

## Waste Strategy Kiln Place – November 2019 (updated 27 April 2002)

### 1 Introduction

The waste management plan for Kiln Place has been prepared by reference to the following documents

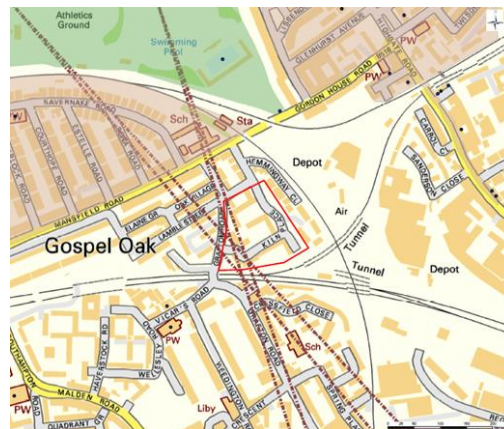
- Camden Environment Service Technical Guidance for Recycling and Waste
- Resource London's Guidance for waste in the rental Sector
- National Planning Policy for Waste (Policy Paper)
- Camden Planning Guidance CPG-Design-Section 8
- BS5906:2005 Waste Management in Buildings – Code of Practice

For further information go to [Technical Guidance for Recycling & Waste](#)

### 2 Location

2.1 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**.

2.2 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 Southeast 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.



### 3 The Site

- 3.1 Kiln Place is an existing social housing estate constructed in the late 1960's. This strategy has been drafted to consider necessary and desired improvements to the existing estate of 164 units which as a result of the regeneration works now incorporates 15 no. new houses and flats across six sites within the estate. **See Appendix 2**



- 3.2 **Site 1:** A row of six, three bedroom houses with courtyards and lawned areas, following the curve of the street. Building heights alternate between one and four storeys high.
- 3.3 **Site 2:** A row of two, two bedroom houses with courtyards, following the curve of the street. Building heights alternate between one and two storeys
- 3.4 **Site 3:** Two, one 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.
- 3.5 **Site 4:** One, three 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.
- 3.6 **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.
- 3.7 **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.

#### 4 Analysis of Kiln Place Estate

We have carried out an analysis of all units on the estate both existing flats (1-164 Kiln Place) and new flats and houses (15 in total) following the regeneration works. The analysis is shown in 4.1

##### 4.1 Analysis of the Kiln Place Estate including the new build units.

Kiln Place Block	Additional New Unit	Total Units	1 and 2 Bedroom	3 Bed-rooms	4 Bed-room	5 Bed-room
1-64	174 Kiln Pl	65	29	31	4	1
65-80	81a 72a Kiln Pl	18	8	7	2	1
81-96	0	16	7	6	2	1
97-104	100a+176 Kiln Pl	10	6	4	0	0
105-116	0	12	5	6	1	0
117-164	175 Kiln Pl	49	29	20	0	0
165-170	165-170 Kiln Pl	6	0	6	0	0
171-172	171-172 Kiln Pl	2	2	0	0	0
173	173 Kiln Pl (6)	1	1	0	0	0
<b>Total Units</b>		<b>179</b>	<b>87</b>	<b>80</b>	<b>9</b>	<b>3</b>
<b>Total residents</b>		<b>477</b>				

4.2 This analysis is used to calculate the required total waste capacity for Kiln Place ensuring that there is sufficient storage capacity to meet Camden's Residential Service Offer as set out in the London Borough of Camden's Technical Guidance 2018

#### 5 Waste Streams

Several waste streams are discussed in this report and the following definitions should be assumed throughout:

- a) **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).
- b) **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).

- c) **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, and bone, paper and dairy products). This is according to the definition of “biodegradable waste” included in BS5906:2005.
- d) **Bulky Waste** – single household items of such size and weight that are unable to be accommodated in an individual waste container (bin in a bin store), such as furniture, as defined in BS5906:2005.
- e) **WEEE** – the European Commission has identified waste electrical and electronic equipment (WEEE) as a “priority waste stream”. WEEE includes items such as electrical household appliances, IT equipment, electrical toys, lighting equipment and electrical tools.
- f) **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.

## 6 Kiln Place Waste Capacity

- 6.1 Camden’s Council’s Technical Waste Planning Guidance 2018 states that Camden’s Residential Service offer for waste in litres (L) is
  - a) 120L of bin, box or sack volume for general waste or refuse
  - b) 140L for mixed dry recycling
  - c) 23L of food waste
- 6.2 For Kiln Place this service offer means the council would guarantee the collection of the following:-
  - a) General Waste 21,780L
  - b) Mixed, Dry Recycling 25,360
  - c) Food Waste 4,117
- 6.3 The estate weekly waste collection capacity exceeds this service offer allowance for General Waste and Recycling but falls below the threshold for Food Waste and will be providing the following
  - a) General Waste 43,520L
  - b) Mixed, Dry Recycling 26,300L
  - c) Food Waste 2,115L (The estate has a communal holding capacity of 1,500L, which is collected twice weekly. There is evidence that this is consistently underutilised. If this increases, there is spare capacity in General Waste and recycling to allow a redistribution between the categories of waste.
  - d) Bulky waste is stored at either end of the estate in store temporary stores where you can leave items such as beds, mattresses, sofas, fridges and freezers and other electrical items, household batteries and textiles ready for

collection. Alternatively, residents can take items to our Regis Road Household Waste and recycling Centre Kentish Town NW5 3EW. For more information on Regis Road visit [Regis Road Reuse & Recycling Centre](#)

## 7 Waste Storage and Collection

7.1 The location and segregation of waste storage sites, the capacity of waste storage can be seen in Figure 7.1 and **Appendix 3**.

<b>Figure 7.1</b>	General Waste 1280L	General Waste 240L	Mixed/Dry Recycling 1280L	Food Waste 500L	<b>Total Euro Containers</b>
Store 1	4		3	1	<b>8</b>
Store 2	4		2		<b>6</b>
Store 3	3		2		<b>5</b>
Store 4	3		2	1	<b>6</b>
Existing Store	3		1		<b>4</b>
<b>Total Euro Containers</b>	<b>17</b>		<b>10</b>	<b>2</b>	<b>29</b>
Site Storage Capacity	21,760		12,800	1,000	
Weekly Collection	43,520		25,600	2,000	
Kiln Place TRA Weekly Collection		240			
Kerbside Weekly Collection (5 homes)		1,200	700	115	
<b>Total (L)</b>	<b>43,520</b>	<b>1,440</b>	<b>26,300</b>	<b>2,115</b>	
2 x bulky waste location points					

7.2 Waste is stored and collected in two ways

1. Communal storage and collection
  2. Individual household storage and Kerb Side Collection
- For further details on Communal and Individual Storage see Section 8

7.3 Communal Waste Collection

All refuse waste is segregated and concentrated into

1. General Waste 1,280L euro bins and 240L wheelie bins
2. Mixed|Dry Recycling 1280L Eurobins
3. Food waste 500L Eurobins
4. Bulk waste storage containers

- 7.4 Communal waste bins are contained in either internal waste storage rooms or external bin storage units.
- 7.5 General Waste and Mixed|Dry Waste is collected from storage locations twice weekly, every Monday and Thursday from 7am – 1.30pm. Communal Food Collection is collected weekly on a Monday. The bulky waste areas are managed by the local Estate Services Team who check the bulk areas daily and ensure items are stored securely and correctly. The team arranges for this waste to be collected.
- 7.6 Who can use the Communal Waste Service?  
1-164 Kiln Place in addition  
72a|81a|100a|165|166|167|168|174|175|176 Kiln Place
- 7.7 Who can use the Kerbside Collection?
- 7.8 New properties, which have been identified as being a distance of 30m+ from the front access of their home or block to the waste location site, will not be able to access the communal waste service. These include the following:-  
169|170|171|172|173 Kiln Place
- 7.9 The council is working on proposals to look at an alternative proposal building a new waste collection site closer to these properties. Should this be successful it will ensure these properties can access the communal waste service and no properties on the Kiln Estate would require a kerb side collection.
- 7.10 On completion of the regeneration scheme a kerb side collection service for 169|170|171|172|173 Kiln Place will be introduced
- 7.11 The residents of these properties are responsible for ensuring their own refuse and recycling is collected. The waste collection service will be fortnightly and the mixed recycling and food waste will be weekly. These units will have
- a) 240L General waste wheelie bin
  - b) 280L Recycling Bin
  - c) 23L Food waste bin
- 7.12 Bulky waste items such as beds or mattresses, sofas, fridges, freezers and other electrical items, household batteries and textiles, garden waste the resident can take these to our Regis Road Household Waste and recycling Centre Kentish Town NW5 3EW. For more information on Regis Road visit [Regis Road Reuse & Recycling Centre](#)
- 7.13 Residents can report a missed collection if your rubbish, recycling or food waste was not collected on your collection day. The report must

be within 2 working days of your collection day For further information visit [Report a Missed Collection](#)

- 7.14 If recycling or food waste bins contain items that should not be there, then they will not be taken. They will be left with a note or sticker on the bin asking you to remove the wrong items before the next collection. To [Find out more about Contaminated Recycling](#) click on the link
- 7.15 Internal Segregation and Storage of Waste
- 7.16 The original flats 1-164 Kiln Place occupants are responsible for segregating and bagging their waste before transporting to either internal waste storage rooms or external bin storage units.
- 7.17 The 15 units built as part of the CIP Regeneration scheme addresses 72a, 81a, 100a and 165-176 have been designed to encourage those occupants to segregate and recycle their waste. Adequate internal storage has been provided within the kitchen for the separation of recyclable materials from other waste. This enables occupants to segregate their waste in to food, recycling and general waste prior to transfer to external waste storage.

- 7.18 72a,81a,100a,173-176 Kiln Place have
- Two compartments within the kitchen area (15L each) for mixed recycling and general waste in addition there is also a 7L food caddy



- 7.19 165-172 Kiln Place have
- 1 x 17L Recycling waste
  - 1 x 8L general waste
  - 1 x 8L food waste



- 7.20 Residents using the communal waste service are responsible for transferring their waste to an internal waste storage rooms or external bin storage units. If you are unsure where to take your rubbish or recycling ask your caretaker  
If you need help putting out your household or recycling rubbish you can get support from your local
- 7.21 Residents using the kerb side collection service must present their bins at the edge of their property, at the point nearest the highway on collection day. After collection your bins will be replaced where you

placed them and you should return them to their storage area within 24 hours.

- 7.22 On agreement of the Waste Strategy, document with planning officer all residents we will contact all residents on the estate advising of the waste strategy on the estate and which service they will be using.

## **8 Waste Storage Requirements**

### **8.1 Location and Screening**

- The Kiln Place waste and bin storage strategy complies with BS5906:2005
- Communal bin storage areas are easily accessible for the dwellings that they serve. There are five communal waste collection located at ground level across the Kiln Place estate. All are adjacent to the Kiln Place estate road or Grafton Road.
- A kerb side collection service for five homes on Kiln Place These are 169-173 Kiln Place
- The Estate Management team are responsible for adequately cleaning the internal communal waste storage rooms including floors, internal walls bins and light fixtures and the external MetroSTOR bin storage units. Cleaning takes place following waste collection and in addition whenever necessary.

### **8.2 How is Waste Secured?**

- There are three internal refuse areas. These rooms within the existing building footprint are adjacent to public highways. They are used to secure continental 4-wheel bins for general waste, mixed and dry recycling. They are also used to secure bulk waste. General waste and mixed recycling rooms are open and accessible for residents. Bulk waste rooms are kept locked and managed by the Estate Services team.
- External modular outdoor storage units. These are used to secure individual 4-wheel bins within each unit. They are securely locked and the storage system unit is fitted with an aperture, which means resident can access the bins 24 hours a day. The storage systems will be MetroSTOR PBM. Each one is secured to a concrete plinth. See **Appendix 4** for a more detailed specification.
- At Grafton Road, we have surrounded the external modular outdoor storage units with an external screen. This provides visual screening designed to discourage fly tipping and anti-social behaviour.

### **8.3 Convenience**

- Bin storage areas are easily accessible for all the dwellings they serve. They are at ground floor level and residents do not have to travel more than 30m from their front door (excluding vertical distances) to transfer refuse and recycling. See **Appendix 5**
- On the designated collection days Veolia collect



- a. The communal waste by accessing the secure internal bin areas or external waste systems and the four-wheel continental bins are transferred to the nearest drop kerb at the nearby Kiln Place service road or Grafton Road and on to the refuse vehicle.
- b. The kerb side waste from the pavement at the front of the property
- The distance of travel for Veolia is less than 10m.

#### 8.4 Signage

- All bin storage areas are in safe and well-lit locations. Existing internal storerooms have 28w 2d surface fitting ceiling lights and external stores are in close proximity to nearby street lighting.
- All bin housings have appropriate signage identifying the area as a waste store location.

#### 8.5 Accessibility

- The external modular bin housings are fully accessible and comply with the Equality Act 2010 and BS 8300:2009 The Design of Buildings and their approaches to meet the needs of disabled people.
- The height of apertures is generally dictated by the size of standard wheeled bins. However, in order to meet the requirements of all residents we have provided lower apertures for 2 individual bin housings at Grafton Road site 4 and Lamble Street site 5. See **Appendix 3**
- External Bin Areas – The doors of bin enclosures are securely locked and will be opened and closed by the Estate Services team and Veolia collection crew
- External Bin Areas. All euro bin containers are stored individually in specifically sized units with doors. The housing doors allow the Eurobins or similar wheeled bins in and out of the bin enclosure without the need to enter the unit. This means there is no damage to euro bins and there is limited possibility of injury to operatives.
- Internal Bin Areas have a minimum clear space of 150mm between the four-wheel continental bins. This allows for manoeuvrability of the bins within the room without injury to operatives.

#### 8.6 Access Paths

All bin storage areas:-

- Have level access, are adjacent to paved areas with no steps or kerbs
- Are secured on an impervious solid floor.
- Paths from bin area to vehicle access have a minimum width of 2m.

## 8.7 Materials and Finishing

- The existing internal bin area are constructed within existing blocks and are constructed and finished with polished concrete floor, impervious washable paint which is easy to clean. The walls are rendered with a smooth continuous finish. There are drainage facilities which allow the Estate Services team to clean and maintain these areas on collection days and additionally when required.
- External bin stores are constructed and finished in materials that are impervious and easy to clean, both internally and externally. Built on concrete plinths the areas drain in to existing surface water drains. Estate Services team clean and maintain these areas on collection days and additionally when required.

## 8.8 Safety and Anti-Social Behaviour

- Existing internal bin area doors are closed and secured. Estate Services team who monitor anti-social behaviour checks these sites daily.
- External Bin Enclosure systems - users are unable to enter the secure structure and there is no opportunity for anti-social behaviour.
- In addition, there is visual screening to the bin enclosures on Grafton Road. These are located and designed to discourage fly tipping and anti-social behaviour

## 8.9 Locks

- Internal Storage areas have doors that are kept securely closed and the area is inspected daily.
- External storage units - have a galvanised steel frame and door, which is secured using a FB2 lock discouraging unauthorised use and rough sleeping. Internal unlocking mechanisms are not required as no-one physically enters the housing; The areas are managed by the Estate Services team ensuring they are cleaned and closed following collection.

## 8.9 Fire Safety

- Internal Bin enclosures are purpose built in concrete with fire doors.
- External bin enclosures are minimum 6m from the nearest buildings
- External bin enclosures are lockable and have a non-combustible cladding material options to Class A with 60 minutes resistance to fire in accordance with BS 9999:2008 Code of practice for fire safety in the design, management and use of buildings.
- External bin enclosure dimensions are kept to the minimum necessary to accommodate a wheeled bin, eliminating free

space where bulky items tend to accumulate, creating a fire hazard.

- The Estate Services team monitor the estate daily to ensure that household refuse is not stored in entrances, walkways or shared communal areas.
- This has been checked against the Fire Plan and will continue to be reviewed periodically.

#### 8.10 Access for Collection

- A swept path analysis showing the manoeuvring of Camden refuse collection around the development can be found in Appendix 6.
- Analysis of the roads around the new proposed waste locations presented no issues for the refuse collection vehicles access as considered in the Transport Statement (Reference: 61031879.TP.TS.1D)
- Kiln Place is an existing road serviced by Veolia. The roadway accommodates the weight and size of a 26 tonne vehicle.
- Kiln Place is a one way system and therefore waste collection vehicles will not be required to reverse;
- Access roads for waste vehicles has a minimum clear width of 3.5m, the gradient to the estate where collection takes place does not exceed 1:12;
- The waste collector will not be required to pull full containers more than 10m to the collection vehicle. Containers will be stored/presented within 10 metres of vehicle access and provide unhindered access to each individual bin;
- The external modular storage units are of a steel framed construction and with a Ground Fixing System that is bolted to a concrete surface suitable for washing down. There are no steps or projections at the entrance.

## **Appendices**

Appendix 1 - Site Location Kiln Place

Appendix 2 – Regeneration Site Plan (showing 6 no. sites and 15 new homes)

Appendix 3 – Location of bin stores

Appendix 4 – Specification of MetroSTOR

Appendix 5 – 30m distance from block to waste storage location

Appendix 6 – Camden Refuse Vehicle Swept Path Analysis Access into Site