



Brunswick Centre, Camden

WASTE MANAGEMENT PLAN

for Proposed Hotel
on behalf of Lazari Properties 2 Limited
2023/5262/WMP01

March 2024

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1 INTRODUCTION

1.1 Report Context

1.1.1 RGP is commissioned to provide transport planning and highways input in support of a proposed hotel at The Brunswick Shopping Centre, Camden, London, WC1N 1BS ('the site'). Planning permission is sought for:

"Change of use of existing car parking at lower ground floor to hotel use, change of use of retail unit to ancillary hotel entrance at ground floor level, alterations to the lower ground floor slab, installation of plant at roof and lower ground floor level, installation of PV panels at roof level, and associated works."

1.1.2 Listed Building Consent is sought for:

"Installation of walls and fit-out relating to proposed hotel use at lower ground and ground floor level, alterations to the lower ground floor slab, strengthening of structural columns, installation of plant at roof and lower ground floor level, installation of PV panels at roof level, and associated works."

1.1.3 The Brunswick Centre is a residential and shopping centre. Beneath the Centre is an NCP operated area of car parking, Waitrose operated car parking and private resident car parking. There is a vehicular route through the site for service vehicles facilitating deliveries to retail units above. Access to the car parking and servicing areas is provided from the access ramp on Marchmont Street, at the site's south-western corner, and egress is onto Brunswick Square at the site's north-eastern corner.

1.1.4 The scheme proposes the introduction of a subterranean hotel in part of the lower ground floor level at the Brunswick Centre, with an ancillary entrance lobby located at ground floor level. The proposed hotel will provide a total of 207 bedrooms, and an ancillary F&B restaurant. Associated PV panels will be located at roof level and plant at roof or lower ground floor level, with associated cabling feeding through existing risers where possible.

1.1.5 This existing car parking is historic, generally surplus to requirements and its change of use would support current London Plan and Camden Local Plan parking standards which seek to limit car parking for business / retail type uses, particularly in central London and support a movement towards car-free development.

1.1.6 Additionally, a new vehicle ramp would be required within the car park to provide continued access to the Waitrose car parking spaces. Whilst this would result in the loss of some car parking, Waitrose would continue to benefit from at least 100 car parking spaces. The new car park ramp serves car parking spaces only and will not be utilised by servicing vehicles. There is no alteration proposed to the existing service vehicle route which will continue to have a c. 3.9m height restriction which future providers will be made fully aware of.

1.1.7 As part of the development proposals, servicing of the existing shopping centre would continue to be accommodated within the lower basement level, as would servicing for the proposed new hotel. The existing servicing arrangements will be managed during the construction phase to ensure that this can continue to take place within the site.

1.2 Proposed Hotel Operation

- 1.2.1 At present, the proposed hotel is anticipated to be operated by Whitbread as part of the 'hub by Premier Inn' hotel brand and therefore the measures within this Waste Management Plan reflect those adopted by Whitbread across their estate.
- 1.2.2 Although consideration has been given to certain tailored measures as the current proposed operator is Whitbread, similar measures would be considered by other operators should they come forward in the future.
- 1.2.3 'hub by Premier Inn' offers good quality, competitively priced, convenient overnight accommodation for guests in the UK's main tourist / high demand cities. The hotels are located in central areas and consist of smaller, stylish / compact bedrooms. The city centre locations benefit from excellent connectivity and facilitate access by a variety of sustainable travel modes. This new generation of 'hub' hotels will appeal to guests who value price, location and design.
- 1.2.4 'hub by Premier Inn' hotels offer a deli-style food and beverage service integrated into the hotel. Whilst many guests are expected to make use of nearby city centre food outlets and restaurants, an attractive and well-priced service will be offered on-site to cater for the basic needs of guests staying at the hotel.
- 1.2.5 'hub by Premier Inn' sites are typically served by 14 delivery / servicing vehicles per week:
- (i) 7x linen;
 - (ii) 3x food;
 - (iii) 1x beverage; and
 - (iv) 3x refuse / recycling.
- 1.2.6 The above schedule equates to approximately two vehicle movements per day, carried out during the daytime.
- 1.2.7 It is Whitbread policy for vehicles to visit a number of hotels as part of a coordinated strategy, to reduce the impact of Whitbread operations on the highway network. The number of movements is constantly reviewed with the frequency and size of each delivery monitored to ensure that the minimum number of deliveries occur at each site.
- 1.2.8 As background, RGP has considerable experience of Premier Inn / 'hub by Premier Inn' sites and has been involved in many new builds and extensions to existing sites within the Whitbread estate nationwide. This includes a number of recent hotel consents within the London Borough of Camden. As a result, RGP has a wealth of servicing and waste management information from the operator, which is detailed herein.
- 1.2.9 Whitbread have a commercial contract with Veolia to collect refuse at all of their UK hotels. Under this private contract, Veolia already conform to an 8.3m size restriction at a number of central London Whitbread sites where access is constrained, and this vehicle type would be utilised for their Brunswick hotel given the constraints of the existing service road. The proposed 8.3m collection vehicle is the same as for the recently completed Whitbread hotel at Camden High Street (2019/3138/P).

2 WHAT IS A WASTE MANAGEMENT PLAN?

2.1.1 This Waste Management Plan sets out the following:

- Arrangements for the storage of waste and recyclable materials at the site;
- Method for collecting waste and recyclable materials from the site;
- Means of increasing reuse / recycling and limiting waste sent to landfill;
- Measures for ensuring safe and efficient storage and collection practices.

2.1.2 Whitbread has significant experience of operating hotels throughout the United Kingdom and has a dedicated logistics team to service over 800 hotels.

2.1.3 Veolia are Whitbread's waste partner for all waste streams and manage waste collection for all Premier Inn sites throughout the UK. This is a private contract which is entirely separate from the contract that Camden has with Veolia.

2.1.4 Where appropriate, this Plan reproduces information contained in Whitbread's Waste and Recycling Plan and their Good Together Environmental Objective of sending zero waste to landfill.

3 BIN STORAGE ARRANGEMENTS

- 3.1.1 The hotel would contain a dedicated bin store at hotel bedroom level, which would be located adjacent to the back of house areas.
- 3.1.2 The bin store would also be adjacent to the Brunswick Centre service road which ensures the transfer distance from the bin store to a collection vehicle is minimised. A shallow gradient ramp connects the bin store to the service road and the collection point is flat.
- 3.1.3 The bin store location and transfer route (in red) are shown below. The overall route from the bin store to the service road is approximately 10m.

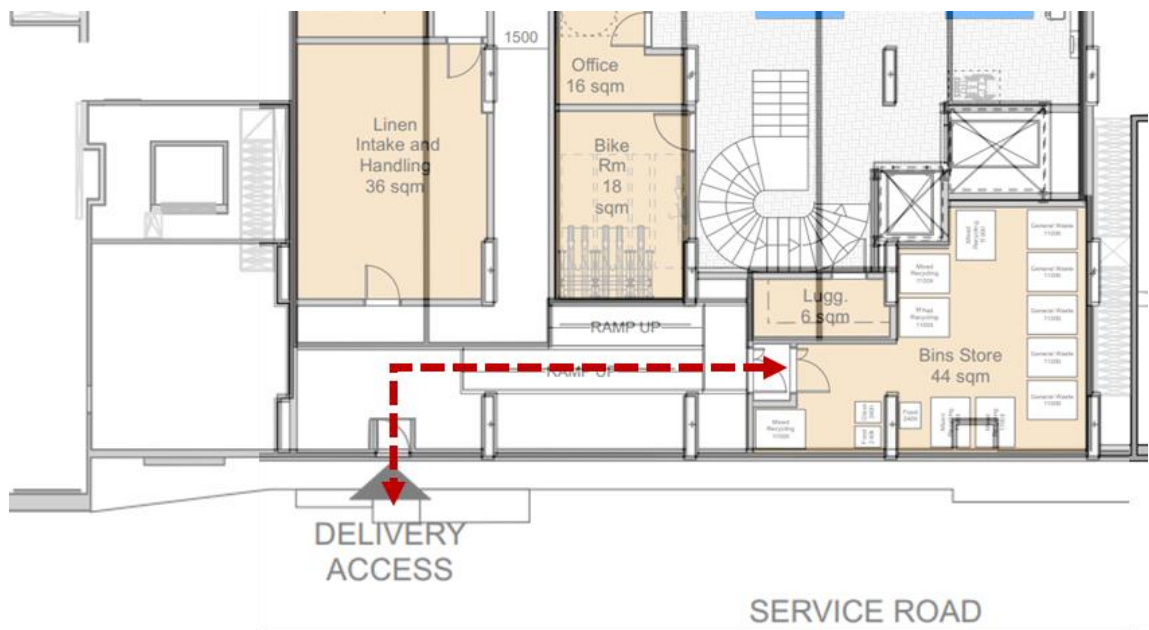


Figure 1 - Bin Store & Transfer Route

- 3.1.4 The collection point will be adequately lit for collection staff and no public pedestrian access is available around the service road, which is entirely clear and segregated from the public highway.
- 3.1.5 The bin store would contain the following waste / recycling streams, which is based on Whitbread and Veolia's known waste generation levels for similar Whitbread hotels. This mix of bins will be continually reviewed to ensure the correct quantities and mix are available:
- i. General waste: 5x 1,100 litre bins
 - ii. Mixed recycling: 6x 1,100 litre bins
 - iii. Food waste: 2x 240 litre bins

- iv. Glass: 1x 240 litre bins

- 3.1.6 Based on the proposed operational type and scale it is not envisaged that any compaction equipment will be necessary, however, this will continue to be monitored by the site and Veolia. No other “hub by Premier Inn” hotel sites require compaction equipment and hence the proposed arrangements are considered appropriate.

- 3.1.7 Hotel bedrooms will be provided with a single small waste bin only, which will be collected by cleaning staff. As is typical of hotel bedrooms, the material in the bins will not be manually segregated by hotel staff and will go directly to the general waste bins. However, this can be reviewed in the future as Whitbread's waste strategies continue to evolve in line with their “Good Together” environmental objective and associated sustainability targets.

- 3.1.8 Regular communication with the site is provided to help with the education process, Whitbread also have an online educational tool called ‘Say No to Landfill’ which is mandatory for all employees to complete. This aligns with the Circular Economy principles, which are intrinsically linked to Whitbread's waste and recycling processes. For example, Whitbread are also committed to removing all unnecessary single-use plastic from its premises by 2025, including for the on-site food & beverage facility, and will comply with the recent government legislation regarding the single use plastic ban. Whitbread has already switched to paper straws and removed plastic wrapping from staff uniforms. Should there be future legislation requiring deposit return schemes for plastic bottles and cans, suitable space would be allocated on-site. Since the food and beverage facility is ancillary to the hotel and would not provide any delivery service, it is not considered that any “take back” scheme would be appropriate.

- 3.1.9 Waste and recycling material from the hotel back of house areas and kitchen will be segregated at source and directed to the appropriate bins. No food will be provided in bedrooms (no room-service is available) and will be limited to the main hotel kitchen and catering areas only.

- 3.1.10 Whitbread hotel bedrooms are designed with few components that are electrical, mechanical or liable to breaking, whilst beds and desks etc. are designed to have a sufficient lifespan that they will not quickly degrade or become damaged. Therefore, the need for bulky waste collections is minimal. However, should any items such as beds become damaged, these would be collected as a matter of urgency. Where possible items would be stored within the hotel bin store or, if not possible, they would remain within the bedroom until closer to the time of collection. Whitbread hotels typically experience 80% occupancy rates on average and hence a bedroom with broken items could remain unoccupied briefly until the point of collection.

4 COLLECTION ARRANGEMENTS

4.1 Collection Process

- 4.1.1 All servicing activity for the hotel would be accommodated on-site within the basement level service yard, which serves the wider Brunswick Centre. Access is taken from a ramp on Marchmont Street (at the shopping centre's western frontage) and egress via a separate ramp on Hunter Street (at the shopping centre's eastern frontage).
- 4.1.2 Drawings **2020/5262/001** and **2020/5262/002**, attached hereto, presents the swept path assessment for the proposed 8.3m rigid service vehicles undertaking this route (delivery vehicle and waste collection vehicle). Test runs have also taken place to confirm the proposed vehicle types can circulate the service road as required. Veolia would ensure that the collection vehicle serving the site is no larger than this.
- 4.1.3 The height restriction of the servicing road allows for vehicle access up to c. 3.9m in height and hence Veolia will utilise a vehicle within this limit and ensure all bin lifting activity reflects this requirement.
- 4.1.4 In summary, the following process will be followed for each waste collection:
- (i) The waste contractor will inform the hotel General Manager of the proposed collection timings and confirm that these are acceptable;
 - (ii) The General Manager will input the collection timing to the delivery schedule, which will be kept at the site;
 - (iii) The General Manager will advise any relevant staff members of the agreed collection timing;
 - (iv) Staff members will be on hand to assist the collection operatives if necessary;
 - (v) Bins will be transferred immediately to the collection vehicle, emptied, and returned to the bin store; and
 - (vi) Once the collection is complete, the vehicle will depart onto the next scheduled site.

4.2 Collection Frequencies

- 4.2.1 The proposed hotel would be served by 3 bin collections per week, as summarised below. No collections would take place on Sundays or Bank Holidays.
- i. 3 x weekly collections.
 - ii. Maximum duration of 20 minutes although likely to be substantially less.
 - iii. Collection timed between 06:30 and 18:00.
- 4.2.2 The proposed collection vehicle would visit a number of hotels as part of a coordinated strategy, to reduce the impact of Whitbread operations on the highway network.

- 4.2.3 Each vehicle visit would therefore not necessarily represent a new vehicle trip on the highway network, with these vehicles arriving from and / or continuing to another Whitbread hotel locally.

5 MANAGEMENT MEASURES

5.1 Vehicle Fleet and Environmental Management

- 5.1.1 A range of measures are adopted to ensure efficient and safe management of delivery and servicing vehicles to the site in order to minimise the impact of vehicle movements.
- 5.1.2 Whitbread are committed to ensuring that their principal suppliers are signed up to Transport for London's Fleet Operator Recognition Scheme (FORS). FORS is a voluntary industry-led membership scheme which aims to raise the standard and to provide a quality and performance benchmark for the fleet and freight industry by improving operators performance with regards to safety, fuel efficiency, economical operation and vehicle emissions. For example, Veolia are bronze accredited, as confirmed via the FORS website.
- 5.1.3 Vehicles to Whitbread sites typically continue to other Whitbread operated sites locally, delivering to and servicing a number of locations as part of a planned route. Routes are carefully planned, making most efficient use of each vehicle and minimising the number of journeys, distances required to travel and associated emissions. In addition, a delivery and servicing schedule will be prepared in order to ensure vehicles do not overlap and hence ensure only one vehicle is present on-site at any given time.
- 5.1.4 All refuse collections would be undertaken privately by the environmental services and utilises company Veolia, who typically provide refuse and recycling services for Whitbread developments. Veolia have been involved with the proposals and are satisfied with the waste storage and collection arrangements.
- 5.1.5 Veolia have recently achieved Carbon Trust Standard which recognises their continued commitment to environmental sustainability through a range of initiatives; innovation and technology; skills and training; leadership and behavioural responsibility, to manage and reduce their carbon footprint.
- 5.1.6 In terms of Veolia vehicle fleet, this has meant the introduction of low carbon, low emission refuse collection vehicles and its drivers trained in responsible driving practices and route optimisation to reduce fuel consumption. In addition, Veolia established a Greenhouse Gas Tracker that helps customers to calculate their carbon footprint on the services that it provides to help them to reduce their carbon emissions.

5.2 Waste Management

- 5.2.1 Veolia already collect in and around the local area so the collection for this site would not create any additional need for large vehicle to be operating in the area.
- 5.2.2 The bin store will be designed and built in accordance with BS5906. The bin store has been designed to be lockable and has drainage points to keep the area clean and secure. In addition, Whitbread offers a bin cleaning service that sites can book centrally if the bins require it.

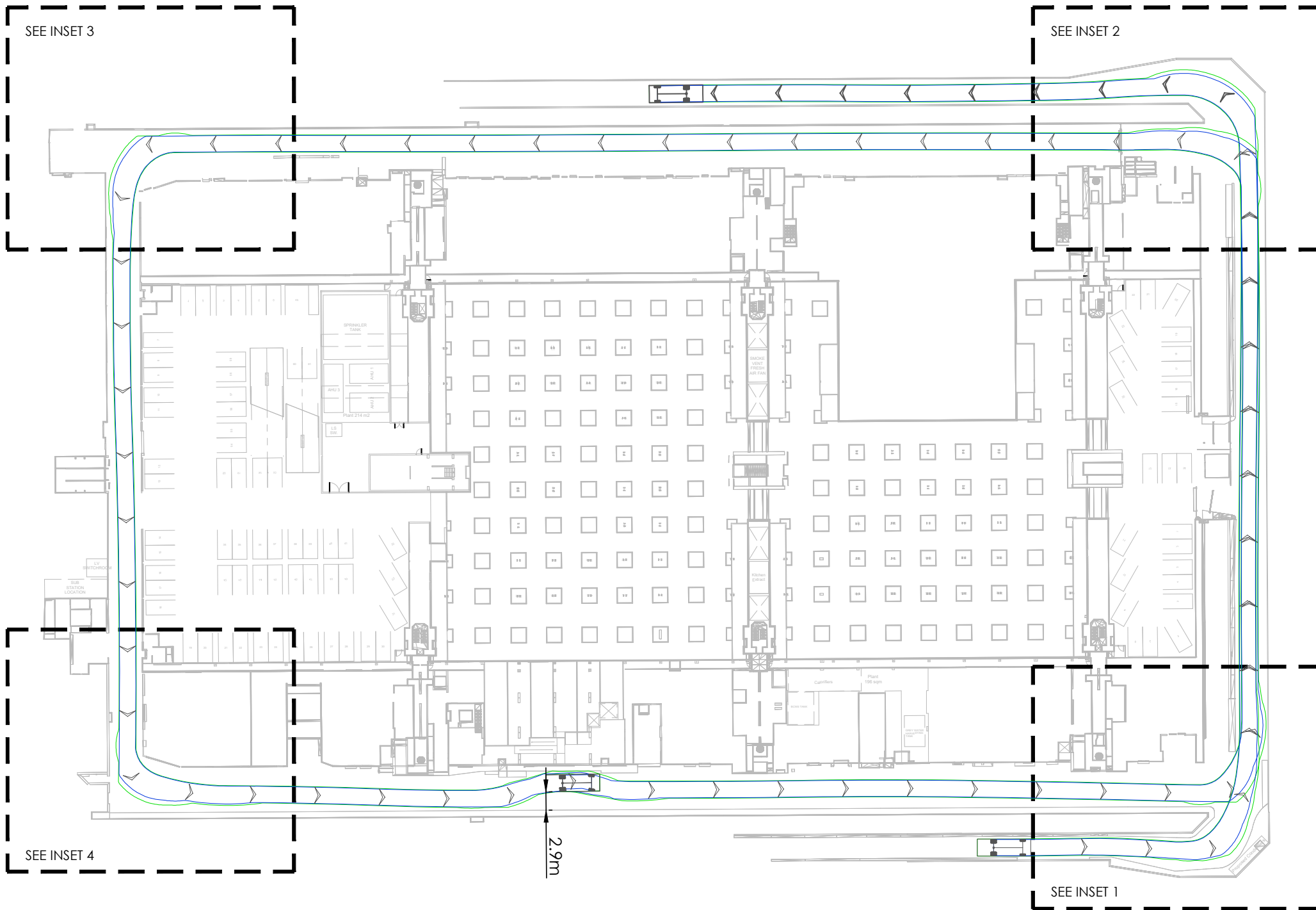
- 5.2.3 Whitbread expect their waste to be collected in line with their Good Together Environmental objective of Zero Waste to Landfill and thus waste is segregated at the point of collection into four waste streams (general waste, mixed recycling, food waste and glass). Dedicated bins will be provided in the bin store for general waste, mixed recycling, food waste and glass.
- 5.2.4 In addition, to keep Scope 3 emissions as low as possible, Whitbread will always try to provide more containers and collect less often where space permits.
- 5.2.5 Furthermore, Whitbread's Waste and Recycling Plan provides additional details regarding the recycling / waste streams and the management of waste from Whitbread hotels.
- 5.2.6 Excerpts from the posters displayed at Whitbread sites to educate staff and ensure that all Whitbread team members understand the recycling process at the site are attached hereto at **Appendix A**. Whitbread provide a bespoke colour-coded container solution both internally and externally to the hotel. This has demonstrated an effective method of reducing contamination, thus eliminating the need to send a further service vehicle to collect any waste that may have inadvertently been contaminated. Should any waste inadvertently be contaminated, the site will inform Veolia as required and the waste will be dealt with accordingly.
- 5.2.7 Regular communication with the site is provided to help with the education process, Whitbread also have an online education tool called 'Say No to Landfill' which is mandatory for all employees to complete. This aligns with the Circular Economy principles, which are intrinsically linked to Whitbread's waste and recycling processes. For example, Whitbread are also committed to removing all unnecessary single-use plastic from its premises by 2025. Whitbread has already switched to paper straws and removed plastic wrapping from staff uniforms. In terms of food waste, Whitbread works in line with Sustainable Development Goal (SDG) 12.3 which involves halving food waste by 2030. As part of this Whitbread diverts surplus food to charity wherever possible. These measures would all be applied at the proposed hotel.

6 SUMMARY AND CONCLUSIONS

- 6.1.1 This Waste Management Plan sets out a number of clearly defined procedures relating to the delivery and servicing requirements of the proposed hotel at The Brunswick Centre.
- 6.1.2 At present, the proposed operator is Whitbread under the 'hub by Premier Inn' brand, however the assessment has also been undertaken considering the operation of the proposed use by other operators.
- 6.1.3 This Plan demonstrates the following:
- Suitable arrangements are in place for the storage of waste and recyclable materials at the site;
 - Waste and recyclable materials would be collected from the site through a suitably managed arrangement;
 - The operator would seek to increasing reuse / recycling and limit waste sent to landfill; and
 - Measures are in place to ensure safe and efficient storage and collection practices would be maintained.



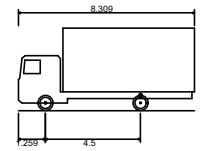
DRAWINGS



NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.

- VEHICLE WHEEL LINE
- VEHICLE CHASSIS LINE
- 0.15m OFFSET - INBOUND VEHICLE
- 0.15m OFFSET - OUTBOUND VEHICLE



Whitbread Rigid 14t
 Overall Length 8.309m
 Overall Width 2.650m
 Overall Body Height 3.900m
 Min Body Ground Clearance 0.351m
 Track Width 2.064m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 7.400m

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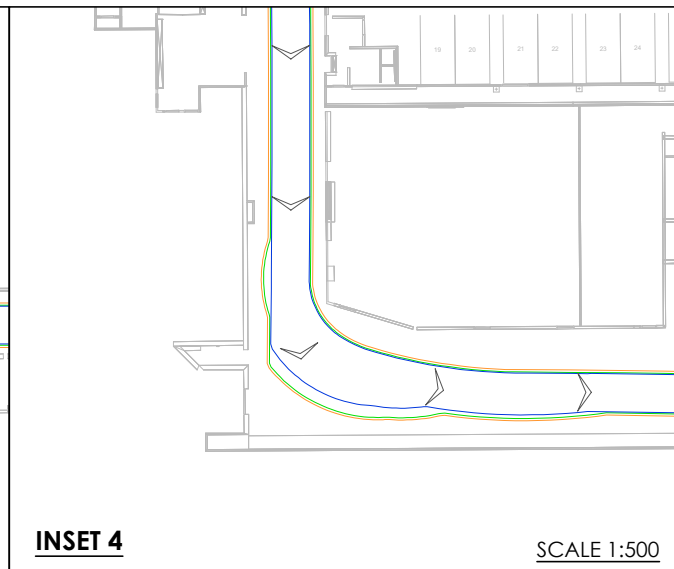
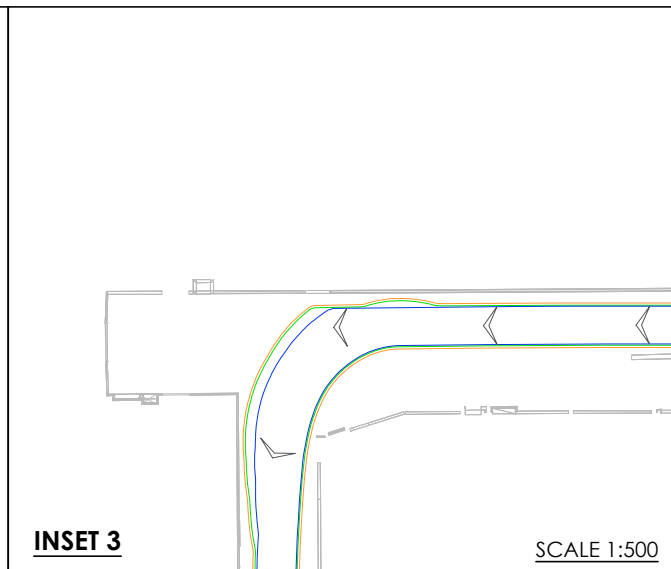
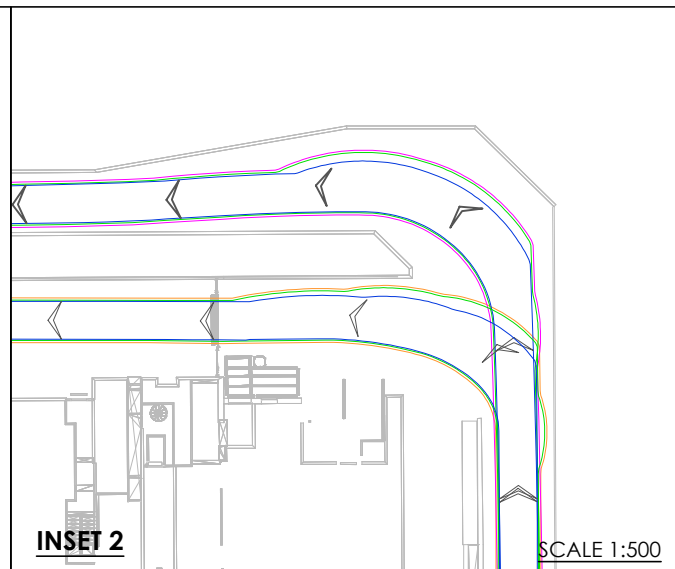
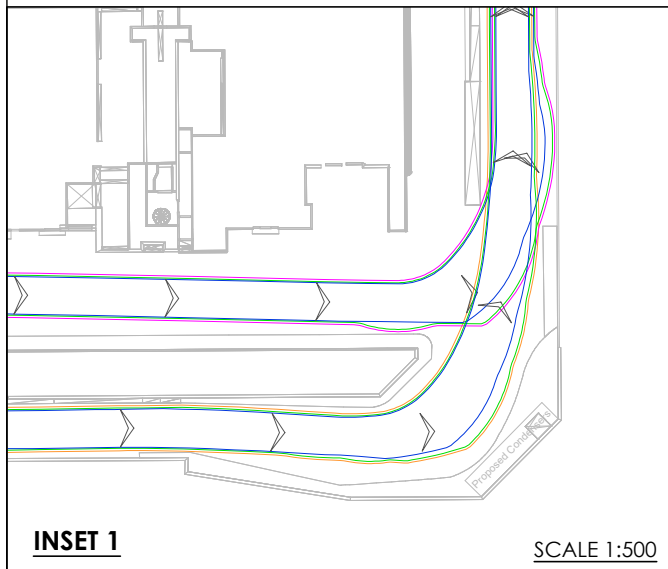
RESIDUAL HAZARDS

In addition to the hazards/risks normally associated with the type of work detailed on this drawing, please note the following residual hazards:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

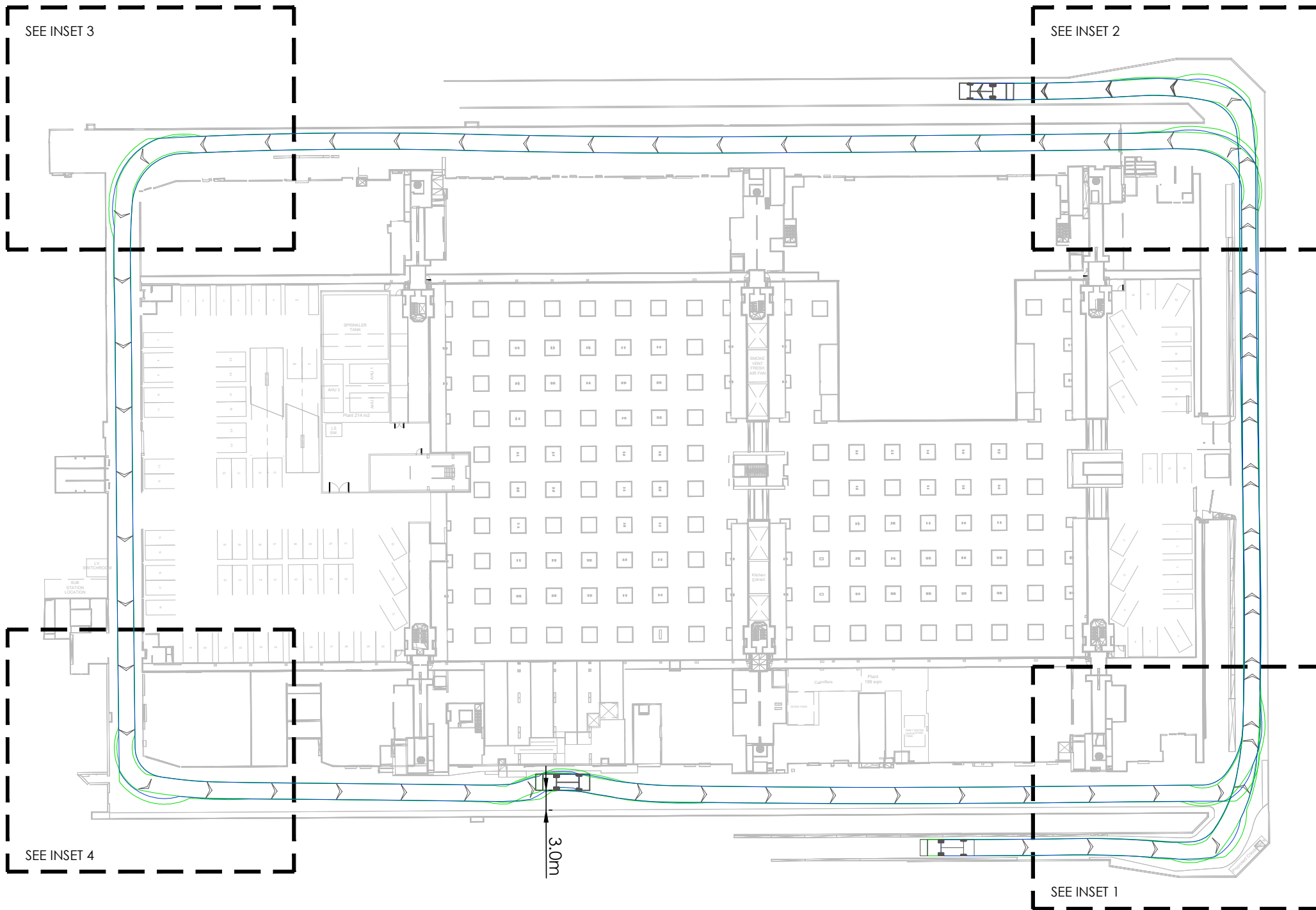
Rev.	Drawn	Comments	Date
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P2	DLH	LAYOUT UPDATED	03/08/23
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SCALE 1:750



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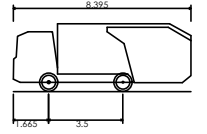
Client		Whitbread Group plc	
Project		Brunswick Centre	
Drawing Title		Swept Path Analysis	
Drawing No.	2020/5262/001	Rev.	P3
Scale	As shown	Drawn By	DLH
		Checked By	NDR
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NOTES

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- VEHICLE WHEEL LINE
- VEHICLE CHASSIS LINE
- 0.15m OFFSET - INBOUND VEHICLE
- 0.15m OFFSET - OUTBOUND VEHICLE



Phoenix 2-12W (with Elite 2 4x2 chassis)
 Overall Length 8.395m
 Overall Width 2.530m
 Overall Body Height 3.205m
 Min Body Ground Clearance 0.410m
 Track Width 2.500m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 7.300m

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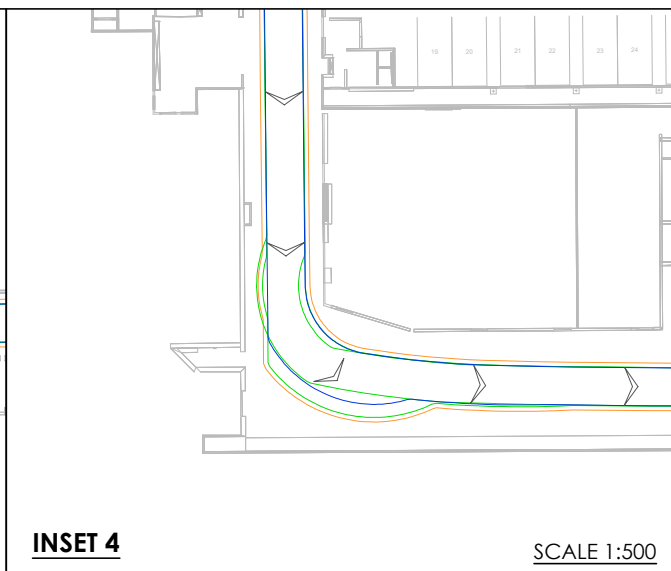
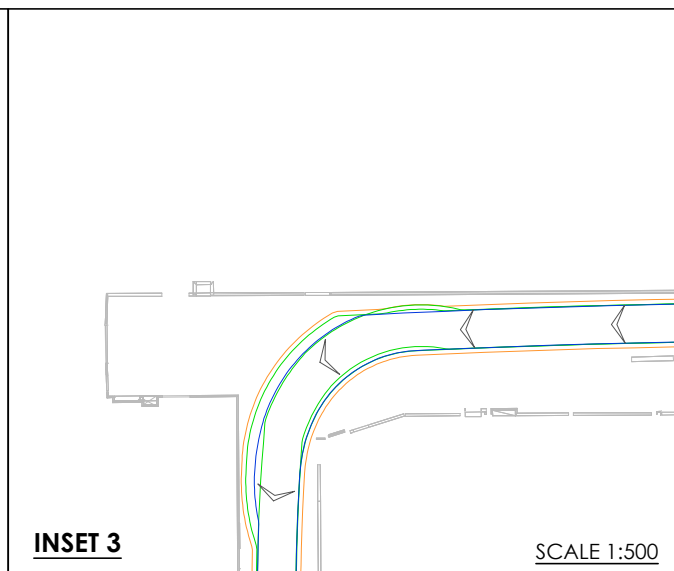
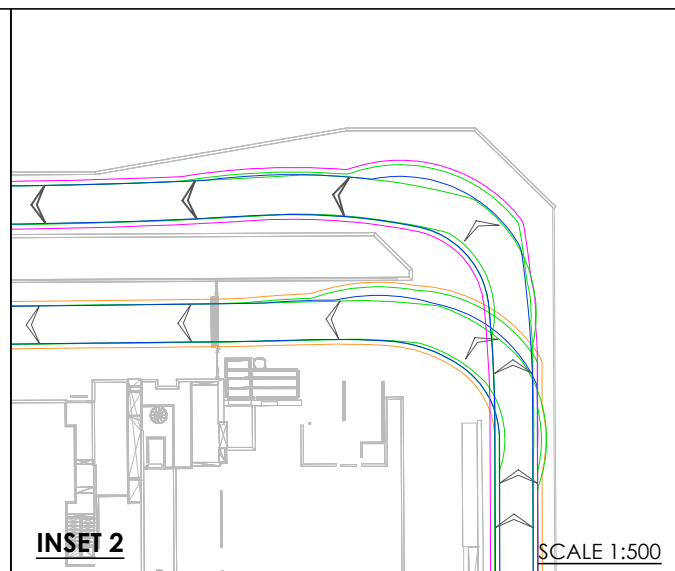
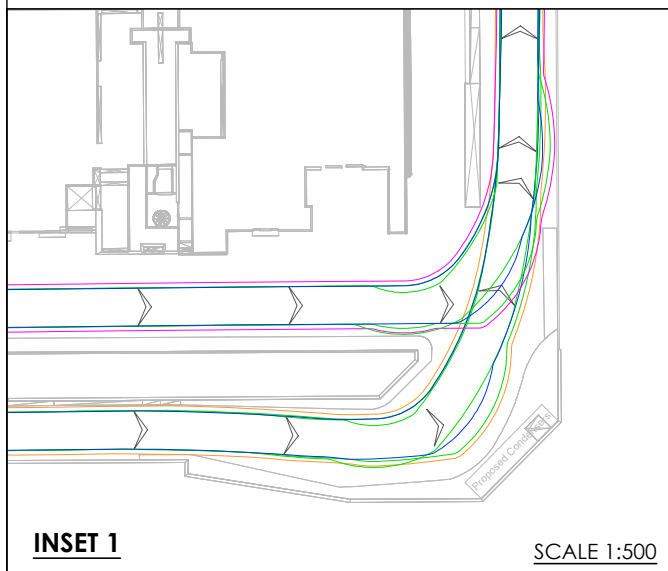
RESIDUAL HAZARDS

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It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved risk assessment and method statement.

Rev.	Drawn	Comments	Date
P1	DLH	FIRST ISSUE	15/03/24

SCALE 1:750



Client		Whitbread Group plc	
Project		Brunswick Centre	
Drawing Title		Swept Path Analysis	
Drawing No.	2020/5262/014	Rev.	P1
Scale	As shown	Drawn By	DLH
		Checked By	PJB
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APPENDIX A

Which materials can you recycle?

To make life easier, we have a single bin for the following recyclates. We call these materials **Dry Mixed Recycling**.



Cardboard

All brown or corrugated card, any coloured cards, boxes or card packaging, such as the grey type you would find supporting electrical goods in transit.

NOT including coffee cups or food packaging such as a sandwich packet.



Empty plastic bottles

Clear plastic bottles and coloured plastic bottles.



Clean and empty tins/cans

All drinks cans, biscuit tins and food cans.



Paper

Newspaper and office paper.

NOT including tissues, hand towels or napkins.

**Dry
Mixed
Recycling**

Clear and coloured glass bottles and jars



Mixed Glass

All other waste items
No Hazardous or WEEE Waste



**General
Waste**



Resourcing the world

Plate Scrapings • Sandwiches • Vegetables • Fruit • Tea Bags

No Food Packaging



Food
Waste

WHITBREAD



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