

23A, 23B AND LAND ADJOINING 23 RAVENSHAW STREET, LONDON, NW6

PROPOSED REDEVELOPMENT TO FORM 12 NEW FLATS

SERVICING AND WASTE MANAGEMENT STATEMENT

1. PLANNING POLICY CONTEXT

The Development Plan currently comprises of the adopted London Plan (2004) and the Camden Unitary Development Plan (2006). Other relevant policy considerations are National Planning Guidance Notes (PPGS/PPSS) and Circulars, White Papers and other Government Guidance publications; and various Supplementary Planning Guidance Documents prepared by the GLA and Camden Council.

2. SERVICING AND WASTE MANAGEMENT

The London Borough of Camden produced 'Supplementary Planning Guidance' (2002). Paragraph 2.5.6 of this document states that:

"There should be access from the bins to a place within 20 meters of where a collection vehicle or car could be brought. Bins should be on hardstanding within 3 meters of an external door for single-family house and within 10 meters for other dwellings. To accommodate the possibility of additional bins being required in the future, the bin storage space must normally be at least 2 metres, without impeding access".

The proposed redevelopment at 23A, 23B and land adjoining 23 Ravenshaw Street will be served by secure waste and bin storage areas located within the bin room on the ground floor behind the lift shaft. On refuse collection days, the building management team would bring the refuse from the basement to the kerb to enable on-street collection to be undertaken.

The position of the secure waste and bin storage areas satisfy the policy requirements set out in 'Supplementary Planning Guidance' (2002).