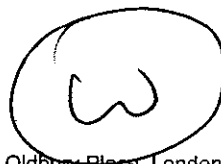




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GAR/2716/F3-006  
30<sup>th</sup> January 2008

Adrian Malcolm  
Development Control  
Planning Services  
London Borough of Camden  
Town hall  
Argyle Street  
London WC1H 8ND

RECEIVED 01 FEB 2008

2008/0512/P

**Decision Reference: 2005/5580/P**

Dear Mr Malcolm,

**2-20 Winchester Road + 157a Fellows Road, NW3 3NT  
Town & Country Planning Acts 1990 (as amended)**

Please take this letter as our formal application to discharge the following condition on the above consent reference 2005/5580/P:

Condition 19: Details of facilities for storage of refuse including re-cycling of materials.

Please find enclosed:

1. 2 no copies of our drawings:

2716/	D018B	Basement 2 Plan
	D019B	Basement 1 Plan
	D020B	Ground Floor Plan
	D014E	Proposed East Elevation (Rear of Block B)

2. 2 no copies of the 'Schedule of Accommodation – Rev D (29.1.08)

This submission has been prepared in accordance with the requirements of Camden's 'Waste Storage Requirements – A Guide to Developers of Commercial and Residential Premises – May 2005'

Note that the Schedule of Accommodation provides calculations for both Commercial refuse and, separately, general and bulk refuse storage for the residential units. In summary refuse storage equates to:

Commercial Refuse Storage	=	1.6 cubic litres (or 1.5 Eurobins or equivalent)
Residential Refuse Storage	=	19.4 cubic litres (or 18 Eurobins or equivalent)
Refuse Bulk Storage	=	91.8 sq m

As shown on the drawings enclosed storage is located as follows:

Commercial Refuse & re-cycling	2 no chambers off the ground floor service road, providing space for total 3 no Eurobins or equivalent
Residential Refuse & Re-cycling	3 no chambers off the ground floor service road, providing Space for 7, 5 and 6 Eurobins or equivalent, total 18
Affordable Units Bulk Storage	Store at Basement 1 providing 44 sq m
Private Units Bulk Storage	2 no stores at Basement Level 2 and 1 no store at basement level 1 providing total 48 sq m

Note that the Camden guidance document does not provide a percentage requirement (from the total volume) for re-cycling. We propose that ground floor refuse store 3 is allocated for this element with 2 no each paper, glass and can Eurobins.

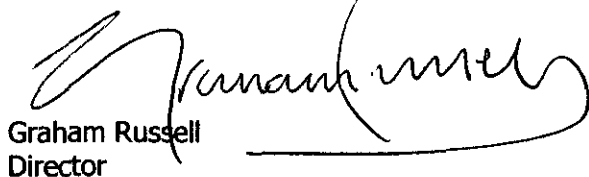
In regard to Basement bulk storage areas these are all served by 2 no car lifts – no space was allotted in the consented scheme at ground floor level to house the bulk storage allowance.

In all other respects requirements for the design and access into the various storage chambers will be in accordance with those set out in Camden's Waste Storage Requirements document. The enclosed drawings detail ventilation and bib tap proposals to accord with the document.

As waste collection vehicles are not allowed to reverse more than 12 metres and subsequently the walking distance to the furthest chambers is in excess of the maximum 15 metres it is proposed that the building management team wheel the Eurobins out to the hard standing area in Fellows Road (identified on drawing 2716/D20B). The entry to the service road is designed for a refuse lorry to reverse into and exit if desired. This will preclude the need for access through the service road gates (which will be on an access control/ automated gate system as detailed in the Condition 21 application documentation – consent ref 2007/0038/P)

Please do not hesitate to contact me should you require any further information to validate/consider this application.

Yours sincerely



Graham Russell  
Director

Enc.

Cc    Mike Watson – Yewacre Limited  
      Lloyd Adams – Galliard Homes Limited