

# MURPHY'S YARD

AN APPLICATION BY FOLGATE ESTATES LIMITED



**WASTE STRATEGY**

JUNE 2021

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## Audit Sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	28/5/2021	Draft for comment	R. Harper	J. Drane	J. Drane
01	15/06/2021	Update for Planning Submission	R. Harper	J. Drane	J. Drane

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## Operational Waste Strategy.

This document has been prepared by Hoare Lea on behalf of Folgate Estates Ltd to support and an outline planning application for the Murphy's Yard site. The Site is approx. 6.23-hectare and is located in the northern part of Kentish Town, within the London Borough of Camden. It lies to the west of Highgate Road and is bounded to the north, west and south by railway lines. The northern tip of the site is directly opposite Hampstead Heath. The site is with access off Gordon House Road, Sanderson Close and Greenwood Place.

### Description of development

Outline planning permission with all matters reserved for the demolition of existing buildings and structures and redevelopment to be carried out in phases (with each phase being an independent act of development) comprising the following mix of uses: residential (Use Class C3), residential institution (Use Class C2), industrial (Use Class B2 and/or B8), commercial floorspace (Class E), flexible commercial and Sui Generis floorspace (Use Class E and/or Sui Generis Use), Community (F1 and/or F2), Sui Generis, and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements, and all associated works.

### Approach and key targets.

Based on the policy context and Applicant aspirations for the Proposed Development, this strategy will follow the waste hierarchy by reducing waste where feasible and maximising the volume of unavoidable waste that is recycled and composted. Based on this approach, key targets for the Proposed Developments are as follows:

- Contribute to a raised awareness to prevent and where necessary reduce waste and encouraging waste separation and recycling at source, through contractor engagement with sub contractors, through provision of building user guides for non-residential spaces and through information to be provided to occupiers of residential accommodation;
- Maximise recycling waste for unavoidable waste;
- The proposed development will incorporate well designed and efficient facilities that meet waste disposal and recycling needs.

The waste storage areas for the residential uses will be designed in accordance with the LBC guidance, through the detailed design process.

Specific guidance is not provided for non-residential waste storage by LBC, therefore national guidance will be used to ensure suitably sized waste storage is provided for these areas.

### Operational Waste Management – All areas

For the operational waste management, the anticipated waste volumes will be calculated based on CIBSE Guide G (2014), waste management in buildings code of practice BS5906:2005 and Waste and Resources Action Programme (WRAP) benchmark data.

Waste storage areas for non-residential uses will be suitably sized to accommodate the waste to be generated, based on the calculations that will be undertaken.

The operational waste management strategy will be developed during the detailed design stages and submitted in support of the Reserved Matters applications for the relevant areas.

### Residential waste strategy

For the residential areas the waste storage areas will be based on guidance in the Camden Environment Service technical guidance for recycling and waste.

Camden's residential waste offer per household per week is:

- 120litre volume of residual waste or general waste
- 140litre mixed dry recycling
- 23litre food waste

However, waste is collected fortnightly for a street accessed collection and either fortnightly or weekly for communal serviced dwellings. Waste storage areas will be designed based on a weekly waste collection for communal bins, as per the guidance.

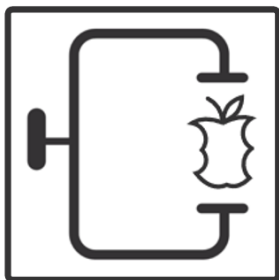
There will be separate dedicated residual waste and dry recyclables storage in waste storage areas for the residential accommodation. Separate bins will be provided for these waste streams as well as separate food waste storage. Apartments will also have internal space dedicated for waste segregation such as under counter bins and kitchen caddies for food waste.

### Commercial waste strategy

The operational waste volumes will be calculated and estimated based on CIBSE Guide G (2014) and WRAP benchmark data. This will provide an indication of the anticipated demand on each waste stream and relevant infrastructure.

Waste stores will be sized to provide adequate storage space for the commercial areas to segregate waste appropriately to enable offsite recycling to be maximised. Where there are significant quantities of a particular waste generated by a commercial use at the proposed development, technologies for reducing the volume of waste in these commercial waste stores will be considered, such as:

#### Food waste dewatering.



Food waste dewatering is a process where kitchen food waste is compressed, and water removed in order to reduce the overall volume of waste.

To effectively utilise this process at the Proposed Development, there would either need to be small individual units installed within each food preparation area, or a commercial scale dewatering system installed in a central bin store.

This is not currently included in the Proposed Development due to its nature as an outline application, however could be reviewed during the detailed design stage.

#### Compactors and balers.



Use of compaction and/or baling of waste. Two waste streams that could technically be compacted are general refuse and / or the paper and cardboard streams.

However, this would be reviewed during the detailed design stage, and if deemed to be appropriate, the waste storage spaces could be designed to provide sufficient space for installation and operation by the relevant tenants or by a central waste management service, provided by the landlord.

Collection frequencies of commercial waste will be determined by tenants, dependent on the quantities of waste generated and the space required to store that waste.

Dependent on the use of the light industrial units, waste will either be stored and collected from the individual units, where specialist waste collection is required, e.g. metal.

## Policy Review.

### National policy.

#### The Waste (England and Wales) Regulations 2011.

The Waste Regulations (2011) detail the use of the Waste Management Hierarchy and requires businesses to confirm that they have applied this when transferring waste and include a declaration to this effect on their waste transfer notes. The regulations apply to any business that:

- Produces waste
- Imports or exports waste
- Carries or transports waste
- Keeps or stores waste
- Disposes of waste
- Operates as waste brokers or dealers.

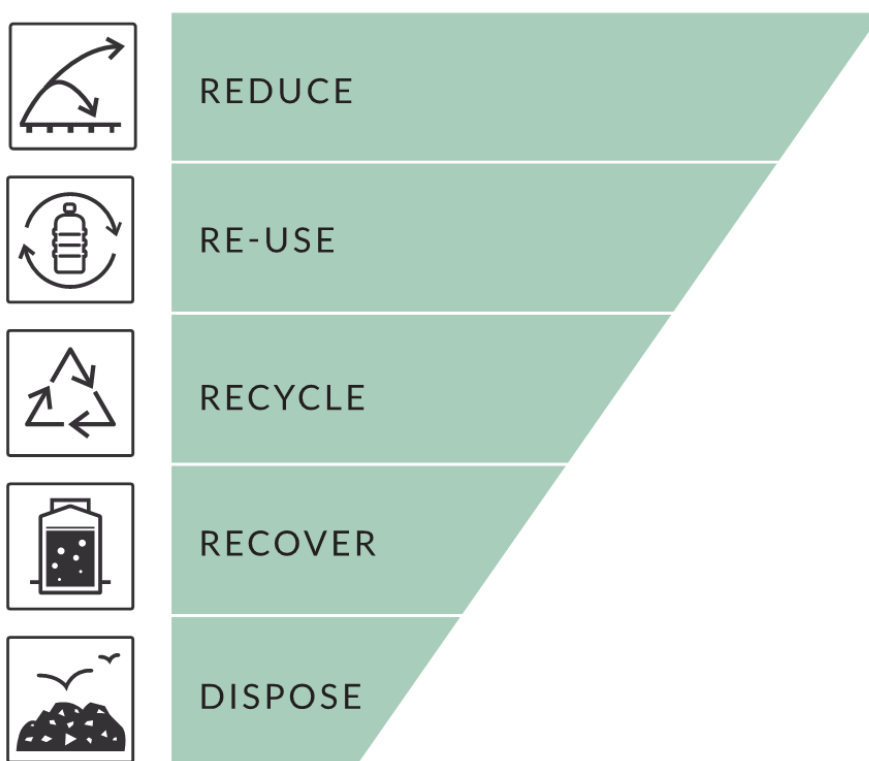


Figure 1. The waste management hierarchy.

### Industry guidance.

#### British Standard BS 5906:2005 “Code of Practice for Storage and Onsite Treatment of Solid Waste from Buildings”.

BS5906 is a code of practice for methods of storage, collection, segregation for recycling and recovery, and on-site treatment of waste from residential and non-residential buildings and healthcare establishments. It is applicable to new buildings, refurbishments and conversions of residential and non-residential buildings, including but not limited to retail and offices.

It provides guidance on waste arising benchmarks, how to determine storage space requirements and bin sizes.

### Approved document H.

Approved Document H of the Building Regulations provides guidance and a set of requirements in relation to drainage and waste disposal. Of particular relevance to this document is the guidance contained within section H6 that has requirements and guidance in relation to solid waste storage.

The regulations state that waste storage must:

- Be designed and sited so as not to be prejudicial to health.
- Be of sufficient area to meet requirements set out by the waste collection authority.
- Be sited as to be accessible for use by people in the building and ready for access for removal to the collection point specified by the waste collection authority.
- Domestic developments must meet the following requirements:
- Developments must provide space for storage containers for separated waste with a combined capacity of 25m<sup>3</sup> or such other capacity agreed with the waste collection authority.
- Low-rise domestic developments (up to 4 floors) must have access to a location where two individual (at least 1.2m x1.2m) or communal waste containers can be stored.
- Dwellings above 4 storeys may share a waste container for non-recyclable waste fed by a chute with separate space for the storage of recyclable waste. Alternatively, storage compounds or rooms can be provided.
- Waste storage areas must be sited so that householders do not have to carry refuse more than 30m (excluding vertical distances) to the rubbish store. Stores should be positioned away from windows and ventilators and preferably be under shade and shelter.
- Where possible rubbish stores should be located in a position where rubbish does not have to be taken through the building to the collection point. The route to the collection point must steps and avoid slopes of more than 1:12.
- Operatives from the waste collection authority should not have to walk more than 25m to pick up rubbish from the collection point. This should be assisted by the design of the road layout that must allow reasonable vehicular access to collection points.
- Rubbish stores must allow adequate space in and around bins to allow them to be filled and emptied with least 150mm of clear space around containers.
- Rubbish stores must be well ventilated and have a paved impervious floor. Communal stores must have provision for washing down and draining into a suitable system. Storage rooms or compounds must be secure to prevent access by vermin.

Non domestic developments must consider the following:

- The volume and nature of the waste and the capacity required, based on the frequency of collection and size and type of waste container.
- Any requirement to separate recyclable waste.
- The method of waste storage in relation to the layout and density.
- The location of waste stores to provide easy access for building users and collection operatives.
- Hygiene -storage areas must have an impervious paved floor with provision for washing down and drainage and be secured to prevent access by vermin.
- Fire protection measures.
- The need to clearly mark and direct building users and waste operatives to rubbish stores.

### Local Policy

Camden Environment Service technical guidance for recycling and waste which is a supporting document of the planning policy CPG1 Design Storage and collection of recycling and waste.

Fitted kitchen units should feature:

- Two compartments for mixed recycling and general waste of equal volume each of which must be at least 60litres
- At least 7litres for food waste
- A total capacity of 127litre minimum

Bin stores must be road accessible to all waste collection vehicles i.e. within 10m pulling distance for euro bins etc.



For reuse material like bulky waste and WEEE, a lockable rainproof area or separate bin store is calculated based on the number of residents using the location.

Buildings must have an off street collection area at ground level.

Bins must not be left unsecured or positioned on a public footway. Built bin storage area doors must not open over the public footway or road.

Residents and staff should not have to carry waste more than 30m from their front door.

Waste collection crews and caretakers should not have to carry waste sacks more than 15m, move wheeled bins (up to 360litres) more than 10m, navigate steps or slopes, move larger wheeled bins more than 10m, or require that a road or cycle path is crossed under waste transfer.

Storage areas must be designed to be accessible for disabled and other public as set out by the DDA and specified in BS 8300:2009.

Storage areas must be large enough to allow gangway access to all storage containers. Where appropriate a trapped gully and water supply should be provided to make cleaning easier.

The path between the storage area and vehicle access area should be free of steps or kerbs, be flat or slope down from the store to the collection area with a max gradient of 1:20. Full eurobins should not have to be moved up hill. The path must have a minimum width of 2m.

Consider recycling on the go behaviour for the location of the waste stores.

Compaction of household waste is acceptable in a 2:1 ratio only. Compaction of recyclables is not allowed.

### **BREEAM requirements.**

The Proposed Development is targeting BREEAM Communities 'Excellent' rating. BREEAM Communities has no specific regulations regarding operational waste. The following criteria is based on the requirements given for BREEAM New Construction 2018.

Where Wst 03 – Operational waste credits are targeted, the following requirements would apply.

#### **General**

Dedicated space for segregation and storage of operational recyclable waste should be provided and must be:

- Clearly labelled.
- Accessible to building occupants or facilities operators and collections by waste management contractors.
- Capacity appropriate to type, size, number of units and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.

Where there is consistent and large amounts of waste generated, the following should be provided:

- Static waste compactors or balers.
- Vessels for composting suitable organic waste or space for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility.
- Water outlet provided adjacent to or within the facility for cleaning.

#### **BREEAM storage provision**

Where it is not possible to determine what provision should be made, use the following guide for minimum storage space provision:

1. At least 2m<sup>2</sup> per 1000m<sup>2</sup> of net floor area for buildings < 5000m<sup>2</sup>.
2. A minimum of 10m<sup>2</sup> for buildings ≥ 5000m<sup>2</sup>.
3. An additional 2m<sup>2</sup> per 1000m<sup>2</sup> of net floor area where catering is provided (with an additional minimum of 10m<sup>2</sup> for buildings ≥ 5000m<sup>2</sup>).

The net floor area should be rounded up to the nearest 1000m<sup>2</sup>.

This is in addition to general waste storage space, requirements for which are not provided under BREEAM.



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