



Abbey Road Phase 3

Operational Waste Management Strategy

On behalf of **Wates Construction London Residential**

Project Ref: 330510094 | Rev: V1.0 | Date: April 2022

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1 Introduction

1.1 Background

- 1.1.1 This Operational Waste Management Strategy (herein the “Strategy”) has been prepared by Stantec UK Limited (Stantec) to accompany a full planning application for development on a site adjacent to the junction between Abbey Road and Belsize Road (the “Proposed Development”), London Borough of Camden (LBC), NW6 4DX. The application is submitted on behalf of London Borough of Camden (the “Applicant”).
- 1.1.2 The Site is located within the administrative authority of the London Borough of Camden (LBC). LBC is a member of the North London Waste Authority, which is responsible for the disposal of waste collected in the boroughs of Barnet, Camden, Enfield, Haringey, Hackney, Islington and Waltham Forest.
- 1.1.3 LBC is the Local Planning Authority and therefore also has responsibility for planning policy.
- 1.1.4 A Circular Economy Statement is also being prepared for the planning application (AECOM, 2022) and should be read in conjunction with this Strategy.
- 1.1.5 This Strategy will be taken forward in order to assist in the delivery of a sustainable waste management process for the operation of the Proposed Development.

1.2 Purpose of the Strategy

- 1.2.1 This Strategy will provide a review of relevant national and local waste management policy, and details on how operational waste will be managed within the Proposed Development.
- 1.2.2 The Strategy will;
- Set the waste management principles for the Proposed Development;
 - Explain how the Strategy will align with and support the delivery of local and national waste policy requirements and guidance;
 - Demonstrate a clear understanding of the expected waste arisings for the Proposed Development;
 - Identify how the waste arisings will be managed during the operational phase; and
 - Summarise the findings of the report.
- 1.2.3 Waste during construction of the Proposed Development will be covered separately by the Applicant through a Construction Environmental Management Plan.

1.3 Consultation

- 1.3.1 Consultation has been undertaken with the Principal Environmental Services Officer at LBC on 17th March 2022 to confirm the appropriate LBC guidance and policy is taken into account and ensure that the Council support with the approach taken within this Strategy in relation to how operational waste is managed.

1.5 Report Structure

1.5.1 The report is set out in the following format:

- **Section 2: Site in Context** – introduces the Site context and development proposals;
- **Section 3: Planning Policy and Guidance** – details the relevant legislation, policy and guidance the Proposed Development needs to consider in relation to waste management.;
- **Section 4: Operational Waste** – identifies the expected waste arisings and servicing from the operational phase, and describes the on-site requirements for the storage and collection of waste from the Proposed Development, in line with local policy: and
- **Section 5: Summary** – summarises the findings and presents the steps required to take this Strategy forward in the development process.

2 Site in Context

2.1 Introduction

- 2.1.1 This section introduces the Site context including explaining the Site location, description and development proposals.

2.2 Site Location and Description

- 2.2.1 The Site is located in South Hampstead, within the London Borough of Camden, and is bordered by Abbey Road to the east, the B509 to the south and residential properties to the north and west. The central grid reference of the Site is TQ 25742 83885.
- 2.2.2 The Site covers approximately 0.565 ha. Within the site boundary are two existing residential blocks, Hinstock and Emminster. There is also a community centre, health centre, a public house and commercial units present. Between the residential blocks and the community centre is a hardstanding which is used for informal parking
- 2.2.3 The site has one access point for vehicle use from Abbey Road. There are three access points for pedestrians; two from Belsize Road and one from Abbey Road.
- 2.2.4 The Site is surrounded by hardstanding and buildings with the railway line to the south.
- 2.2.5 The Site Location Plan is shown in **Figure 2-1**.

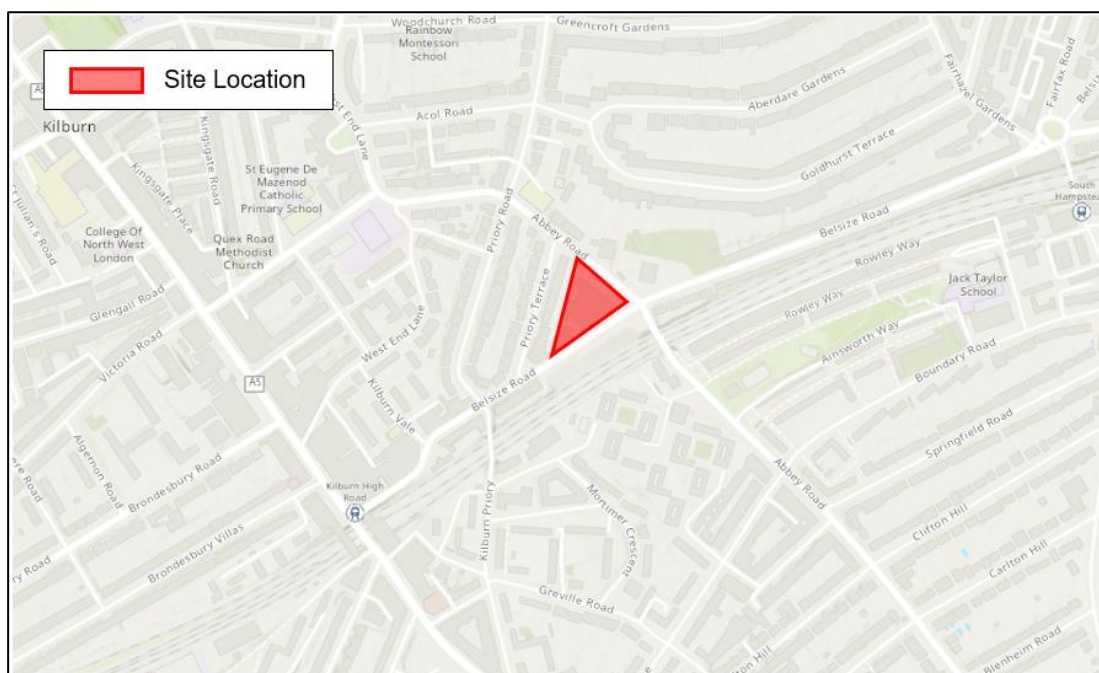


Figure 2-1: Site Location Plan

2.3 Proposed Development

- 2.3.1 The development proposals will seek to provide a total of 139 residential units, comprising of 54 one-bedroom, 68 two-bedroom and 17 three-bedroom flats across three residential blocks. These shall be provided together with 305.3 m² Gross Internal Area (GIA) of flexible commercial Sui Generis/Class E space.

2.3.2 The planning application description of development is as follows:

Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E/Sui Generis) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.

2.3.3 In accordance with the residential car parking standards set out in the London Plan (2021), the development will be car free with the exception of disabled parking provision.

2.3.4 This is the third phase of the Abbey Road development. Phase 1 is to the south and is a completed residential block. Phase 2 is the new community centre and health centre to the east within the park across Abbey Road from the site, behind the existing residential towers and is currently under construction, near completion.

3 Planning Policy and Guidance

3.1 Introduction

- 3.1.1 This section provides a review of the relevant waste management targets and guidance for the application Site to ensure it is appropriately considered within this Strategy and going forward.

3.2 European and National Policy Guidance

- 3.2.1 **The European Revised Waste Framework Directive** (2008/98/EC) amended May 2018, sets the framework for UK Waste Policy. The Waste Hierarchy (demonstrated in **Figure 3-1** below) runs throughout this policy and ranks waste management options according to what is best for the environment.
- 3.2.2 **The Waste (England and Wales) (Amendment) Regulations 2014** place a duty on waste producers and all handlers of waste to manage waste in accordance with a hierarchy of options where this achieves the best overall environmental outcome. Therefore, as a producer, the operator/residents of this development must endeavour to reduce, sort and separate waste – for example, by separating the recyclable from the non-recyclable waste - before placing out the residual waste for disposal (or potentially energy recovery).
- 3.2.3 These regulations also aim to improve the quality and quantity of material being collected for recycling. They do this by placing a duty on waste collectors, to enable recyclable material (particularly glass, paper, plastics and metal), to be collected separately, where it is necessary to support the recovery of high-quality recyclables, and where this is technically, environmentally or economically practicable (TEEP). Although this duty is specifically on the collectors of waste, it is important for any new development to consider the logistical impacts of separating out these materials.

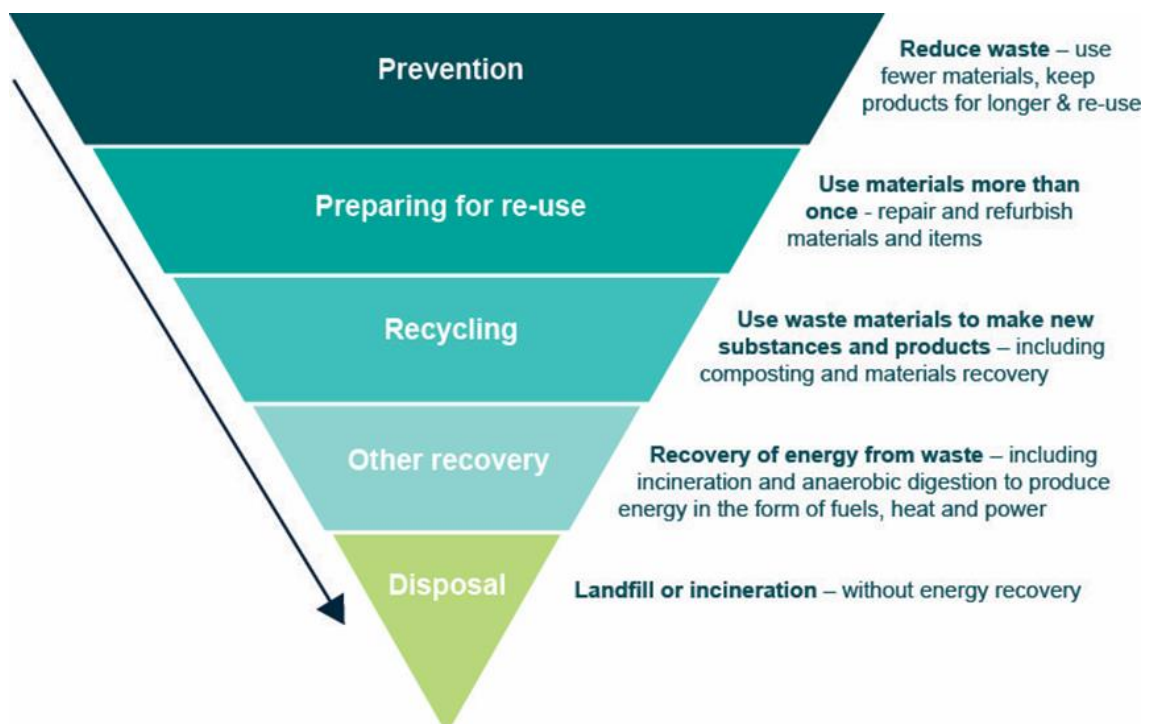


Figure 3-1: The Waste Hierarchy, Defra 2013

- 3.2.4 **Our Waste, Our Resources: A Strategy for England (2018)** assists the Government's commitment set out in the 25 Year Environment Plan, to leave the environment in a better condition for the next generation. This Strategy reaffirms the UK's commitment to the waste hierarchy and introduces the circular economy concept in relation to waste. The circular economy model encourages the recycling of resources through recovering and regenerating products and materials to keep resources in use for longer.
- 3.2.1 This Strategy highlights the Government's ambitious plans in relation to food waste. Households produce approximately 7 million tonnes of food waste annually, of which 5 million tonnes is categorised as edible. *'Reducing greenhouse gas emissions from landfill by ensuring that every householder and appropriate businesses have a weekly separate food waste collection'*.
- 3.2.2 **Waste Management Plan for England (2021)** – The Plan serves to review the Waste (England and Wales) Regulations and together with waste local plans ensures that waste management plans are in place for the whole of the UK (inclusive of plans produced by the devolved administrations).
- 3.2.3 The focus of the Plan is on the management of waste arisings within England, with targets to ensure that a minimum of 65% of municipal waste is reused or recycled by 2035. A maximum of 10% of generated municipal waste can be disposed of in landfill by 2035.
- 3.2.4 The Plan provides an update of the latest compositional analysis of household waste, commercial and industrial waste, and construction, demolition and excavation waste (CDE). This information helps to inform national, regional and local waste management needs.
- 3.2.5 There continues to be a focus on all stakeholders to recognise waste as a resource and drive towards higher levels of higher quality recycling. The national government seeks to support local authorities in this by encouraging further segregation of recyclables wherever practicable. This includes proposals for mandatory food waste collections.

3.3 London Strategic Guidance

- 3.3.1 This section summarises the relevant policies in relation to operational waste applicable to the application Site, which is within the administrative boundary of the LBC.

New London Plan (2021)

- 3.3.2 The new London Plan was adopted in March 2021 and provides the strategic policy framework for the Borough and policies of relevance include the following:
- 3.3.3 **Policy D3 Optimising site capacity through the design-led approach:** This policy focuses on ensuring that design is in keeping with London's form. Storing, managing and transporting London's waste is included in this and *"shared and easily accessible storage space supporting separate collection of dry recyclables, food waste and other waste should be considered in the early design stages to help improve recycling rates, reduce smell, odour and vehicle movements, and improve street scene and community safety."*
- 3.3.4 **Policy D6 Housing quality and standards** - Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste. *'Usability and ongoing maintenance should ensure that recycling and waste disposal, storage and any on site management facilities are convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services'.*

- 3.3.5 **Policy SI7: Reducing waste and supporting the circular economy** details key targets to achieve resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal. The Mayor, waste planning authorities and industry will work in collaboration to:
- Promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible.
 - Encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products.
 - Ensure that there is zero biodegradable or recyclable waste to landfill by 2026.
 - Meet or exceed the municipal waste recycling target of 65 per cent by 2030.
 - Design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

London Environment Strategy (May 2018)

- 3.3.6 The London Environment Strategy was released in May 2018 with the aim of improving London's environment in aspects, specifically including a Chapter on Waste. This Strategy promotes the circular economy model and recognises resource efficiency as the fundamental principle in improving reuse, recycling and disposal rates.
- 3.3.7 Relevant policies and targets and proposals within this Strategy include:
- 3.3.8 **Policy 7.1.1.** The Mayor will set waste reduction targets for the city as a whole, and work with Londoners, waste authorities, government and other stakeholders to significantly cut waste and boost material reuse
- 3.3.9 This policy targets the reduction in single use plastic and food waste, through campaigns and funding and by setting the following target:
- Reduce food waste by 50% per head by 2030.
- 3.3.10 **Policy 7.2.1.** Increase recycling rates to achieve a 65% municipal waste recycling rate by 2030.

- | |
|---|
| <ul style="list-style-type: none">■ A 50% Local Authority Collected Waste recycling target by 2025;■ A 45% household waste recycling rate by 2025; and■ A 50% household waste recycling rate by 2030. |
|---|

This will be achieved through:

- 3.3.11 **Policy 7.2.2.** Increase recycling rates for commercially collected waste and reduce letter and fly tipping.
- A 75% minimum recycling rate of business waste by 2030.

3.4 Local Policy & Guidance

- 3.4.1 LBC is a member of the North London Waste Authority, which is responsible for the disposal of waste collected in the boroughs of Barnet, Camden, Enfield, Haringey, Hackney, Islington and Waltham Forest.
- 3.4.2 The North London boroughs are together expected to deal with a total of 1,211,000 tonnes of waste in 2021, rising to 1,479,000 tonnes in 2031.

Camden Local Plan (2017)

- 3.4.3 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010).
- 3.4.4 The Camden Local Plan sets out the Council's proposals for the future development of the borough over the next 15 years between 2016-2031. In order to do this, the borough has set out 5 strategic objectives, which are:
- Developing new solutions with partners to reduce inequality and improve health and wellbeing;
 - Creating conditions for and harnessing the benefits of economic growth; and
 - Investing in our communities to ensure sustainable neighbourhoods.
- 3.4.5 LBC supports the objectives of sustainable waste management to move the management of waste up the 'waste hierarchy' of prevention, preparing for reuse, recycling, other recovery, and to only consider disposal as a last resort.

Policy CC5 Waste

- 3.4.6 The Council will:
- a. Aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;
 - b. 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;
 - c. 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
 - d. Make sure that developments include facilities for the storage and collection of waste and recycling.

Camden Planning Guidance – Design (January 2021)

- 3.4.7 The Council has prepared this Camden Planning Guidance (CPG) on Design to support the policies in the Camden Local Plan 2017, including Policy CC5 Waste.
- 3.4.8 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.

- 3.4.9 The 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.
- 3.4.10 Developers should ensure that all waste systems and storage areas in new developments or refurbished developments are:
- Designed to provide adequate space for the temporary storage of all types of waste, including internal storage areas with sufficient space for the separation of temporary storage of all recycling, food waste and residual waste;
 - Sensitively designed and located in relation to the local environment especially in conservation areas and listed buildings;
 - Safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity;
 - Sufficiently flexible to accommodate future increases in recycling targets; and
 - Designed to include where appropriate, innovative waste management solutions that increase efficiency and help meet and exceed recycling and other waste reduction targets.
- 3.4.11 As the guidance states, requirements for managing waste will differ according to the type and size of development. Developers should refer to **British Standards EN BS 5906:2005** on the waste management in buildings.
- 3.4.12 All new build development, in particular those involving multiple dwellings or commercial units requiring communal bins, must submit a waste strategy alongside a planning application detailing arrangements for the management of all types of waste, as detailed in the Council's technical guidance.
- Technical Guidance: Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)**
- 3.4.13 This technical guidance document seeks to ensure that appropriate storage for all segregated wastes is provided in all developments in Camden.
- 3.4.14 The Council currently offers waste collection of the following minimum volumes per dwelling with three bedrooms or less, per week:
- 120 litres of bin, box or sack volume for general waste or 'refuse';
 - 140 litres of mixed dry recycling; and
 - 23 litres of food waste.
- 3.4.15 For an average 3 bedroom property the minimum bin storage space for general waste on a fortnightly street accessed collection is a 240L bin.
- 3.4.16 There are 2 household service offers;
- Kerbside- which is generally for low-rise properties on a street collection schedule; and
 - Communal - for larger builds and generally high-rise properties i.e. on housing complexes, flatted properties.

- 3.4.17 The Proposed Development falls under a communal service offering. Communal bin serviced dwellings are collected either fortnightly or weekly.
- 3.4.18 The Council recommends that fitted kitchen units should incorporate segregated recycling and refuse bins sufficient to store 127L of waste, food waste and recycling per week. This will enable occupants to segregate their waste into general waste, mixed recycling and food waste, and store it temporarily, until it can be transferred to shared bin storage points or the kerbside. This should comprise of:
- Two compartments for mixed recycling and general waste of equal volume, each of which must be at least 60L;
 - At least 7L for food waste; and
 - A total minimum capacity of 127L.
- 3.4.19 The CPG provides guidance for developers in relation to the design and location of waste storage areas for commercial and residential waste storage and collection. This includes guidelines for location, convenience, screening/covering, signage, accessibility, access paths, materials, safety, locks, fire safety, ventilation and lighting.

3.5 National Standards

British Standard: Waste Management in Buildings – Code of Practice (BS5906:2005) (confirmed February 2012)

- 3.5.1 The British Standard is a nationally recognised benchmark for reference whilst planning methods of storage, segregation for recycling and recovery of waste and recycling streams from both residential and commercial buildings. The Standard is widely applied to new building, refurbishments and conversions of residential and non-residential buildings.

4 Operational Waste Management

4.1 Introduction

- 4.1.1 This section sets out the estimated waste arisings and storage requirements for the operational phase of the Proposed Development for both household waste (**Section 4.2**) and commercial waste (**Section 4.3**).
- 4.1.2 It identifies the general principles for how waste will be managed. These principles have been discussed and agreed in principle through consultation with the LBC Principal Environmental Services Officer¹. Engagement with LBC planning officers and environmental officers will continue as the design progresses to ensure the detailed plans reflect the appropriate requirements of the time.

4.2 Household Waste

- 4.2.1 This section details the waste management storage and collection requirements for household waste. This is based on the 'Camden Planning Guidance – Design (January 2021)' and the 'Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)'.

Estimated Household Waste Arisings

- 4.2.2 The average household in the LBC area currently produces approximately 467kg of waste (including recycling) per year, and recycling rates for household waste within LBC are currently ~ 28.6%².
- 4.2.3 The Proposed Development will introduce an expected 139 additional households and thus generating annually an additional estimated 65 tonnes of household waste per annum.

Household Waste Storage

- 4.2.4 Residents will be required to dispose of their waste and recycling streams in the communal bin store assigned for their property. Bin store design will ensure access for all, and with bins being clearly labelled for the waste or recycling stream for which they are intended.
- 4.2.5 Household waste capacity requirements have been determined following the guidance issued by LBC (**Section 3**). This is based on the Camden Planning Guidance, which uses the following calculations:
- No. units x 120L general waste;
 - No. units x 140L mixed recycling or equivalent boxes; and
 - No. of units x 23L food waste.
- 4.2.6 The mixed dry recycling stream is inclusive of plastic, paper, cardboard, metal and glass.

¹ Consultation undertaken with Linda Hall-Bruton, Principal Environmental Services Officer for LBC on 17/03/2022.

² Waste and Recycling Statistics (Department for Environment, Food and Rural Affairs), Local Authority Collected and Household Waste Statistics 2020/21

- 4.2.7 The number of containers required for each bin store relates to the number of properties which it serves. **Table 4-1** illustrates the required bin numbers for the communal bin stores. **Appendix A** shows the bin stores on a ground floor plan across the Proposed Development.
- 4.2.8 Across the Proposed Development there is capacity for 42 residential bins, thus satisfying the requirement for 42 bins as determined by the guidance issued by LBC.

Table 4-1: Total Required Residential Bin Provision

Block	No. of properties using bin store	1280L Recycling	1280L Residual waste	240L Food waste	Total Required Provision of bins for a weekly collection
A	46	5	4	5	14
B	60	7	5	6	18
C	33	4	3	3	10
TOTAL	139	16	12	14	42

Household Waste Collection

- 4.2.9 Collection of household waste will be undertaken weekly by LBC, and the waste storage provision has been made on this basis.
- 4.2.10 The drag distances from the bin stores to the refuse collection vehicle are shown on **Appendix B**. The drag distance from the bin stores at Block B and Block C exceed the guidance by 2.9m and 0.6m respectively. This has resulted from the challenging topography of the Site, and these distances have been confirmed as acceptable through consultation with LBC planning and environmental officers.
- 4.2.11 The refuse vehicle stopping points are illustrated on the swept path analysis provided at **Appendix B**.

Bulky Waste

- 4.2.12 The bulky waste storage area is provided on the ground floor of Block A. It is large enough to contain a selection of typical household bulky items such as furniture, cookers, electrical equipment and refrigerators/freezers.
- 4.2.13 The bulky waste store constitutes an area of 18.8m², as seen on **Appendix A**. This area will be available to all residents and will be managed by a facilities team to ensure that it is kept operational and does not get used for items that have not been booked for a collection.
- 4.2.14 All waste electrical and electronic equipment should be collected separately from general waste. Storage space for Waste Electrical and Electronic Equipment (WEEE) should be provided on a separate shelf within the bulky waste store. WEEE items should be collected by bulky waste collection crews for re-use.

Reduction, Reuse & Recycling Initiatives

- 4.2.15 The way users engage with and use the waste system in place is a key consideration in the design of an effective waste management service and will have a significant impact on recycling performance.

New Resident Engagement

- 4.2.16 Residents should be supported when they first move into a development so they understand how to use the waste system. As a minimum the following should be provided:
- Clear user instruction provided with a resident welcome pack. The welcome pack should include the following:
 - The location of bin store areas (potentially including a map of the location of the bin store);
 - Materials that are accepted and not accepted in each type of bin;
 - Any keys or codes needed to access these; and
 - Arrangements in place for depositing of any bulky waste.
 - Clear user instructions on the property website (if applicable); and
 - Communications and signage for residential use should be able to be easily understood by different nationalities with varying proficiency in the English language; and
 - Engagement from site management / facilities management staff; and
 - Information regarding local, Camden specific, waste reduction initiatives, including:
 - Love Clean Streets (<https://www.camden.gov.uk/love-clean-streets>)
 - Camden Recycling Rewards ([Home \(localgreenpoints.com\)](https://www.localgreenpoints.com))
 - Free cycle (<https://www.freecycle.org/town/HampsteadUK>)

Signage

- 4.2.17 Clear posters and signage close to waste deposit and storage areas, within hallways, communal areas, and lifts should be provided. Consultation will need to be had with LBC environmental officers to ensure that any signage complies with borough or area-based campaigns. Waste storage bins throughout the development should also follow the same colour coding.
- 4.2.18 Signage in and around container storage areas and also within residential buildings should comply with the London Recycles (<https://londonrecycles.co.uk/>) campaign, supported by the GLA. This tried and tested campaign underpins nearly all household communications across London, with its style and iconography being widely recognised.

Enforcement

- 4.2.19 There will inevitably be issues with usage of the waste system by residents (both accidental and deliberate). This may result in the contamination of recycling and/or loss of recyclable materials within the residual waste stream.

- 4.2.20 The building caretaker(s) should have a clear waste management role, to report on and enforce adherence to the principles of the Waste Hierarchy. This will include engaging with residents to encourage good recycling behaviours and use of systems.
- 4.2.21 Developers/site management should also:
- Regularly check all waste storage areas and move bins around the development as necessary;
 - Ensure bin stores are kept clean. Positive visual amenity i.e. tidy and clean waste management areas, absence of spillages or uncontained waste around and within bins and bin stores etc will encourage proper usage;
 - Engage with the LBC environmental officers to ensure that the right processes are in place to support the effective enforcement of the service. This may include investigation of flytipping etc. or segregation of waste for inspection by a trained officer;
 - Ensure compliance with the waste management system provided. Correct segregation of waste and recycling materials should be included as a specific condition of any lease, sub-lease or tenancy agreement. It should be made clear that failure to comply will represent a breach of the lease of the property. It may also be possible to add charges incurred for contamination to the management fee as an option for enforcement.

Smart Technology

- 4.2.22 Innovation including smart bins, smart controls to chutes and bin stores, good clear signage, compaction, in-vessel composting etc. can help improve recycling rates, support better use of waste facilities, reduce space take and optimise collection.
- 4.2.23 Smart bin technology such as access fobs and electronic data recording systems are increasingly considered in high density developments to support waste management. Smart bin technology may be considered and installed during detailed design.

4.3 Commercial Waste

Estimated Commercial Waste Arisings

- 4.3.1 There are a number of flexible commercial uses (Sui Generis/Class E) associated with the Proposed Development, totalling 305.3 m² (GIA).
- 4.3.2 The specific arisings of these commercial waste streams will not be known until the occupiers are identified.
- 4.3.3 However, in the absence of local guidance, in order to predict the expected volumes of waste likely, the GIAs are considered against the ADEPT guidance³ which advises 5L per m² of floor area for retail.
- 4.3.4 **Table 4-2** presents that anticipated expected weekly volumes of waste likely to be generated. It also presents the required bin numbers where a weekly collection is assumed.

³ ADEPT – Making Space for Waste 2010

Table 4-2: Weekly Commercial waste estimates across the Proposed Development

Block	Class Use	GIA (m ²)	Litres of Waste (weekly)	1,100 litre bins
Block A	Sui Generis/Class E	96.8	484	1
Block B	Sui Generis/Class E	208.5	1,042.5	1
TOTAL		305.3	1,526.5	2

- 4.3.5 The 1,526.5L per week represents approximately 21 tonnes per annum of commercial waste using a conversion rate of 0.27 tonnes per 1,000L.

Commercial Waste Storage

- 4.3.6 The quantum of commercial waste bin provision will ultimately be agreed within the contracts for commercial waste collections and be dependent on the agreed collection frequency.
- 4.3.7 Businesses have a duty of care to ensure that their waste is collected and disposed of appropriately and an obligation (through the Waste Regulations as amended 2013) to adhere to the principles of the Waste Hierarchy.
- 4.3.8 Where commercial units do not have an allocated bin store, they will store their waste streams within their allocated units. Therefore, commercial units will be provided as shell and core and will be expected to design in the waste storage within their units.
- 4.3.9 The commercial tenants will be encouraged to adopt practices that reduce the quantity of waste generated and which ensure that waste is managed in the most sustainable manner possible.
- 4.3.10 Rental conditions that include clear obligations on commercial tenants to use waste management facilities in the correct way should be included.
- 4.3.11 As a result of the flexibility around collection frequency, and the use of internal space for units not accessing the planned bin stores, it is believed that the commercial waste provision once the Proposed Development becomes operational, will satisfy tenants needs whilst also enabling users to maximise recycling levels.

Commercial Waste Collection

- 4.3.12 Commercial waste collection arrangements should be made with either the Council or an Environment Agency-approved licensed waste carrier for the collection of all waste types.
- 4.3.13 Commercial tenants will be instructed to arrange collections through a registered waste contractor, ensuring that all permits and licenses are correct for the waste being taken.
- 4.3.14 The appointed contractors will collect direct from the commercial bin areas, and/or the units themselves within a window of time as agreed within the collection contract.
- 4.3.15 Facilities management staff will ensure wastes are presented for collection at the time and place agreed with the waste management contractor(s). Commercial tenants must adopt and

demonstrate positive approaches to waste management and ensure that adequate space and infrastructure is provided to support recycling and waste management within their units.

5 Summary

- 5.1.1 The Proposed Development will follow the principles of the Waste Hierarchy – ‘eliminate, reduce, reuse, recycle, other recovery and disposal’ - to allow the environmental, social and economic risks from waste to be minimised and national and local policy aspirations to be supported. In practice the bin stores encourage and enable residents to recycle as much as possible through the segregation of waste and recycling streams, including appropriate signage and information.
- 5.1.2 The Proposed Development has been designed to confirm the LBC “*Camden Planning Guidance – Design (January 2021)*” and the ‘*Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)*’.
- 5.1.3 Household waste collections will be weekly, as per the guidance. Waste associated with the commercial elements of the development will be managed by eventual occupiers of these units.
- 5.1.4 The Proposed Development has sufficient waste management provision to run effectively and maximise recycling rates, with the municipal waste recycling target of 65% being targeted by 2030. It adheres to the latest requirements as set out in **Section 3** in relation to The London Plan and LBC requirements.

5.2 Household Waste

- 5.2.1 The average household in the LBC area currently produces approximately 467kg of waste (including recycling) per year, and recycling rates for household waste within LBC are currently ~ 28.6%. The Proposed Development will introduce an expected 139 additional households and thus generating annually an additional estimated 65 tonnes of household waste per annum.
- 5.2.1 Bin stores are provided in order to house the bin provision as outlined in **Table 4-1**, which satisfies the requirements as set out by LBC. Collection teams from LBC will collect direct from these stores on a weekly basis.
- 5.2.2 The Proposed Development also provides several bulky waste stores. These areas will be available to all residents and will be managed by a facilities team to ensure that they are kept operational and do not get used for items that have not been booked for a collection.

5.3 Commercial Waste

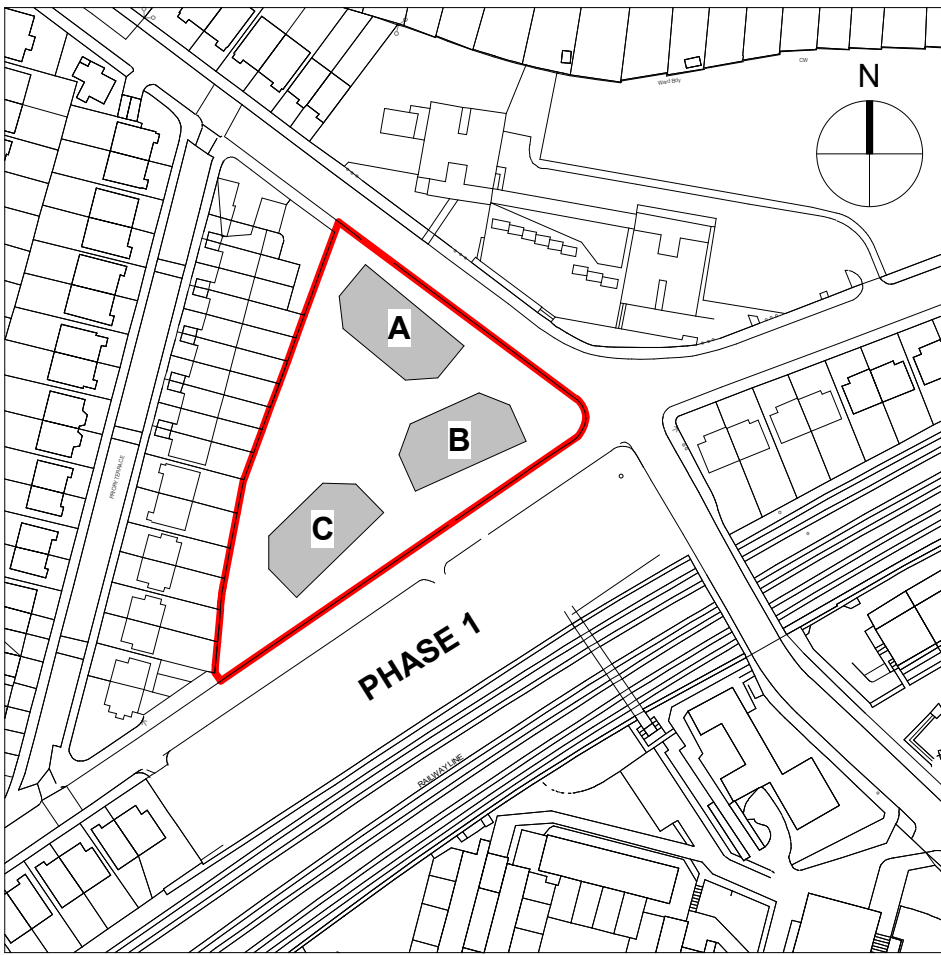
- 5.3.1 Estimations of commercial waste are provided within the Strategy (**Table 4-2**), representing approximately 21 tonnes per annum.
- 5.3.2 Once tenants are in place, they will need to manage the space available to them in order to maximise their levels of recycling. The target recycling rate for business waste by 2030 is 75% from the London Environment Strategy.
- 5.3.3 All collection contractors will be required to hold the correct waste permits and licences, and the frequency of collection will be determined by each tenant depending on the waste being produced, and the need for its removal.

Appendix A Bin Stores on Ground Floor Plan



GENERAL NOTES:
This drawing is © 2019 Pollard Thomas Edwards LLP (PTE).
Use figured dimensions only. **DO NOT SCALE.**
All dimensions are in millimetres unless noted otherwise.
This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
If in doubt, ask.

SETTING OUT NOTES:
All setting out to be confirmed on site prior to construction - any discrepancy must be immediately reported to the Architect.
All setting out to face of structure or to grid. All partitions set out to studwork or structure.
For setting out and specification of M&E services refer to M&E Consultants documents.
For setting out and specification of structure refer to Structural Engineer's documents.



KEY PLAN

KEY
Assumed Planning Application Boundary line

rev.	date	description	drawn	audited
-	31.03.22	Draft Planning Set Issue	HJ	SK

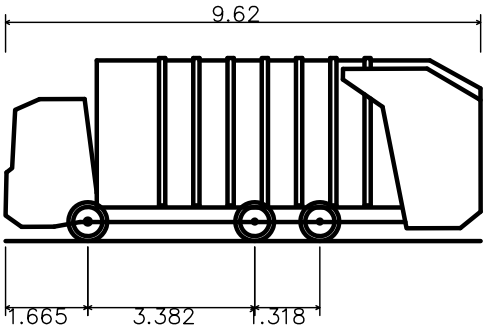
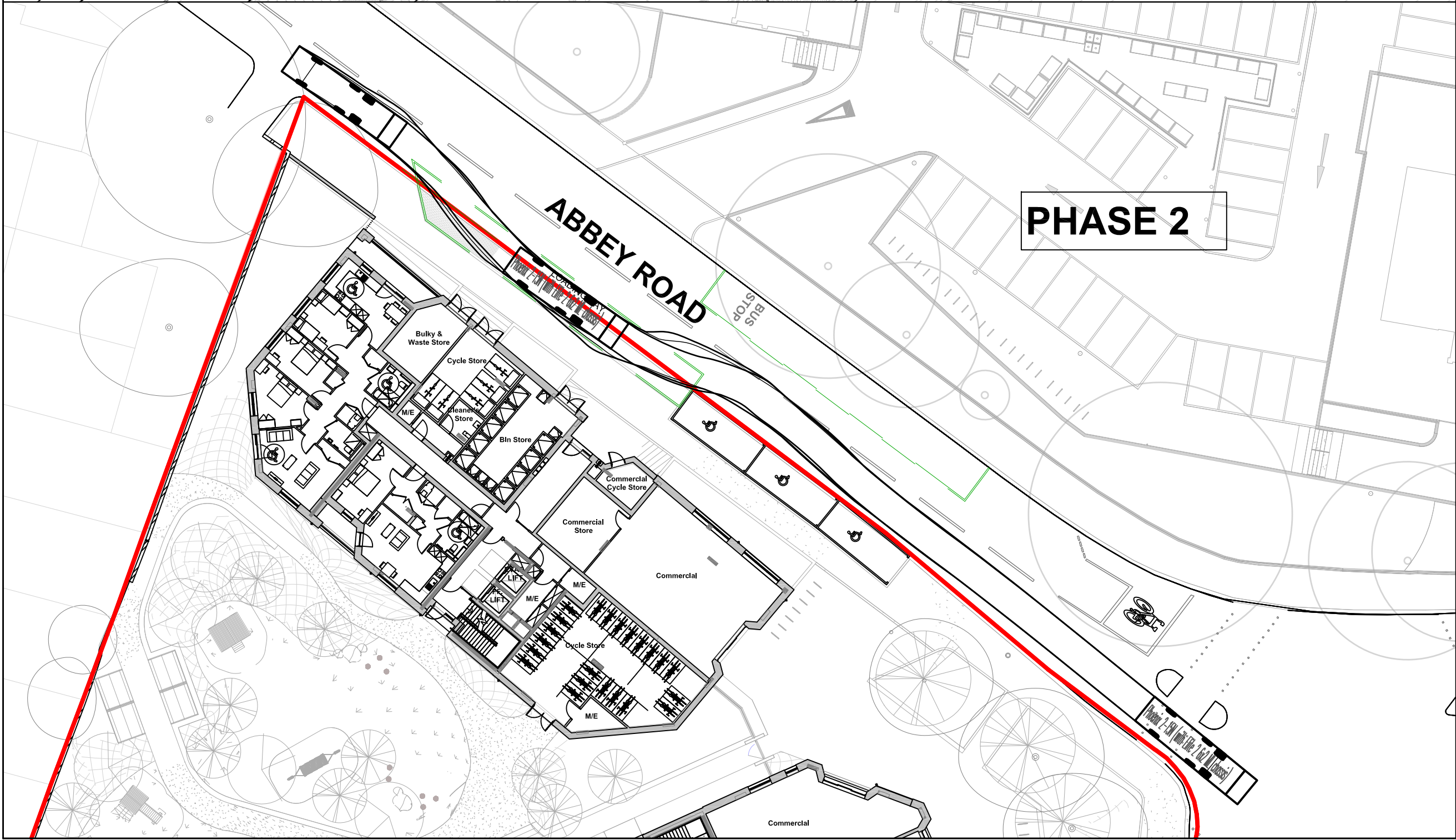
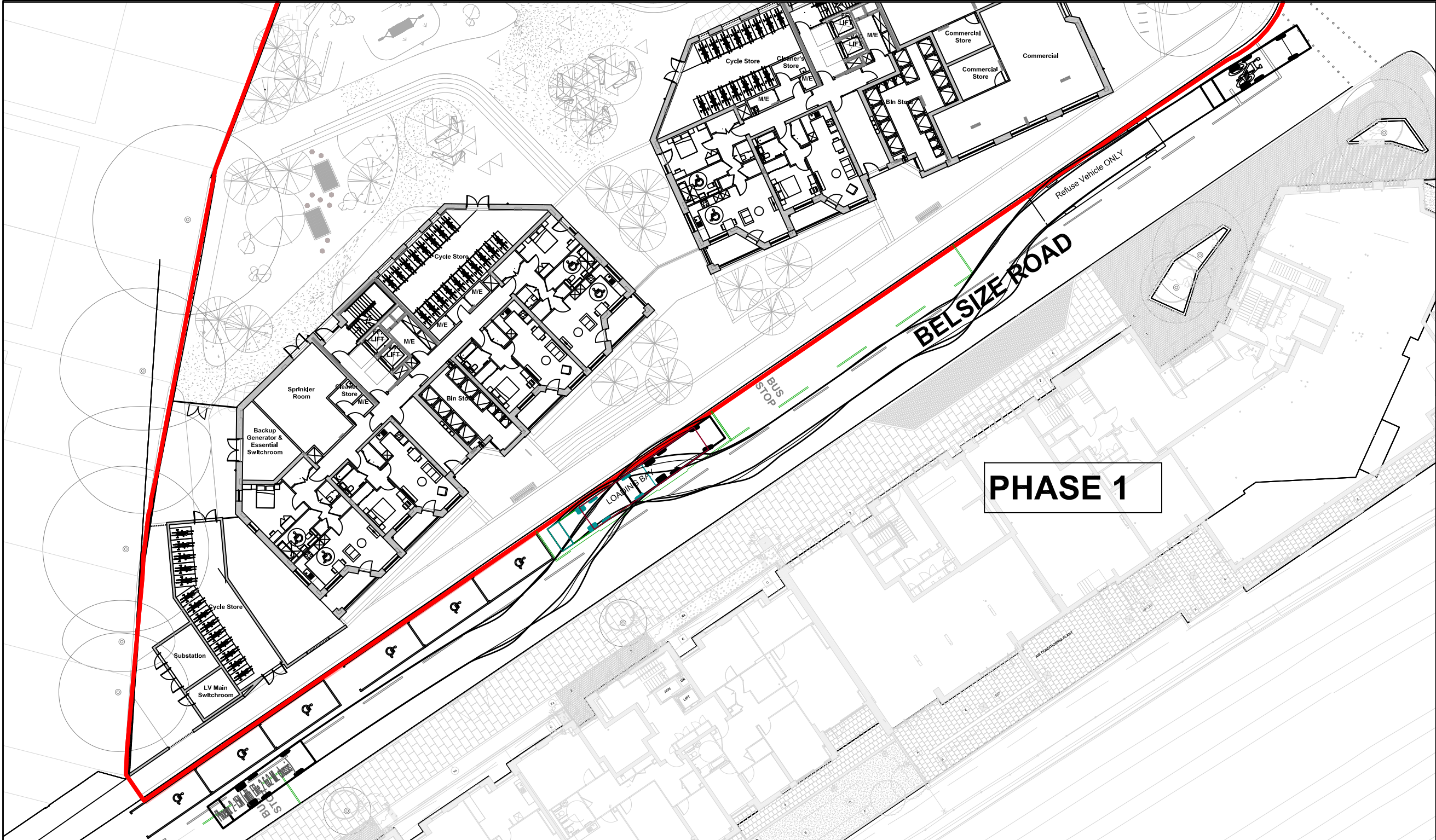
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Proposed Site Plan	ARR-PTE-ZZ-XX-SK-A-9400	-		

Appendix B Refuse Vehicle Swept Path Analysis



Phoenix 2-15N (with Elite 2 6x2 ML chassis)	
Overall Length	9.620m
Overall Width	2.250m
Overall Body Height	3.707m
Min Body Ground Clearance	0.260m
Track Width	2.250m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	8.950m

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Notes

B	Retrack of Refuse Vehicle with New Layout	OA	MB	2022.04.27
Issued/Revision		By	Appd	YYYY.MM.DD
		Dwn.	Dsgn.	Chkd.
				YYYY.MM.DD

Issue Status

For Issue

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Abbey Road Phase 3

Title
Swept Path Analysis - Refuse Vehicle

Project No.	47293	Scale	1:250@A1
Revision		Drawing No.	
B			