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WASTE STORAGE & COLLECTION REPORT

Godfrey Group Ltd

1 Espalier Gardens, Camden, London

October 2021

VN212092

Report control

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Primary Author:	Elliot Read	Initialled:	ER
Contributor:	Elliot Read	Initialled:	ER
Review by:	Gareth Davis	Initialled:	GD

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1 Introduction

Background

1.1 Vectos has been commissioned by Godfrey Group Ltd to prepare a Waste Storage & Collection Report for the redevelopment of the property located at 1 Espalier Gardens in Camden, London. The site was originally occupied by a marble fabricator workshop and associated buildings behind a 3.5 storey terrace.

1.2 Proposals at this site have been supported by Vectos since 2018, after the submission of the original Waste Storage & Collection Report for residential development along with ground floor commercial space. That planning application was granted planning consent (App Ref: 2017/4669/P).

1.3 In 2020 a further update to the Waste Storage & Collection Report was prepared by Vectos. This included an assessment for an additional 7 residential apartments, along with space allocated for commercial use comprising 3 units. Such proposals were in addition to the approved scheme, meaning the development would provide 73 apartments in total.

1.4 The works have now been completed. However, the commercial space located on the ground floor is now proposed to be converted into residential use, as per the request of the owner NW6 Commercial Ltd. This will increase the site's overall number of apartments to 79 following the removal of commercial use totalling 356sqm on the ground floor.

Report Structure

1.5 This Waste Storage & Collection Report provides an update to that previously submitted in order to reflect the change in proposals. As such, it establishes the means of storing and recycling the material generated and sets out the following:

- Forecast waste generation & recycling rates;
- Proposed waste management strategy;
- Proposed waste storage facilities; and
- Forecast refuse collection frequency.

2 Waste Policy Context

Introduction

2.1 Policy for waste management is detailed within both national and local guidance. This is covered by both Camden London Borough Council's Planning Guidance 'Design' and National Government guidance.

Camden London Borough Guidance

2.2 Local waste and recycling storage guidance is provided in Camden London Borough Council's Planning Guidance 'Design'. This document provides key messages to ensure that developments accommodate the following:

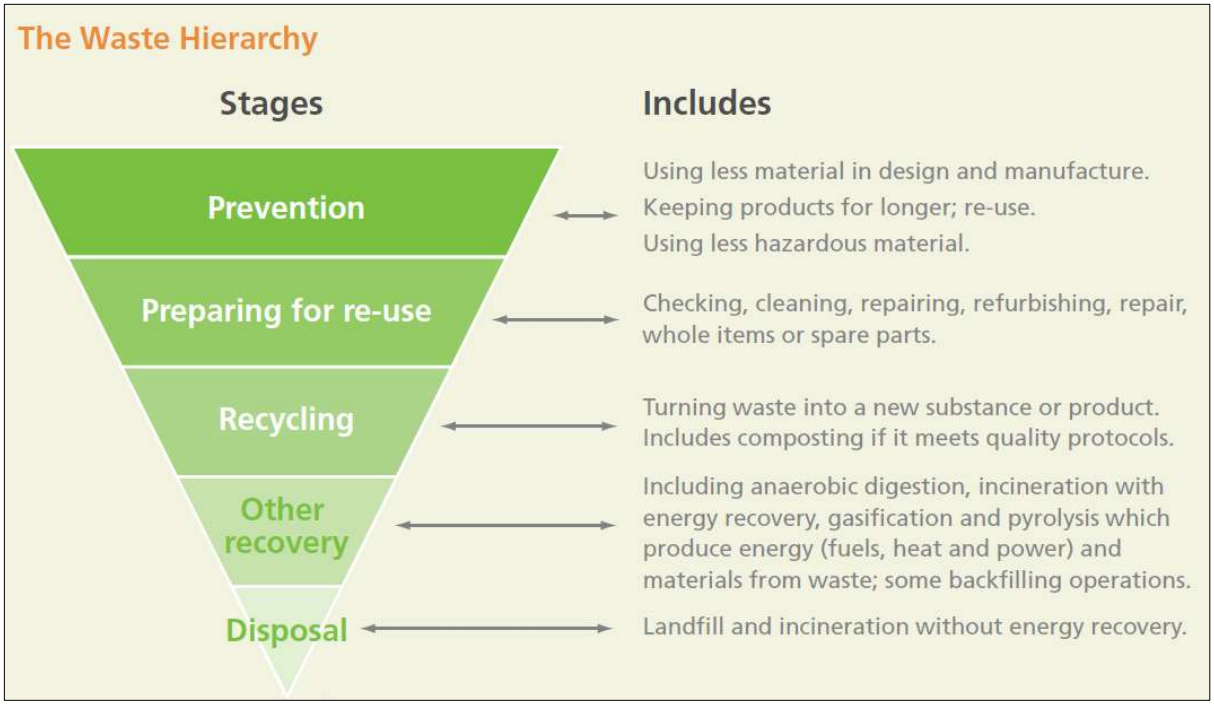
- Adequate space for the storage of waste and recyclables;
- A safe location which is accessible for all users and collectors and minimising nuisance to occupiers/neighbours;
- Suitable refuse collections for any waste contractor which allows for reasonable changes to collection services in the future;
- Designated storage areas for waste containers; and
- Sensitively designed conversion areas.

National Government Guidance

2.3 Central Government's strategy for minimising waste generation and its transfer to landfill is most simply described according to the 'Waste Hierarchy' as shown overleaf.

2.4 Shown in **Figure 2.1** are the interventions needed in all stages of the process to minimise waste going to landfill. The minimisation of waste and recycling interventions by occupiers and the management company for the building can help meet the government's aspirations.

Figure 2.1: Waste Hierarchy



2.5 Waste collection would be overseen by the developer who will operate and manage the building. They would appoint a licensed waste carrier to remove the waste. The management company would have responsibility to ensure the internal and external areas are kept clean and to move the refuse containers in coordination with those living within the building.

2.6 All new developments must meet the requirements of Part H6 of the Building Regulations 2000 (solid waste storage) which states:

- Adequate means of storing solid waste shall be provided; and
- Adequate means of access should be provided for people in the building to the place of storage, and, from the place of storage to a collection point agreed by the waste collection authority, Camden London Borough Council.

2.7 A record is kept of all waste received or transferred via the licensed carrier through a system of signed Waste Transfer Notes.

2.8 Food Waste is subject to the animal by-products controls. Developments which generate food waste will have to comply with the requirements of the 'Animal By-Product' Regulations (Defra 2011). This may have implications for the types of containers and collections made depending on the nature of the occupier.

2.9 The site aims for waste management and also for BREEAM Excellent accommodation. This states that a minimum area of 10 sqm be available for recycling. Such criteria are exceeded by some considerable margin with the various waste streams sorted into different bins.

2.10 The calculation of the storage requirements for the various bins is described next within the report.

3 Waste Forecast

Introduction

3.1 The development is expected to comprise 79 residential units and as such the forecast waste expected to be generated is now described.

3.2 The waste forecast is derived from BS5906:2005 and is also informed by other surveys of developments undertaken by Vectos.

Forecast Waste Volumes & Recycling Proportions

3.3 Waste storage requirements for residential use have been calculated using BS 5906-2005 (Waste Management in Buildings - Code of Practice). BS5906:2005 estimates the level of weekly waste generated from Domestic Residences which will be as follows:

Number of Dwellings x ((70 Litres * average number of bedrooms) + 30) = Weekly Waste in Litres

3.4 Applying this to the development gives the following calculation:

79 x ((70 litres x 1.95) + 30) = 13,154 Litres of Weekly Waste

3.5 When compared to the total amount of waste generated by the proposals before the small change to the scheme as described in Section 1, it can be seen that the overall waste generated by the site will be 1,524 litres per week more than that previously assessed for residential use, having previously been assessed at 11,630 litres per week. This is due to the additional residential units now proposed within what was allocated as commercial space.

3.6 However, given that the proposals will not result in any of the 4,775 litres of weekly waste generated by the commercial units, it is expected that overall the scheme will in total generate less waste than that previously assessed as part of the previous Waste Storage & Collection Report in 2020.

3.7 Based on the 'WRAP Study of Waste' the proportions of waste result in the following proportions shown in **Table 3.1**, based on a weekly collection:

Table 3.1: Waste Streams

Waste Stream	%	Litres	Storage Requirement
General Refuse	47%	6,182	6x Eurobins (1,100ltr)
Pulpable	23%	3,025	3x Eurobin (1,100ltr)
Co-mingled	23%	3,025	3x Eurobin (1,100ltr)
Organic	7%	922	4x 240ltr Bin
Total	**100%**	**13,154**	**12x Eurobins & 4x 240ltr Bins**

3.8 As shown in **Table 3.1**, the proposals will result in the required storage of 12x 1,100 litre Eurobins for general, paper/card and co-mingled waste and 4x 240 litre bins used to store organic waste.

Recycling Strategy

3.9 The aim of the overall waste strategy is to divert as much waste as practical from landfill. The forecast recycling rates are derived from WRAP (Waste Resource Action Programme) Studies. To facilitate good recycling behaviour the refuse store will be provided with adequate bins/containers that accord with the main collection waste streams for disposal.

Waste Strategy

3.10 Residential waste will be carried from its source, i.e. each residential unit, and will be taken to the ground floor refuse store via the lifts where it will be deposited by the residents themselves. From that point residents will be able to deposit waste sacks in the corresponding general refuse/pulpable/co-mingled Eurobin or 240ltr bin allocated for organic waste.

3.11 Residential waste generated on the ground floor level will also be carried in sacks to the refuse store. The routes waste will take, be it via the lifts or on the ground floor, are shown in **Figure 3.1**.

Figure 3.1: Internal Transfer Routes

3.12 The building's management team will move the waste containers from the ground floor refuse store to the approach alleyway on the day of collection. Waste containers will be taken out immediately prior to the time of collection and taken back into the bin store after the collection takes place in order to minimise the time in which they will be situated in the refuse holding area.

Lift Breakdown Strategy

3.13 In the event of all lifts breaking down, a management plan will be put in place by the building's concierge service. This will involve residential waste being carried down to the ground floor refuse store by a member of the concierge service who will collect waste at a rate of around once every 2 days during the period that the lift is being repaired.

Refuse Vehicle Route

3.14 Waste containers will be wheeled from the building to the refuse holding area on collection day by a member of the building management team. Refuse vehicles will stop on Kilburn High Road and waste containers will be temporarily stored at the refuse holding area. At collection times waste containers will be wheeled to and from the refuse vehicle. Waste containers will be returned to storage areas immediately after refuse collection has taken place.

3.15 The waste management company may specify different waste streams depending on the nature of their operation and recycling capability.

Proposed Delivery Strategy

3.16 Service vehicles will serve the site by use of an existing route used by service vehicles serving nearby properties on Kilburn High Road. Deliveries would take place via the approach alleyway. Service vehicles are expected to enter the site off Kilburn High Road, as demonstrated in the previous iteration of this Waste Storage & Collection Report.

4 Refuse Storage & Collection

Refuse Store Location & Frequency of Collection

4.1 The size of the ground floor refuse store has been considered against the level of demand identified in Section 3.

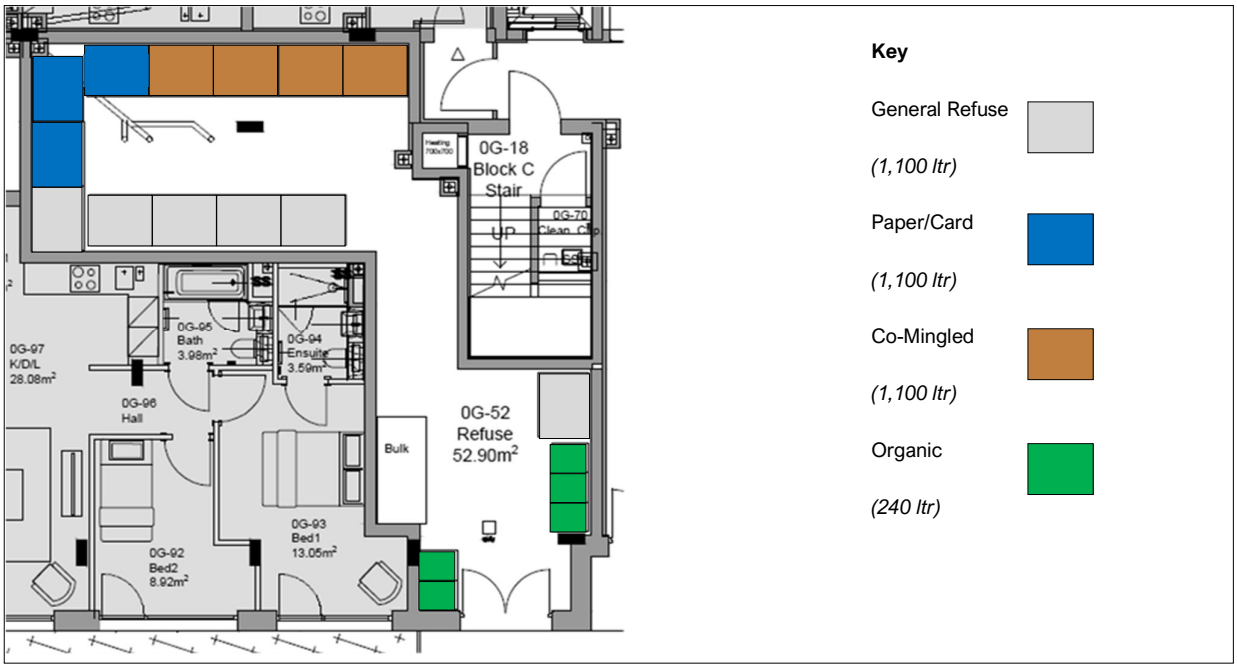
4.2 It is assumed that waste will be collected at a frequency of once per week. Based on the volume of waste expected and the correspondent number of bins generated, storage for such waste is now described.

Ground Floor Refuse Store

4.3 The refuse store provided on the ground floor is shown on **Plan 3144_060**. This refuse store will be able to deposit waste sacks generated by the residential units in the various 1,100 / 240ltr waste containers provided.

4.4 The ground floor refuse store and allocation of containers for each waste stream generated is shown in **Figure 4.1**. It is shown that the 13x Eurobins and 5x 240ltr bins can be stored, ensuring that the 12x Eurobins and 4x 240 litre bins required can be sufficiently sorted with surplus space available for any extra waste generated.

Figure 4.1: Refuse Container Allocation

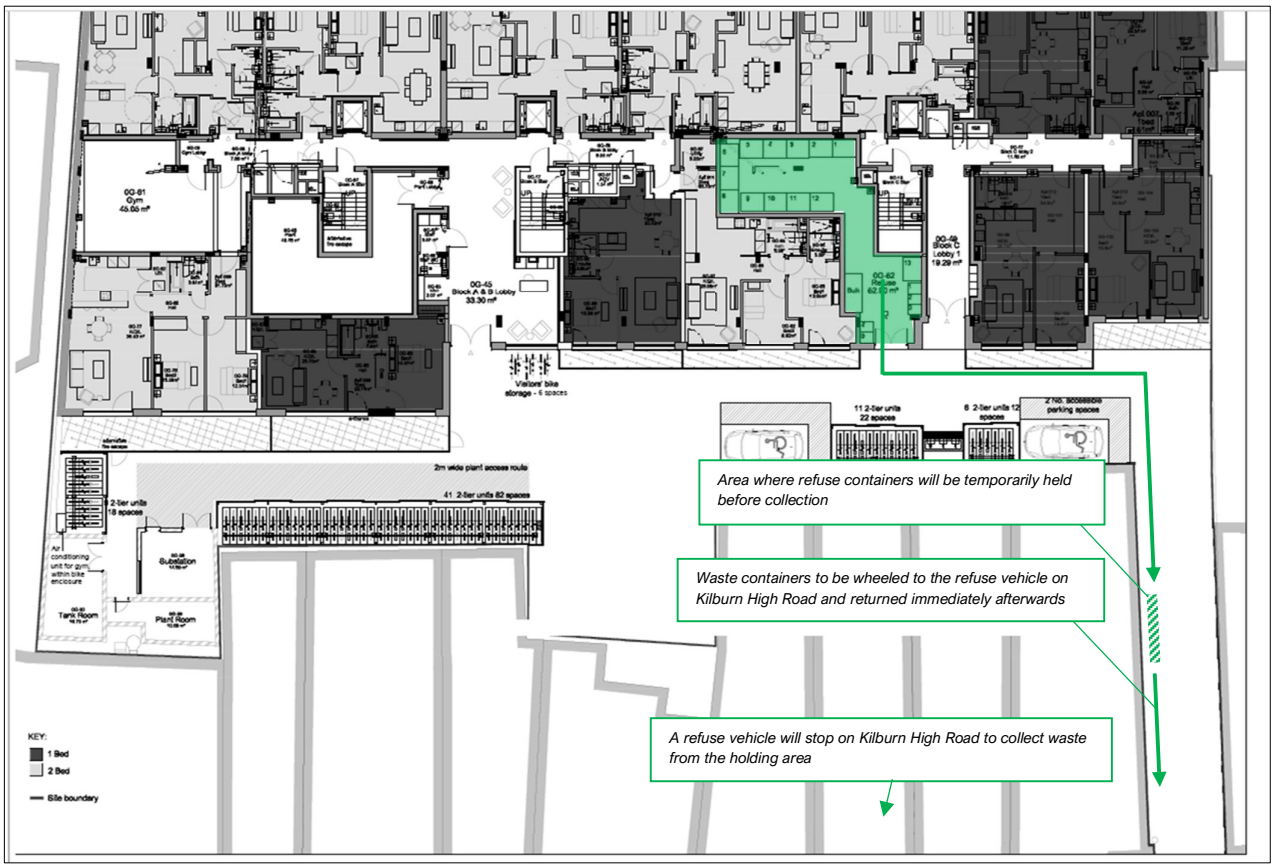


Refuse Vehicle Collection

4.5 The refuse collection strategy will involve waste containers being wheeled out to the refuse holding area by a member of the building management team. On collection days refuse vehicles will stop on Kilburn High Road and collect waste that will be wheeled the short distance from the refuse holding area. Once waste has been deposited in the refuse vehicle, waste containers will be immediately returned to the building in order to minimise the amount of time they are situated in the refuse holding area.

4.6 The building management team would have responsibility to ensure bins are taken out for collection and returned immediately after although they may contract the waste operator to undertake that task. The building management team will ensure that the refuse areas and waste transfer routes are kept clean and uncluttered. The distance between waste collection points and a collecting refuse vehicle is not expected to exceed 10m. The external waste transfer route is shown in **Figure 4.2**.

Figure 4.2: External Waste Transfer Route



4.7 Before waste containers are taken to the refuse storage area on collection days, waste will be transferred from the residential units internally. The surfaces that waste will be carried will be flat to ensure an easy transfer of waste.

4.8 Residential waste will be internally transferred via the lift from levels 1 upwards and along the ground floor from residential units situated on ground floor level.

5 Conclusion

5.1 Vectos has been commissioned by Godfrey Group Ltd to prepare a Waste Storage & Collection Report for the redevelopment of the property located at 1 Espalier Gardens in Camden, London.

5.2 This report has set out the waste storage, collection, and recycling strategy for the development by calculating the likely waste generation for the residential proposals, as well as setting out both internal and external waste transfer routes.

5.3 It is concluded that the proposed waste management and refuse collection strategy for this development is appropriate for this scale of development and will be within accordance with both local and national guidance, with both servicing and waste collection undertaken in an efficient manner.

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Plans

0 1m 2m 3m 4m 5m 6m 7m 8m

1:200

Apartment 001 satisfies Building Regulations Approved Document Part M4(2) and Lifetime Home (LHT) requirements of adaptable dwelling.

WASTE COLLECTION

RESIDENTIAL
BS 5906:2005
weekly waste - No. of Apartment x ((70 x avg no. bedrooms) + 30)
79 apartments
154 bedrooms
2 average No of bed
TOTAL: Required storage: 13430L
(Based on 1 collection per week)

TOTAL:
13 No. 1100L Eurobins
5 No. 240L bins

CYCLE PARKING

24 x 1 bedroom = 24 spaces
35 x 2 bedroom = 70 spaces
20 x 3 bedroom = 40 spaces

TOTAL: 134 long stay secure residential spaces; 6 short stay spaces for visitors

PLANNING

-	-	-

PROJECT Park Place
254 Kilburn High Road
London NW6 2BS

DRAWING Proposed
Ground Floor
Plan

MR PARTNERSHIP LTD
41-42 FOLEY STREET, LONDON W1W 7TS
T: +(0) 207 253 2526 / +(0)207 631 5405
E: mail@ch-architects.com / info@mrpartnership.co.uk
www.ch-architects.com / www.mrpartnership.co.uk

DATE:	SCALE:	DRAWN:
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DWG No: 3144 _060 REV. No:

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Contact

London
Network Building,
97 Tottenham Court Road,
London W1T 4TP.
Tel: 020 7580 7373

Bristol
5th Floor, 4 Colston Avenue,
Bristol BS1 4ST
Tel: 0117 203 5240

Cardiff
Helmont House, Churchill Way,
Cardiff CF10 2HE
Tel: 029 2072 0860

Exeter
6 Victory House,
Dean Clarke Gardens,
Exeter EX2 4AA
Tel: 01392 422 315

Birmingham
Great Charles Street,
Birmingham B3 3JY
Tel: 0121 2895 624

Manchester
Oxford Place, 61 Oxford Street,
Manchester M1 6EQ.
Tel: 0161 228 1008

Leeds
7 Park Row, Leeds LS1 5HD
Tel: 0113 512 0293

Bonn
Stockenstrasse 5, 53113,
Bonn, Germany
Tel: +49 176 8609 1360
www.vectos.eu

Registered Office
Vectos (North) Limited
Oxford Place
61 Oxford Street
Manchester M1 6EQ.
Company no. 07794057