

**New College Limited**

**9-12 New College Parade**

Operational Waste Management Plan

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# 1 INTRODUCTION

1.1 Caneparo Associates have produced this Operational Waste Management Plan (WMP) on behalf of New College Limited ('the Applicant') to set out the development's waste storage and collection facilities for the proposed development of 9-12 New College Parade, within the London Borough of Camden (the 'Site').

1.2 The existing site is comprised of four retail units which occupy the ground and first floors of the Site. This planning application seeks planning consent for the demolition of the existing site, the part-retention of the existing façade on New College Parade and the construction of a hotel-led, mixed-use development comprising a 59-room hotel across the basement and ground and second to sixth floor; 3 residential units at the first floor and a retail/café/restaurant unit which occupies part of the ground and basement.

1.3 This planning application proposal relates to:

*"Retention of two storey facade and basement and redevelopment to provide a ground plus six storey (plus basement) building comprising hotel and retail uses plus 3 residential units and associated back of house, bin storage and cycle parking"*

1.4 This WMP has been prepared with consideration of and adherence to the policies set out within the following documents:

- Camden Planning Guidance: Design (January 2021)  
(<https://www.camden.gov.uk/documents/20142/4823269/Design+CPG+Jan+2021.pdf/086b8201-aa57-c45f-178e-b3e18a576d5e?t=1611580522411>); and,
- British Standards BS5906:2005.

1.5 The following principles have been adopted in the creation of this WMP:

- Bin stores will be secure and separated from members of the public on-site with refuse and recycling requirements calculated using Camden guidance and BS5906:2005 standards.
- Separate waste stores will be provided for the residential and commercial (hotel and retail) uses to ensure the independent operation and management of the commercial and residential uses.



- Waste bins will not be left outside of the refuse store and will always be kept within the appropriate storage locations, with the exception being when refuse is transferred for collection.
- Staff for the hotel and retail elements will be made aware of the waste and recycling regime for the respective uses, including where refuse is stored, how it is segregated between general and recyclable waste, and when the collections occur (expected daily).
- The waste store will be kept clear from obstruction and in good order, as far as is reasonably practicable. The storage area will be inspected on a regular basis and cleaned when necessary.

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

- Section 2 - sets out the relevant waste planning policy;
- Section 3 - summarises the development proposals;
- Section 4 - outlines the approach to waste management proposed; and,
- Section 5 - provides a summary and conclusion.



## **2 PLANNING POLICY**

2.1 This section summarises the relevant waste management policies at a national, regional and local level.

### **National Planning Policy Framework**

2.2 The National Planning Policy Framework (NPPF) was updated in December 2023 and sets out the Government's planning policies for England and how these are expected to be applied. The NPPF does not contain specific waste policies; national waste planning guidance is contained within the Planning Practice Guidance and other policy documents.

### **National Planning Practice Guidance**

2.3 The National Planning Practice Guidance (NPPG) provides a web-based resource in support of the NPPF.

2.4 The section entitled 'Waste' states that for proposals that are likely to generate significant volumes of waste, *"it will be useful to include a waste audit as part of the application. This audit should demonstrate that in both construction and operational phases of a proposed development, waste will be minimised as far as possible and that such waste as is generated will be managed in an appropriate manner in accordance with the Waste Hierarchy"*.

2.5 This Site Waste Management Plan has been prepared to provide information to satisfy the requirements of the NPPG in relation to operational waste.

### **London Plan 2021**

2.6 The Mayor formally adopted the new London Plan in March 2021. The policies set out in the London Plan which are pertinent to the proposed development are set out below.

2.7 The justification and explanatory text for Policy D3 'Optimising site capacity through the design-led approach' states that *"shared and easily accessible storage space supporting separate collection of dry recyclables, food waste and other waste should be considered in the early design stages to help improve recycling rates, reduce smell, odour and vehicle movements, and improve street scene and community safety"*.



## **Camden Local Plan 2017**

2.8 The Camden Local Plan sets out detailed policies to seek to ensure the objectives of the Council can be achieved with respect to new development. It is a key document for assessing planning applications over the plan period.

2.9 Policy CC5 relates to waste management across the Borough, and reads as follows:

*"The Council will seek to make Camden a low waste borough. We will: a. aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031; b. deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan; c. safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and d. make sure that developments include facilities for the storage and collection of waste and recycling."*

2.10 With respect to Waste Management Plan's the justification text for Policy CC5 states the following at Paragraph 8.98:

*"To ensure an integrated approach to waste management and the highest possible reuse and recycling rates, the Council will encourage the submission of a site waste management plan prior to construction. For further details please refer to our supplementary planning document Camden Planning Guidance on sustainability"*

## **Camden Planning Guidance: Design (2021)**

2.11 Detailed information regarding the expectations for waste storage and collection within new developments across Camden is outlined within the Design Planning Guidance, dated January 2021, and specifically within Section 8 of the document.

2.12 The guidance includes a series of Key Messages whereby *"Developers should ensure that all waste systems and storage areas in new developments or refurbished developments"* align with the following:

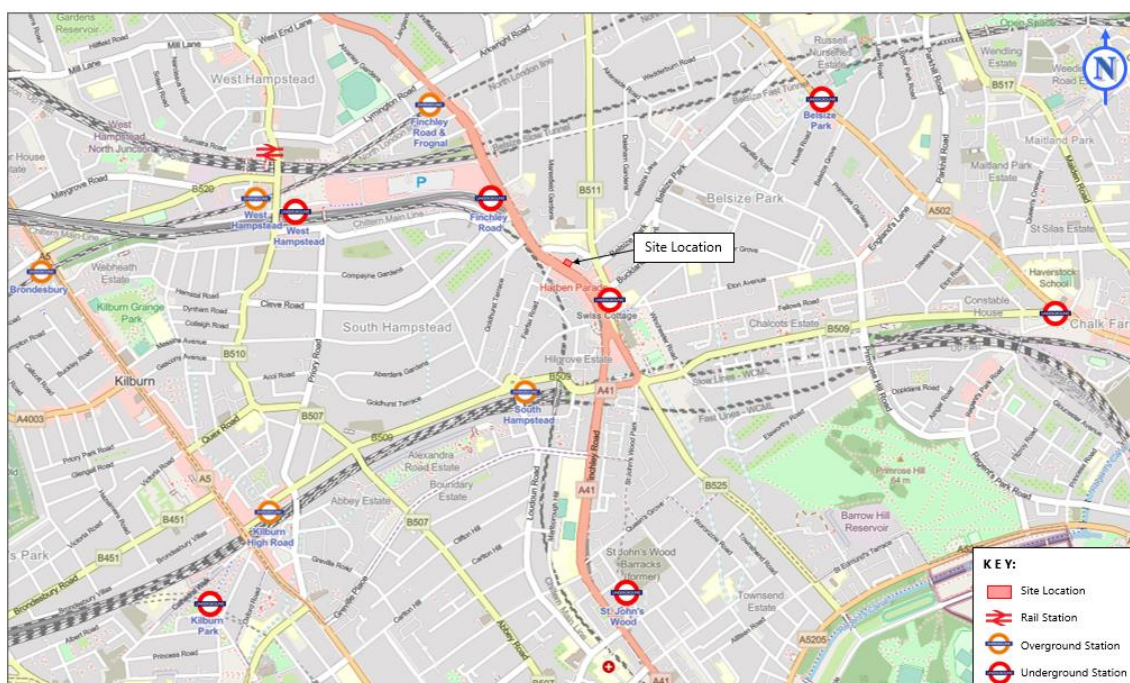


- *designed to provide adequate space for the temporary storage of all types of waste, including internal storage areas with sufficient space for the separation of temporary storage of all recycling, food waste and residual waste;*
- *sensitively designed and located in relation to the local environment especially in conservation areas and listed buildings;*
- *safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity;*
- *sufficiently flexible to accommodate future increases in recycling targets;*
- *designed to include where appropriate, innovative waste management solutions that increase efficiency and help meet and exceed recycling and other waste reduction targets.*

2.13 This Site Waste Management Plan has been prepared to align with the guidance and information set out within the Camden Design Guidance.

### 3 PROPOSED DEVELOPMENT

- 3.1 The Site (9-12 New College Parade) consists of a three storey building (including basement) that is located on the western side of the A41 Finchley Road forming part of the high street between Finchley Road Station to the north and Swiss Cottage Station to the south. The existing use of the building consists of 560sqm GIA of restaurant uses (Use Class A3) and 226sqm of offices (Use Class B1(a)).
- 3.2 The Site is located in a highly accessible area being located in close proximity to the centre of Swiss Cottage which lies less than 300m to the south of the site. A site location plan is shown in **Figure 3.1**.



**Figure 3.1: Site Location Plan**

- 3.3 This planning application seeks planning consent for the demolition of the existing site, the part-retention of the existing façade on New College Parade and the construction of a hotel-led, mixed-use development comprising a 59-room hotel across the basement and ground and second to sixth floor; 3 residential units at the first floor and a retail unit which occupies part of the basement and ground floor.



## 4 DEVELOPMENT WASTE STORAGE AND COLLECTION

- 4.1 This section sets out the development's waste storage and collection facilities. Included at **Appendix A** is the ground floor layout of the development showing the location of the waste storage areas for each of the respective uses.
- 4.2 Separate waste stores are proposed to serve the Site for the residential and commercial (hotel and retail) uses which will each be located at ground floor to enable waste to be appropriately stored and easily collected without needing to be stored on the public highway. The respective waste stores will be accessed at the eastern end of the building.
- 4.3 Each store has been designed to accommodate the type and volume of waste anticipated for each use in accordance with the prevailing standards as set out below.

### Residential Waste Storage

- 4.4 The volume of waste has been calculated in accordance with Camden's Design SPD (2021) which prescribes a requirement to provide 120 litres of general waste, 140 litres of mixed recyclables and 23 litres of food waste is required per dwelling for all dwellings with three bedrooms or fewer.
- 4.5 The proposed development comprises 3 residential units formed of 1 x 2-bedroom flats and 2 x 1-bedroom flats. As such, the proposals require 360 litres of storage for general waste; 420 litres of storage for mixed recyclables; and, 69 litres of storage for food waste.
- 4.6 To accommodate the anticipated waste arising, the following number of bins is proposed:
- 2 x 240 litre wheelie bins for general waste (480 litres storage provided);
  - 2 x 240 litre wheelie bins for mixed recyclables (480 litres storage provided); and,
  - 1 x 240 litre wheelie bin for food waste (240 litres).
- 4.7 The proposed waste storage provides a minor overprovision of waste storage for general waste and mixed recyclables whilst ensuring appropriate storage of food waste is provided in accordance with Camden's guidance.



## Hotel Waste Storage

- 4.8 The volume of waste has been calculated in accordance with British Standards document BS5906:2005 'Waste management in buildings — Code of practice'. BS5906:2005 guidance prescribes that 2/3\* hotels must provide sufficient waste storage to accommodate a provision of 250 litres per room per week.
- 4.9 Typically, hotels benefit from ancillary facilities such as restaurants, conference space and banqueting facilities which are accounted for in the waste guidance; and, as such, the above standards are considered appropriate to serve the hotel element of the development as it is absent of any kitchen facilities or additional amenities. Whilst the hotel may provide a level of luxury akin to a 4/5\* hotel, it will not generate waste in the same manner and, in reality, would generate less waste than the standards prescribe.
- 4.10 The proposed hotel will accommodate 59 bedrooms, and would therefore be expected to generate in the order of 16,000 litres of waste per week, equivalent to 6,400 litres of waste that would be needed to be stored and collected daily, as it has been considered necessary that sufficient provision is made for two days' waste in the event of a missed collection and to align with best practice.
- 4.11 Waste is proposed to be segregated between general waste; dry mixed recyclables and food waste on a 40:50:10 ratio.
- 4.12 To accommodate the anticipated waste arising, the following number of bins is proposed:
- 3 x 1,100 litre euro bins for general waste (3,300 litres capacity);
  - 3 x 1,100 litre euro bins for dry mixed recyclables (3,300 litres capacity); and,
  - 3 x 240 litre wheelie bins for food waste (720 litres capacity).
- 4.13 The proposed waste storage provides 7,320 litres of waste provides a minor overprovision of waste storage whilst ensuring an appropriate ratio is provided between general waste and dry mixed recyclables with a daily collection regime.
- 4.14 The proposed provision of waste storage is considered appropriate to accommodate the needs of the development.



## **Retail Waste Storage**

- 4.15 To calculate the anticipated volume of waste for the retail use, consideration has been given to both Camden guidance and BS5906:2005; however, no specific guidance exists. Guidance for other Central London Borough's (including Westminster and Islington) prescribe that a retail unit would generate 40 litres of waste for every 10sqm of floor space.
- 4.16 The proposed retail unit will measure 197sqm GIA. As such, assuming it will generate 40 litres of waste for every 10sqm of floor space, it is anticipated that the unit will generate 788 litres of waste on a weekly basis.
- 4.17 To align with the strategy for the hotel, daily waste collection is proposed, with sufficient capacity to accommodate two days of waste made in the event of a missed collection and to align with best practice. As such, a total of 315.2 litres of waste will need to be stored at any one time.
- 4.18 Waste is proposed to be segregated between general waste; dry mixed recyclables and food waste on a 40:50:10 ratio.
- 4.19 To accommodate the anticipated waste arising, the following number of bins is proposed:
- 1 x 240 litre wheelie bin for general waste (240 litres capacity);
  - 1 x 240 litre wheelie bin for dry mixed recyclables (240 litres capacity); and,
  - 1 x 240 litre wheelie bin for food waste (240 litres capacity).
- 4.20 The proposed waste storage provides 720 litres of waste provides a notable overprovision of waste storage (at least 315 litres required to meet demand) whilst ensuring an appropriate ratio is provided between general waste and dry mixed recyclables with a daily collection regime.
- 4.21 The proposed provision of waste storage is considered appropriate to accommodate the needs of the retail element of the development.

## **Collection**

- 4.22 All waste collection will be undertaken on-street as per the existing site waste collection regime for the Site and its neighbours, whereby vehicles will be expected to stop on Finchley Road outside of the Site using the loading bay or parking spaces demarcated adjacent to the development.



- 4.23 The waste stores for each of the elements of the Proposed Development have been located at ground floor level where waste collection operatives can gain direct access to the building and segregated waste stores to collect waste from the specific store. The location of waste stores at ground level with clear, navigable external access will ensure that waste is not stored on the public highway at any time.
- 4.24 To reduce the impact of waste collection, best endeavours will be used to use the same waste collection company for both the hotel and retail elements of the Proposed Development where possible. Prior to choosing a supplier when occupying the Site, the respective manager(s) will enquire with neighbouring properties, the existing waste collection companies used to seek to use the same supplier to reduce the number of associated vehicles.



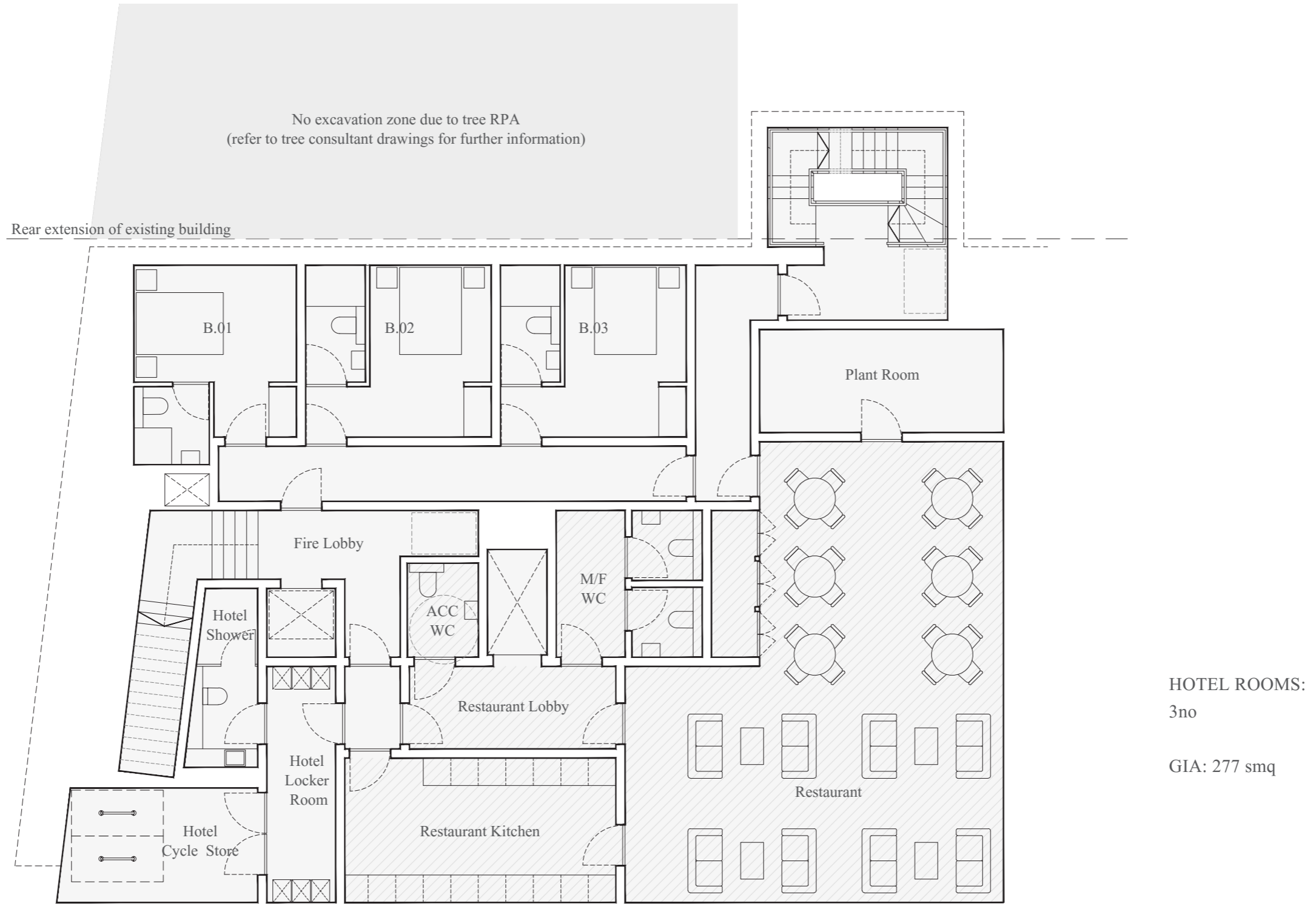
## **5 CONCLUSION**

- 5.1 This WMP has been prepared in line with and complies with Camden waste management guidance, British Standards BS5906:2005 and with consideration of planning policies at all scales.
- 5.2 A comprehensive strategy for the storage and collection of waste has been developed, underpinned by a daily waste collection regime for the commercial elements of the scheme and weekly waste collection for the residential element of the scheme which provides sufficient waste storage capacity in accordance with prevailing waste policy standards.
- 5.3 The strategy demonstrates how waste will be stored in a manner to correctly store and manage waste whilst providing a coherent approach to ensuring all waste can be collected with waste collection operatives able to readily collect waste as required. This Waste Management Plan ensures the smooth and effective management of the site, reducing dwell times for collection vehicles as far as possible, thus minimising the impact on the local highway network.

# Appendix A

# PROPOSED DRAWINGS

## FLOOR PLANS

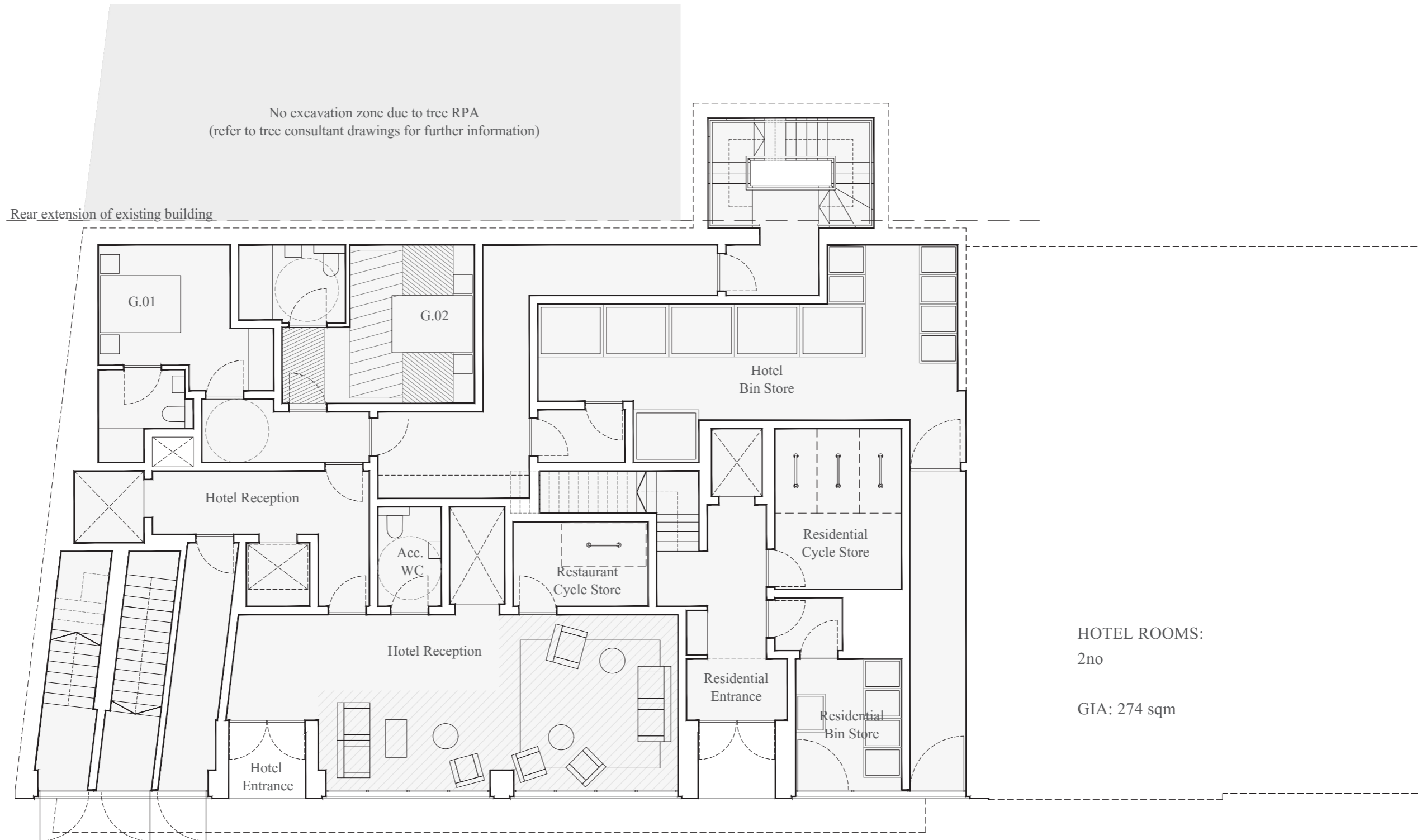


PROPOSED BASEMENT PLAN. DRAWING no. 2000. 1:100@A3



# PROPOSED DRAWINGS

## FLOOR PLANS



HOTEL ROOMS:  
2no

GIA: 274 sqm

PROPOSED GROUND FLOOR PLAN. DRAWING no. 2001. 1:100@A3

