

APPENDIX H – Waste & Recycling

438 Victoria Quarter – Waste and Recycling Management Response

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Context

Aecom has prepared this Note ('Note') to address the comment made by Save New Barnet (SNB) regarding the Waste and Recycling Management proposed for 438 Victoria Quarter ('Proposed Development') within their response document 'Response to Planning Application Reference 21/3676/FUL'.

Section 10.4 of the SNB response document states

This seems to be in direct breach of London Plan Policy D6 (B) and Table 3.2 - Qualitative design aspects to be addressed in housing developments, where it states under Section VI - Usability and Management 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."

Aecom response

It should be noted that all bin stores for Blocks B1, B2, C1, C2, D1 and D2 will be located within 30 m distance (in line with London Borough of Barnet's guidance document 'Information for developers and architects, provision of household recycling and waste service') and British Standards (BS) 5906:2005) from all residential unit of that individual Block on the basement floor. It should be noted that access to these bin stores for all residents (of that Block) will be provided via lift, therefore, the residents would not need to carry their waste and recycling materials via stairs. In addition, the parking facilities allocated for the residents of these Blocks are provided within the basement floor, therefore, it is expected that these residents will use the bin stores on their way to their cars.

It is understood that the core bin stores for these Blocks will only provide capacity to hold bins based on a three-day storage capacity with the remainder of the bins i.e. required based on a weekly collection frequency will be stored within the 'Central Basement Bin Store'. With this arrangement, the building management team will be required to monitor the bins within each core bin store, and once the bins are full, the building management team will swap the full bins with the empty bins from the 'Central Basement Bin Store'. In interest of the health and safety of the building management team and convenience of operations tugs will be used.

On the day of collection, the building management team will be required to transfer the bins from the 'Central Bin Store' or the core bin stores to the Ground Floor Waste and Recycling Holding Room. This room is located within 10 m (in line with LBB's guidance document) distance from the collection point, therefore, allowing the collection operatives to wheel the bins to the refuse collection vehicle (RCV) for emptying.

It should be noted that the Ground Floor Waste and Recycling Holding Room will have the capacity to store at least 35 × 1,100 L bins at any single time which equates to approximately 50% of the total bins (both recyclables and general waste from these Blocks) required based on a weekly collection frequency. Therefore, on the day of collection, whilst the collection operatives are emptying the bins present within the Ground Floor Waste and Recycling Holding Room, the building management team will be simultaneously moving those empty bins back to the basement core bin stores or the 'Central Basement Bin Store' and bringing the remaining full bins on the way back to the Ground Floor via a service lift. Through this approach the collection operatives will not be required to wait for during the collection process.

Considering the above arrangements, it can be established that the proposed management of waste and recycling material arisings from Blocks B1, B2, C1, C2, D1 and D2 are in line with the guidance provided by LBB and fulfil the requirements set out in London Plan.