

**STRATEGY DOCUMENT:
REFUSE & RECYCLING WASTE
MANAGEMENT**

APPROVAL OF DETAILS RESERVED
BY **CONDITION 4** AT:

LAND TO REAR OF 125-133
CAMDEN HIGH STREET/ FACING
ARLINGTON ROAD,
LONDON NW1 7JR

Document Reference: 1654-DOP-RF

DATE: 23/09/19

SUPPLEMENTARY INFORMATION
TO APPROVAL OF DETAILS
APPLICATION

Revision: E

This document was written in cooperation with Camden's Principal Environmental Services Officer Linda Hall-Brunton. This document will be made available to be reviewed by the Principal Environmental Services Officer, Site Management, Camden / Veolia, Transport and Parking, Planning Enforcement and Fire Risk Assessor for any design changes.

This "Strategy Document: Refuse & Recycling Waste Management" can be downloaded here:

[1654 - Arlington Road - Waste Management Plan](#)

(https://www.dropbox.com/sh/wc1ntgskyhls9c0/AACWq4_T-koTT4PbjTAR2twha?dl=0)

Alternatively, please contact Marios Lazari [Marios@lazari.co.uk] to be emailed a copy of this document.

This amended 'Strategy Document: Refuse & Recycling Waste Management' is provided following consultation with Senior Planning Officer Ben Farrant and Principal Environmental Services Officer Linda Hall-Brunton.

This is a supplementary document to the Approval of Details Application with Planning Reference 2019/0167/P relating to a Planning Approval (Ref: 2009/2228/P) and Variation or Removal of Conditions Approval (Ref: 2012/6351/P) for the above named project as discussed.

The specific queries to Condition 4 for "details of the location, design and method of waste storage and removal" are highlighted for ease of reference.

Condition No. 4, which relates to waste storage and removal and was most recently mentioned in Approval 2012/6351/P, reads as follows:

Condition 4	2012/6351/P
Before the development commences, other than site clearance & foundations details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.	

1. Refuse and recycling storage facilities will be provided within the development in accordance with the London Borough of Camden Local Plan Policy CC5 Waste and Supporting Planning Guidance CPG1 Design Storage and collection of recycling and waste.

2. Standard wheeled bins provided by the London Borough of Camden are proposed to serve the residential flats, in accordance with the above guidance. Commercial waste is stored separately.
3. For the 9 flats 1 x 1100 litre bin for general waste and 1 x 1280 litre bin for recycling materials will be provided.
4. In addition, the bin storage space allows for the provision of a further 1 x 240 litre bin for food waste.

A suitable in-sink food disposal system may be incorporated.

5. The proposed bin store is located in a separate enclosed space within the ground floor adjacent to the existing and retained side access road as shown on the submitted plan 1654-DOC-02-00 (Revision no. DOC3). The bin store will be constructed in accordance with the British Standard Code of Practice BS 5906:2005 "Waste Management in Buildings – Code of Practice".
6. The bin store is proposed to have wash-down floor and wall surfaces, together with adequate ventilation and fire separation between the store and other adjacent spaces, also a smoke detection system in the event of fire. For more information please refer to submitted drawings 1654-DOC-DT-04, 1654-DOC-DT-05 & 1654-DOC-SCH-06.
7. The bin store will be accessed internally from the residential circulation routes. It will also be possible to access the store externally directly from the service roadway.
8. Waste can be brought down from the flats via the residential staircase. All flat entrances are within 30m horizontal travel distance of the bin store.
9. An external residential waste collection point is proposed within the refuse store as shown on submitted plan 1654-DOC-02-00 (Revision no. DOC3) with easy access from the service roadway. The refuse store has the capacity to accommodate a 1 x 1100 litre bin for waste and 1 x 1280 litre bin for recycling materials, as well as an additional 1 x 240 litre bin for food waste, if required (also see item 4.). The waste collection point is positioned within 10 m of where the refuse collection vehicles will stop. As shown on submitted plan 1654-DOC-02-00 (Revision no. DOC3) and attached Appendix 1, there is adequate space for refuse vehicles to access the existing service road and then exit the service roadway in forward gear. There are no overhead restrictions along the service roadway, which has a clear width exceeding 4 meters in length. Appendix 1 shows the tracking for a refuse vehicle undertaken by Icen Projects Ltd.
10. We can confirm that the following access arrangements will be put in place and maintained by the building management team to ensure uninterrupted collection of refuse and recycling. The side roadway will be accessed via an audible entry system connected to the main building management office to allow for secure access.

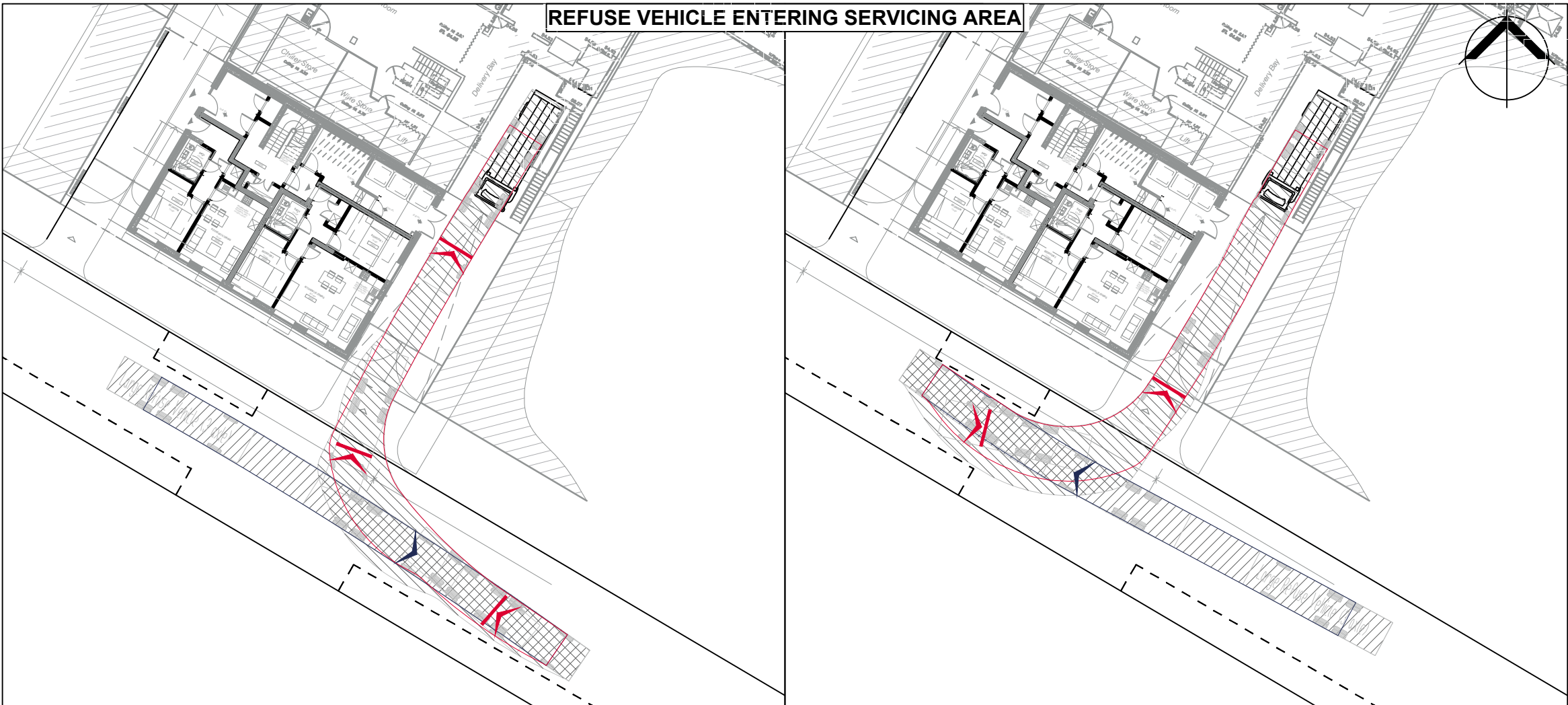
11. The two waste and recycling bins would be wheeled out of the bin store to the collection point by the building management team. Following the collection the building management team will return the empty bins to the store.
12. The ground floor refuse store incorporates an area for bulky waste storage (3m²) for residents' use. The building management team will liaise with the residents, should collection of bulky waste storage be required and arrange for collection by the local authority/ contractor for it to be transported to Regis Road Household Waste and Recycling Centre. Alternatively, bulky waste can optionally be taken directly to Regis Road Household Waste and Recycling Centre by residents themselves.
13. We can confirm that no other waste type, apart from residential waste, is anticipated, apart from the ones listed above.
14. Level access is provided between the bin store and the collection point. While the existing service roadway levels vary, they are within the 1 in 20 range as specified in section 3.12 in Camden's 'Supporting Document For Planning Guidance CPG1 DESIGN Storage And Collection Of Recycling And Waste', with a gradient of 1 in 23 (2.5 ° angle).
15. Refuse vehicles already use the service road to collect both residential and commercial waste.
16. This strategy does not cover construction or demolition waste, hazardous waste or any waste other than municipally managed residential or commercial waste.
17. All household hazardous waste is to be kept within residential units until collection is agreed with the Corporation of London.
All household hazardous waste is to be reported by the tenant or landlord / maintenance personnel to the Corporation of London.
These instructions will be noted in the Communications Plan.
18. The waste transfer arrangements for the site have been checked by the Fire Brigade (via Building Control) against the Fire Plan and will be routinely re-checked.
19. Fob / key access will be provided to Camden / Veolia within 6 weeks of site becoming occupied and further fobs / keys will be made available as required. The dedicated / shared vehicular access road will be suitable for a 26tonne laden refuse vehicle.

Camden / Veolia have access through the main gates for refuse collection. Also see Appendix A for swept path analysis of service vehicles entering and exiting the area.
20. Residents / Management will notify Camden / Veolia of any non-collection of waste within 24hrs and will not put waste outside of allocated areas.

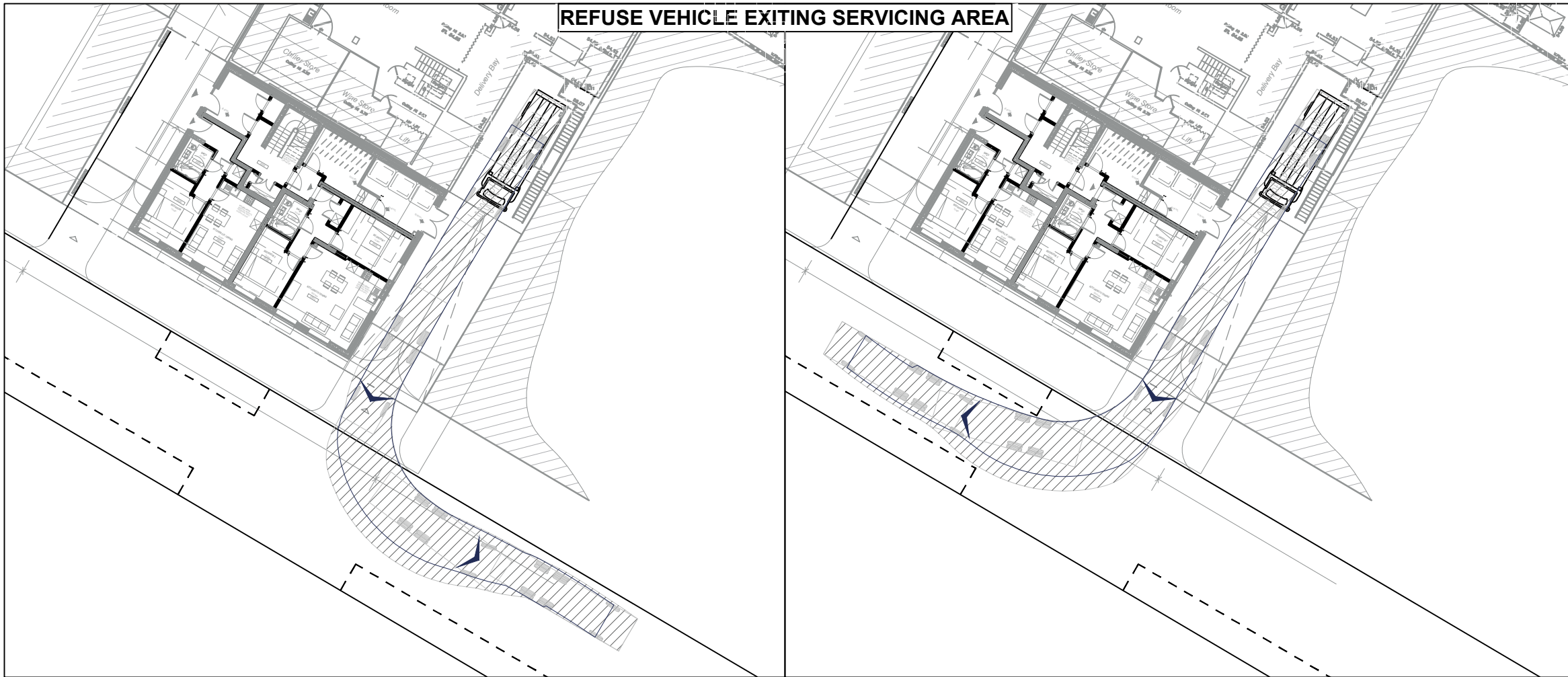
21. During inclement weather a maintenance plan will be in place for gritting / cleaning the pedestrian and vehicular access road.
22. Tenants will be advised of Camden / Veolia collection dates and any changes thereto as part of the maintenance programme. This will be displayed within the refuse area.
23. Management / landlord are to provide clear signage describing recyclable materials and items and how to use on-site and off-site recycling facilities.
24. A Communications Plan is to be included in the O+M manual handed to each tenant at the beginning of a new tenancy and also for use for future tenants.
25. Collections of the communal bins will be once weekly.
26. Any excess waste or waste issues will be reported by residents / site management to Veolia.
27. Residents can also optionally sign up directly for ancillary wastes, small WEEE, textiles to be stored in the bin store in the sacks supplied.

APPENDIX 1 – REFUSE VEHICLE TRACKING

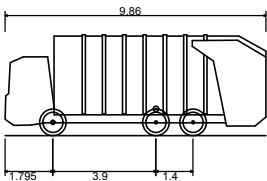
REFUSE VEHICLE ENTERING SERVICING AREA



REFUSE VEHICLE EXITING SERVICING AREA



NOTES:
1. THIS DRAWING IS BASED UPON DRAWING NUMBER 5803-100-3 SUPPLIED BY GREENHATCH BUILDING SURVEYS AND ICENI PROJECTS LTD. SHALL NOT BE LIABLE FOR ANY INACCURACIES OR DEFICIENCIES.



Large Refuse Vehicle (3 axle)
Overall Length 9.860m
Overall Width 2.450m
Overall Body Height 3.814m
Min Body Ground Clearance 0.366m
Track Width 2.450m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 9.500m

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CLIENT

LAZARI INVESTMENTS LTD

PROJECT

ARLINGTON HOUSE

TITLE
SWEPT PATH ANALYSIS
(REFUSE VEHICLE)

DRAWN BY RB	CHECKED BY LT	APPROVED BY FP
DATE 10/04/2018		10/04/2018

SCALE @ A3 NTS	DATE 10/04/2018
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PROJECT NO. 18-T048	DRAWING NO. 03	REV. -
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iceni Projects accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.