

London School of Mosaic

Planning conditions sign off

Date: 05/05/2023
Planning REF: 2019/4741/P

Conditions requiring sign off:

Condition 03 Cycle parking

Prior to first occupation, detailed plans showing bicycle parking with 12 spaces shall be submitted to and approved by the local planning authority in writing. These facilities shall be built out prior to commencement of the new use. All such facilities shall thereafter be permanently retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

Condition 04 Waste Management Strategy

Prior to first occupation, a Waste Management Strategy shall be submitted to and approved by the Council in writing. The premises shall be operated in accordance with this strategy thereafter in perpetuity.

Reason: To safeguard the amenities of the adjoining occupiers and the area generally and to ensure the provision of adequate facilities for the storage and collection of waste and recycling in accordance with the requirements of Camden Local Plan policy A1 and policy CC5.



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CONDITION 03 BIKE STORAGE

PROPOSAL

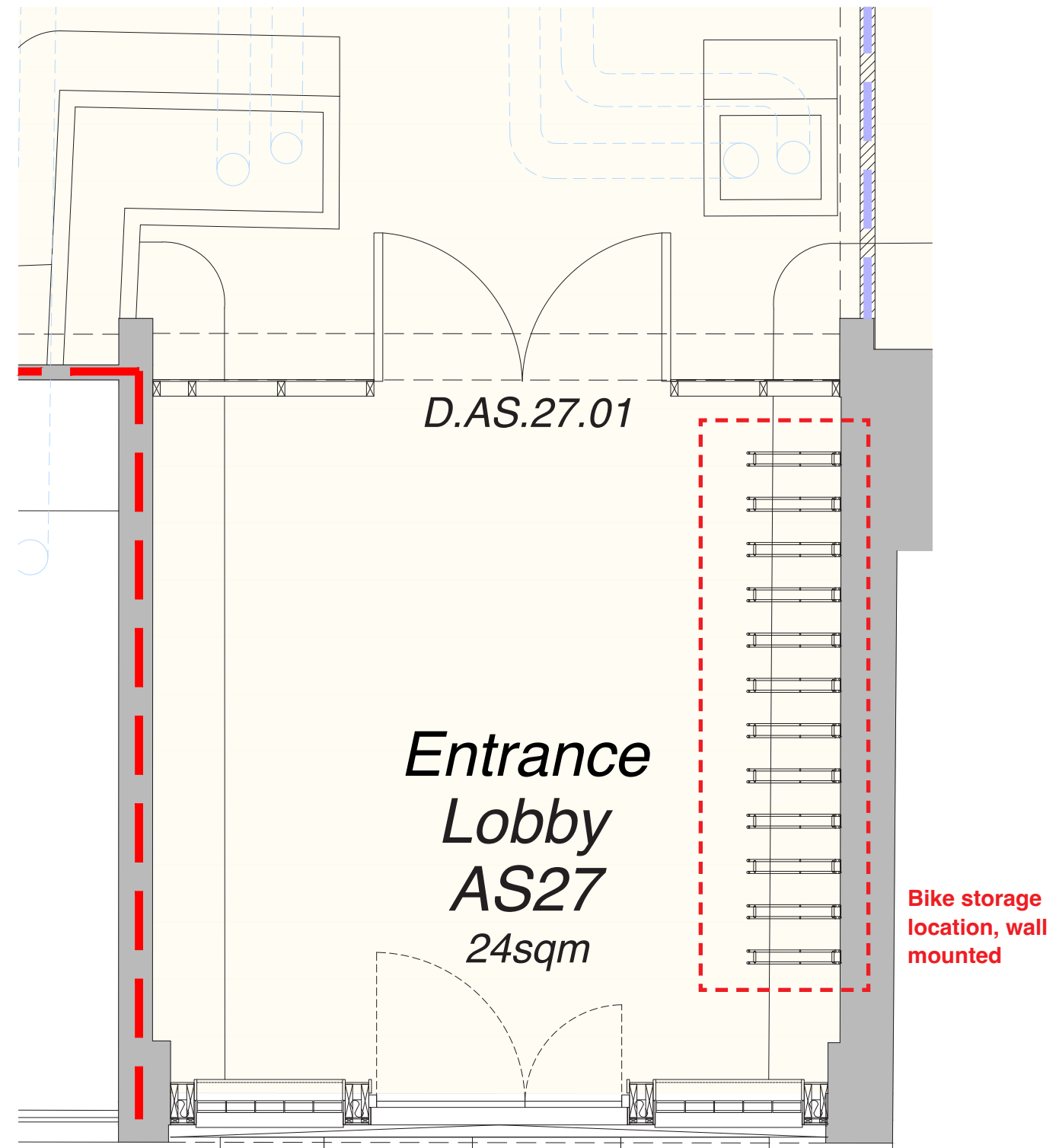
The proposal incorporates 12no. parking spaces for bicycles as outlined in the planning conditions for this project. The bike spaces will be provided within the entrance lobby to the new artist studios at the south entrance to the building. This entrance is likely to see the highest use from tenants and is most suitable for bike storage.

We propose to house the bikes internally within a secure lobby to reduce the opportunity for theft or damage to the bikes, which is more likely if left outside the building. Access will be controlled via key card and is only for tenants.

Wall mounted bike storage is preferred to maximise the amount of storage and to make best use of the floor plan of the entrance lobby. Bikes will be able to be locked securely to the wall hung racks for added security.



Proposed bike storage method



Artist Studios South entrance, Proposed Plan

CONDITION 04

WASTE MANAGEMENT PLAN

INTRODUCTION

The London School of Mosaic is an independent art school that specialises in teaching mosaic art to everyone from children and adults. We deliver specialist short courses, technical workshops and a Diploma in Mosaic Studies, the first of its kind in the UK.

Based under the Ludham and Waxham estate Gospel Oak, Camden. LSoM are a civic space, providing opportunities for local artists to practice, local charities to operate and local people to come together.

The community is at the heart of what LSoM do and as a charity, their mission is to provide opportunities for well-being and social cohesion through the creation of mosaic art and other art activities. They work extensively with vulnerable people within the community, including those with special educational needs, young people from a local offending service and older people.

Public Works Group were appointed in 2019 to develop a feasibility study exploring how the school could be expanded into the adjacent empty garages and the project received a grant from the Mayor's Good Growth Fund in 2020. This was matched with funding from Camden Council and Arts Council England. The newly expanded school is due to open in June 2023.

THE SPACE

Following completion of the works, the London School of Mosaic will be a multi-purpose arts space consisting of three areas:

1. Community and Youth area (650sqm)

A welcoming entrance to the space for members of the public:

- 7 new double studios (24sqm) for local charities and organisations to operate.
- 1 slightly smaller double studio (20sqm) and 1 single studio (12sqm)
- Tool storage, kiln Room, wood work room, meeting room
- The central space will contain hot-desks

2. London School of Mosaic (530sqm)

This will contain 2 classrooms, 4 double studios (24sqm) for mosaicists, a double studio for commissions, a library, and a central sharing area which can be used for projects.

3. Artist studios (900sqm):

- 18 single studios (12sqm)
- 10 Double studios (24sqm)
- Central area
- Kitchen and chill out area

The hours of operation will be from 09:00 to 22:00 Monday – Saturday.

WASTE PRINCIPLES

There will be a focus on minimising waste in the improved centre.
For example:

- Users of the centre running activities involving food will have access to shared, good quality cutlery and crockery and will not be permitted to use single-use plastic items such as plastic cups and plates
- Hand dryers will be used instead of disposable towels
- Appropriate recycling of waste will be a condition of rent/hire of spaces within the centre, written into leases and user agreements

WASTE MANAGEMENT PROCESS:

Internal

- Bins with separate sections for landfill waste and mixed recycling (glass, cans, paper, card, plastic bottles and mixed rigid plastics) will be situated throughout the space, including in the kitchen and meeting room.
- All bins will be clearly labelled with examples of what can be deposited in them.
- The cleaner will empty all bins regularly during the clean of the centre, check the contents for contamination, and deposit in the appropriate external bins.

External

- The area specified for external bin storage is on Southampton Road at the South-East edge of the housing estate between existing trees
- The area is behind the vehicle access gate that services the rear of Ludham and would be positioned so as not to block the gate access
- There will be a designated space for landfill rubbish, and for recycling. Currently we have 2x 240l bins for general waste, and 2x240l bins for recycling, which we **propose to increase to 2x1100l bins**.
- Each bin would be lockable and only used by the LSoM team
- Each bin would be clearly labelled
- The nominated collection days are Tuesday, Thursday, Saturday by Veolia Waste
- Veolia Waste have been consulted and have advised this location for collection as their preferred location
- No bin enclosure would be proposed as part of the relocation

As the space is expanding, we are proposing to double the existing site capacity, introducing 2no. 1100L Eurobins to replace the existing 240L bins on site.

RESIDENTIAL WASTE MANAGEMENT WITHIN THE SPACE

Two designated bin areas for residential waste from the Ludham and Waxham estate are based in the Undercroft area. The estate caretaker collects the full bins on a daily basis and takes them through the London school of Mosaic to the waste collection point. This system will need to continue when the new LSoM space opens. As such, the LSoM team have designed the space so that the bin moving route is kept clear, and have installed new bollards to ensure the safety of this.

COLLECTION AND MOVEMENT OF BINS

The collection and management of residential waste should comply with

LSoM's health and safety policies. As far as possible, bin collections should take place before 9am when there are no people using the site.

When the bins do need to be pulled through the space at a later time, the Caretaker will let the LSoM know, so that they can ensure all resident artists are aware and keep clear. LSoM will display notices around the space informing users of the space about the bin system. LSoM will mark the floor to show where the bins will be dragged.

CLEANING OF BINS

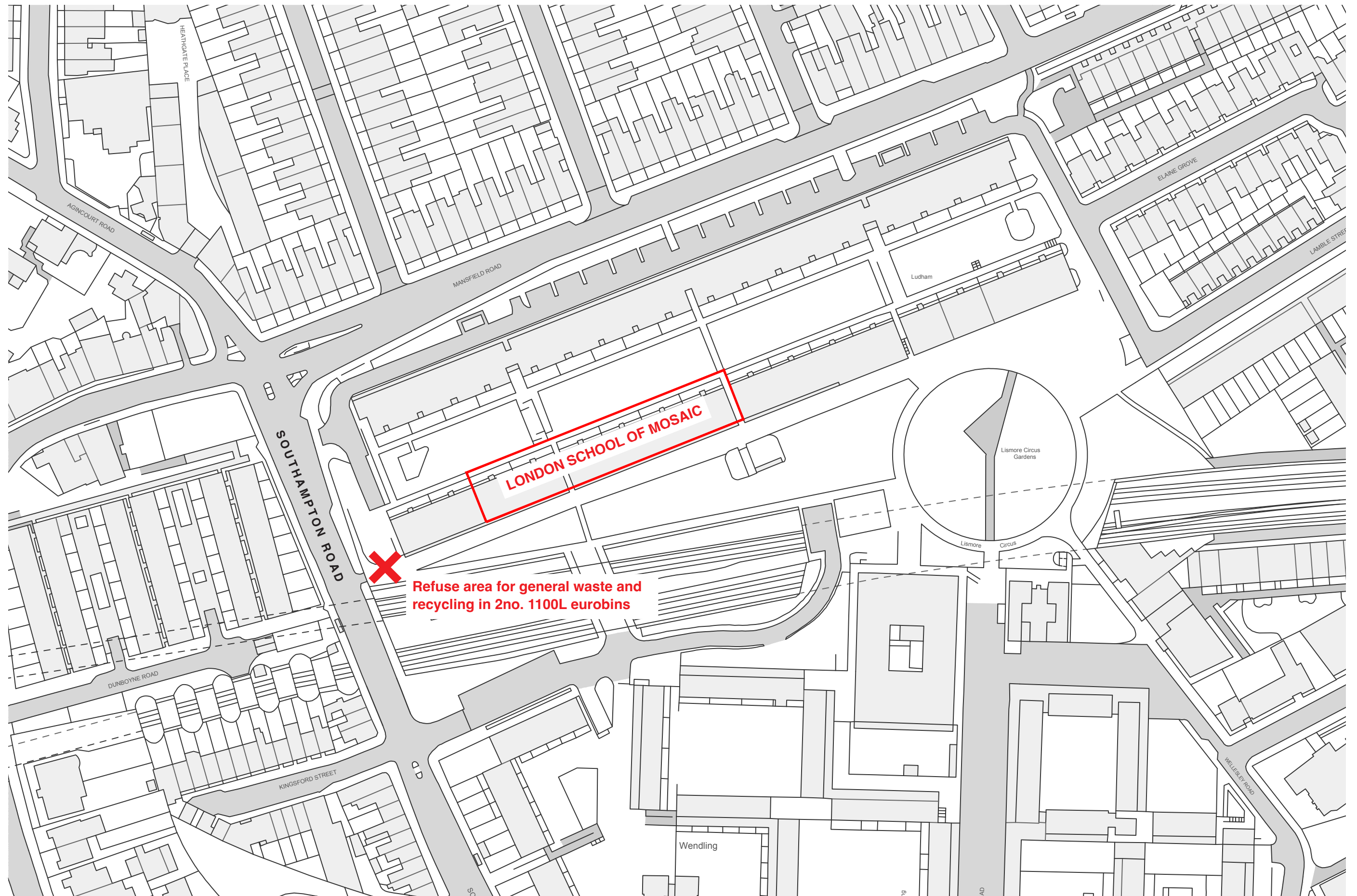
Cleaning of residential bins should take place in the more than dozen empty bays within the Ludham Undercroft, three or four of these will be designated for estate cleaning. This is to stop the flow of water in the newly developed school area.

STORAGE OF BINS

Residential bins should be stored in the existing internal bin stores, and not within the Undercroft studio spaces.



Proposed bin store location outside main entrance of Mosaic School to be used for 2no. new 1100L eurobins which will provide more than double the existing site capacity. Location approved and recommended by Veolia Waste.



London School of Mosaic, Proposed Location Plan