

Aval Consulting Group.



# Waste and Recycling Strategy

52 Avenue Road, St Johns Wood, London NW8 6HS

52 Avenue Road Limited

April 2022

## Project Information

<b>Title</b>	Waste and Recycling Strategy
<b>Job Code</b>	91544
<b>Sector</b>	Environment and Transport
<b>Report</b>	Planning Report
<b>Client</b>	52 Avenue Road Limited
<b>Revision</b>	C1
<b>Status</b>	Final
<b>Date of Issue</b>	26 April 2022

## Revision History

Revision	Date	Author	Reviewer	Approver	Status
A	06 December 2021	SG / LS	LS	AC	Draft
B	20 December 2021	SG / LS	LS	AC	Revised Draft
C1	26 April 2022	LS	LS	AC	Final

### Disclaimer

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. This report may include data obtained from trusted third-party consultants/laboratories that have been supplied to us in good faith. Whilst we do everything, we can to ensure the quality of all the data we use, we cannot be held responsible for the accuracy or integrity of third-party data.

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## 1 Introduction

AVAL Consulting Group Limited (ACGL) has been commissioned by 52 Avenue Road Limited to produce a waste and recycling strategy assessment for the proposed residential development at 52 Avenue Road, St Johns Wood, London NW8 6HS. This is to accompany the Planning Application to the Local Authority (London Borough of Camden) for consent to undertake the proposed residential work at the site.

The proposal involves the demolition of the existing single derelict dwelling and erection of 12 x townhouses including communal Health and Wellness Spa with refuse storage, disabled parking and cycle parking.

This report supports the Transport Statement and other documentation being submitted for the Planning Application.

### 1.1 Existing Site

The 52 Avenue Road site comprises an existing single derelict dwelling. The site is very well screened by trees and is not designated or allocated for any particular use in the Camden Local Plan.

The site measures approximately 3,035sqm in area and is located to the rear of the houses between No. 57 Elsworthy Road and the rear No. 50 Avenue Road.

The site is mainly surrounded by a mixture of 2 to 3 storey residential properties. The site is adjoining to a row of houses on Elsworthy Road and Avenue Road.

The site has been highlighted as / designated as a site for major development of around 20 units in Policy IDS20u in the Borough's Site Allocations Local Plan. Although this has not been adopted by Camden yet, it has been identified as a site for redevelopment.

A Site Location Plan is provided in Appendix A.

### 1.2 Proposed Development

The proposal involves the demolition of the existing single derelict dwelling and erection of 12 x townhouses including communal Health and Wellness Spa with refuse storage, disabled parking and cycle parking.

The proposed pedestrian gate off Elsworthy Road will be used to access the bin store, which will consist of one refuse and recycling store, which will be in the north-east part of the site. The walk route between the bin store and gate is step-free and easy and concierge will help to drag the bins to the gate for collection.

Refer to Appendix B for the proposed ground floor site layout plan.

## 2 Operational Phase – Refuse and Recycling Storage

Described below are the details of the refuse and recycling strategy for the proposed development. This takes account of storage and collection of waste on-site.

### 2.1 Local Policy Regarding Waste

Camden's Local Plan (adopted in 2017) sets out the waste strategy for new developments.

The Policy 'CC5 Waste' emphasizes the need to make Camden a low waste borough. For that they would:

- Aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the Local Plan targets of 50% of households waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;
- Deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan;
- Safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and
- Make sure that developments include facilities for the storage and collection of waste and recycling.

Within the 'Facilities for storage and collection' section of the Local Plan, it is stated that:

*"To make sure that residents and businesses can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste. Facilities for home composting will be encouraged in appropriate development schemes. We will also seek to secure the reuse of construction waste on development sites to reduce resource use and the need to transport materials. Our supplementary planning document Camden Planning Guidance on design contains further information on the Council's expectations for on-site facilities for waste and recycling and on construction waste."*

Within the 'Waste Management Plan' section of the Local Plan, it is stated that:

*"To ensure an integrated approach to waste management and the highest possible reuse and recycling rates, the Council will encourage the submission of a site waste management plan prior to construction. For further details please refer to our supplementary planning document Camden Planning Guidance on sustainability."*

It is expected that new building (residential) developments for which communal bin-stores are planned, such as at this development, should provide adequate external space (footprint) for the accommodation of refuse and recyclables to be stored in the

containers as designated by the Waste Collection Authority (WCA). A total of 180 litres of waste storage space should be provided per dwelling of two bedrooms or less, with 240 litres provided per dwelling of more than two bedrooms.

At this development, 180 litre refuse bins will be provided for each dwelling for refuse.

## 2.2 Refuse and Recycling Storage and Collection Proposal

The communal refuse/bin store for the proposed development will be placed close to the pedestrian gate in the north-west corner of the site.

The residents will be expected to carry their waste to the ground floor store prior to the refuse collection day.

Currently refuse vehicles collect waste from Elsworthy Road and therefore this route is already undertaken.

The distance from the kerb line on Elsworthy Road to the refuse store is less than 15m and is flat and step-free. Based on the local guidance document on waste, the maximum distance that the Waste Authority is required to carry waste from the storage points on a site to the waste collection point i.e. the refuse vehicle is 15m. This is in accordance with Building Regulations.

Refuse collection at the proposed development will take place on-street. Based on the maximum bin carry/drag distance for waste collection in Camden being 15m, the bins in the refuse store are within a suitable distance of collection from Elsworthy Road.

Refuse and recycling collections will occur once per week and could take place within or outside peak traffic hours.

It is expected that the waste storage provision for the townhouse is based on British Standard BS5906 'Waste Management in Buildings'. This guidance is considered a best practice.

The proposed development comprises a total of 12 residential units. The guidance recommends that the estimated total weekly refuse (this is the combined recyclable and non-recyclable waste) should be based on the following formula:

- Total weekly refuse (litres) = 30 litres per unit + 70 litres per bedroom

This equates to 2,880 litres in total for both recyclable and non-recyclable waste for the proposed development.

In accordance with BS5906, space should be provided for recycling bins to accommodate 50% of the total weekly volume. Residual general household waste provision is required for 75% of the total weekly refuse. That is:

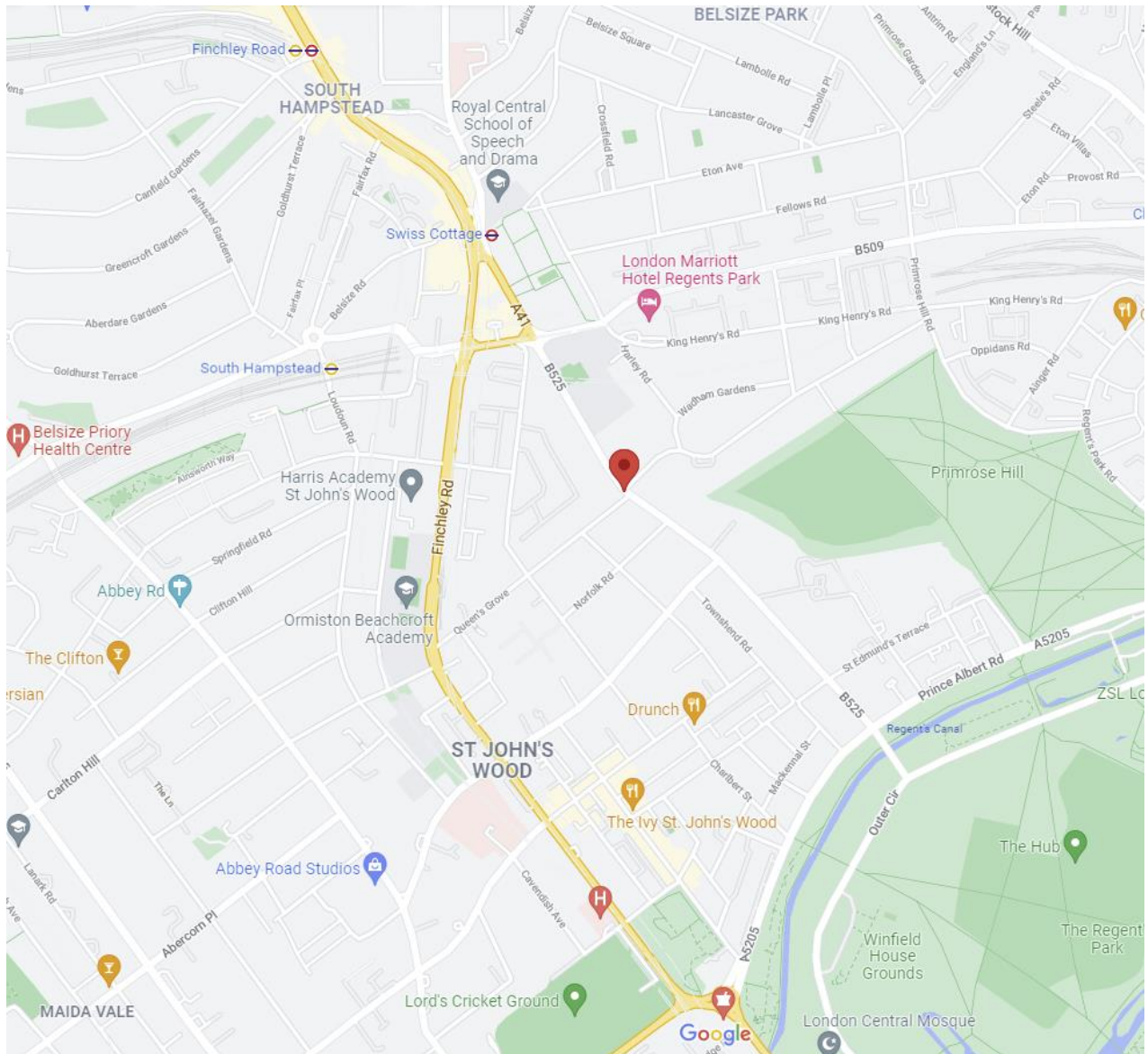
- Recycling provision (L) = Total weekly refuse (L) x 0.5
- Residual waste provision (L) = Total weekly refuse (L) x 0.75

As a result, the total recycling provision should be 1,440 litres, whilst the residual waste provision should be 2,160 litres.

The above roughly equates to 12no. 180-litre bins or two 1,100 litre Eurobins for the waste and up to two 1,100 litre recycle bins. The sizes of the bins that will be provided on-site will conform to the London Borough of Camden's refuse policy for residential development.

The proposed on-site refuse and recycling store at the development comprises sufficient space to accommodate the above number of refuse and recycling bins. The refuse store will be easily accessible, well lit, undercover and secure.

## Appendix A : Location Plan



Source: Google.co.uk



## Appendix B : Proposed Site Drawing – Site Plan for 12 Units

