



Derwent London No.6 Limited

**Network Building,
Tottenham Court Road**

Waste Strategy Details

January 2024

Caneparo Associates Limited
21 Little Portland Street
London W1W 8BT
Tel: 020 3617 8200

www.caneparoassociates.com

Registered in England: 9930032



Contents

1	INTRODUCTION	1
2	SERVICING ARRANGEMENTS	3
3	WASTE AND RECYCLING STORAGE	4
	Waste Storage.....	4
	Waste Transfer	7
4	WASTE COLLECTION AND MANAGEMENT.....	9
	Waste Collection	9
	Fly-Waste and Fly-Tipping.....	13
	Waste Management Initiatives.....	13

Appendices

Appendix A	-	Swept Path Analysis – Waste Collection Vehicles
Appendix B	-	Waste Store Layout

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 The Development will comprise two retail units at ground floor on the Tottenham Court Road frontage with office use provided within the remaining useable floor area at ground and upper floors. The number of office tenants will not be known until closer to completion/occupation but could be between 1 tenant and 16 tenants.

1.4 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.”

1.5 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.

1.6 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.

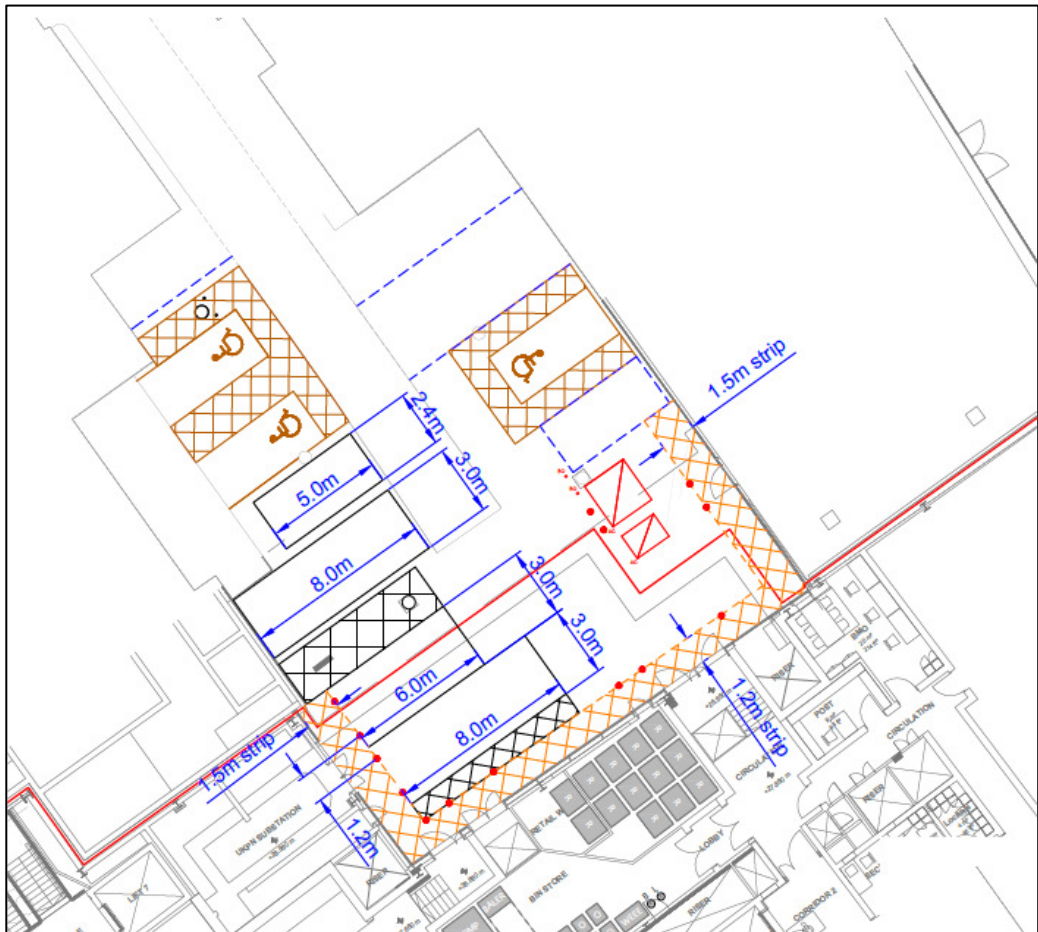


Figure 2.1: Cypress Place – Service Yard General Arrangement

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.



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**.

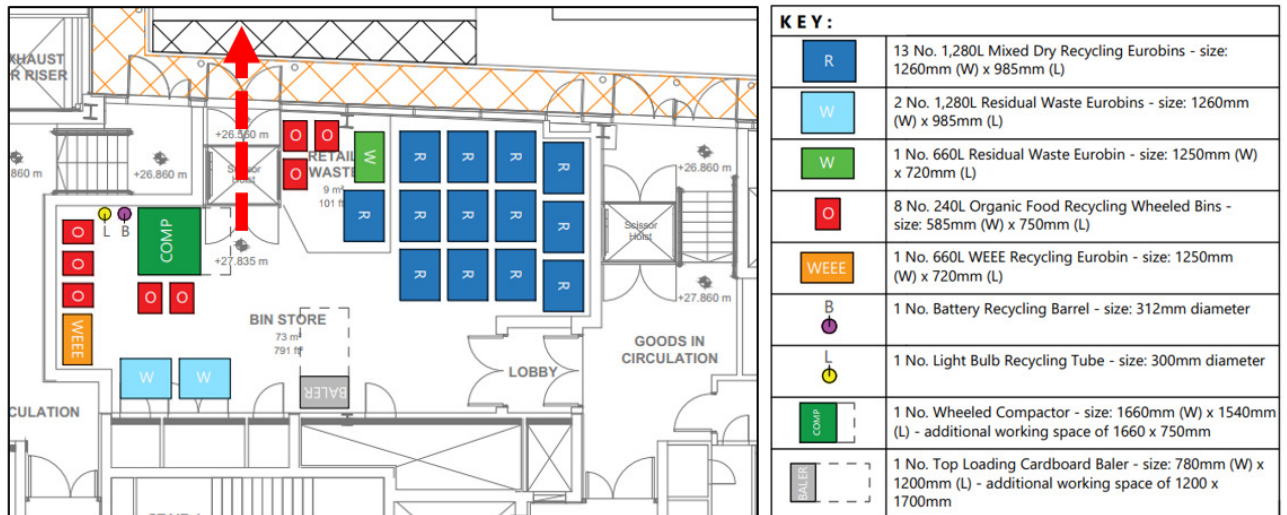


Figure 3.3: Waste Store Layout

3.7 It is recognised that the level of waste arisings may vary across the waste streams and will also be dependent on tenants within the building. On this basis, the Site Management Team will routinely monitor arisings following occupation and adjust the provided split of bins to address the recorded split of waste arisings.

3.8 Confidential waste will be managed on a tenant by tenant basis and stored within the demise of each tenants for scheduled collection. These collections will be pre-booked with the waste contractor with shredded waste collected directly from each tenant in order to maintain confidentiality of material.

3.9 Bulky waste will be stored within a designated area at ground floor, as illustrated in **Figure 3.4** below. The space measures approximately 3m x 3m, and will be constructed to BS5906 and fire retention standards. Bulky waste collection will be coordinated so as to minimise the storage time of any bulky waste that cannot be remediated; use of this space will not conflict with use of the existing waste store.

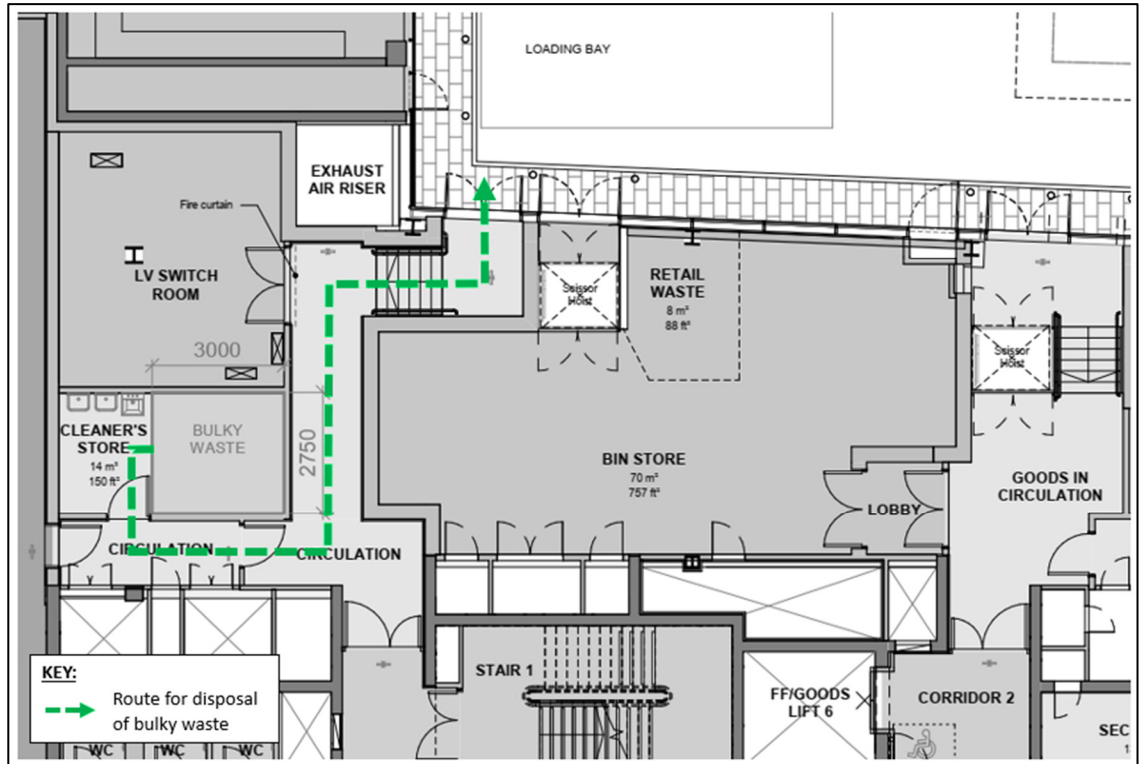


Figure 3.4: Bulky Waste Store

3.10 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. The development may however generate hazardous or clinical office equipment and waste requiring disposal, such as lighting filaments, liquids in tins, fridges/freezers, Persistent Organic Pollutants (POPs) affected soft furnishings or WEEE, bottles identified under COSHH, batteries and generic WEEE. In the event material of this nature requires disposal, spot collections will be undertaken on an as-required basis; this will be determined following occupation and may be monthly or similar.

Waste Transfer

3.11 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 3.5** below.



Figure 3.5: Wheeled Trolley for Internal Waste Transfer

3.12 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. As such step-free access is provided between the waste store and the collection location. No step or level changes are present between the waste holding area and the waste vehicle collection location.

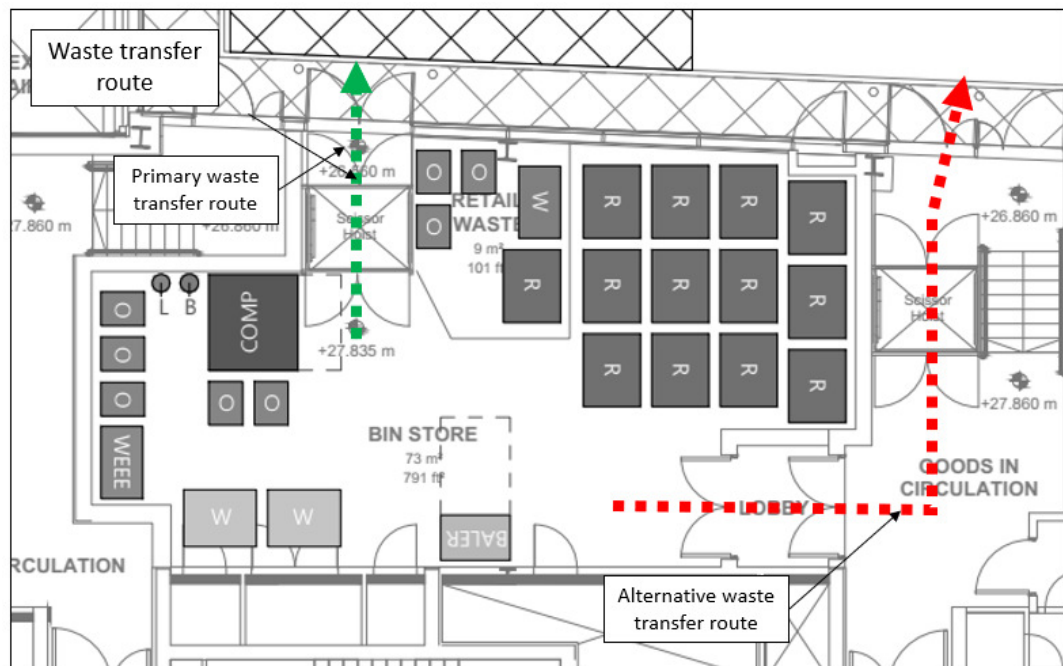


Figure 4.1 Waste Transfer for Collection

- 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. Contracts for waste collection services have not yet been procured, however, in accordance with LBC requests, the appointed contractor will Environment Agency approved; two such examples are:

- Veolia (www.london.veolia.co.uk/commercial-waste-london); and

- First Mile (www.thefirstmile.co.uk/online-waste-services/business-waste-and-recycling).

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 size of vehicle will be procured with the waste contractor to ensure access can be gained using the restricted headroom at the northern end of the service yard access. 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.

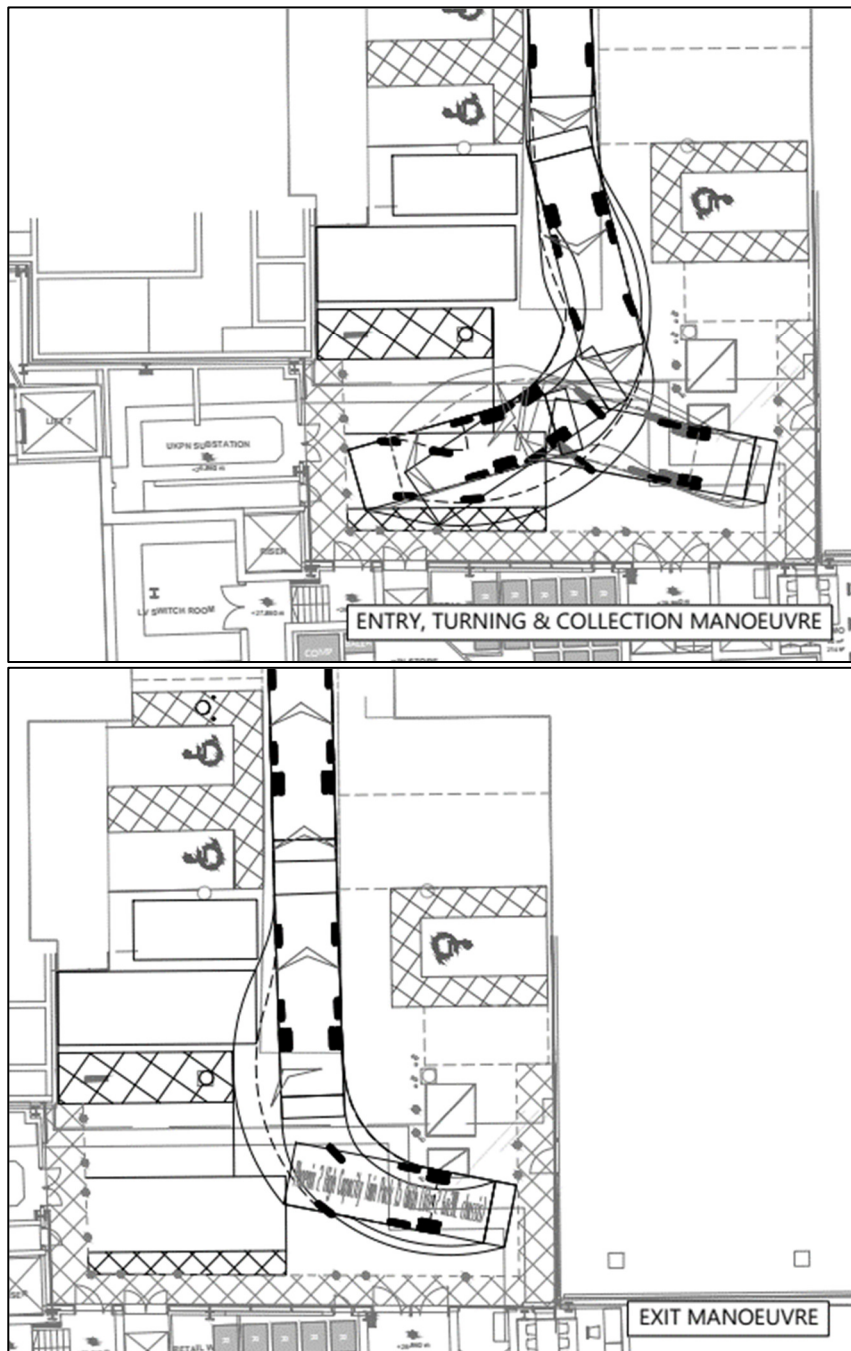


Figure 4.2: Waste Collection Vehicle Manoeuvres

- 4.5 Prior to occupation of the development, a site visit audit will be undertaken with the waste contractor to review the height restriction to the service yard (12 feet or 3.8 metres), along with any hanging features or overhead cabling within the bridge soffit or within the collection area. The existing height restriction at the access from Maple Street is shown in **Figure 4.3** below



Figure 4.3: Existing Height Restriction for Waste Vehicle Access

- 4.6 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.
- 4.7 The SMT will review the duration of waste bin tipping within the service yard following occupation and establishment of routine waste collections. In the event this duration exceeds 15 minutes, signage and barriers will be provided to ensure all users are aware and safe distances for the public are maintained.
- 4.8 Waste vehicles will access the site access on Maple Street via Great Portland Street and Clipstone Street. Maple Street is one-way eastbound, and the junction with Tottenham Court Road permits 'ahead-only' traffic movements. Exiting waste vehicles will leave the site to University Street before reaching Gower Street for onward travel (north or south). The proposed routeing for waste vehicle to/from the site is shown in **Figure 4.4** below; this route will be regularly reviewed with the waste contractor to ensure it remains appropriate (e.g. in case of any road closures, etc.).

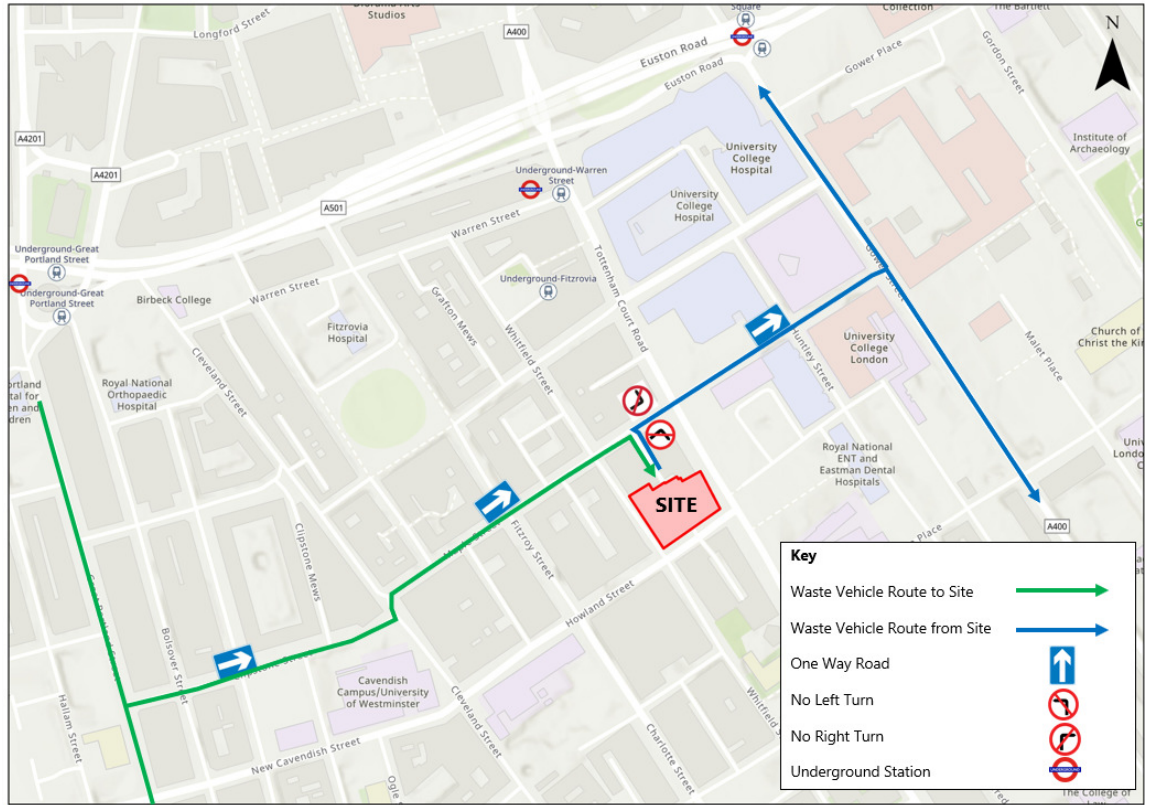


Figure 4.4: Waste Vehicle Routeing and Access Constraints

4.9 In order to ensure year-round access for waste vehicles, a winterisation heavy duty grit/salt storage bin will be provided within the service yard space (as shown in **Figure 4.5** below).



Figure 4.5: Heavy-duty Grit/Salt Storage Bin

Fly-Waste and Fly-Tipping

- 4.10 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.
- 4.11 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.

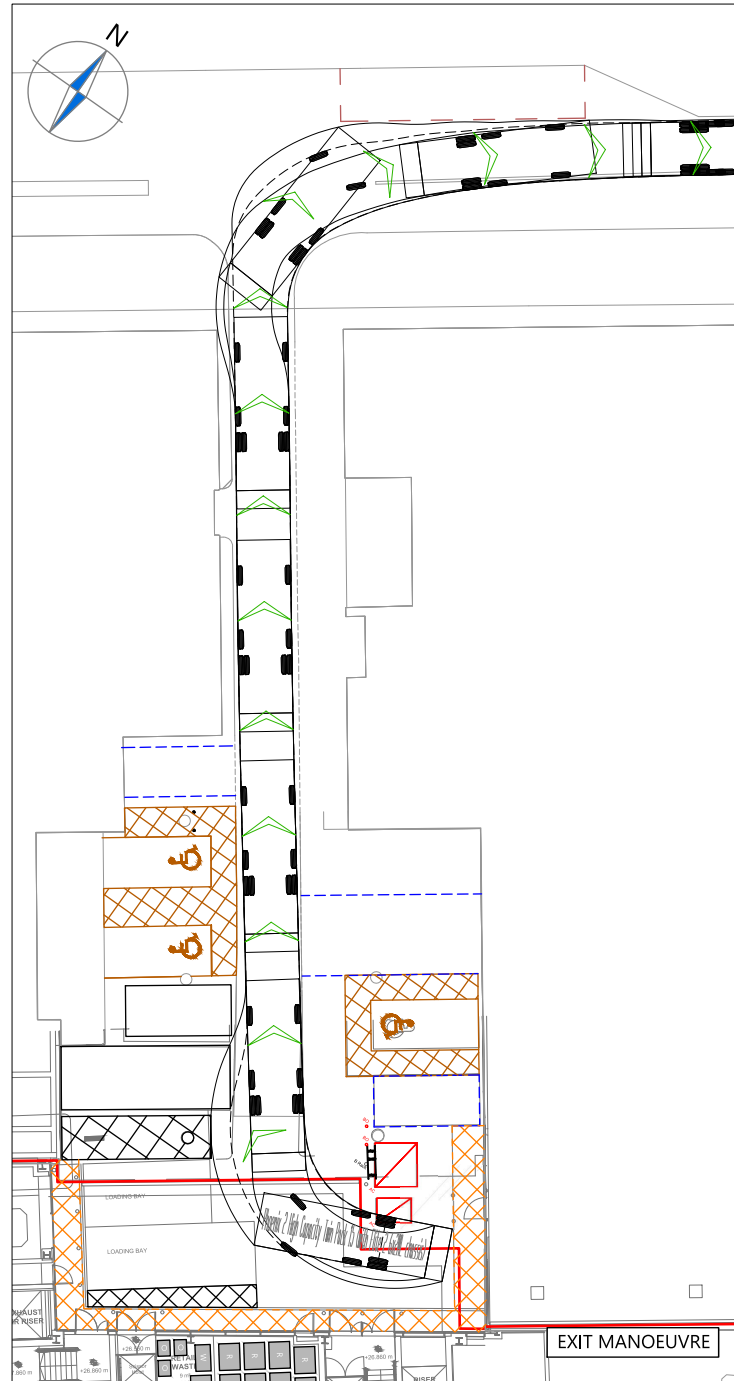
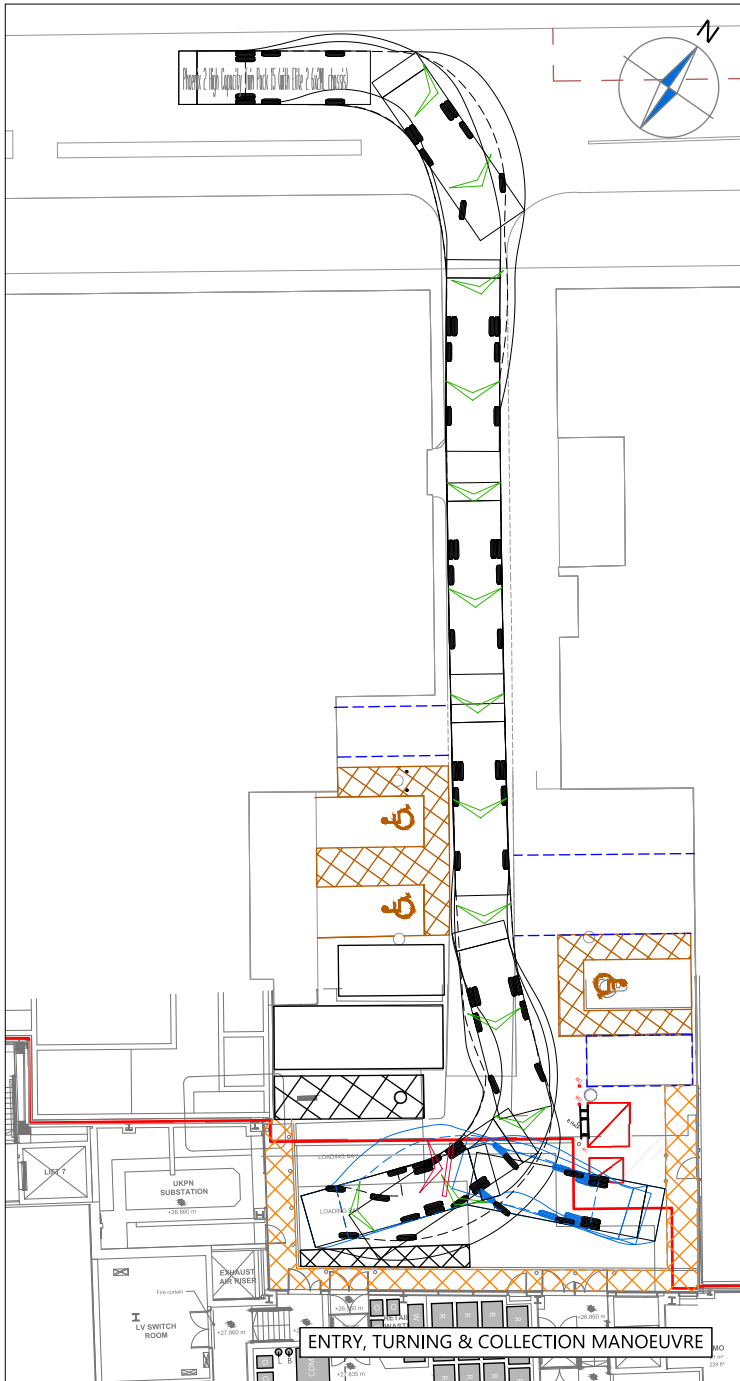
Waste Management Initiatives

- 4.12 Derwent London works collaboratively with its tenants to achieve its corporate Net Zero Carbon Targets. In 2022 it updated standard leases to incorporate 'green clauses' which include specific clauses around waste and recycling, including:
- A requirement for tenants to attend a sustainability forum between tenants and landlord, to review sustainability matters such as waste;
 - Sharing data on operational waste between landlord and tenant;
 - Tenants encouraged to comply with our Net Zero Action Plan, which is reviewed with the building manager monthly to measure progress against waste targets and identify new opportunities;
 - Waste management is to be undertaken by the supplier appointed by the Landlord;
 - Tenants are required to work towards:
 - 100% diversion from landfill
 - 75% recycling rate
 - Providing on floor bins in line with landlord provision (which will be compliant with the Camden approved plan, as the plan will be held in the building O&Ms).
- 4.13 The Landlord commits to investigating the potential for water extraction from food waste; this will form a review following occupation once the tenants are operational and will comprise a review of the extent of food waste arisings (which will be operator/end use dependent).

4.14 In addition, the following initiatives and measures will be in place for waste and recycling:

- Waste arrangements will be written into the tenancy agreements for all commercial occupiers;
- A Shared Waste arrangement will be implemented such that retail waste and commercial waste will be collected by the same contractor in order to reduce the number of waste vehicle trips and improve waste segregation.
- Information Holds will be placed at waste storage locations displaying instructions for the proper segregation of recycled waste and process to be followed by building occupants;
- 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;
- The Site Management Team will implement a review of any waste contamination and will liaise with tenants regarding any rejected bins or waste. In the instance of contamination, wrong items will be removed appropriately or transferred over to residual waste storage;
- Retail occupiers should adopt 'take-back' schemes for all outer packaging wastes, pallets and crates. These will be stored within the retail tenants' demises with materials collected on a 'next-day' or 'next-visit' basis to ensure efficient processing and storage.
- Non-retail tenants / suppliers will be encouraged to take away their packaging to minimise the accumulation of waste;
- New units provided on site will be identified with Camden 'Naming and numbering team';
- 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. No containers will be left on street overnight and once emptied will be returned to the waste store;
- 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.

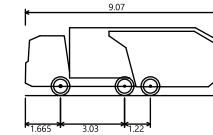
Appendix A



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)

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

Rev	Details	Drawn	Checked	Date
REVISION HISTORY				
Status: <input type="checkbox"/> Preliminary <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction				
<input checked="" type="checkbox"/> For Information <input type="checkbox"/> For Tender <input type="checkbox"/> 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: 1:250 Size: A3

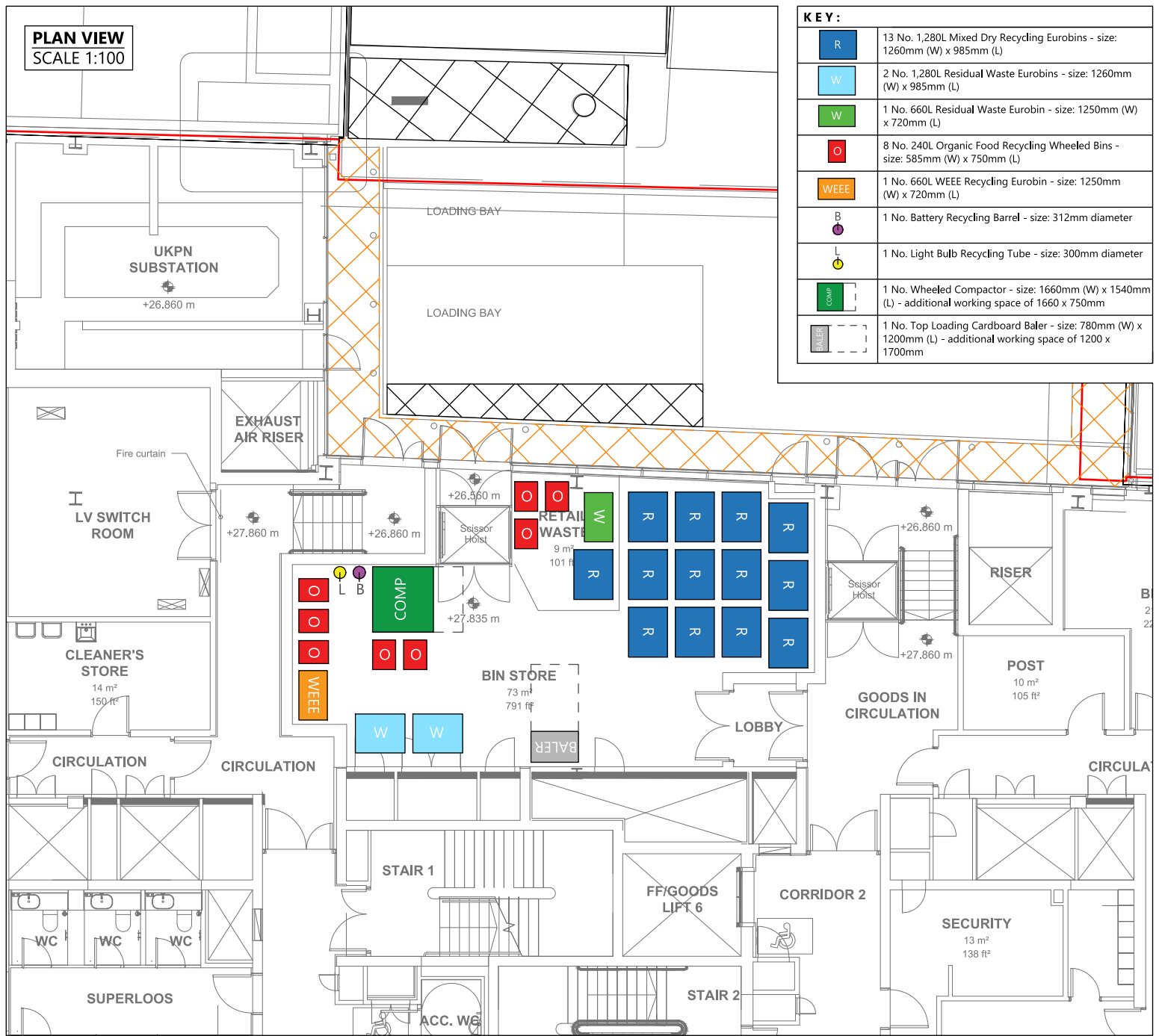
Drawn by: KB Checked by: SMcC Date: 05.10.2022

CANEPARO ASSOCIATES
 Transport Planning & Highway Design
 21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

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

PLAN VIEW
SCALE 1:100



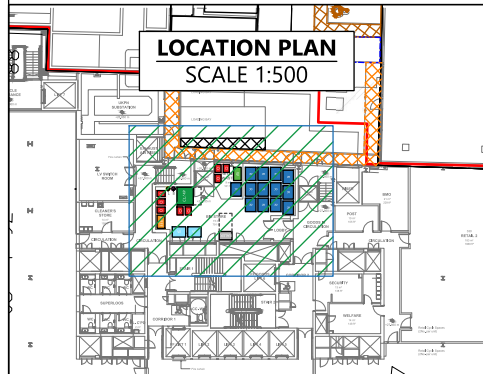
KEY:

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



B	Proposed layout updated	KB	SM	31.01.2023		
A	Proposed layout updated	KB	SM	16.11.2022		
Rev	Details	REVISION HISTORY		Drawn	Checked	Date
Status:	<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Approval	<input type="checkbox"/> For Construction			
	<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Tender	<input type="checkbox"/> As Built			

Client:
Derwent Valley Property Development Limited

Project:
Network Building

Drawing Title:
Bin Store Layout

Scale: **AS SHOWN** Size: **A3**

Drawn by: **COS** Checked by: **JT** Date: **22.09.2022**



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

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CA4312_008 REV B - BIN STORE LAYOUT.DWG