

Service
Management Plan
For (B1) Office

At 32 Cleveland
Street, London,
W1T 4JY

PCN
CAR PARK
↓

2.3m
9328

Cleveland Street
Car Park



Contents

- 1.0 Planning
- 2.0 Refuse and Recycling arrangements
- 3.0 Deliveries

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1.0 Planning

This service management plan has been prepared to satisfy details required in accordance with condition 6 following planning permission granted 14/2/2013 (2013/7188/P) for the change of use at basement level form car park (sui generis) to office use (Class B1) and enclosure of external ramped area.

2.0 Refuse and Recycling arrangements

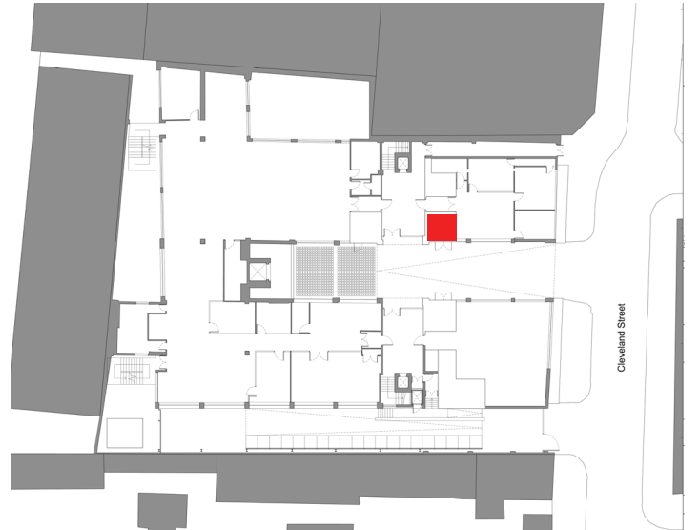
The refuse and recycling for the 32 Middlesex House will be incorporated into the existing arrangement for the Office at 34 Middlesex House. Waste and recycling from 32 Middlesex house (the basement) will be picked up daily and stored in the bin store at ground, from there it is collected daily by a private waste contractor.

The bin store is Located at Ground Level within the central courtyard. The bin store is accessed from the street via a ramp 15.5 metres from Cleveland Street.

There is one collection of general waste per day and one collection of recycled waste per day.



Bin Store at 34 Middlesex House



Bin Store location (in red) at 34 Middlesex House

The additional bin store capacity has been calculated in accordance with point 10.18 of the CPG1

Recycling and Waste for the 32 Middlesex House = $4.32 - 2.59$ cubic metres based on 1,295 sqm of B1 space.

This can be incorporated into the current bin store at 34 Middlesex House.

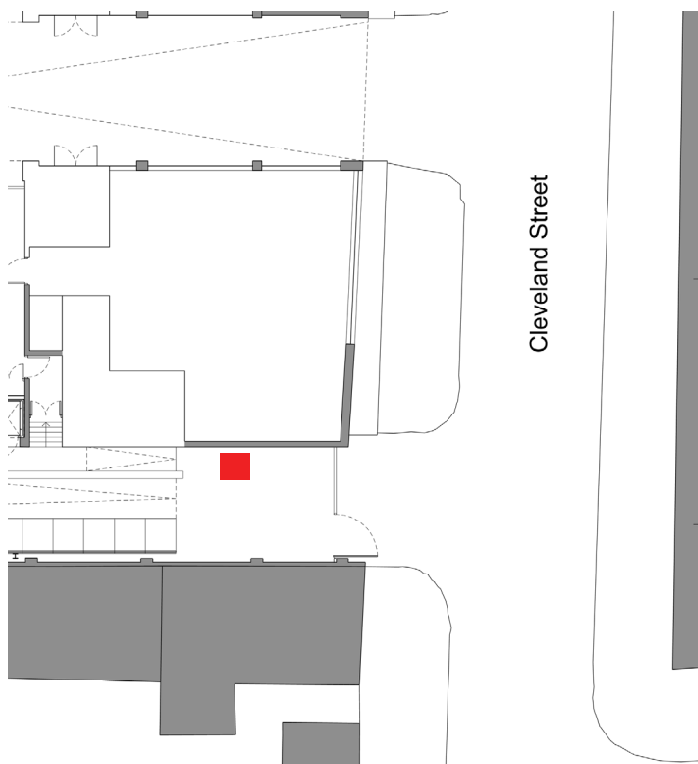
3.0 Deliveries

The incoming tenant is Make Architects, who are currently based in 13 Fitzroy Street W1. Their current strategy for deliveries is on street parking with deliveries to the main reception. The strategy will remain the same for 32 Middlesex House.

Please see below for a description of the type of deliveries and frequency per month*:

- Archiving and model storage: 3
- IT equipment: 8
- Catering consumable's: 8
- Couriers: daily
- Post: daily
- Cleaning consumable's: 1
- Stationery: 4
- General office purchasing: 15

* Average per month, subject to change



Delivery point (in red) at 32 Middlesex House adjacent to Cleveland Street

