

73a Maygrove Road, London, NW6 2EG

Waste Strategy Document

Introduction

This waste strategy document has been written to support the discharge of condition 8 in relation to the approved planning permission for application 2016/5498/P (approved 11.06.2019). This condition reads as follows:

Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

This waste strategy has been written in consultation with the planning officer Elaine Quigley and discussed with the Environmental Services Manager for approving Waste Strategies.

The proposed scheme consists of constructing 4 new residential units on the 73 Maygrove Road site, this includes one 1bed unit and three 2bed units. After occupancy it will be the tenants responsibility to manage their own waste and it will be their duty to ensure waste is transported to the proposed waste storage area. The new waste storage area will be located in the south east corner of the site in close proximity to Maygrove Road. The landlord will also have a responsibility to ensure that the waste storage area is being used correctly and the site manager will carry out weekly checks as well as a wash down to ensure the area remains clean, tidy and safe.

The new waste storage area will include a timber sliding gate and can be accessed directly off Maygrove Road by loaders. The site is to be secured with a pedestrian access gate which will have a key thob / coded entry system. This will mirror the system on the existing vehicular access gates located towards the south west corner of the site. Any new gates provided will be wide enough to easily manoeuvre the bins to the waste truck.

If a printed version of this document is required, please contact Chris Matuck-Wilson of Create Design Ltd, chris@createdesign.org.

Description of the building

The existing site contains two four-storey buildings, one situated at the front and one situated at the rear of the site. The typology of the rear building is C3 (residential) and the front building was originally an old button factory that had been converted to apartments and live work units.

The proposal consists of a new extension to the rear building to provide 4 new residential units (one 1bed and three 2bed units) with a total footprint of 131.9m² (including the new waste storage area).

The construction programme is approximately 52 weeks with a planned occupancy in late 2020.

Location Information

The address of the site is 73a Maygrove Road, London, NW6 2EG.

The local area surrounding the 73 Maygrove Road site is mainly made up of residential town housing and a few retail units. The Maygrove Peace Park is situated to the west side of the site with a residential block of flats situated directly to the east.

The new access gate will be accessed using the same gate code (**code 8821 to enter and 8812 to exit**), it will also be fitted with a Fire Brigade mortice lock in accordance with BS5906. The collection of waste will be done in accordance with the weekly communal schedule currently serving the site, collection days being every Monday and Thursday.

Kingsgate Primary School is located towards the east of the site slightly further down Maygrove Road so there may be a conflict with waste management activity between 8am – 9.30am and 2pm - 3.30pm.

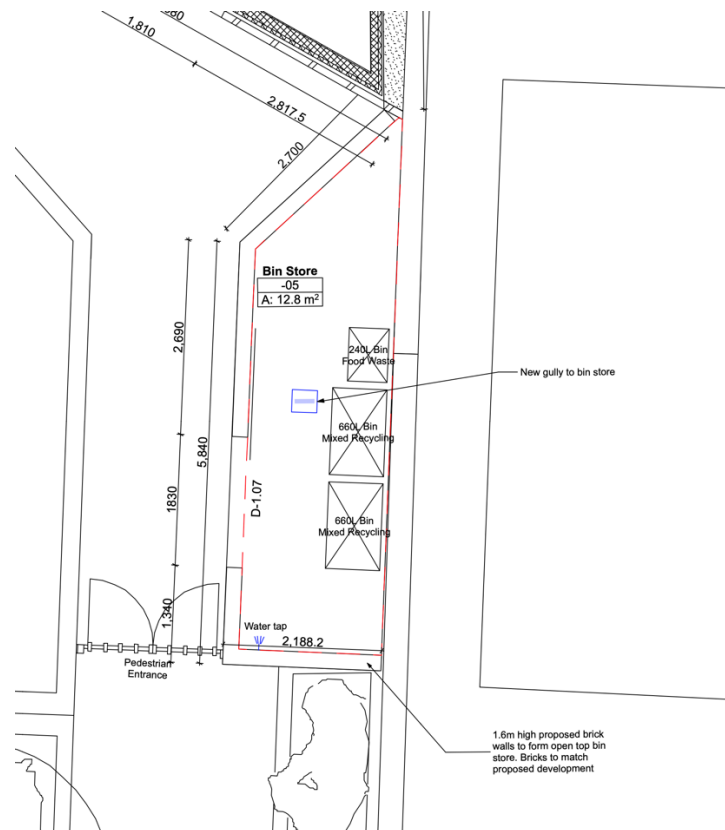
Parking on Maygrove Road is currently permit holders only with controlled parking zone CA-Q, controlled hours mon-fri 08:30 – 18:30.

Waste breakdown

4 Flats - weekly collection:

480L refuse and 560L recycling = 2 x 660L bulk bins + 1 x 240L food

Bin allocation and Storage



The waste storage area has been designed to BS5906 and will be allocated with 2 x 660L bulk bins and 1 x 240L food bin. However, if the flats were to be on a fortnightly refuse and weekly recycling schedule the bins could be changed to 1100L refuse, 660L mixed recycling and 240L food bin. The storage area would still easily accommodate this.

The waste storage area will also include a water tap with gully in accordance with BS5906, which will allow the site management team to wash down the store on a weekly basis immediately after waste has been presented. Information poster holds will also be provided within the bin store.

As indicated on the site plan above, bulky waste will be kept separate within a designated area on the west side of the site. This will be stored and collected in accordance with the current existing strategy for the site.

Presentation of Waste

To help residents to actively move towards a culture of recycling wherever possible, it is intended to include undercounter bin storage units within the kitchen designs as advised within BS5906.



This will provide the residents with a total storage capacity of 131L (2 x 55L and 1 x 21L).

Residents in each flat will be responsible for managing and transporting their own waste to the new storage area in accordance with the collection days that are already in place for the site. Please refer to the site plan above for the pedestrian routes within the site, the routes are shown in red and blue. The red route is approximately 30m and the blue route is approximately 18m, which is in accordance with BS5906.

In order to keep any disturbance to a minimum the wheels will be locked on the bins to ensure they do not move around when waste is being deposited. The existing drop down kerb will be used when transporting the bins to the refuse truck to help reduce noise levels on collection days. Also, as previously mentioned the store will be washed down regularly to help stop bad odours which could become a nuisance for surrounding residents. Furthermore, bin cleansing will be carried out at least twice a year. If spillages occur at the roadside it will be the responsibility of the 73 Maygrove Road site manager to immediately carry out any necessary clearance.

Bins will also be clearly labelled to help ensure residents deposit their waste into the correct bins.

Health and Safety

Tenants will be responsible for ensuring their waste is separated correctly to help minimise the risk of contaminated recycling. Full details and guidance will be written into each tenancy agreement and will also be highlighted within the introductory move in packs.

The site manager will also have a responsibility with regards to winterisation, in the event of cold icy weather external routes to the waste storage area will be gritted to help reduce the risk of slips and falls.