CANEPARO ASSOCIATES
Transport Planning & Highway Design

Derwent London No.6 Limited

Network Building, Tottenham Court Road

Waste Strategy Details

June 2023

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1 INTRODUCTION

1.1 This Waste Strategy Details report has been prepared by Caneparo Associates on behalf of Derwent London No.6 Limited ('the Applicant') to discharge planning condition 37 of the planning permission for The Network Building ('the Development'), which is located within the London Borough of Camden ('LBC') (LPA Ref: 2020/5624/P).

1.2 The Reserved Matters application (LPA Ref: 2020/5631/P) ('the Development') was granted on 14th April 2022 for the following:

"Reserved Matters details of layout and appearance for a building with lab-enabled use comprising one basement level, ground floor and seven upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and access statement), 7 (Cycle facilities) and 37 (Waste & recycling), associated servicing and all necessary enabling works, associated with planning application reference 2020/5624/P [for the demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of 'commercial business and service' floorspace (use Class E) along with details of access, scale and landscaping and other works incidental to the application".

1.3 This report takes account of the Delivery, Servicing and Waste Management Plan (Caneparo Associates, November 2020) report approved under the above planning consent, and has been prepared to discharge planning condition 37, which states:

"Prior to commencement of the superstructure, details of the location, design and method of waste storage and removal including recycled materials, for each permitted use in the development, shall be submitted to and approved by the local planning authority in writing.

Prior to first occupation of each permitted use, the relevant facilities shall be provided as approved and made available for use by the occupiers of the premises. The facilities shall thereafter be retained and the space shall not be used for any other purpose.

Reason: In order to ensure adequate facilities are available and in order to support resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan."

1.4 This report outlines the way in which the waste strategy at the Development will be managed for the office and retail floor space, including how waste will be stored and collected. The primary objective is to manage the waste strategy for the Development in order to ensure this is undertaken successfully, without conflict between vehicles and / or pedestrians, and without adversely impacting the local highway network.

1.5 The remainder of this report is set out as follows:

- Section 2 - sets out the servicing arrangements;
- Section 3 - describes the waste and recycling storage arrangements; and
- Section 4 – summarises the waste collection and management strategy.

2 SERVICING ARRANGEMENTS

2.1 The Development includes the termination of the southern end of Cypress Place to allow for built form, thus altering Cypress Place from a two-way through route to a cul-de-sac. The Development also includes the removal of the existing basement car park access. The layout of Cypress Place is shown at **Figure 2.1**, which also includes the parking and loading arrangements.

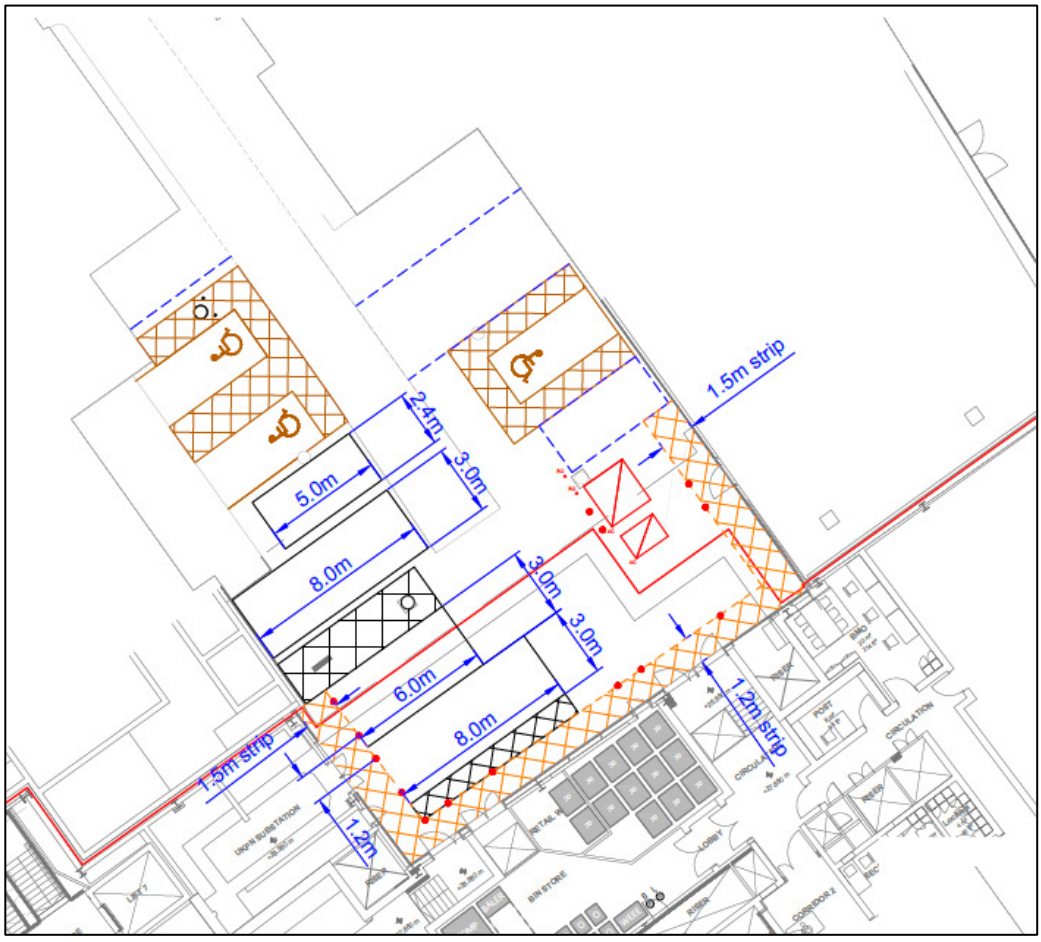


Figure 2.1: Cypress Place – Service Yard General Arrangement

2.2 Waste collection will be undertaken from the southern end of Cypress Place, which will act as a dedicated servicing yard for the Development. Headroom to / from Cypress Place is currently restricted at the north end, therefore limiting private waste collection vehicles to a maximum length of 9m.

2.3 Waste vehicles arriving at the Development will take access from Maple Street, as per the existing situation, before unloading and turning within the southern end of Cypress Place and exiting back onto Maple Street.

3 WASTE AND RECYCLING STORAGE

Waste Storage

3.1 Waste for the Development will be stored within a dedicated ground floor waste store, adjacent to the northern façade of the building, and accessed directly from Cypress Place loading bays. The waste arisings have been calculated based on British Standards (BS:5906 2005), which generate the following requirements:

Office Use

- Floor space = 12,516 sqm NIA
- Waste storage requirement (BS:5906) = 50 litres/week per employee
- Staff No.s = 1 per 8 sqm NIA = 1,565 employees
- Total waste arisings per week = 78,225 litres

Retail Use

- Floor space = 458 sqm NIA
- Waste storage requirement (BS5906):
  - A1 retail = 10 litres per square metre of sales floor area (NIA)
  - A3 retail = 75 litres per cover (1 per 3sqm NIA)
- A1/A3 use assumed to be split as follows: A1 (188 sqm NIA), A3 (270 sqm NIA)
- Total waste arisings per week:
  - A1 retail = 1,880 litres
  - A3 retail = 6,750 litres

3.2 Guidance in BS:5906 does not specify the proportion of required recycling storage, however the Development seeks to achieve a minimum of 75% of total waste storage provided for recyclable materials. The waste stream storage split utilised is as follows:

- Office Use – 70% dry mixed recycling, 25% residual waste, 5% food recycling;
- A1 Retail – 70% dry mixed recycling, 25% residual waste, 5% food recycling; and
- A3 Restaurant - 50% dry mixed recycling, 30% food recycling, 20% residual waste.

3.3 The waste strategy will comprise daily collection, thereby providing sufficient storage for a minimum of two days arisings. In addition, waste compaction will be included for residual waste through the inclusion of a wheeled bin compactor, as well as a cardboard baler, as illustrated in **Figure 3.1** below.

Residual Waste Wheeled Bin Compactor

Cardboard Baler

Figure 3.1: Residual Waste Compactor and Cardboard Baler

3.4 The calculations above identify the waste containers below will be required. This will be regularly monitored to ensure sufficient provision is made to accommodate waste arisings across individual waste streams, and storage may be adjusted as/when necessary.

- Recycling - 13 No. 1,280 litre Eurobins;
- Residual waste - 2 No. 1,280 litre Eurobins & 1 No. 660 litre Eurobin; and
- Food recycling - 8 No. 240 litre Eurobins.

3.5 In addition to the above, storage has been provided for additional recycling waste streams, including Waste Electrical and Electronic Equipment (WEEE), batteries, and light bulbs, as summarised below and illustrated in **Figure 3.2**:

- WEEE - 1 No. 660 litre Eurobin;
- Battery recycling - 1 No. Barrel (312mm diameter); and
- Light bulb recycling - 1 No. Tube (300mm diameter).

Figure 3.2: Additional Recyclable Storage Containers

3.6 The waste store layout is premised on the rotation of bins by SMT staff, such that full containers will be rotated with empty containers to ensure that waste storage is always available for building occupiers. **Figure 3.3** shows the waste store layout comprising the above, while the full drawing is included in **Appendix B**.

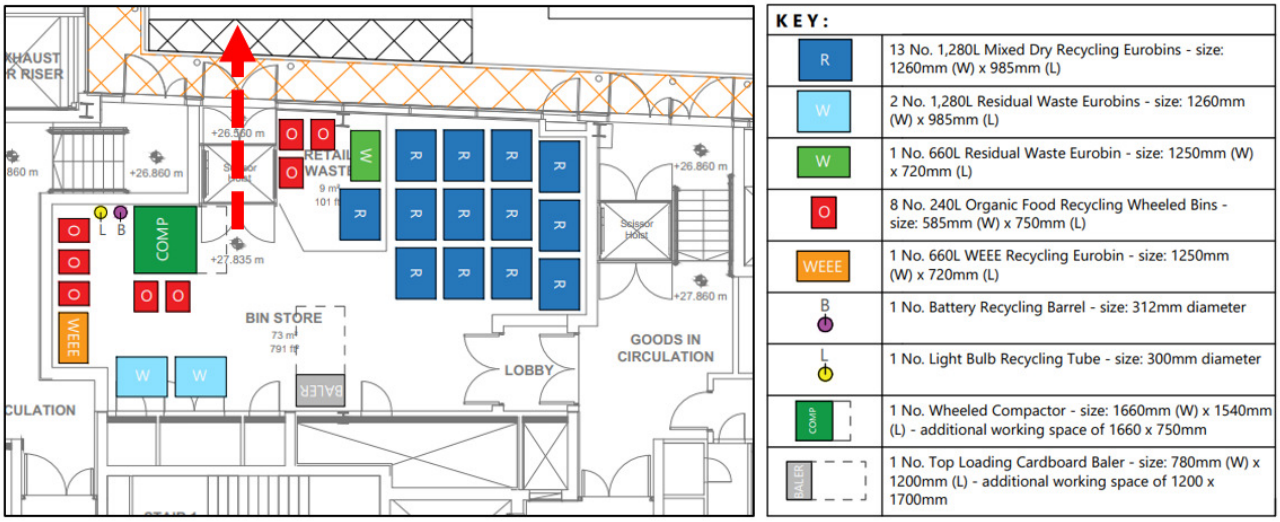


Figure 3.3: Waste Store Layout

3.7 No hazardous materials will be delivered to the Development, and no hazardous waste be stored on-site that may have implications for public health and safety.

Waste Transfer

3.8 Internal transfer of waste between tenant floors and the waste store will be undertaken using wheeled trolleys to avoid the need for manual handling of waste over distances greater than 30 metres; an example is shown in **Figure 3.4** below.

Figure 3.4: Wheeled Trolley for Internal Waste Transfer

3.9 Waste will be collected in clear plastic sacks to ensure that waste streams are identifiable, and that there is no contamination of dry mixed recyclables. The use of clear sacks will also ensure that the transfer of waste from the trolley to the Eurobins can be carried out safely by the operative in terms of manual handling; this process will be subject to a risk assessment.

4 WASTE COLLECTION AND MANAGEMENT

Waste Collection

4.1 The waste store will be provided with direct access to Cypress Place, for ease of movement of the bins. Waste will be collected daily, with vehicles waiting within the servicing area on Cypress Place to collect containers.

4.2 The waste store is located at a slightly higher level than Cypress Place and consequently waste containers will be moved in advance of collection via a platform lift by the Site Management Team ('SMT'). In the unlikely event that the platform lift in the waste store room fails, a secondary route is available via the main 'Goods-In' entrance, as shown in **Figure 4.1** below.

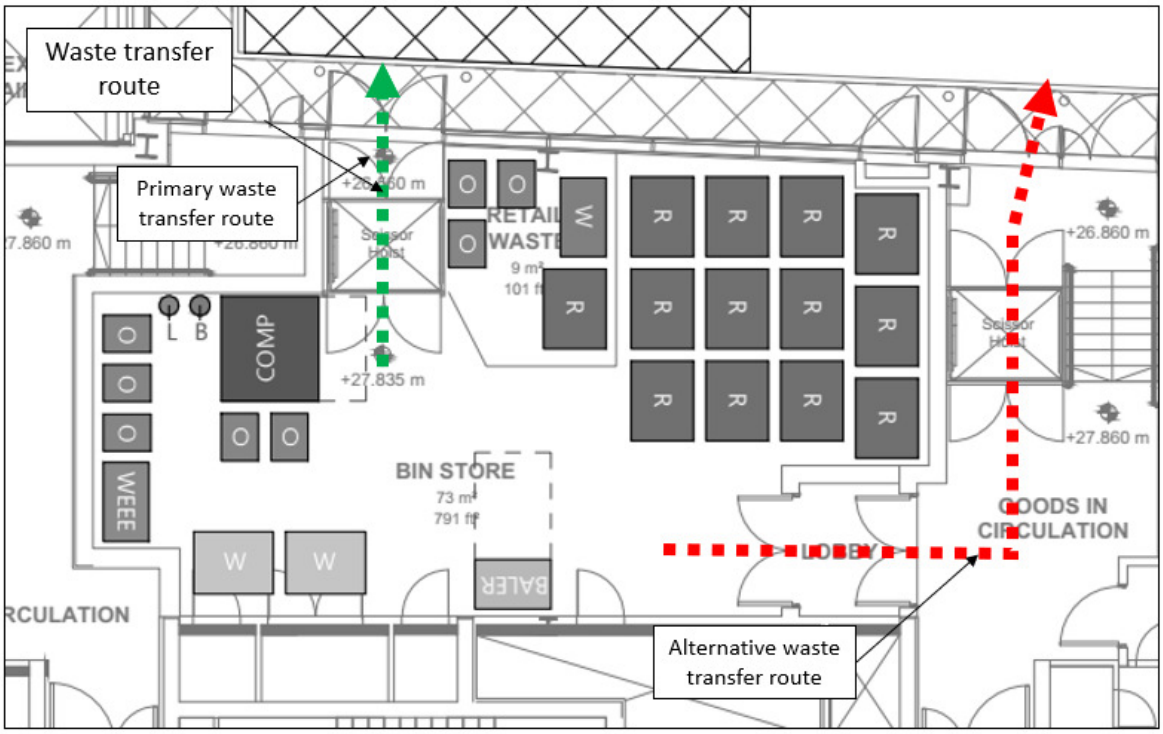


Figure 4.1 Waste Transfer for Collection

4.3 Waste collection will be undertaken daily by private contractor, which will enable a managed solution that will target collections outside of peak delivery times and in a way that optimises collection.

4.4 Swept path analysis illustrating a 9m waste collection vehicle accessing the Development is provided at **Appendix A,** with an extract provided in **Figure 4.2** below. This demonstrates that

the vehicle can enter, manoeuvre, and exit the servicing area safely and in a forward gear, with space for a temporary bin holding location to assist with the collection process.

4.5 There is space for a temporary bin holding area within Cypress Place, therefore a member of the SMT can begin transferring bins prior to the waste collection vehicle arriving; this will ensure that waste vehicle dwell times are minimised.

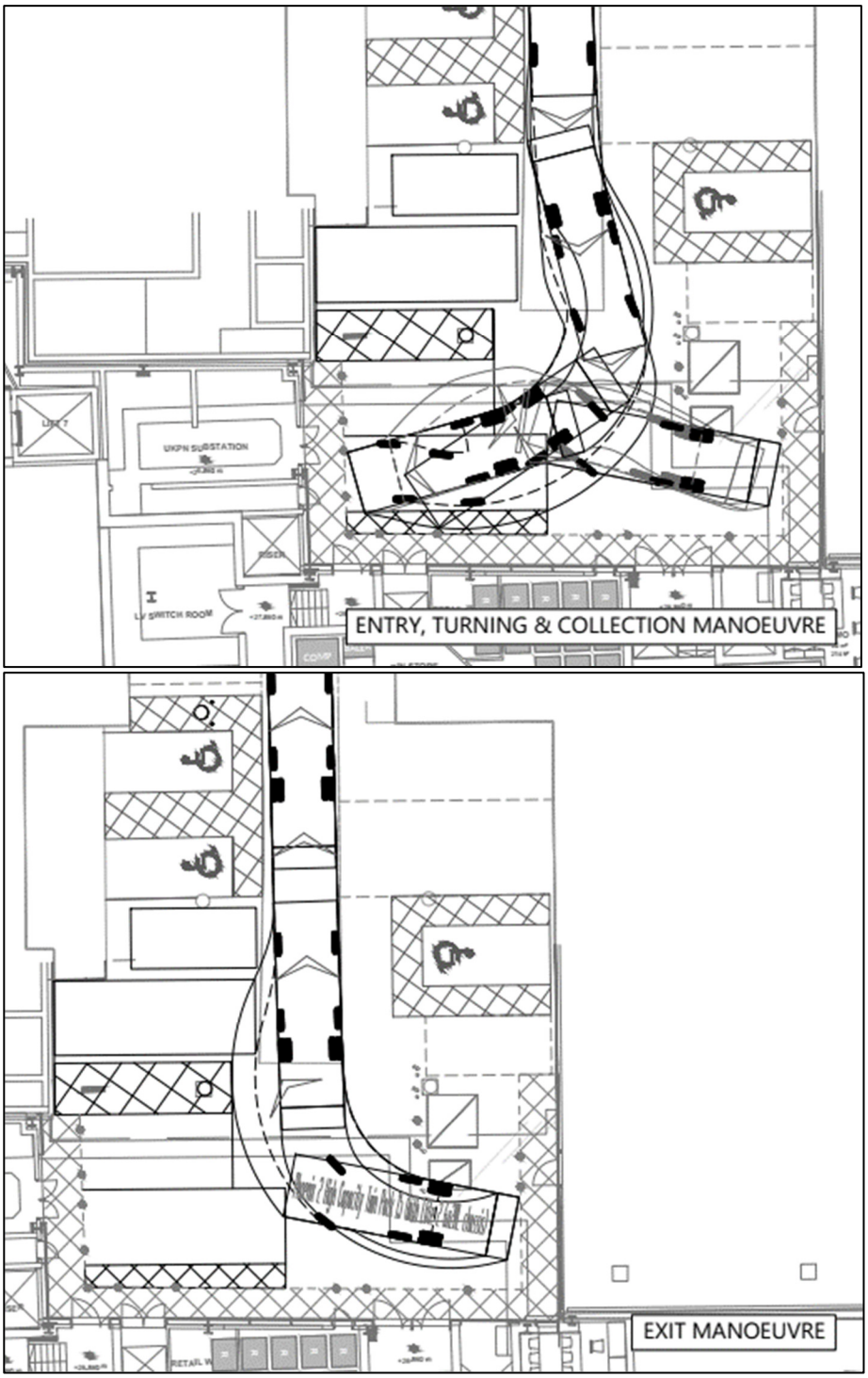


Figure 4.2: Waste Collection Vehicle Manoeuvres

Fly-Waste and Fly-Tipping

4.6 The SMT will monitor the servicing area for any fly-waste or litter and will collect and process any materials within the boundary of the property; this will include recycling this material where possible/appropriate.

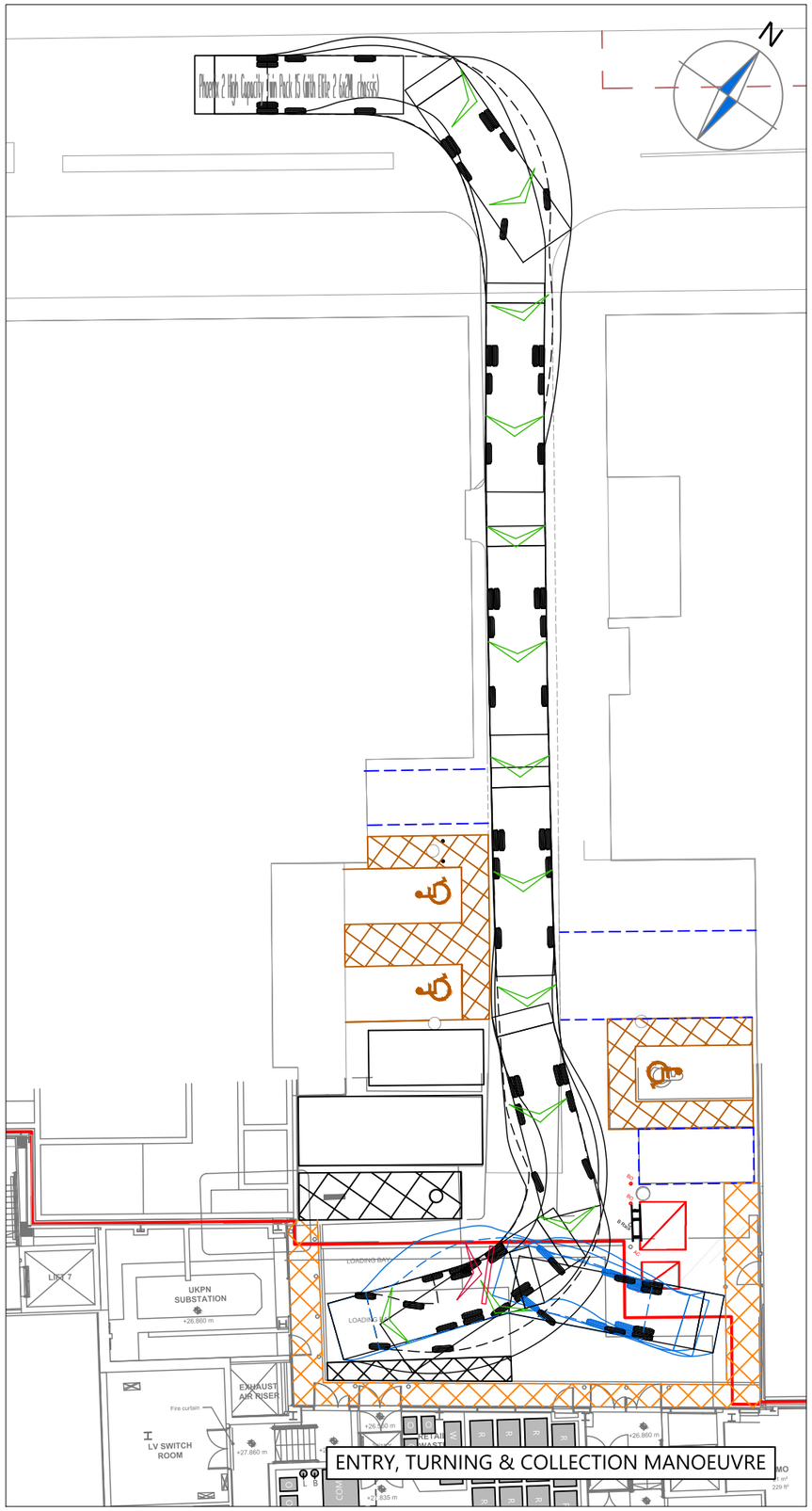
4.7 In the unlikely event of fly-tipping, upon identifying this the SMT will liaise with the waste contractor for same-day removal, and flexibility will be available within the delivery booking system for the collection vehicle to access the servicing area. Any hazardous waste will be correctly labelled, contained and segregated within a store in any interim period arising prior to booked removal.

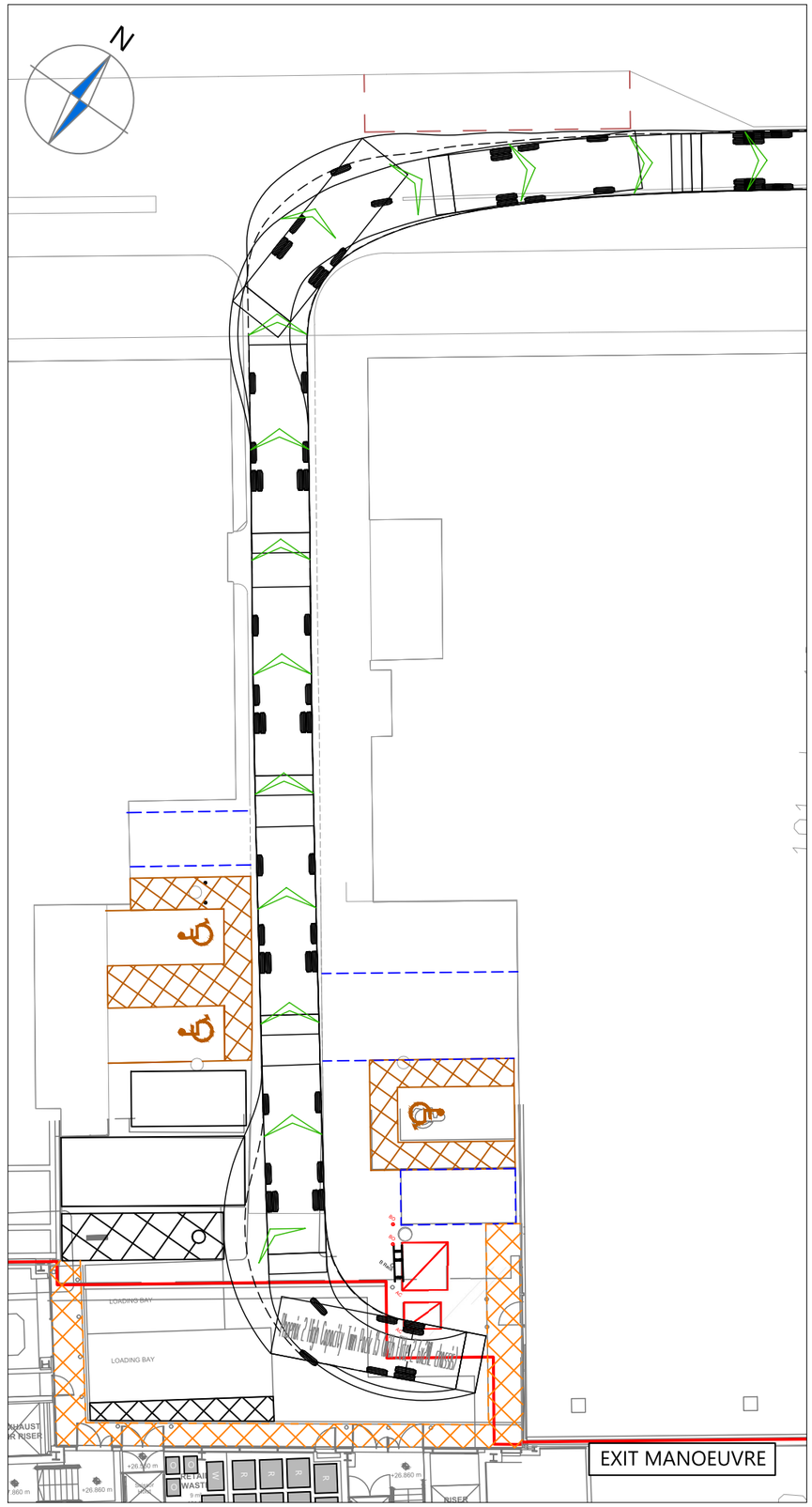
Waste Management Initiatives

4.8 The following initiatives and measures will be in place for waste and recycling.

- The SMT will be responsible for ensuring that waste is stored appropriately and, subsequently, made available in good time prior to collection;
- The Development will target recycling a minimum of 75% of all waste generated on-site;
- Tenants will be made aware of the waste and recycling regime for the Development, including where waste is stored, how it is segregated between general and recyclable waste, how it is compacted, and when the collections occur;
- Waste containers should not be left outside of the agreed waste storage areas. The exception being when waste is transferred to Cypress Place before collection;
- Tenants / suppliers will be encouraged to take away their packaging to minimise the accumulation of waste;
- The waste storage areas will be kept clear from obstruction and in good order as far as is reasonably practicable. Storage areas will be inspected on a regular basis and cleaned when necessary; and
- The SMT will be responsible for ensuring that waste is stored appropriately, compacted (where applicable), and available in good time prior to collection.

Appendix A

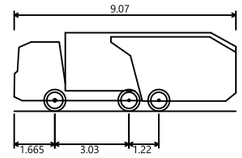




NOTES

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only.

Phoenix 2 High Capacity Twin Pack 15 (with Elite 2 6x2ML chassis)



Overall Length	9.070m
Overall Width	2.530m
Overall Body Height	3.211m
Min Body Ground Clearance	0.416m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m

FORWARD MOVEMENTS ARE SHOWN IN BLACK *(design speed - 5kph)*

REVERSE MOVEMENTS ARE SHOWN IN BLUE *(design speed - 2.5kph)*

Rev	Details	Drawn	Checked	Date
C	Layout updated	KB	SM	31.01.2023
B	Parking & loading bays added.	KB	SM	19.10.2022
A	Layout updated	KB	SM	13.10.2022

REVISION HISTORY

Status: ☐ Preliminary ☐ For Approval ☐ For Construction ☑ For Information ☐ For Tender ☐ As Built

Client:

Derwent Valley Property Developments Ltd

Project:

Network Building

Drawing Title:

Swept Path Analysis using a 9.07m Phoenix 2 High Capacity Twin Pack 15 (with Elite 2 6x2ML chassis)

Scale:	Size:	Drawn by:	Checked by:	Date:
1:250	A3	KB	SMcC	05.10.2022

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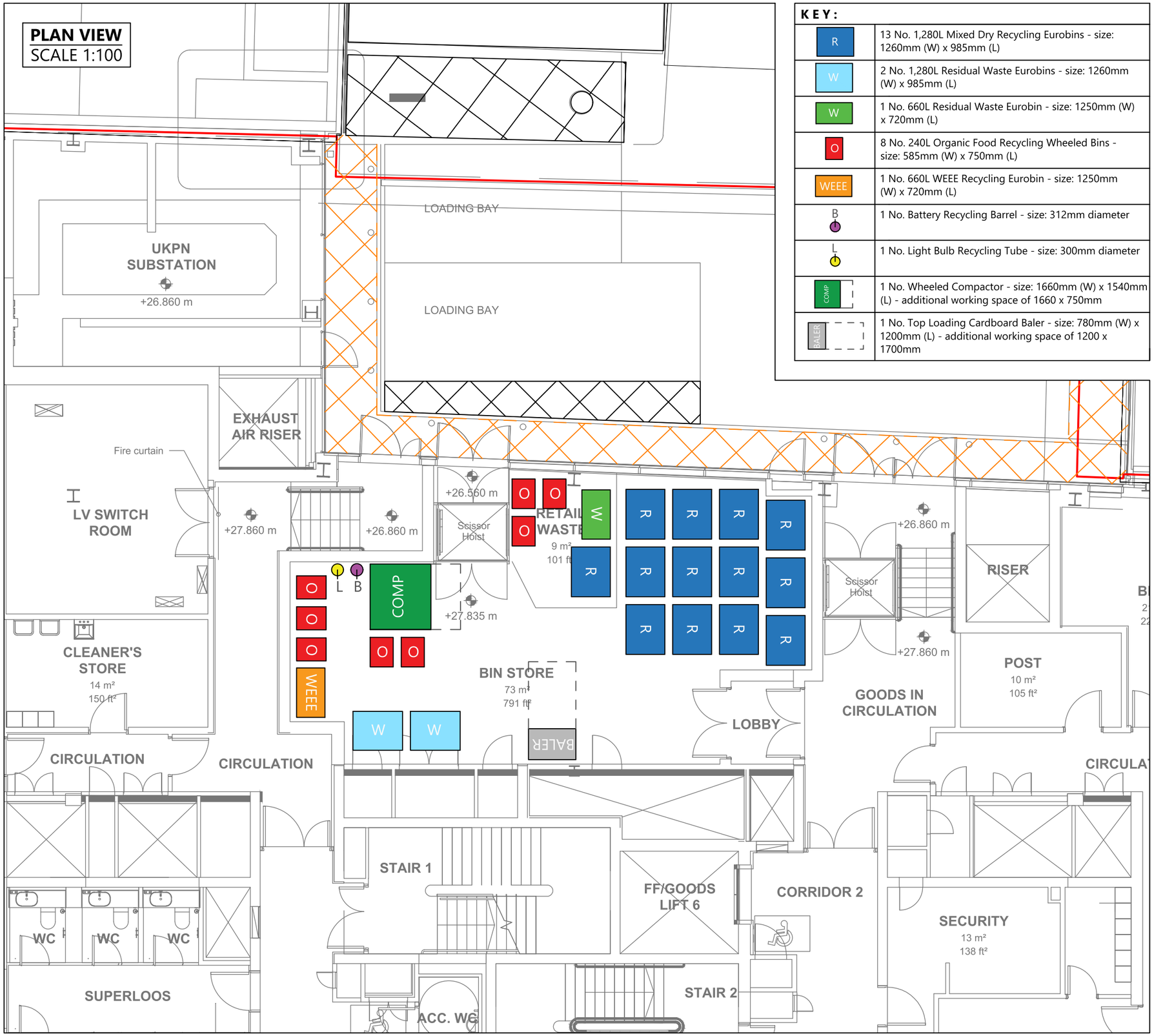
Scheme Ref:	Drawing No:	Sheet :	Rev:
CA4312	011	2 of 4	C

CA4312_011 REV C - CYPRESS PLACE SERVICE YARD LAYOUT.DWG

Appendix B

PLAN VIEW
SCALE 1:100



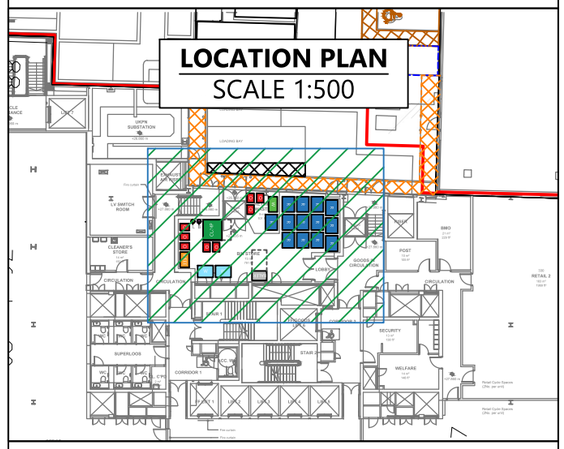
KEY:

R	13 No. 1,280L Mixed Dry Recycling Eurobins - size: 1260mm (W) x 985mm (L)
W	2 No. 1,280L Residual Waste Eurobins - size: 1260mm (W) x 985mm (L)
W	1 No. 660L Residual Waste Eurobin - size: 1250mm (W) x 720mm (L)
O	8 No. 240L Organic Food Recycling Wheeled Bins - size: 585mm (W) x 750mm (L)
WEEE	1 No. 660L WEEE Recycling Eurobin - size: 1250mm (W) x 720mm (L)
B	1 No. Battery Recycling Barrel - size: 312mm diameter
L	1 No. Light Bulb Recycling Tube - size: 300mm diameter
COMP	1 No. Wheeled Compactor - size: 1660mm (W) x 1540mm (L) - additional working space of 1660 x 750mm
BALER	1 No. Top Loading Cardboard Baler - size: 780mm (W) x 1200mm (L) - additional working space of 1200 x 1700mm

NOTES

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only.

LOCATION PLAN
SCALE 1:500



Rev	Details	Drawn	Checked	Date
B	Proposed layout updated	KB	SM	31.01.2023
A	Proposed layout updated	KB	SM	16.11.2022

REVISION HISTORY

Status:
- ☐ Preliminary
- ☐ For Approval
- ☐ For Construction
- ☑ For Information
- ☐ For Tender
- ☐ As Built

Client:
Derwent Valley Property Development Limited

Project:
Network Building

Drawing Title:
Bin Store Layout

Scale:	Size:
AS SHOWN	A3

Drawn by:	Checked by:	Date:
COS	JT	22.09.2022

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Scheme Ref:	Drawing No:	Sheet :	Rev:
CA4312	008	1 of 1	B

CA4312_008 REV B - BIN STORE LAYOUT.DWG