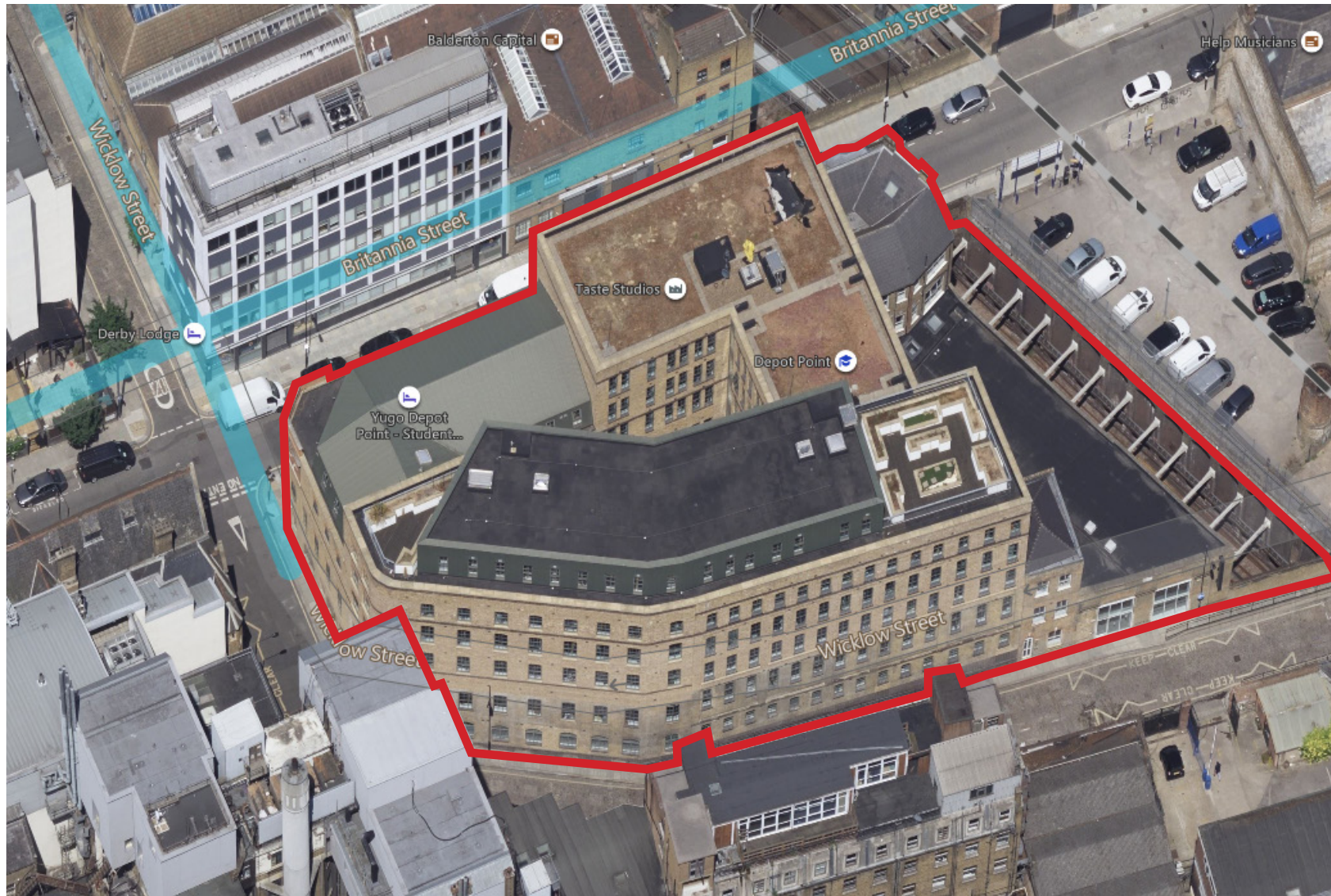


## Supplementary Planning Information

Yugo Depot Point  
15-27 Britannia St,  
London  
WC1X 9AH



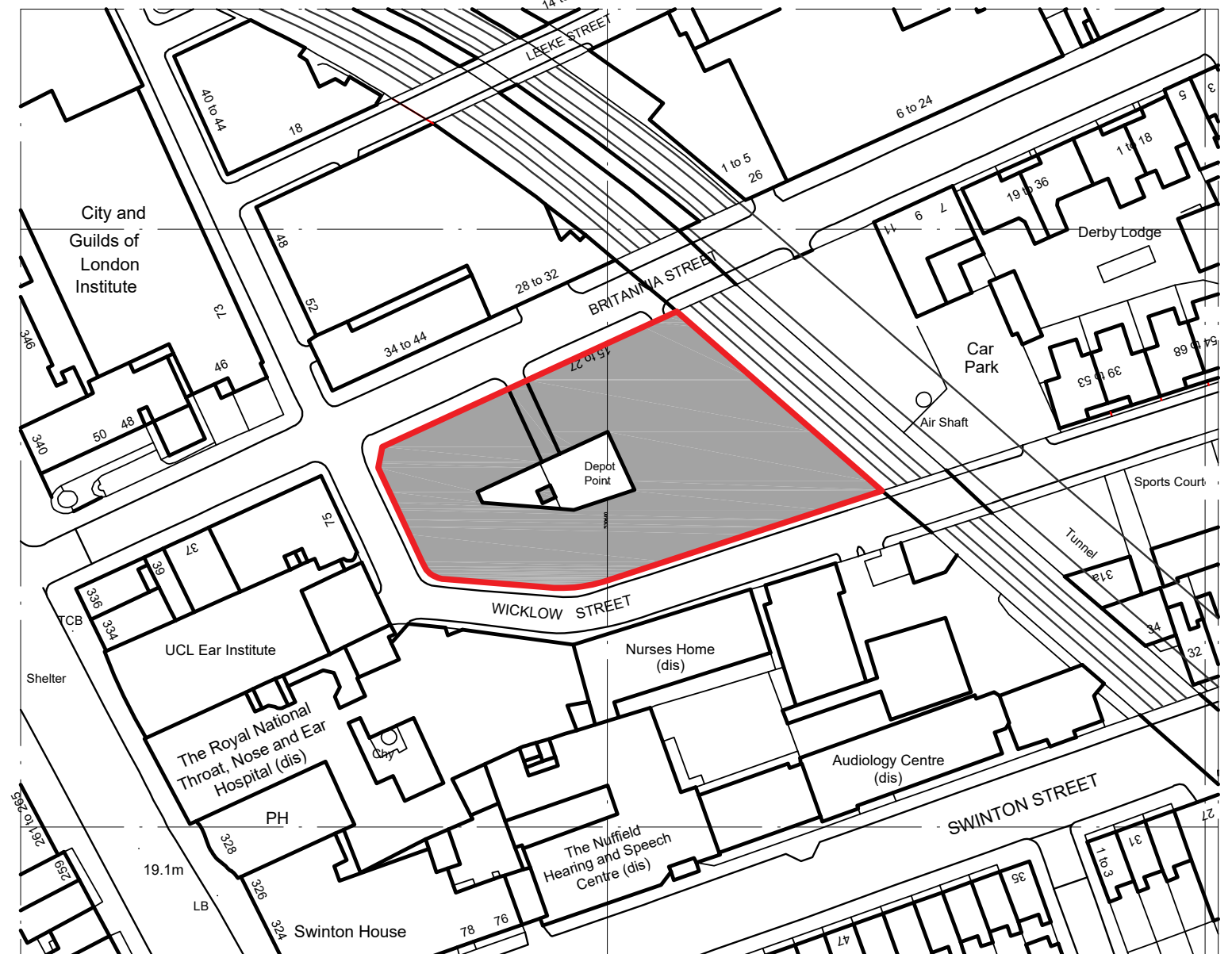


## 1. Introduction

This Supplementary Planning Document has been prepared by Hadfield Cawkwell Davidson to support the current planning application Ref; 2023/1222/P. *'Relocation of existing bin store to new area at end of cycle store; creation of gym within former bin store, with new glazed doors to provide access from courtyard; creation of laundry room in existing amenity space, with new door to replace window to access courtyard; new glazed door and window in under-croft wall; new glazed balustrade at roof level to replace existing metal balustrade.'*

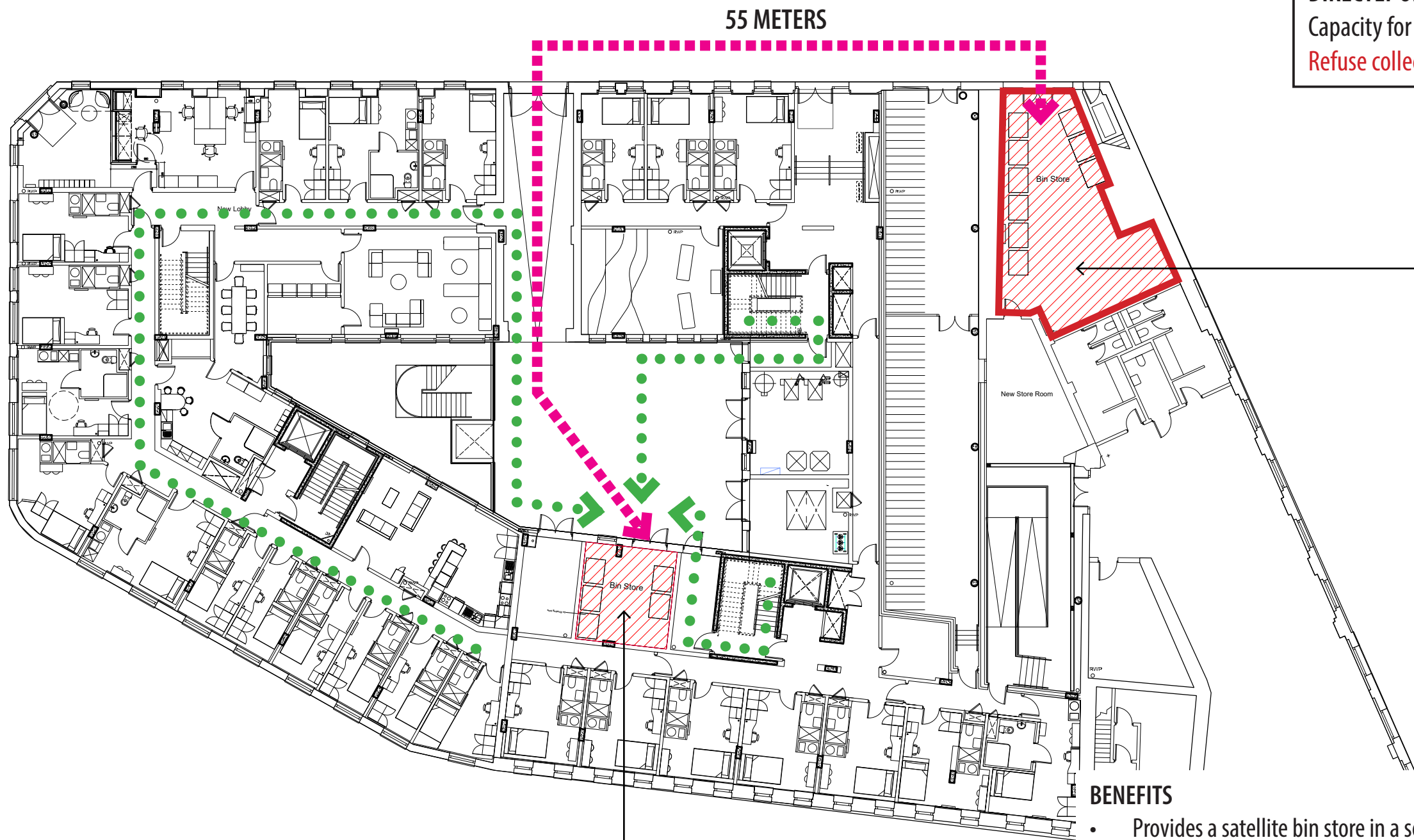
Following feedback from the Planning Officer, this document is intended to provide additional information, to better explain and justify the proposed changes to the existing bin stores, and demonstrate how the proposed layouts retain the existing management of the stores, but also provide a number of additional benefits to the building's users, including:

- Enhanced Courtyard Amenity Space.
- Reduced travel distances for staff exchanging bins between the two stores. (Circa 40% reduction in distance)
- Increased security, avoids break ins via cycle store.
- Most residents now benefit from internal access to the bin store meaning they don't have to go out in the rain or cold.
- A new amenity space can be created in a prominent location fronting onto the courtyard for the benefit of the building's users.
- The proposal is for this space to be a new fitness gym which will be free for students to use.





EXISTING LAYOUT / STRATEGY

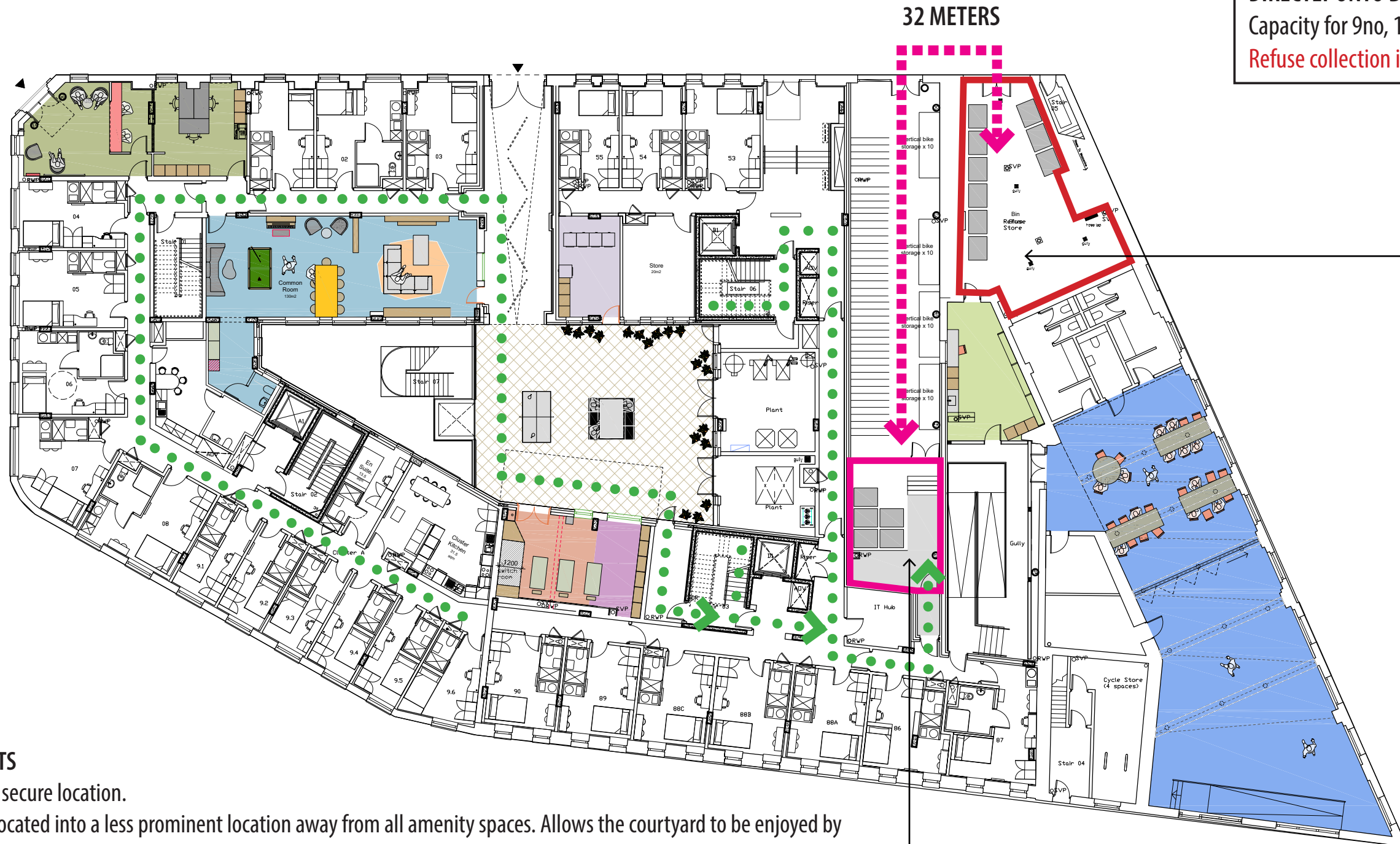


EXISTING BIN STORE WITH DOOR ACCESS  
DIRECTLY ONTO BRITANNIA STREET.  
Capacity for 9no, 1100 litre Euro Bins.  
Refuse collection is from this bin store.

SATELLITE BIN STORE WITH ACCESS FROM  
COURTYARD.  
Capacity for 5no, 1100 litre Euro Bins.  
Residents place refuse into this temporary store  
as it is located in a secure location. Staff move  
bins from this store to the main bin store when  
full, and exchange for empty bins.

- BENEFITS**
- Provides a satellite bin store in a secure location.
- NEGATIVES**
- Places the satellite bin store in a prominent location, which undermines the amenity value of the courtyard space where students sit and relax.
  - Unavoidable smells associated with the bin store are in close proximity to amenity spaces.
  - Extended distance between the internal and external bin stores makes it difficult for staff to drag heavy bins on a daily basis
  - Manoeuvring the bins can be noisy and disruptive for residents and the commercial tenants downstairs. Noise in the courtyard echoes because of the design of the building

## PROPOSED LAYOUT / STRATEGY



**EXISTING BIN STORE WITH DOOR ACCESS  
DIRECTLY ONTO BRITANNIA STREET.**  
Capacity for 9no, 1100 litre Euro Bins.  
**Refuse collection is from this bin store.**

## PROPOSED IMPROVEMENTS

- Bin store remains in a secure location.
- Bin store has been relocated into a less prominent location away from all amenity spaces. Allows the courtyard to be enjoyed by residents.
- Space freed up in former satellite bin store can be used for student amenity space.
- Smells associated with the bin store are controlled with a ventilated lobby.
- Direct access into satellite bin store from within the building. Covered and protected from the elements for most residents.
- Reduced distance between the internal and external bin stores makes it far easier for staff to manoeuvre bins across a level surface on a daily basis.
- Partition and door with access control between bin and cycle store means the two spaces are kept separate. This also improves the security of the space as anyone who breaks /tail gates into the cycle store has 2 additional doors to pass before gaining access to the accommodation.
- Bins are no longer transported through the public courtyard, eliminating disruptive noise and detriment to an important amenity space as well as residents and neighbours.

**SATELLITE BIN STORE WITH ACCESS FROM INSIDE BUILDING.**

Capacity for 5no, 1100 litre Euro Bins.  
Residents place refuse into this temporary store as it is located in a secure location. Staff move bins from this store to the main bin store when full, and exchange for empty bins.

## 2. **Proposals**

As set out on the previous pages, relocating the satellite bin store into a less prominent location retains all the benefits of the original design / management strategy but also provides the following benefits.

- Enhanced Courtyard Amenity Space.
- Reduced travel distances for staff exchanging bins between the two stores.
- Increased security, avoids break ins via cycle store.
- Most residents now benefit from internal access to the bin store meaning they don't have to go out in the rain or cold.
- A new amenity space can be created in a prominent location fronting onto the courtyard for the benefit of the building's users.
- The proposal is for this space to be a new fitness gym which will be free for students to use.

This proposal is in alignment with Camden Council's Local Plan Policy C1 which requires development to positively contribute to creating high quality, active, safe and accessible places.

Camden Planning Guidance, Design sets out how the bin store should be designed to minimise nuisance to occupiers and neighbours and their amenity. A table is set out at paragraph 8.33 regarding design and location of waste storage areas and the maximum travel distances which are acceptable for the transfer of waste. Occupants, collection crews, concierge or caretakers should not;

- **Carry waste sacks more than 15 metres**
- **Transfer wheeled bins more than 10 metres**

As shown on the plans above, the existing strategy involves staff transporting full / empty bins 55m between the two bin stores. In the proposed strategy this has been reduced to 32m.



### 3. New Fitness Gym

The proposal is to create a new gym space in the former satellite bin store, with new glazing opening up onto the courtyard space. This gym will promote health and well-being both physically and mentally, which the Developer and the Operator feel are crucial, for their students living in central London. The proposal for the gym space will promote the use of the courtyard for Yoga, contains spin bikes and other apparatus all free for the students to use.

This will encourage students to use the space together, to ensure people are not isolated. The developer and building owner are working on many ESG initiatives to offer students a way to lead a healthy lifestyle.

Both the Camden Local Plan and the London Plan support on site gym facilities to promote health and well-being. The Camden Plan under C1 supports vitality of residents within the borough and additionally recognises that there is a very high level of demand on some sports facilities in the Borough, linked to the large population of students and popularity of after-work sports activities. The plan notes (Para 4.53) that the Council will seek to ensure these demands do not harm the opportunity for the wider population to participate in physical exercise and sport or adversely affect the development of sports or athletes. The proposed gym therefore has a dual function, in both helping to promote greater health vitality amongst the resident students, and reducing the pressure of student use of heath facilities elsewhere in the Borough.

The London Plan, Under H16 similarly supports purpose built accommodation to have facilities, including gyms, for both occupants in order to promote health and well-being and to reduce pressure on existing services.



**PROPOSED GYM EQUIPMENT**



**VIEW FROM GYM TO COURTYARD**



#### 4. **Cycle Storage**

Part of the feedback from the Planning Officer was that the replacement of some of the 2-tier cycling racks with vertical hangers is not supported as they are difficult to use, offer low levels of cycle security and can lead to wheel damage (as set out in CPG Transport).

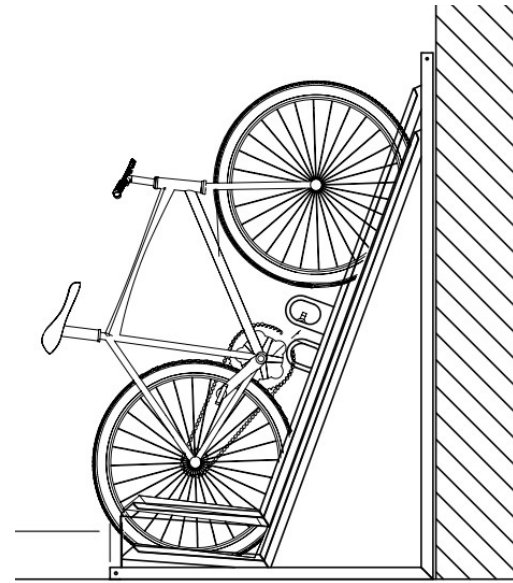
Please note that we are not replacing any of the existing cycle racks, they are simply being repositioned within the space to allow for the new satellite bin store to be formed.

The existing cycle store includes the following racks which can be seen on the adjacent photograph.

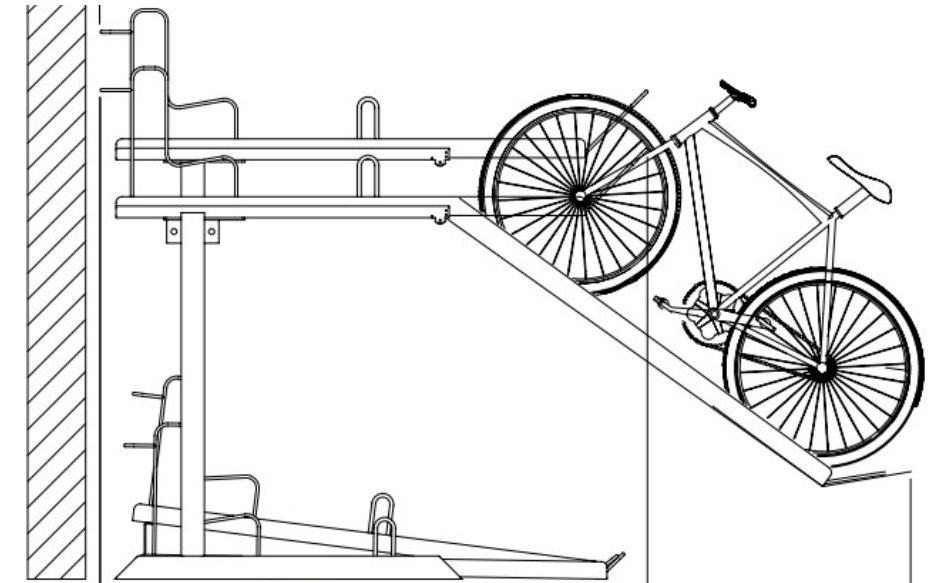
- **36no. Semi Vertical Cycle Racks**
- **90no. 2-Tier Cycle Racks**

As can be seen in the photograph adjacent, the utilisation of the existing cycle store is very low. Also, the existing racks are not vertical racks, but semi vertical racks which are much easier to use.

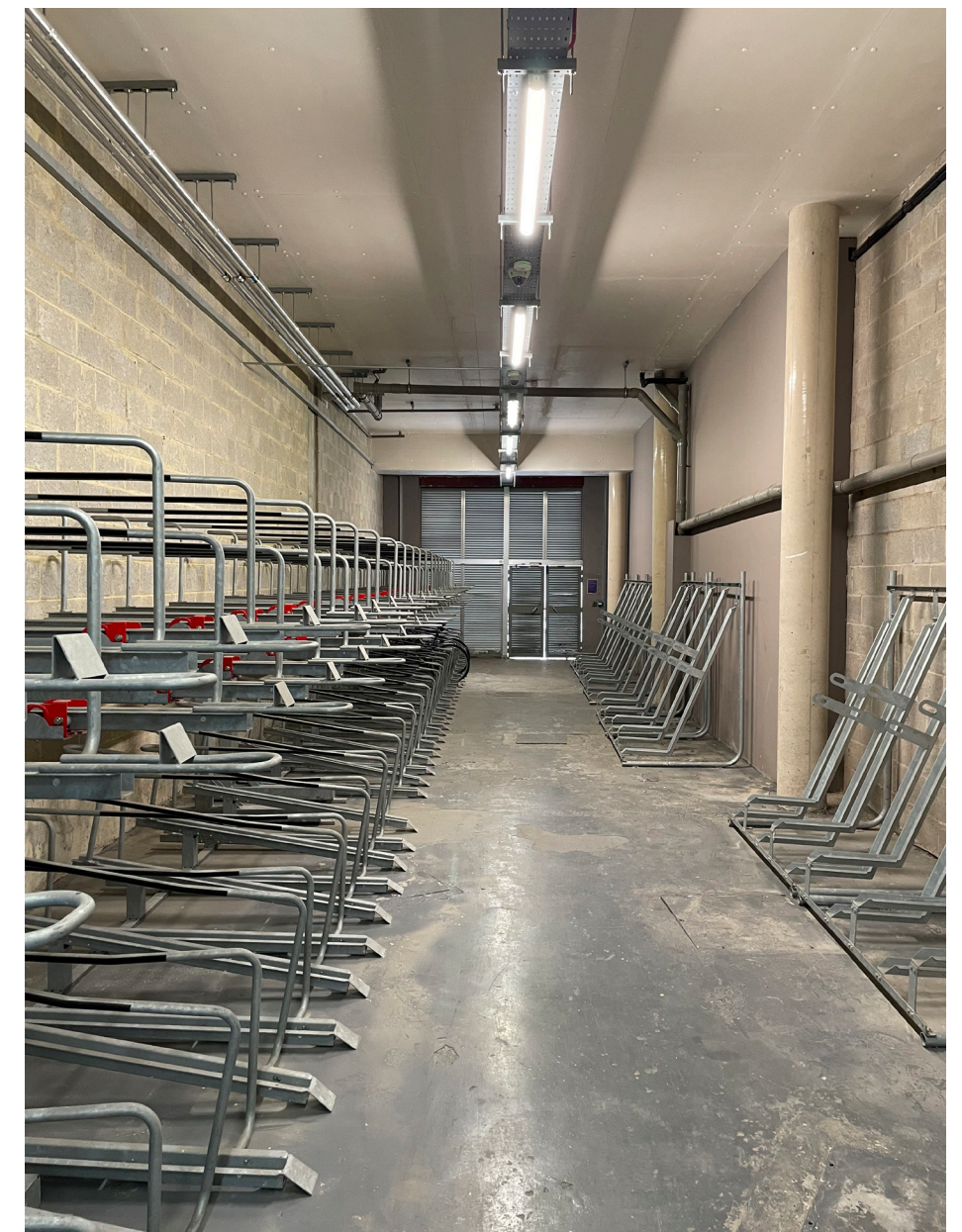
On the following page we set out how the existing racks have been reconfigured.



**SEMI VERTICAL RACKS**

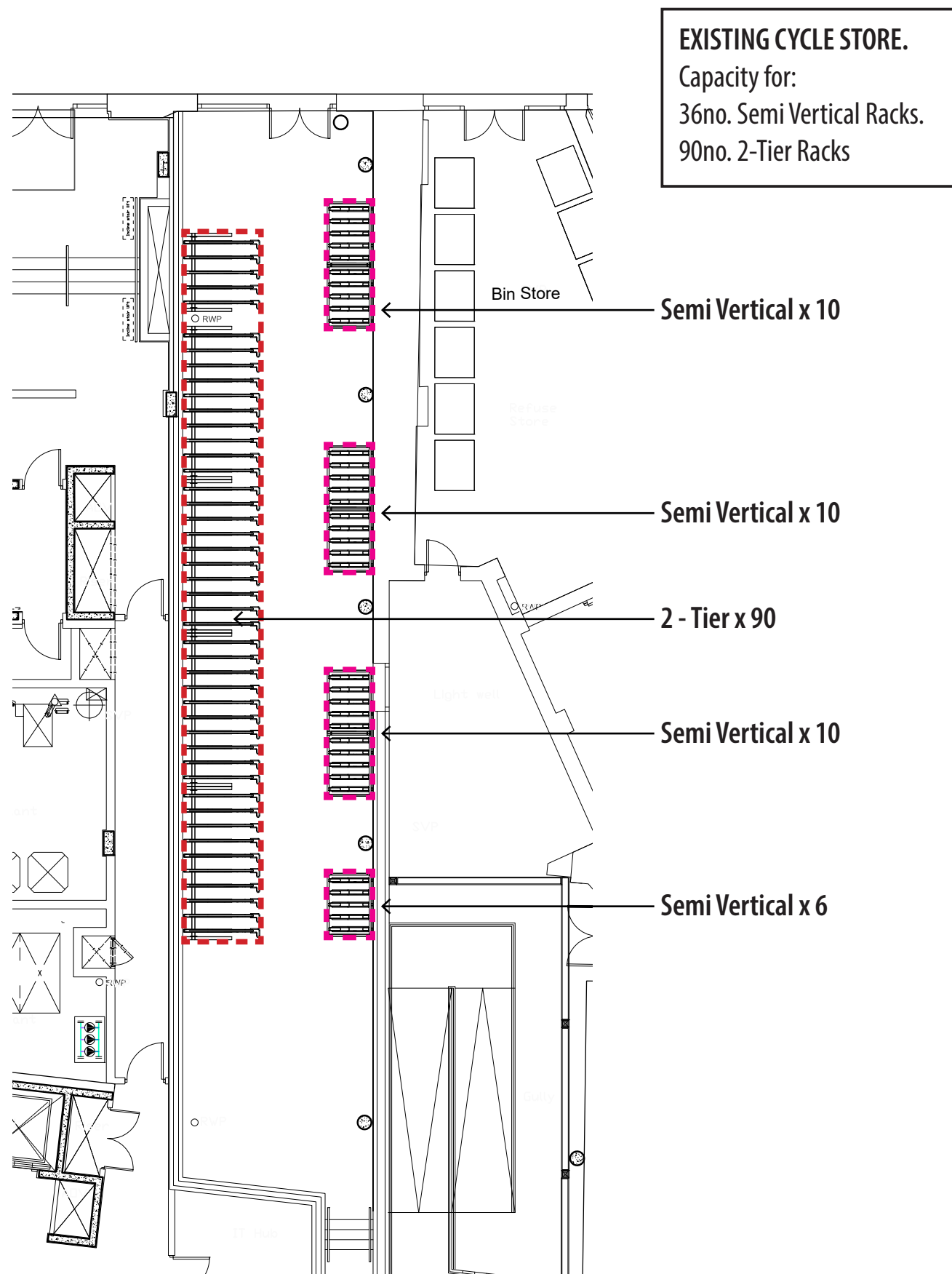


**2 TIER RACKS**

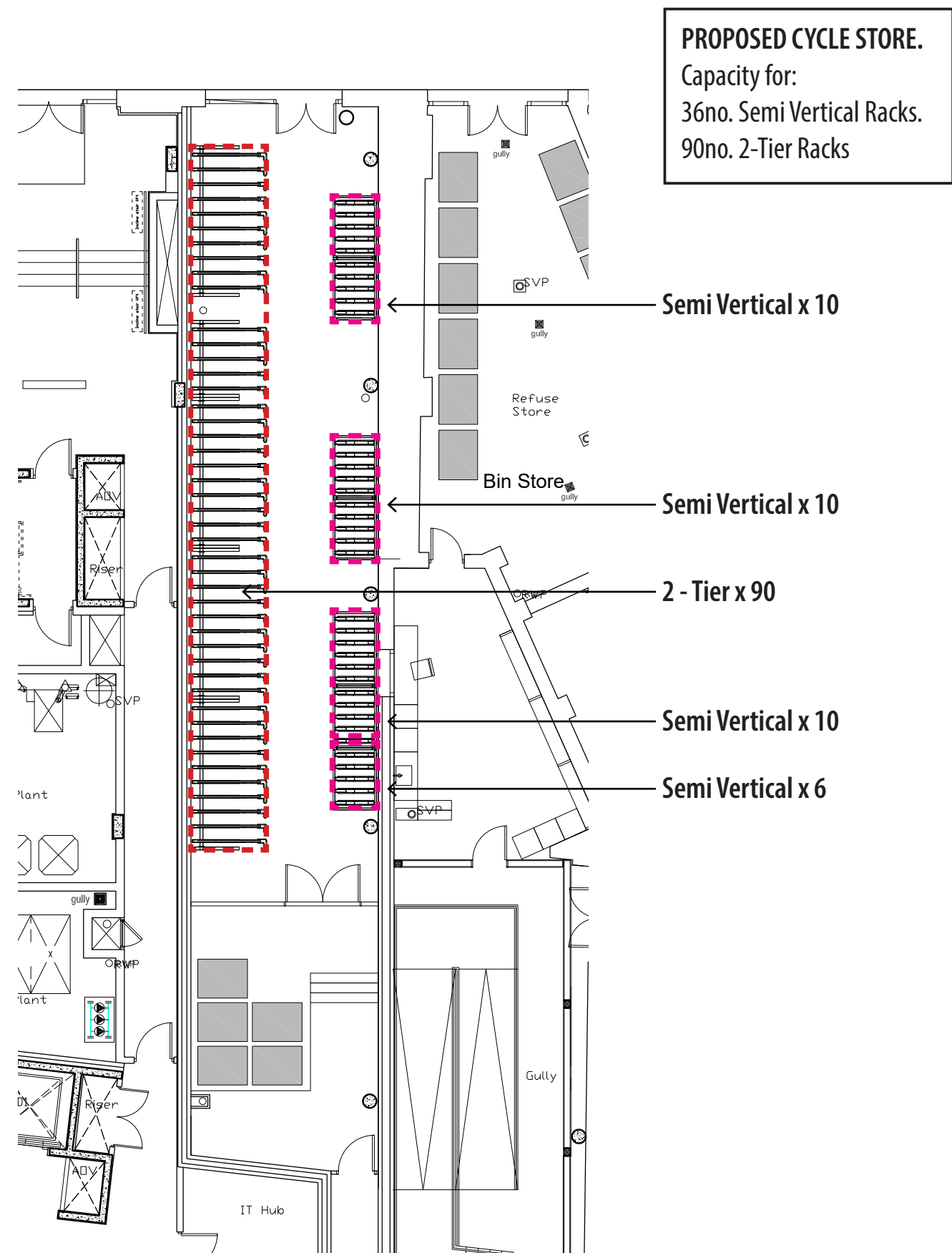


**PHOTOGRAPH SHOWING UTILISATION OF EXISTING CYCLE STORE**





**EXISTING CYCLE STORE LAYOUT**



**PROPOSED CYCLE STORE LAYOUT**

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2021-206 GSA Yugo Depot Point, August  
2023, P01.