

863\_SK\_115\_REV A

HERBAL HOUSE\_ WASTE STORAGE AND REMOVAL SUMMARY

8TH APRIL 2015

## 2.1 HERBAL HOUSE\_ WASTE STORAGE AND REMOVAL

### Condition 15:

Before the development commences, details of the 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 approved prior to the first occupation of any of the new units and permanently retained thereafter.

### RELEVANT POLICY

CS18 – Dealing with our waste and encouraging recycling

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

### OFFICE STRATEGY

The existing building utilised the external loading Bay to Back Hill as a bin store, which was open to the street. The proposed scheme will be served by an enclosed storage area within the curtilage of the building.

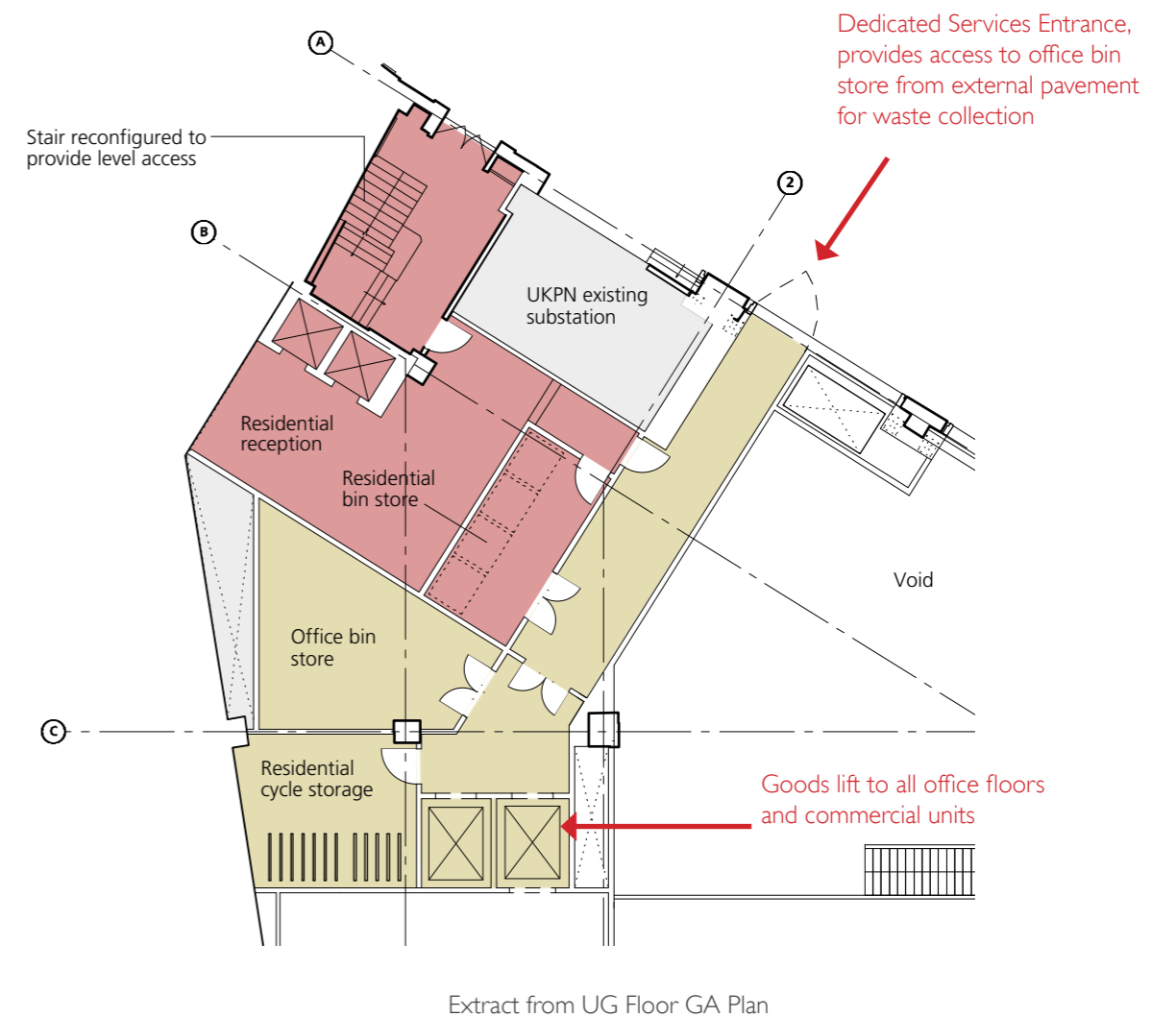
The office floors will be served by a shared office bin store, which is located at the Upper Ground level (street level).

Tenants of the office floors will use the Goods lift to transport waste from individual floors to the shared bin store. Within the bin store designated bins will be allocated for recycling and waste paper. The bins store will be serviced from Back Hill, via a dedicated services corridor and entrance.

### RESIDENTIAL STRATEGY

The residents of the duplex residential units located at the 5th floor will have in-built recycling bins and waste bins within the fitted kitchens. There is a dedicated storage area located in the residential entrance lobby at Ground floor. Residents will take the waste and recyclables from their individual units to this store for collection by waste collectors. The store contains space to provide 4no. 1100litre bins for waste and recycling.

Waste collection from the residential bin store will be via the main servicing corridor, accessed from Back Hill.

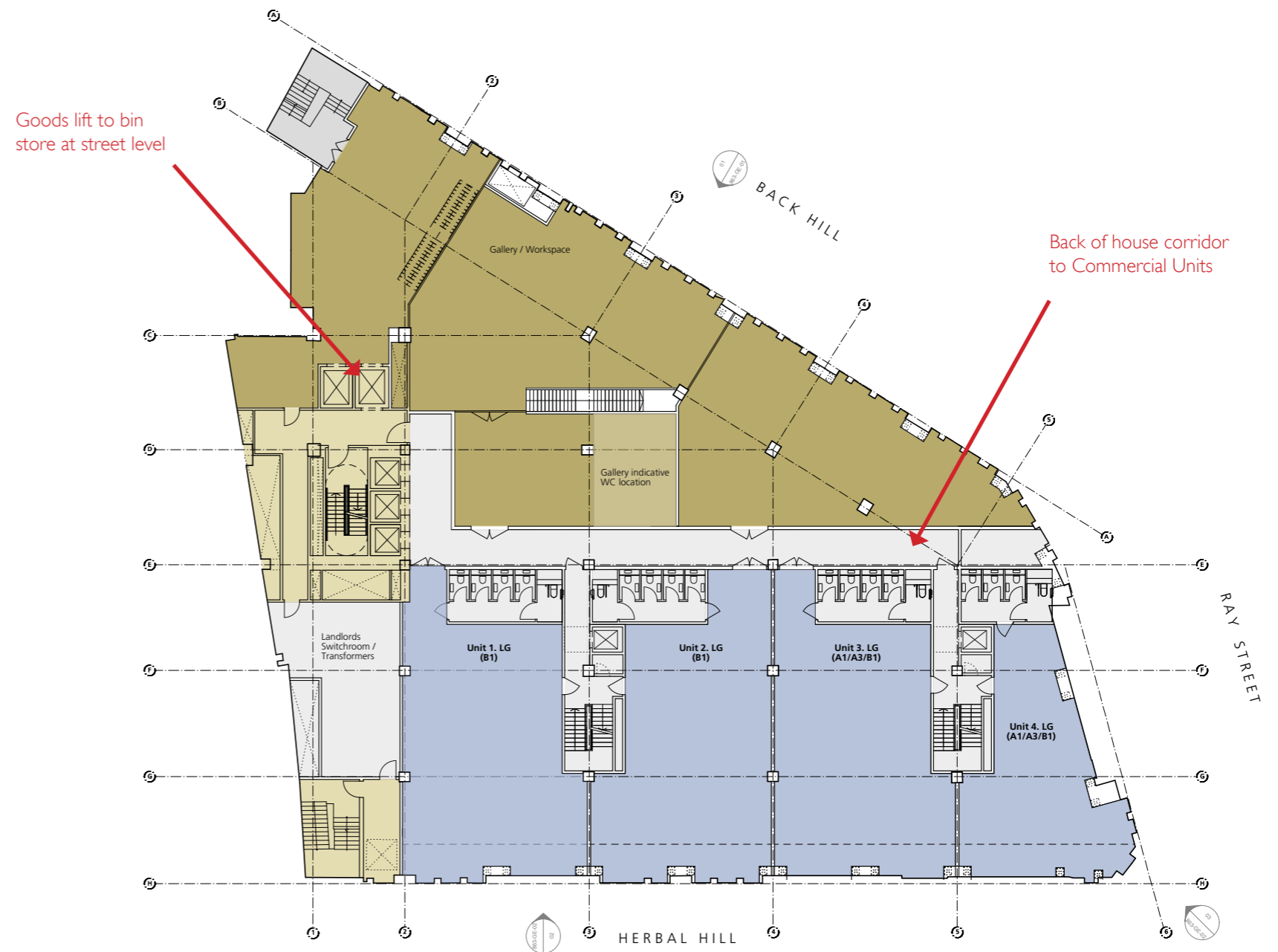


In built recycle storage within residential kitchens

## COMMERCIAL UNITS STRATEGY

The commercial units are entered by the public from Herbal Hill. However they will be serviced from the services entrance and services corridor to Back Hill.

A back of house corridor located at the Lower Ground level allows all individual units to access the main goods lift, from which they can access the main bin store located at the UG level (street level).



Lower Ground Floor GA Plan

## METHOD OF WASTE COLLECTION

See Delivery and Services Management Plan – Jan 2015

(extract adjacent)



Herbal House, London Borough of Camden

### 4.0 Servicing Arrangements

4.1 A servicing strategy was developed as part of the consented development proposals that meets the needs of the development and enables servicing activity to be undertaken in an efficient, safe and sustainable manner.

#### Access Arrangements

4.2 The redeveloped building will utilise the existing kerbside loading opportunities adjacent to the site on Back Hill to service the site, as per the historic servicing arrangements associated with the site.

4.3 The building will include a goods/ service entrance on the Back Hill frontage of the site. The service entrance provides access to a goods lift, serving the basement and all commercial floors within the building. In addition the service entrance will provide access to both the residential and commercial refuse stores.

4.4 Servicing vehicles can access and egress Back Hill in a forward gear by turning from Clerkenwell Road into Eyre Street Hill and then into Summers Street to connect to Back Hill. Single yellow line waiting restrictions are in place on the eastern kerbside of Back Hill, adjacent to the service entrance. This enables servicing and refuse vehicles to stop adjacent to the service entrance to service the site and undertake deliveries. A plan identifying the access routes for service vehicles to the site frontage is attached at [Appendix B](#).

4.5 Swept path analysis demonstrating a typical delivery vehicles accessing and egressing the site frontage and stopping in close proximity to the site is attached at [Appendix C](#).

4.6 Further single yellow line space is currently provided on Ray Street adjacent to the northern frontage of the site. Whilst it is envisaged that the majority of servicing and deliveries would be undertaken from Back Hill, the single yellow space on Ray Street provides a further opportunity for deliveries to be undertaken.



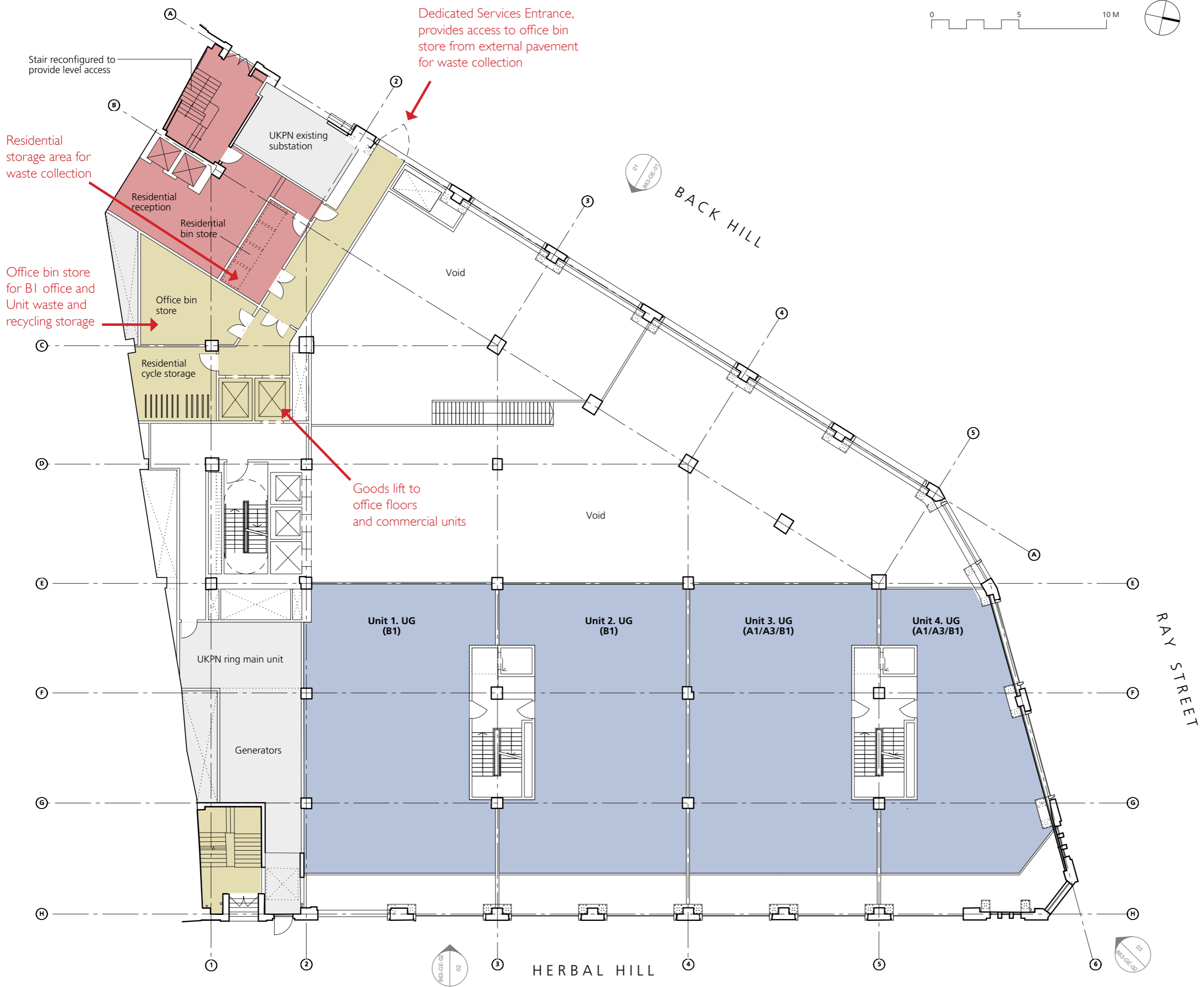
Herbal House, London Borough of Camden

### Refuse Collection

5.12 Refuse storage and recycling storage for both the office and residential uses will be on the ground floor, accessible from the service access on the Herbal Hill frontage of the site.

5.13 Refuse and recycling would be collected via the service entrance from Back Hill. The refuse vehicle would utilise the existing kerbside loading restrictions directly adjacent to the service entrance in order to load. Refuse collection operators would access the site via Eyre Street and Summers Street to connect to Back Hill and the Council's waste collection contractor, Veolia, currently utilise this route for their 26T refuse vehicle.

2.0 HERBAL HOUSE  
DRAWINGS (RELEVANT TO CONDITION 15)



**GENERAL NOTES.**

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

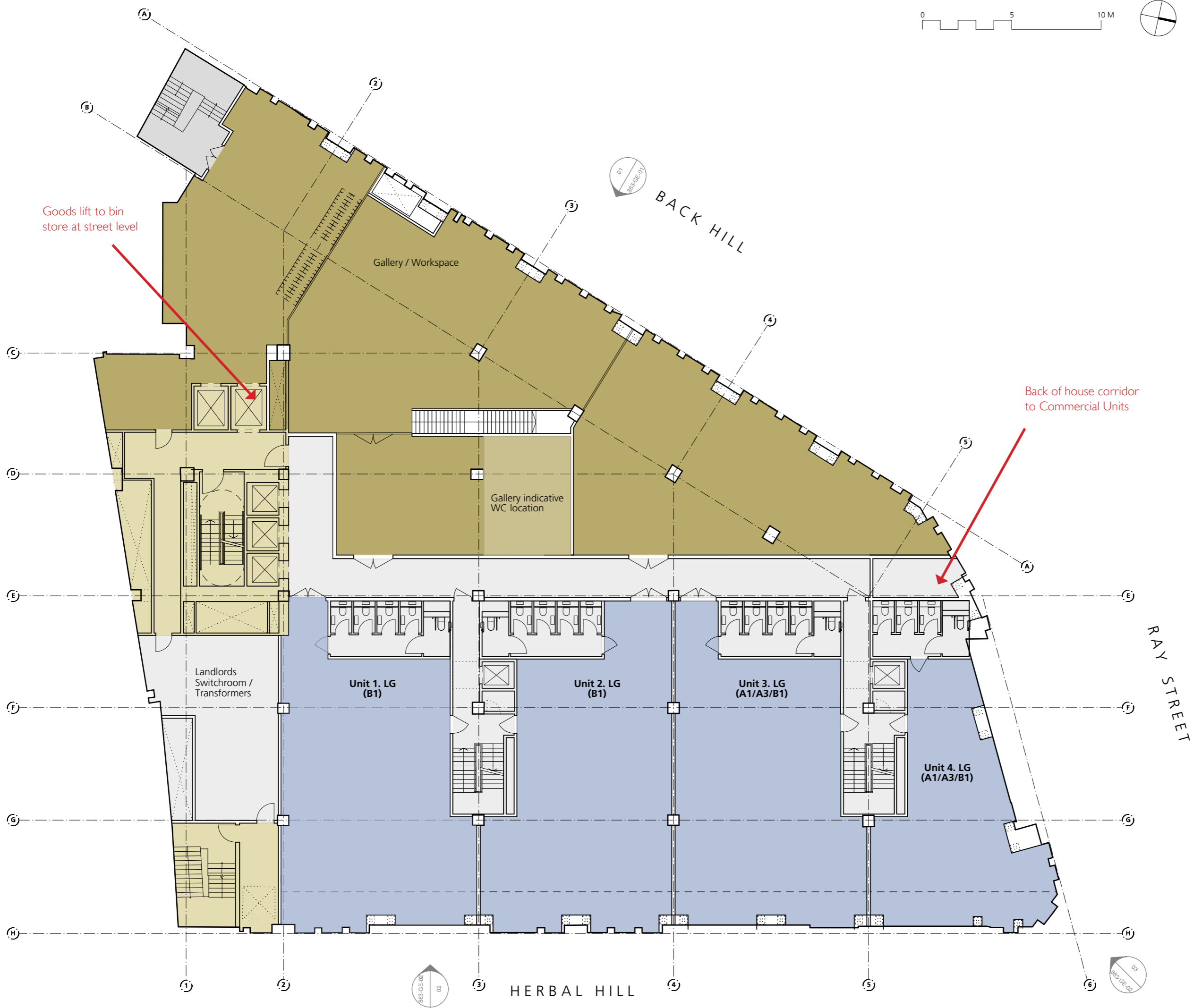
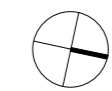
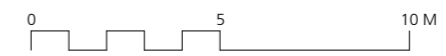
DO NOT SCALE FROM THIS DRAWING.

NOTES.

**BGY 863\_SKETCH**  
27.03.15

| REVISION  | DATE                        |
|---|-----------------------------|
| <b>Buckley Gray Yeoman</b><br>Studio 4.04 The Tea Building 56 Shoreditch High Street<br>London E1 6JJ T: 020 7033 9913 F: 020 7033 9914 |                             |
| CLIENT  | Allied London               |
| PROJECT   | Herbal House                |
| DRAWING   | Upper Ground Floor Proposed |
| SCALE   | 1:100 @ A1 (1:200 @ A3)     |
| DATE  | 01.12.13                    |
| DWG No.   | 863-PL-GA-UG                |
| DRAWING STATUS  | Planning                    |
| DRAWN BY  | OB                          |
| REVISION  | P2                          |

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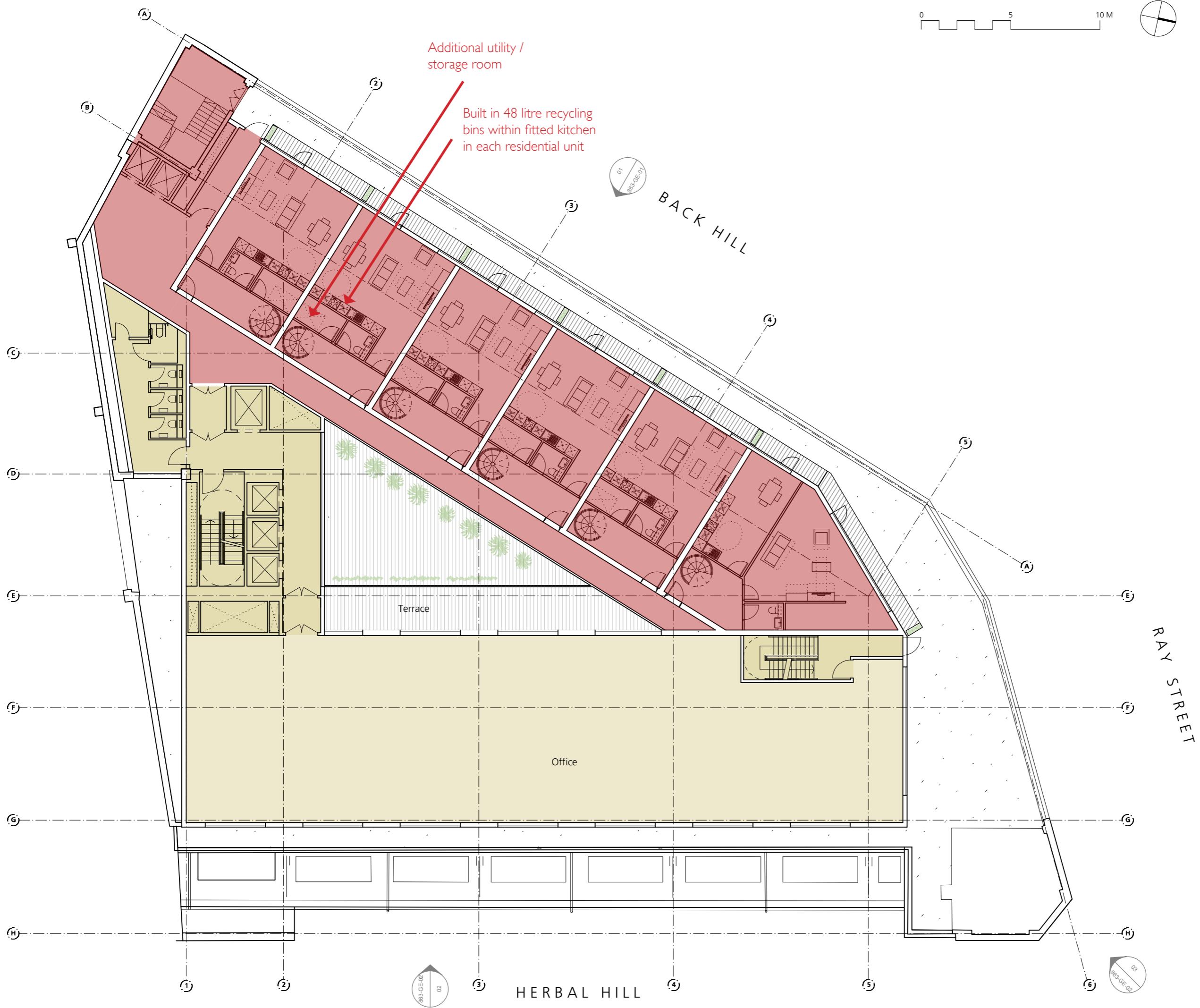
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NOTES.

| REVISION  | DATE                    |
|---|-------------------------|
| <b>Buckley Gray Yeoman</b>  |                         |
| Studio 4.04 The Tea Building 56 Shoreditch High Street<br>London E1 6JJ T: 020 7033 9913 F: 020 7033 9914 |                         |
| CLIENT  | Allied London           |
| PROJECT   | Herbal House            |
| DRAWING   | Lower Ground Proposed   |
| SCALE   | 1:100 @ A1 (1:200 @ A3) |
| DATE  | 01.12.13                |
| DWG No.   | 863-PL-GA-LG            |
| DRAWING STATUS  | Planning                |

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NOTES.

|    |  |          |
|----|--|----------|
| P3 | Planning - Notes amended (terrace removed) | 04/11/14 |
| P2 | Planning - Unit layouts                    | 07/07/14 |

| REVISION | DATE |
|----------|------|
|----------|------|

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 London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT  
**Allied London**

PROJECT  
**Herbal House**

DRAWING  
**Fifth Floor Proposed**

SCALE  
 1:100 @ A1 (1:200 @ A3)

DATE  
 01.12.13

DRAWN BY  
 OB

DWG No.  
 863-PL-GA-05

REVISION  
 P3

DRAWING STATUS  
**Planning**

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