

**Imperial London Family of Hotels**

1417/5/2 – Planning Drawing List

**2020/2365/P Condition 7  
2023/4729/P Condition 6**

Drawings submitted for consideration:

Reference	Revision	Title
<b>Drawings:</b>		
1417-P135	A	Proposed Waste Strategy – Location Plan
1417-P136	A	Proposed Waste Strategy – Waste Location

**Documents:**VECTOS – The Imperial London Hotels Limited – Imperial Hotel, Russell Square – Operational Management Plan  
May 2019

**Imperial Hotel, Russell Square****Planning Reference: 2023/4729/P - Release of Planning Condition 6**

The use of the roof extensions hereby approved shall not commence until details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

**Response**

As part of the original planning application, submitted in 2018, a full waste strategy was prepared by the Imperial Hotel. This was accepted as part of the planning consent.

It should be noted that the application was approved in December 2019. For the ensuing three years from 2020-2024, the hotel has not been in full operation due to COVID and providing accommodation facilities for immigrants under the Government Scheme. However, the waste strategy remains.

The waste policy is attached to this condition. It identifies the location and proposed facilities which exist within the service yard at the Imperial Hotel. It should be noted that the service yard is shared with the adjacent President Hotel.

We trust that this satisfies the requirements noted within the planning condition.

## Imperial Hotel, 61 – 66 Russell Square

1417/5/2 Planning Application Reference: **2023/4729/P - Release of Planning Condition 6**

The following document sets down the principles with regards to the Waste Strategy for the Imperial Hotel. It notes the requirements in respect of the Camden Guidance, CPG1 Design Storage Guidance.

### Scope of Works

It should be noted that the proposed works for the Imperial hotel redevelopment **does not** alter any of the provisions for servicing of the hotel. The service access is located from Queen Square and services both the Imperial Hotel and President Hotel. The areas for the servicing are identified on drawing 1417-P135.

Service access is taken from Queen Square, into Queen Square Place and serviced to the rear of the building. This servicing accounts for all of the provisions for the hotel: waste, deliveries, laundry, glass, refuse and recycling.

The Imperial London Hotels Ltd. (ILH) takes its recycling and waste strategy very seriously. It has worked with Bywaters to ensure that the Waste Management of Buildings, the code of the British Standards 5906:2005 and the guidance set down in the Camden Local Plan CC5 Waste is adhered to. In addition, Bywaters provide a system of waste management in line with BSI 14001 Environmental Management and BSI 9001 Quality Management; this is further enhanced through Health and Safety Management Systems in accordance with OHS 18001 and Constructionline accreditations.

### Objectives

The objective of the ILH is to ensure that there is a choice for the method and collection of waste in the two hotels. There are waste storage chambers provided, storage for bulky articles, collection of containers, and hygiene collections are noted. In line with the Camden target, ILH aim for at least 40% of the waste to be recycled (ILH exceeds these targets, presently recycling approximately 75% of its waste). In terms of the facilities, the table (1.0) identified in appendix notes the provisions with regards to:

- Dry-mixed recyclables
- Cardboard
- Food composting
- Feminine hygiene
- Glass
- Non-recycling
- Bottles
- Bar and restaurant
- Kitchen

The number of deliveries and sizes of delivery vehicles are also identified on the table.

### Compliance with Camden's Guidance

Temporary Storage Chambers and Waste Transfer – The ILH has orchestrated and maintained the service yard as a shared facility between the Imperial Hotel and President Hotel. Its location is off site, enclosed, secure with a gated entrance. All bins are away from any public access. All storage areas are contained within the service yard. This is existing and will remain. Transfer of waste offsite the building is conducted by Bywaters, providing RCV, Tail Lift and Rolonof Vehicles for the compliant transfer of waste to their final disposal facilities.

Communions - In terms of the communions, the existing service yard is within 30 metres of the hotel facilities. It provides enclosed containers, as well as a covered area. The canopied area will be redeveloped but will cover the same facilities and square-metage as existing. Screening / covering will be provided to the respective zones, to avoid any visual connection between the bedrooms and the service areas.

Signage and Training - Signage is identified throughout to deal with the appropriate refuse and waste, this includes colour-coded identification posters with relevant “yes” and “no” imagery for simple identification. In addition, ILH and Bywaters conduct onsite waste management training for all staff across the hotels, on a 6-monthly basis. This incorporates best practice guidelines to enhance the recycling and environmental performance of ILH in line with Camden's recycling targets.

Accessibility – Proposed storage areas will be totally accessible. Access paths will be provided to the service area accordingly.

Materials and Finishes – The floors and walls of the bin stores are constructed in tarmac and concrete respectively. They have existing track gullies and washdown facilities.

Safety and Antisocial Behaviour – The facilities are located well away from public access and are located within a secure courtyard, as noted above. They have CCTV cameras and boundary observation to the facilities. The compaction machinery is safely maintained within these boundaries, and is only operated by select individuals and requires an access key to operate the machine.

Locks – Digital locks are provided to the existing service yard. All access out to the service yard is controlled by the hotel.

Fire Safety – In line with the fire safety requirements, wheelie bins are located six metres or further away from the building, and containers meet fire safety regulations. All storage areas are caged and managed with regards to access by the hotel. There is no public access to the service yard.

There is no temporary waste storage area, due to the construction of the building, the service yard will remain operational as it needs to service the President Hotel at the same time.

Kerbside Collection – There will be no kerbside collection.

Commercial Area and Storage – The existing provisions of the Imperial Hotel will remain throughout the development of the new accommodation and finished building. There is no increase in the number of bedrooms or visitors to the hotel. It is simply a relocation of the accommodation within the building fabric.

On this basis, the schedule of waste elements identified, are noted as in Appendix 1.0. The schedule identifies the type of waste, the task, the item description and in particular, the type of storage elements, sizes and quantities of collections per week. It also identifies the annual lifts.

Dry mix recyclables, cardboard, food composting, feminine hygiene, glass, non-recycling are all accommodated and identified in the schedule.

Laundry is organised directly by the Imperial Hotel, with their own linen and laundry facilities. Therefore, this deals with the bespoke deliveries to the hotel. Laundry is organised on a regular basis and linen deliveries accordingly. It ensures that the linen delivery is appropriately timed and avoids congestion within the service yard. All linen supplies are similarly managed with regards to the dirty and clean linen arriving at the site.

Container Sizes – The container sizes provided on site are as below:

Bin	Dimensions
240L Wheelie bin (food and glass)	Height (including lid) 1075 mm, Width 580 mm, Depth 760 mm
1100 Wheelie bin (General)	Height 1380 mm, Width 1270 mm, Depth 1000 mm
24 yard Compactor	Length 6425mm, Width 2425mm, Height 2610mm

Vehicular access is provided on a regular basis and as identified in the Appendix in terms of deliveries per week. These are generally undertaken by Bywaters' Tail Lift, Rolonof and RCV vehicles for the recycling and waste. There is no temporary or permanent obstruction for the vehicles to access the site. The roadway to the service area is via Queen Square Place. This access enables vehicles to enter into the service yard, to turn and exit. The roadway is capable of taking a 26-tonne vehicle.

The gates are controlled and managed, thereby ensuring security to the service area.

All heights of canopies are 4.5 metres as a minimum.

Electronic entry systems are provided both to the service yard and to access into the hotel.

Walking distance between the container and the site is less than 15 metres once within the service yard. There are limited gradients of slopes from the service yard area into the building.

Loading facilities are clear and available for the waste, as well as the collection vehicle.

All manhole covers and gratings will be covered of standing the loads indicated.

There is no parking provision within the space.

#### Systems and Equipment to Manage Waste

The systems in place for managing waste are as follows:

Recycling bins and relocation, with a contract with Bywaters to remove recycled material from site: This is orchestrated by use of a service lift. The service lift is in constant use. A compactor is located adjacent to the exit from both hotels and permits the compaction of household waste to 5:1.

Bottle Deposit Scheme: All glass from the bars and restaurants is transferred using a dedicated RCV vehicle, this is transported to Bywaters' Materials Recovery Facility for final segregation and onward re-processing into new glass materials.

Oil and Used Fuel Waste Deposit Scheme: This is orchestrated by the hotel as existing and there will be no change to the facilities, such materials are recycled into new fuels by O'Hara, and are considered a resource due to their rebate potential.

Plastic, Cardboard and Other: Plastic and cardboard, as well as further mixed recyclable material is compacted onsite and referred to Bywaters' Materials Recovery Facility to undertake segregation and onward re-processing into new materials. Wastes such as food are sent to an Anaerobic Digestion treatment facility, whereby materials are segregated to source methane energy and fertiliser for use in UK Farms.

General Waste: General waste is collected by Bywaters on an RCV vehicle and transported to an Energy from Waste facility in London, the materials are treated under High Temperature Incineration and energy output is diverted back into the national grid.

Drawings 1417-P135 and 1417-P136 illustrate the service yard area.

## APPENDIX

- Figure (1.0) Waste Provisions & Delivery Vehicle Information.

Figure (1.0) – Waste Provisions &amp; Delivery Vehicle Information

**President Imperial Hotel**

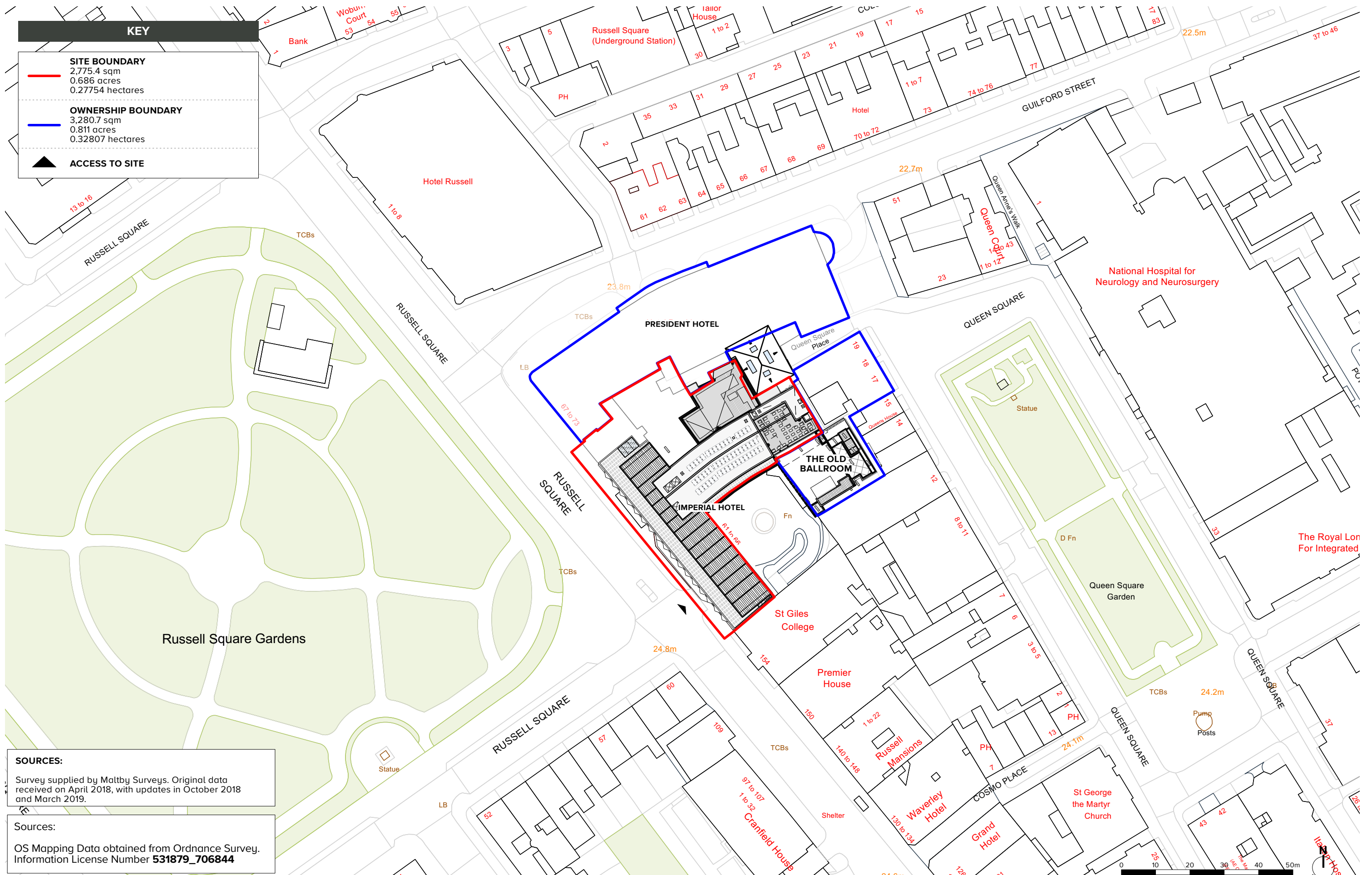
Material	Task	Item Description	Size	Quantity	Collections per week	Annual lifts
Dry Mixed Recyclables	Tip and return on a 6-wheeled rolonof vehicle.	Bespoke Compaction	24 yard	1	1	52
Cardboard	Collection takes place utilising a 7.5 tonne Tail Lift	Bale collection and Rebate - Monthly collection on moffet vehicle	400kg	1	1	52
Food Composting	Tip and line service is conducted on an RCV vehicle	Wheeled Containers	120 litre	8	5	260
Fem Hygiene	Exchange takes place on a 7.5 tonne tail lift vehicle	25 litre containers	25 litre	25	0	26
Glass	Exchange takes place on a RCV vehicle	Wheeled Containers	240 litre	6	3	156
Non-Recycling	Empty on Site	Wheeled Containers	1100 litre	8	4	364

**President Imperial Hotel**

Department	Task	Item Description	Size	Quantity	Deliveries per week
Bars and restaurants	Delivery	Beer	Kegs	15	5
Bars and restaurants	Delivery	Bottles	Crates	25	5
Kitchen	Delivery	Various food	Pallet	3-5	25

**KEY**

- SITE BOUNDARY**  
2,775.4 sqm  
0.686 acres  
0.27754 hectares
- OWNERSHIP BOUNDARY**  
3,280.7 sqm  
0.811 acres  
0.32807 hectares
- ACCESS TO SITE**



**SOURCES:**  
Survey supplied by Maltby Surveys. Original data received on April 2018, with updates in October 2018 and March 2019.

Sources:  
OS Mapping Data obtained from Ordnance Survey. Information License Number **531879\_706844**

Revisions: A JL JLS 15/10/24 Initial issue.

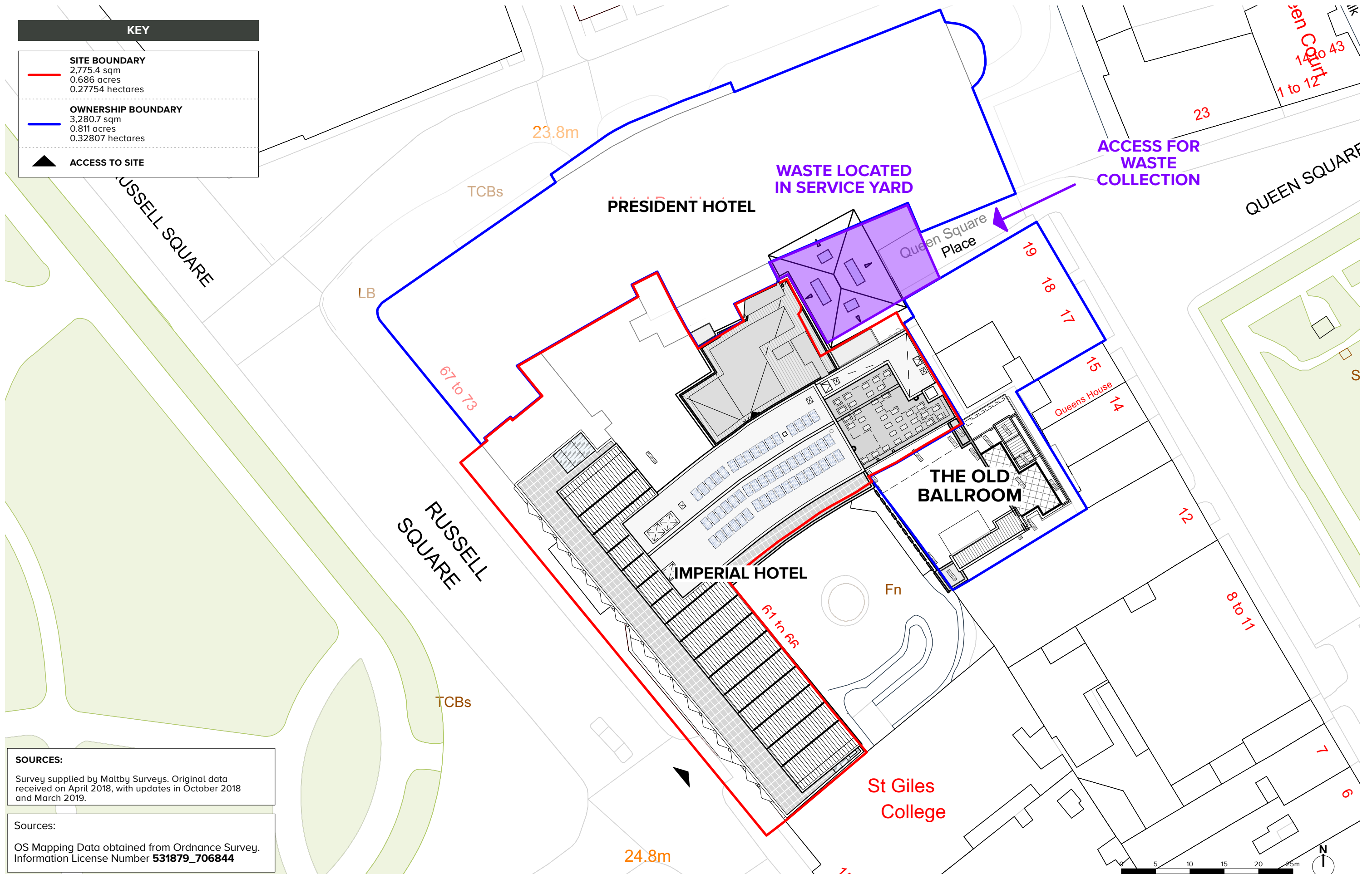
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drawn JL checked JLS

1417-P135-A



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