due to their proximity to a higher number of residential units. Storage sites 6, 7 and 8 as shown on Appendix 4 were assumed to be the most heavily utilised.				

5.0	Waste Survey June 2019 – An assessment of existing Refuse and Recycling during construction phase						
5.1	A waste survey was conducted in June 2019 to determine the current waste capacity of the site. The survey was carried out by Debra Constance, Senior Development Manager, CIP Regeneration Team London Borough of Camden. Nine waste locations were surveyed and these can be seen in Appendix 6 . Eight were located outside with one remaining internal waste storage area. The location of the waste storage areas and volume broken down in to each waste type is shown in Table 5.1.						
Table 5.1 Bin Type Count by Location June 2019							
	Waste Location	Description	Bin Type Count				
			Continental Trade	Continental 1280 Recycling	Continental 500 Recycling	Wheelie Bin	
			(general household waste, 1.100l)	(mixed recycling, 1,280l)	(food waste 500l)	(general household waste 240l)	
	A	Located outdoors, to the north east of the site on Lamble Street. Assumed to be mainly used by the residents of 117-164 Kiln Place	5	0	1	0	
		Bulk Storage Located along Lamble Street					
	B	Located outdoors, to the north east of the site on Oak Village.	0	3	1	0	
	C	Located outdoors, to the south east of the site on the corner of 1-64 Kiln Place and 65-80 Kiln Place	3	1	0	0	
	D	Located Outside to the west of the Playground. Assumed to be mainly used by 97-116 Kiln and 1-64 Kiln Place residents	7	0	1	0	
							
	E	Located Outside to the rear of 97-104 Kiln Place. Plus Bulk Storage	0	2	0	0	
	F	Located Outside, to the south west of the site. North of the entrance at Grafton Road. Assumed to be used mainly by Assumed to be mainly used by 97-116 and 1-64 Kiln Place	3	0	0	1	
	G	Located Outside, to the south west of the site. South of the entrance at Grafton Road. Assumed to be used mainly by Assumed to be mainly used by 97-116 and 1-64 Kiln Place	0	2	0	0	

	H	Located outdoors to the north west of the site, next to the building named the Shak. Assumed to collect waste from Shak only	0	0	0	1	
	I	Internal refuse store to the north west of the site on the corner of 117-164 Kiln Place. Assumed to be mainly used by 117-164 Kiln Place	3	1	0	0	
							
	Total Count		21	9	3	2	
5.2	In summary the waste storage areas at Kiln Place include general waste bins (21 Continental Trade 1,100l bins, 9 Recycling Bins 1,280l, 3 Food Waste Bins 500l, and 2 Wheelie bins 240l						
	<p>No assessment of volume has been made but at times there has been more waste at locations D and E. This has been managed by the Estate Management Team who have been attending Construction Working Group meetings with the CIP Regeneration Team enabling them to better understand the construction programme and the impact on the estate. The meeting is also attended by the Kiln Place TRA and the building contractor Neilcott Construction Ltd. Waste is a regular item at every meeting. The strategy has been to listen to the local caretaker and residents and to provide bins where there is the greatest need.</p> <p>The waste capacity is as follows:-</p>						
5.2: Monitored waste volumes							
	Bin Type		Total Available Capacity (1)	Volume Held (1)		Utilisation Level (%)	
	General waste (Continental Trade)		19,800				
	General waste (Wheelie Bin)		240				
	Total for general waste		20,040				
	Mixed Recycling (Continental 1280)		10,240				
	Food waste (Continental 500)		1,500				
	Total for recyclables		11,740				
	Total for site		31,780				
5.3	Evaluation Conclusion						
	<ul style="list-style-type: none">Four internal waste storage rooms have been demolished. Only one remains.There are four new permanent sites for waste storage.All waste is collected communally with existing residents expected to bring waste to the bins to any of the seven waste areas.General waste is segregated from recycling, food waste and bulk itemsAll waste is stored in areas facing the highways accessible to collection vehicles as they are adjacent to the road whereEstate Services monitoring team have managed the balance of location of bins. Moving bins to the areas of greatest need when required.						

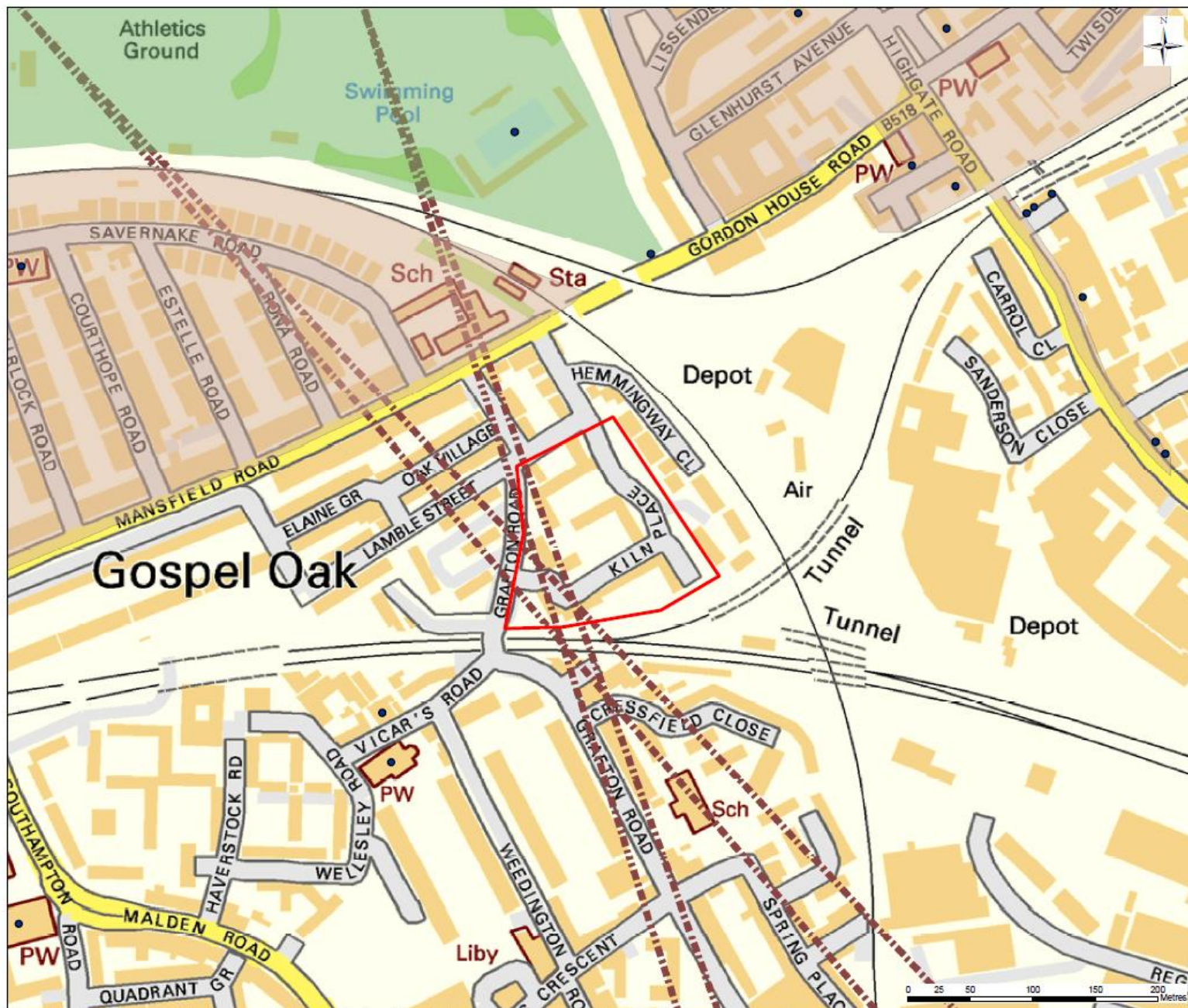
6.0	Analysis of Required Refuse and Waste Capacity for Completed Project			
6.1	As a result of the development proposals, several waste storage areas were demolished. This table shows the original waste locations, which are to be demolished and which are to be retained.			
	Waste Facility Location	Description	Type of Waste	Demolish Retain
	1	Existing waste location to remain which is located outdoors to the north-west of the site, next to the Building named the 'Shack'.	General	Retain
	2	Existing waste location to remain which is located outdoors to the north-east of the site on Lamble Street.	Recycle	Retain
	3	Existing waste location to be demolished and rebuilt; an internal refuse store to the north-east of the site at 117-164 Kiln Place and External MetroSTOR adjacent	Mixed	Demolish
	4	Existing waste location to be demolished and rebuilt; an external refuse store to the north-east of the site adjacent to the internal refuse store at 117-164 Kiln Place	General	Demolish
	5	Existing waste location to be demolished and relocated; located outdoors to the south-east of the site to the corner of 1-64 Kiln Place.	General	Demolish
	6	Existing waste location to change to Bulk Store located outdoors to the south of the site opposite the playground.	Recycling	Change
	7	Existing waste location to be demolished; located to the south-west of the site adjacent to entrance of Kiln Place/Grafton Road	General	Demolish
	8	Existing waste location to be demolished; located to the south-west of the site adjacent to Unit 5.3.	General	Demolish
	9	Existing waste location to remain which is located to the north-west of the site on the corner of 117-164 Kiln Place.	General	Retain
6.2	History of Planning			
	<p>The original approved strategy was for 4 new refuse stores to replace the demolished single storey buildings which previously housed bins for their respective blocks. These new stores were sized to accommodate the required number of bins for each block and 5 of the existing new dwellings (Units 3.1, 3.2, 5.1, 5.2 and 5.3) as outlined in Ramboll's Waste Assessments.</p> <p><u>Full Planning permission – Approved March 2015: Appendix 7</u></p> <ul style="list-style-type: none"> Waste Assessment Phase 1 (by Ramboll) Waste Assessment Phase 2 (by Ramboll) <p><u>MMA - Approved March 2017:</u></p> <ul style="list-style-type: none"> Application Planning letter outlining very minor revisions to bins at Site 3 under MMA (See page 3 highlighted sentences) Appendix 8 Appendix 9 Ground Floor Plan (2 parts) showing approved revisions under MMA. (I have added annotations in red to clearly indicate each of the refuse stores approved under the permission). There was a count of bins by location and volume broken down in to each waste type is shown in Table 6.1. 			

6.1	MMA Approved Refuse Scheme 2017							
	Table 6.1 Bin Type Count by Location Approved MMA March 2017							
	Waste Location	Description	Bin Type Count					
			Continental Trade	Continental 1280 Recycling	Continental 500 Recycling	Continental 1750 Recycling	Wheelie Bin	Wheelie Bin
			(general household waste, 1.100l)	(mixed recycling, 1,280l)	(food waste 500l)		(mixed recycling 280l)	(general household waste 240l)
	1	An existing refuse store relocated from the Foyer into bulk refuse room. under 117-164 Plus Bulk Store	3	2	1	0	0	0
	2	(Site 3) Located outdoors, to the east of the site in the new courtyard adjacent new build unit 3.1.	3	1	0	1	0	0
	3	(Site 4) Located outdoors, to the south east of the site on the corner of 1-64 Kiln Place and 65-80 Kiln Place	3	2	0	0	0	0
	4	(Site 5) Internal refuse store to the east of the site on the corner of 81-96 and 65-80 Kiln Place	4	1	0	0	0	0
	5	Located outdoors, to the north east of the site on Lambie Street. Assumed to be mainly used by the resident of 117-164 Kiln Place	3	0	0	0	0	0
	6	Located outdoors to the north west of the site, next to the building named the Shak. Assumed to collect waste from Shak only	0	0	0	0	0	1
	7	Internal refuse store to the north west of the site on the corner of 117-164 Kiln Place. Assumed to be mainly used by 117-164 Kiln Place	3	1	0	0	0	0
	Unit 1.1	165 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.2	166 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.3	167 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.4	168 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.5	169 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.6	170 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 2.1	171 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 2.2	172 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 4	174 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 6	173 Kiln Place External Refuse	0	0	0	0	1	1
	Total Count		19	7	1	1	10	11

6.2	Revised Planning Strategy							
	<p>During construction as result of events on site and further consultation it became apparent that we would need to apply for a further change to planning because</p> <ul style="list-style-type: none"> a) An electrical cable buried 100mm under the site of the paving slab meant we had to re-site the proposed bins at Refuse Store 2 b) The completed shared surface on Kiln Place has led to complaints from the Estate Services team and Kiln Place TRA that the individual bin collection particularly to sites 1 and 2 will lead to nuisance. This is because the shared surface in those locations is a busy thoroughfare not just for Kiln Place but for residents at Meru Close. If the bins are left outside the property on the shared surface this could be nuisance. c) Kiln Place TRA have asked the CIP Regeneration Team to re- consider the siting of approved store 01. This is because residents were concerned that the domestic waste sited under these flats would lead to smells in the flats above in 117-164 Kiln Place. d) Change in Estate Management Strategy to introduce MetroSTOR where possible. e) Appendix 10 shows the revised proposals and travel distances f) Details of the proposed location of waste stores around the entire estate are shown in Table 6.2 							
	Revised Waste Scheme July 2019							
	Bin Type Count by Location							
	Waste Location	Description	Bin Type Count					
			Continental Trade	Continental 1280 Recycling	Continental 500 Recycling	Continental 750 Recycling	Wheelie Bin	Wheelie Bin
			(general household waste, 1.100l)	(mixed recycling, 1,280l)	(food waste 500l)		(mixed recycling 280l)	(general household waste 240l)
	1	Located internal refuse store under 117-164 Plus Bulk Store	6	3	0	0	0	0
	2	(Site 3) Re-Located outdoors, to the west of the playground assumed mainly used by 97 + Bulk Store	4	2	1	0	0	0
	3	(Site 4) Located outdoors, to the south east of the site on the corner of 1-64 Kiln Place and 65-80 Kiln Place	3	2	0	0	0	0
	4	(Site 5) Internal refuse store to the east of the site on the corner of 81-96 and 65-80 Kiln Place	4	4	0	0	0	0
	5	Located outdoors, to the north east of the site on Lamble Street. Assumed to be mainly used by the resident of 117-164 Kiln Place	0	3	0	0	0	0
	6	Located outdoors to the north west of the site, next to the building named the Shak. Assumed to collect waste from Shak only	0	0	0	0	0	1
	7	Internal refuse store to the north west of the site on the corner of 117-164 Kiln Place. Assumed to be mainly used by 117-164 Kiln Place	3	0	0	0	0	0
	Unit 1.5	169 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 1.6	170 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 2.1	171 Kiln Place External Refuse	0	0	0	0	1	1
	Unit 2.2	172 Kiln Place External Refuse	0	0	0	0	1	1

	Unit 6	173 Kiln Place External Refuse	0	0	0	0	1	1
	Total Count		20	14	1	1	5	6
6.3	<p>The revised strategy includes the following changes</p> <p>Revision #1 (Refuse Store 1 location)</p> <ul style="list-style-type: none"> Units 1.5, 1.6, 2.1, 2.2 & 6 retain individual bins and collection as per planning permission. Units 1.1-1.4 & 4 become part of communal bins and collection and will be assimilated in to Refuse Store 1 Unit 4 assimilated into Refuse Store 3 (as previously discussed and agreed with Principal Environmental Services Officer) 							
	<p>Revision #2 (Refuse Store 4 location)</p> <ul style="list-style-type: none"> Refuse Store 4 has been relocated from adjacent the front of 5.3 and is now at the entrance to the scheme on concrete based surrounded by MetroSTOR modular panels. The location is near Grafton Road entrance but within the estate road. There are 3 surplus Eurobins in this area which are a positive addition to the application 							
	<p>Revision #3 (Refuse Store 2 location due to UKPN services)</p> <ul style="list-style-type: none"> The original location has been abandoned due to a UKPN cable approx. 100mm under the paving slab. The store has been relocated adjacent to the playground and is shown on the attached plan. This is a location where the Ramboll survey noted that refuse bins were utilized the most across the site. see item 4.5.c 							
6.4	Further Details of Bin Stores							
6.4.1	<p>Bins are secured in several ways</p> <ul style="list-style-type: none"> Internal Store - within the building's footprint and collection points are located adjacent to public highways Enclosed MetroSTOR waste units which are enclosed wheels and recycling bins leaving no space for refuse to be deposited outside of the receptacle provided Where the bins are on a concrete plinth we have provided Bin Storage Visual Screens Details of MetroSTOR outdoor storage systems at Storage Sites 1,2,3 and 4 See Appendix 11 							
6.4.2	<p>We can confirm the following details for all Waste Disposal Bin Areas</p> <ul style="list-style-type: none"> Residents will be responsible for transferring their waste to the refuse store using a key fob. The horizontal distance between any dwelling and its refuse store will be less than thirty metres to ensure compliance with Part H of the building regulations and the Code for sustainable homes. The refuse collector will be transferring the bins to the refuse collection area on the agreed collection days using a shared key fob. Refuse waste is segregated and concentrated into 1,100 litre wheeled bin, Mixed Recycling into 1100 litre, Food waste into 240 litre, WEEE into 1 cubic metre and Textiles into 1 cubic metre. The refuse collectors will transfer the waste from the collection point towards the nearest drop kerb and onto the refuse vehicle in which it shouldn't be no more than 10 metres away. Please see Appendix 10 There are two bulky waste storage areas on the site. These are shown on the plan Appendix 10. The Residents will be responsible to dispose of Household hazardous waste themselves by liaising with the Council Waste Department and organize it to be taken to the relevant space suggested by them. 							

Appendices	
Appendix 1	• Site Location and Environmental Constraints Plan
Appendix 2	• Analysis of Units in Each Block Kiln Place
Appendix 3	• Kiln Place Strategic Proposals
Appendix 4	• Waste Survey Locations 2014
Appendix 5	• Waste Survey Results 2014
Appendix 6	• Waste Survey Location June 2019
Appendix 7	• Rampoll's Waste Assessment Phase 1 & Phase 2
Appendix 8	• MMA Approved Application Letter March 2017
Appendix 9	• Plan showing approved revisions under MMA March 2017
Appendix 10	• Plan showing proposed MMA July 2019
Appendix 11	• Specification Details of MetroSTOR Outdoor Storage details



- Legend**
- Site Boundary
 - Listed Building
 - Metropolitan Open Land
 - Conservation Area
 - Strategic Landmark Viewing Corridor

Project Title

**Kiln Place,
Camden**

Figure Title

**Environmental
Constraints**

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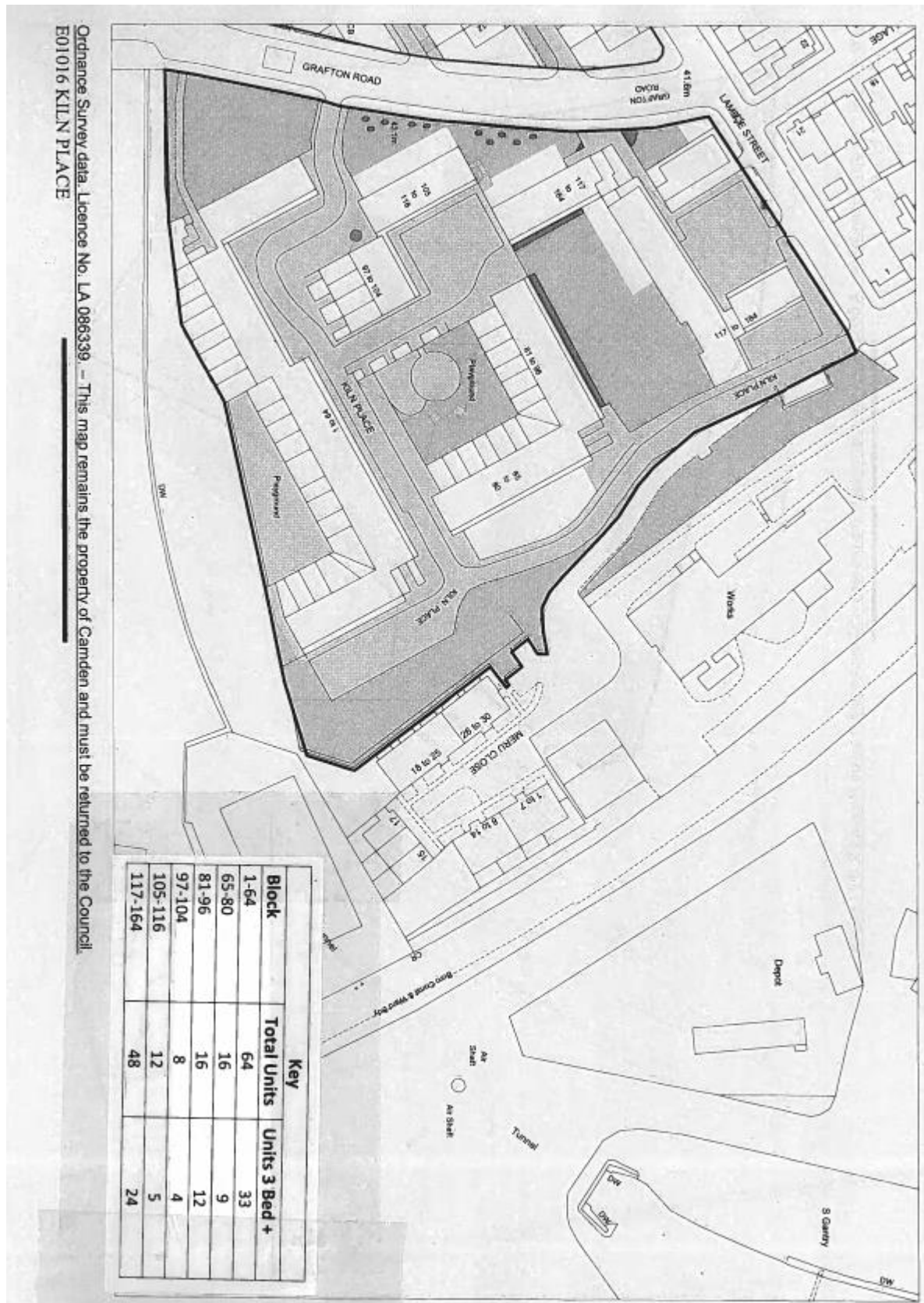
Date
16/09/2013

Prepared By
CS

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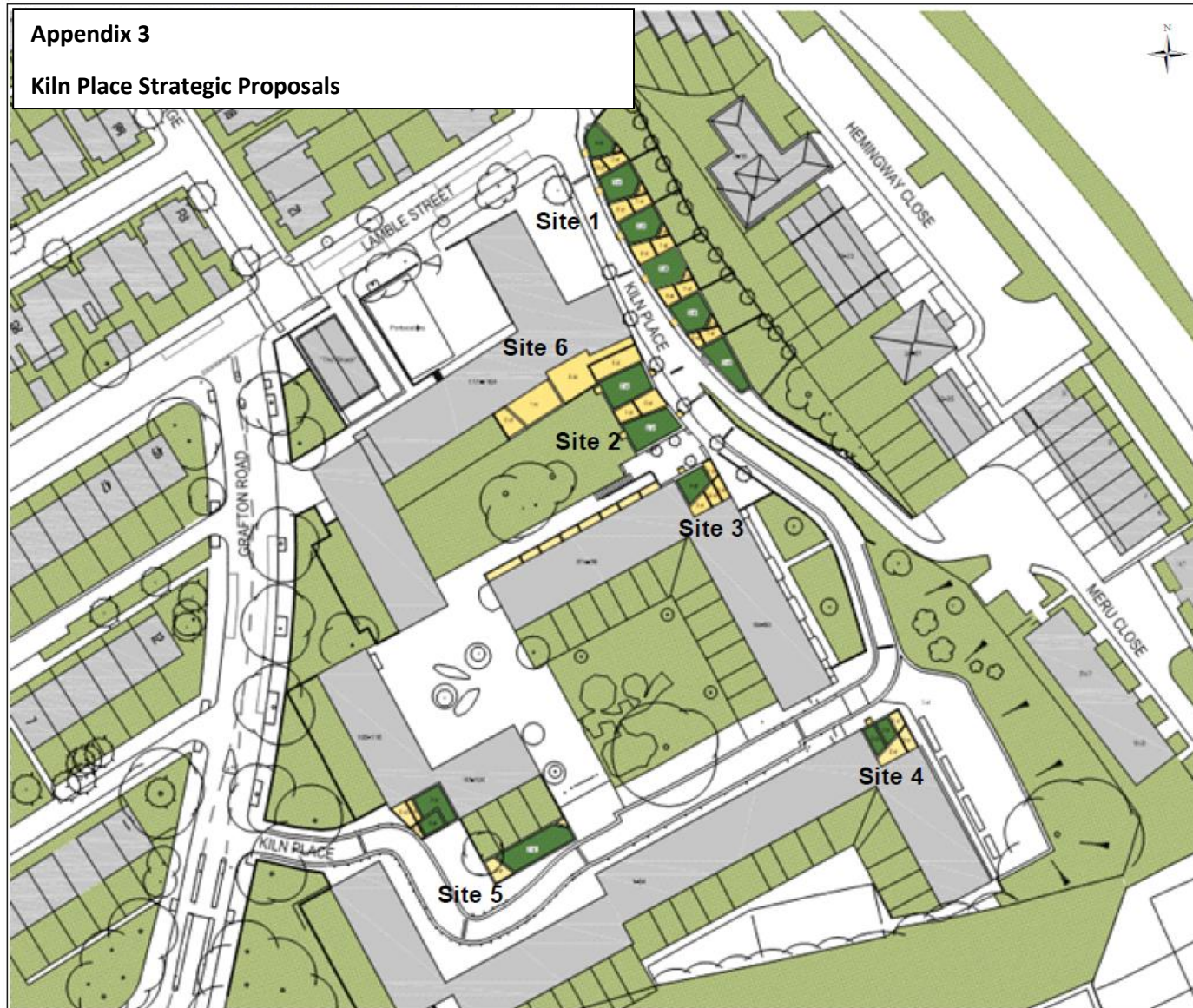
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Appendix 2



Appendix 3

Kiln Place Strategic Proposals



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Peter Barber Architects
Design & Access
Statement

Client

Camden Council

Project Title

**Kiln Place,
Camden**

Project Number

61031879

Figure Title

Proposed Development

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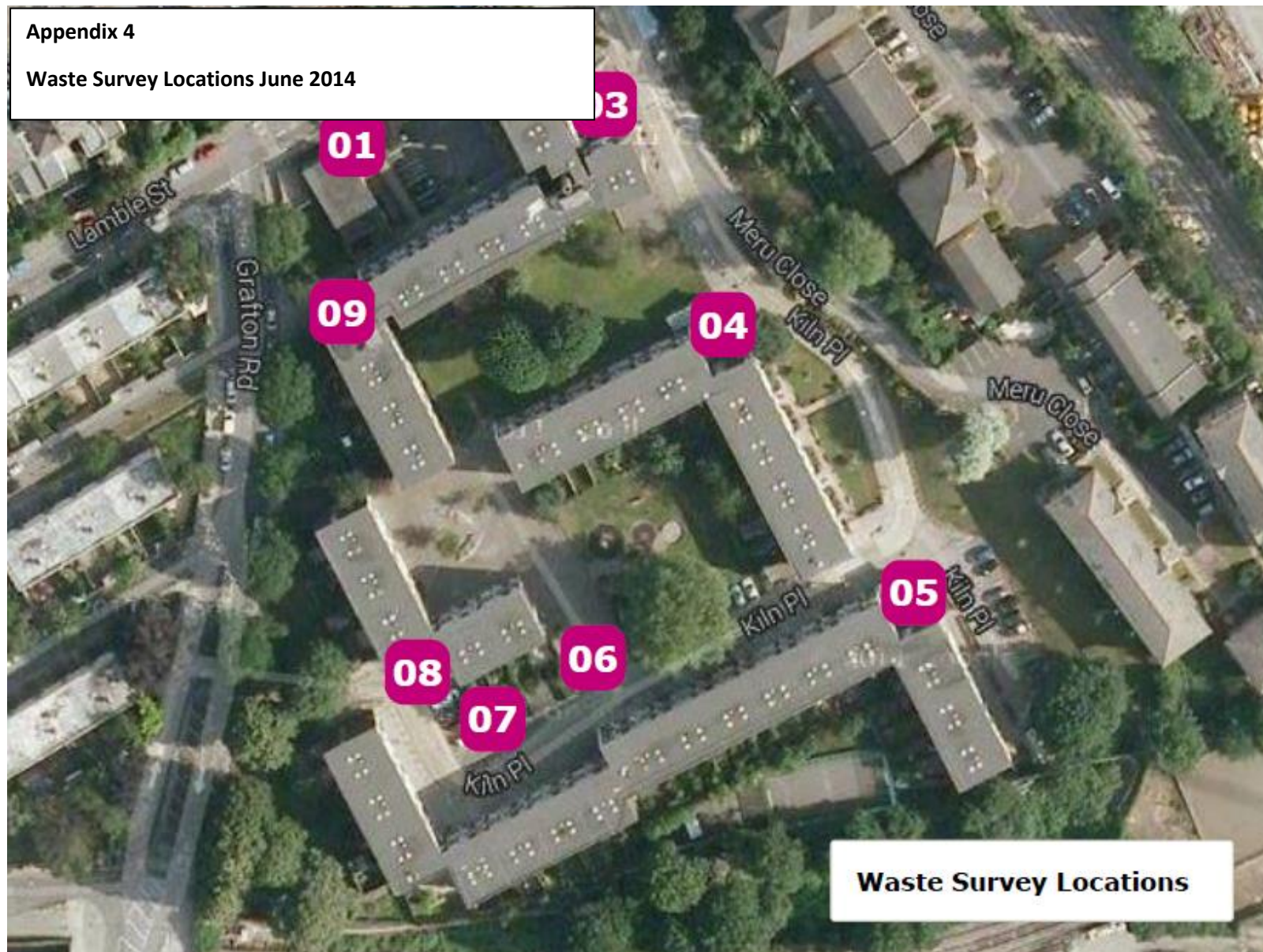
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Appendix 4

Waste Survey Locations June 2014



Appendix 5

Kiln Place Waste Survey Results 2014

Site no.	Continental Trade 1,100l (general waste)	Total Volume (l)	% utilised	Volume utilised	Continental 1,280l (mixed recycling)	Total Volume (l)	% utilised	Volume utilised	Continental 500l (food waste)	Total Volume (l)	% utilised	Volume utilised	Wheeler Bin (240l)	Total Volume (l)	% utilised	Volume utilised
1	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0	1	240	75.00%	180
2	0	0	0.00%	0	3	3840	50.00%	1920	1	500	50.00%	250	0	0	0.00%	0
3	3	3300	66.67%	2200	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
4	2	2200	100.00%	2200	5	6400	45.00%	2880	1	500	75.00%	375	0	0	0.00%	0
5	4	4400	56.25%	2475	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
6	0	0	0.00%	0	5	6400	55.00%	3520	1	500	100.00%	500	0	0	0.00%	0
7	5	5500	100.00%	5500	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
8	3	3300	100.00%	3300	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
9	3	3300	100.00%	3300	0	0	0.00%	0	0	0	0.00%	0	0	0	0.00%	0
Total	20	22000	n/a	18975	13	16640	n/a	8320	3	1500	n/a	1125	1	240	n/a	180

Overall Utilisation

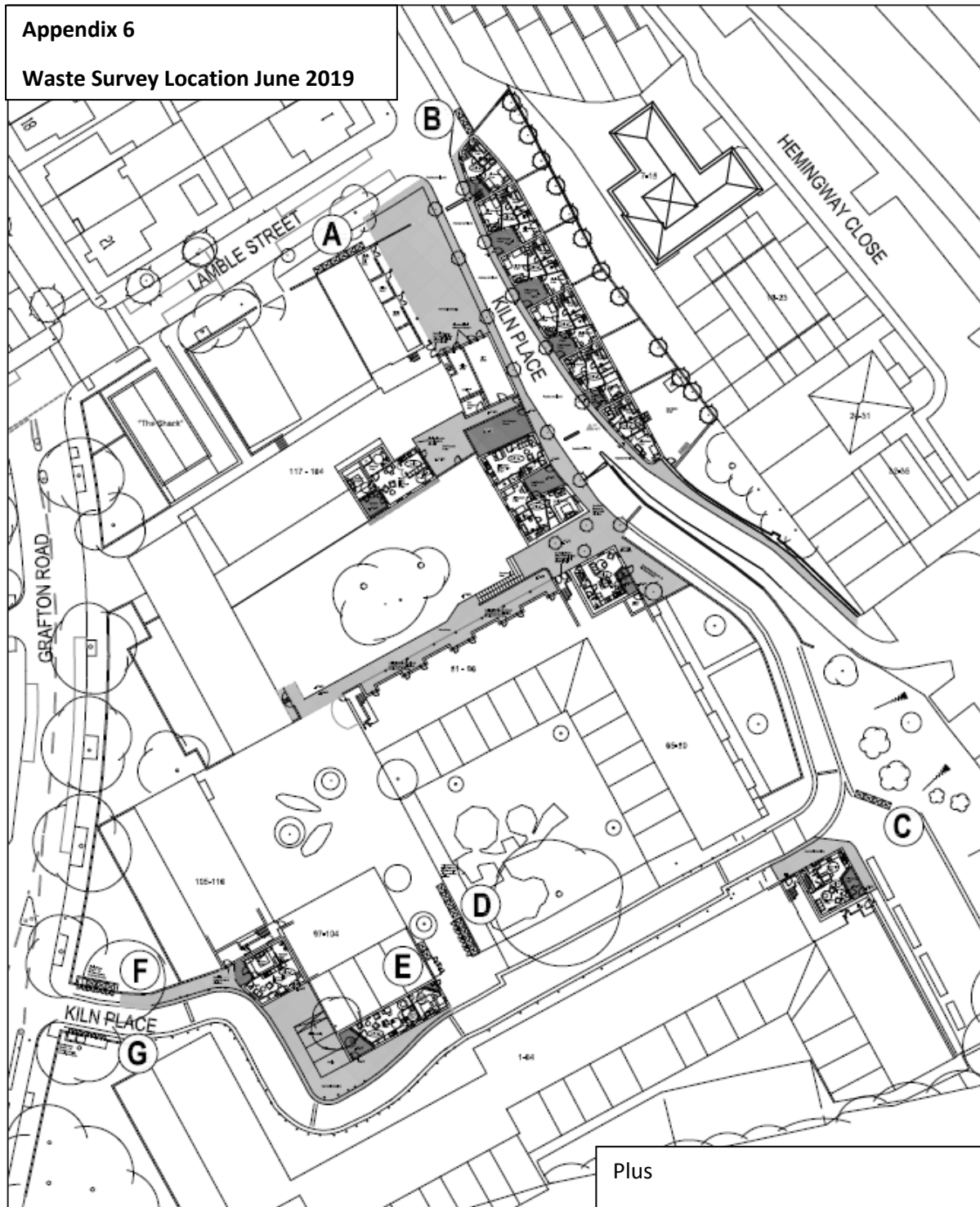
Bin Type	Utilisation (%)	Size (l)	Quantity	Capacity Utilisation (l)	Picture
Continental Trade	86.25	1100	20	18975	
Continental 1280 Recycling	50	1280	13	8320	
Continental 500 Recycling	75	500	3	1125	
Wheeler Bin	75	240	1	180	
Total	71.5625	3120	37	28600	

Notice on site:



Appendix 6

Waste Survey Location June 2019



KILN PLACE - REFUSE SURVEY JUNE 2019

Notes as per Lambeth Borough of Camden waste survey June 2019

Site	Location	Size
A	Lambeth Street near entrance to site at Kiln Place	5 x Green Euro Bin (Waste) 1 x Brown Euro Bin (Food)
B	In front of unit 1.1 along Oak Village	2 x Black Euro Bin - Recycling 1 x Grey Bin - Recycling 1 x Black Euro Bin
C	On the base of Refuse store 3	3 x Green Euro Bin 4 x Green Euro Bin 3 x Green Euro Bin 1 x Brown Euro Bin
D	New Microstor Waste Solution adjacent to the play ground	1 x Microstor Solution for Bulk storage 2 x Black Euro Bin 3 x Green Euro Bin 1 x Brown Wheelie Bin 2 x Black Euro Bin
E	Adjacent to the rear of site 5.5	1 x Microstor Solution for Bulk storage 2 x Black Euro Bin 3 x Green Euro Bin 1 x Brown Wheelie Bin 2 x Black Euro Bin
F	Grafton Road North	3 x Green Euro Bin 1 x Brown Wheelie Bin 2 x Black Euro Bin
G	Grafton Road South	2 x Black Euro Bin

Plus

H – Located outdoors to the north west of the site, next to the building named the Shak.

I – Internal refuse store to the north west of the site on the corner of 117-164 Kiln Place. Assumed to be mainly used by 117-164 Kiln Place

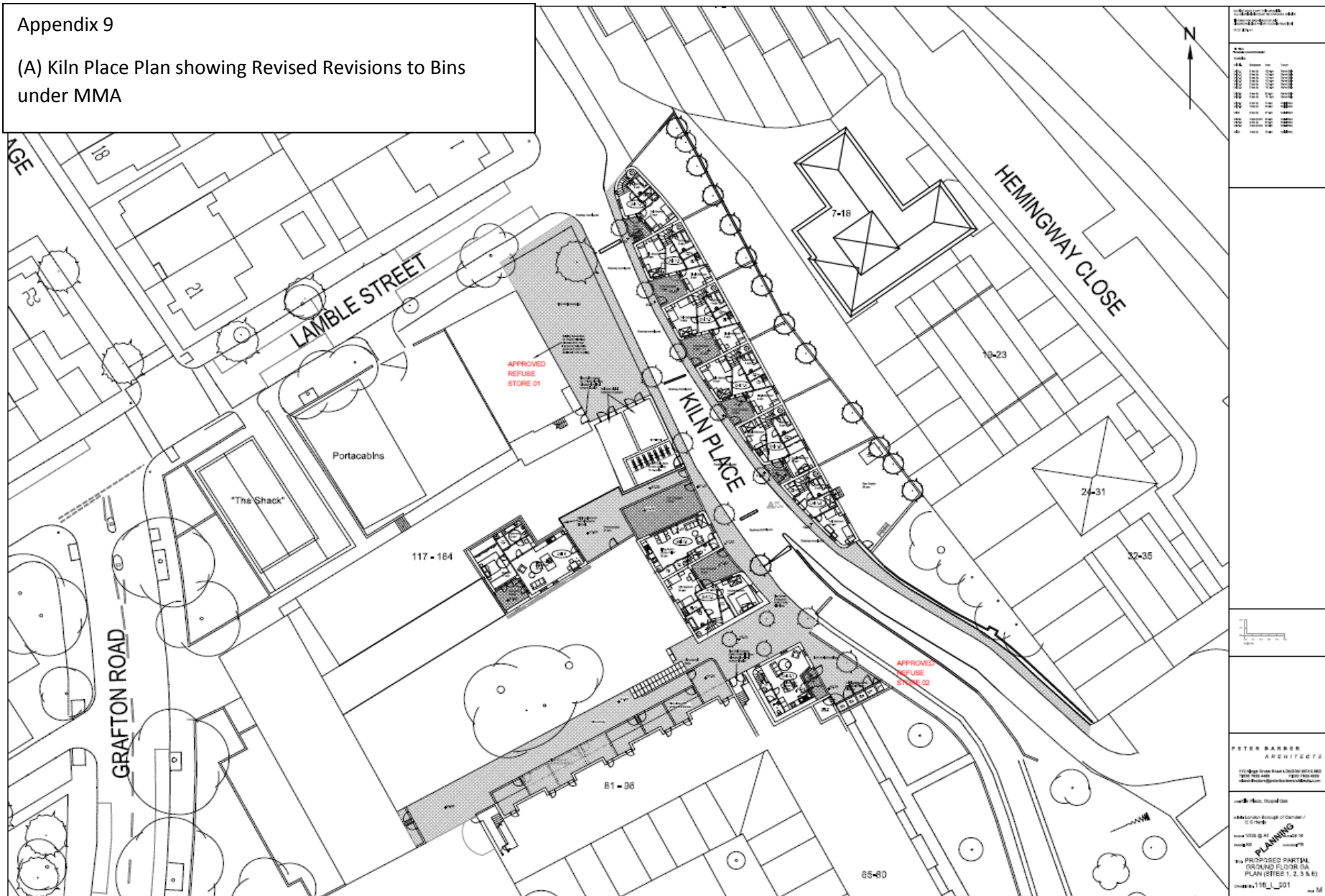
Appendix 7	<ul style="list-style-type: none"> • Rampoll's Waste Assessment Phase 1 & Phase 2 	To Be provided Separately
Appendix 8	<ul style="list-style-type: none"> • MMA Approved Application Letter March 2017 	To Be provided separately

Appendix 9

(A) Kiln Place Plan showing Revised Revisions to Bins under MMA

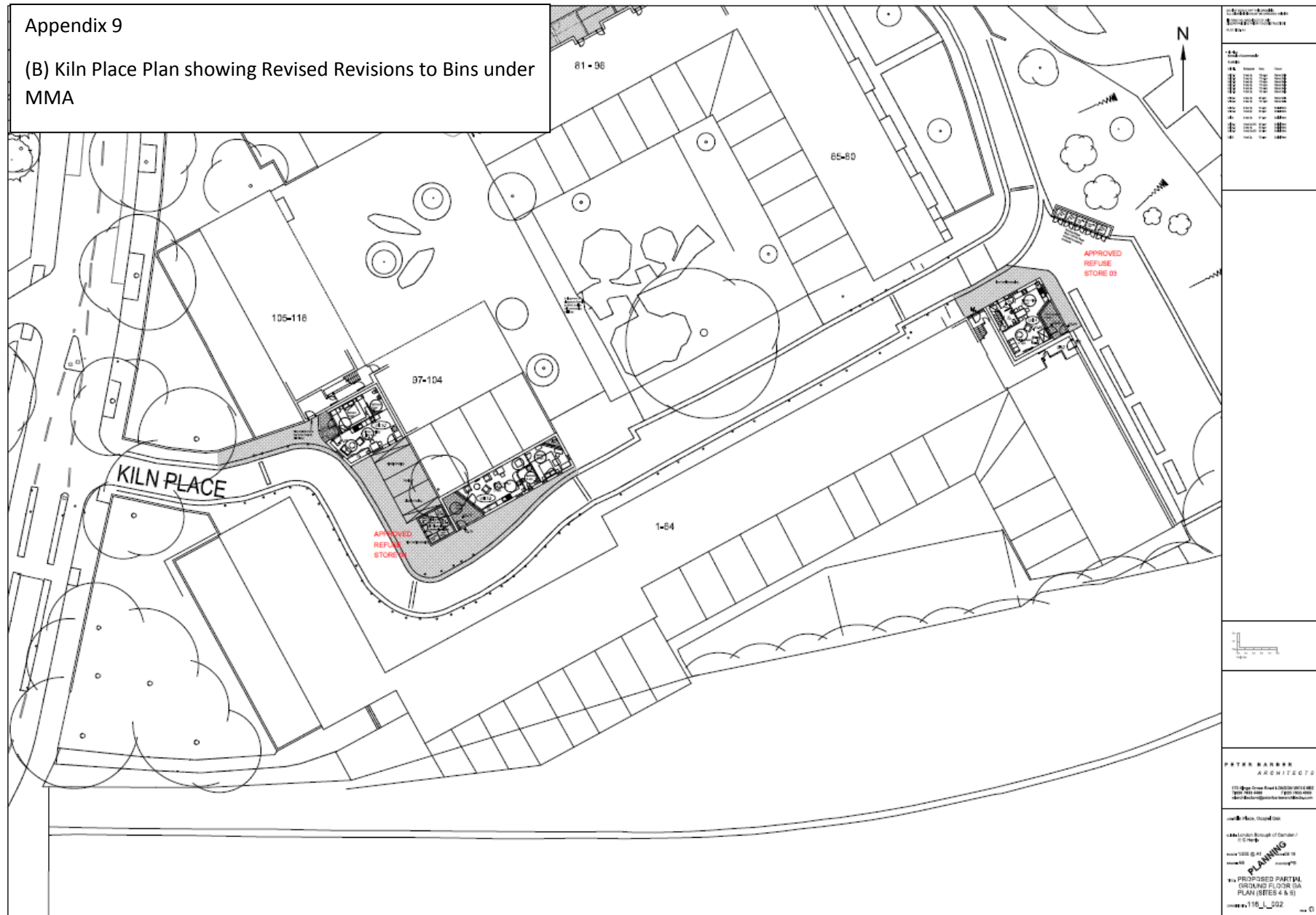
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(A) Kiln Place Plan showing Revised Revisions to Bins under MMA



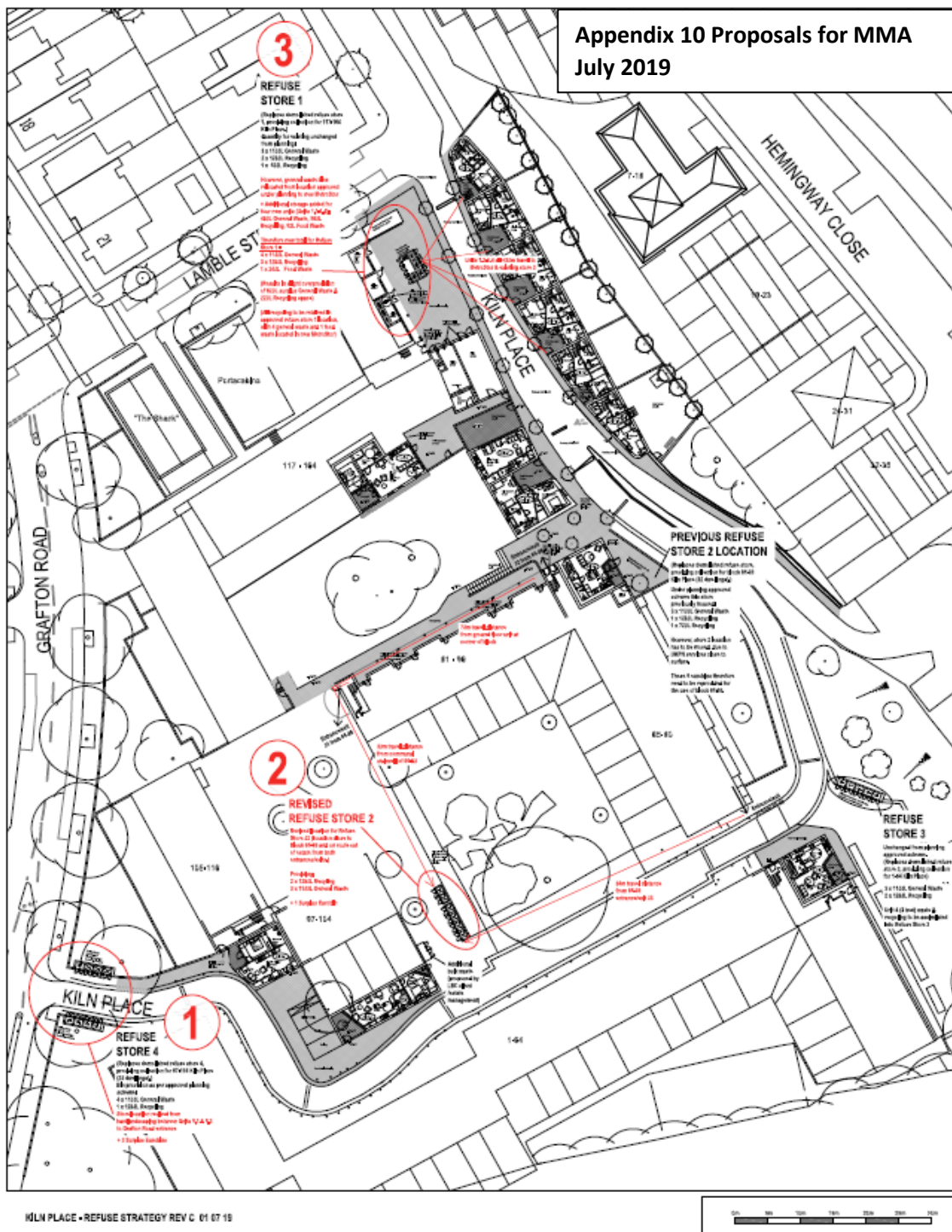
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(B) Kiln Place Plan showing Revised Revisions to Bins under MMA



Appendix 10 Proposals for MMA

July 2019



Appendix 11	<ul style="list-style-type: none"> • Specification Details of MetroSTOR Outdoor Storage details 	To Be provided separately
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