

RECEIVED 11 MAR 2009

Waste Management Statement

285-287 Finchley Road, London NW3

Introduction

This Waste Management Statement has been prepared to support a planning application for the change of use of 285-287 Finchley Road, London from a 'nil-use' to a 27 unit apart-hotel.

The application was submitted on 11 March 2009 but the LPA requested that details of refuse and recycling storage be submitted at this stage. This Statement fulfils this requirement.

We note that details of refuse and recycling storage are normally dealt with by way of a condition on the approval of planning permission. As these details are being provided at this stage it is not anticipated that the normal waste condition requiring further details to be submitted and approved, will be required.

Relevant Planning Policy

- The LB Camden Unitary Development Plan Policy SD6 (Amenity for Occupiers and Neighbours) states that the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will continue include the adequacy of facilities for storage, recycling and disposal of waste. In addition, Part A of Policy SD12 (Development and Construction Waste) states that the Council will not grant permission for development that does not make adequate provision for the sorting and storage of waste materials.
- This Statement follows the guidance from the LB of Camden's guidance document 'Waste Storage Requirements: A Guide to developers of Commercial and Residential Premises in the London Borough of Camden' and the Council's Supplementary Planning Guidance document 'Camden Planning Guidance 2006'.

Storage Space Requirements

- LB Camden advises that for a development comprising between 3000 and 5000ft² per floor, at least 1 cubic metre of useable waste storage should be set aside per floor.
- In total, the application proposes a floorspace of 922m² (9,925.33ft²). As such, the proposal should provide of approximately 3 cubic metres of useable waste storage.
- In accordance with guidance, the proposed scheme provides a waste storage area of 5.76 m³ sufficient to meet the storage space requirements.

Recycling Containers

- The development proposes 27 apart-hotel units. We anticipate that the proposal will require 4 x 55 litre recycling boxes. These will be provided in the dedicated waste and recycling storage areas.

Location of Waste and Recycling Storage Facilities and Arrangements for Collection

- The dedicated waste and recycling storage facility will be located on the ground floor. Occupiers of the individual apart-hotel units will bring their own waste and recycling to the dedicated storage facility.
- The applicant will enter into a contract with Camden Council or a private waste collection company to collect the waste and recycling. This will ensure that the waste will be

collected at regular intervals. We envisage that waste and recycling will be collected once a day. The applicant will transport the waste and recycling from the dedicated area to an appropriate and agreed location on the street at an agreed time with the appointed contractor for collection. At present, commercial collection in this areas is undertaken between 10.30 and 11.30pm daily.

- As such, the owner will ensure that the distance between the waste and recycling and the nearest practical position that the waste collection vehicle can stop will be less than 10m and this will comply with travel distances for both carriers and wheeled.

Storage Chambers

- The storage chamber exceeds the minimum height of 2 metres. They will allow for the lid of the bins to be opened and removed without having to remove the bins from the area. The storage areas will remain unlocked but will be capable of being opened from the inside in addition to the outside in case of accident or emergency.

Basements & Stairs

- The storage facility will be located on the ground floor of the development.
- However, it will be the operator's responsibility to transport the waste and recycling from the building to the street at the agreed time. As such, waste collectors will not have to negotiate steps and stairs and thus all collections will be made from a flat, level surface within suitable travel distance as required by guidelines.

Surfaces

- The waste and recycling containers will stand on a hard, impervious surface. The floor will be formed of a hard impervious material with a smooth finish and will not contain any steps or projections.
- The walls and roofs of the chambers will be formed of non-combustible, robust, secure and impervious material, and have a fire resistance of one hour when tested. The walls will have a smooth finish for washing down.

Ventilation

- Permanent ventilators will be provided in the storage areas. These will provide a total ventilation area of not less than 0.2m². The ventilators will be fly and vermin proof.

Lighting

- The dedicated storage facility areas will be provided with electrical lighting by means of sealed bulkhead fittings. This will allow for the suitable and appropriate cleaning down the storage areas. The lights will become illuminated either by proximity detection or on a time delay button.

Conclusion

The Statement has been prepared to satisfy the requirements of LB Camden to ensure that suitable waste and recycling storage facilities have been provided for the proposed 27 unit apart-hotel at 285-287 Finchley Road, London.

The waste and recycling storage facility is located in a safe and accessible location for occupants while the waste and recycling will be transported by the operator to a safe and easy location for collection.

The storage facilities will be appropriately designed to protect against vermin and flies, and allow for appropriate sound insulation, lighting and ventilation.

The Statement demonstrates that sufficient capacity exists for the collection and storage of waste, and that the proposals are in accordance with all the guidance and standards contained in the Council's guidance documents; 'Waste Storage Requirements: A Guide to developers of Commercial and Residential Premises in the London Borough of Camden' and 'Camden Planning Guidance 2006'.

Furthermore, the storage and collection arrangements will not cause harm to the amenity of occupiers and neighbours. The proposals thus comply with Policies SD6 and SD12 of the Local Plan. In light of this, the scheme can be adequately serviced from the point of view of waste and there is no reason why planning permission cannot be granted.