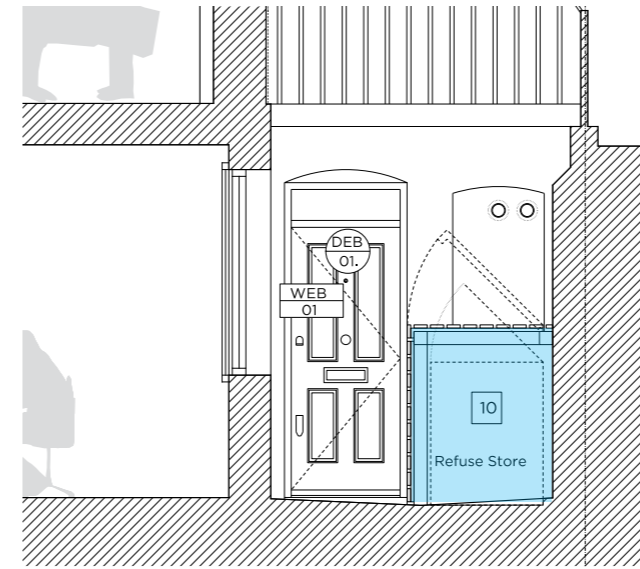


4 Tavistock Place
Communal bin store
Lower ground floor
Not to scale



4 Tavistock Place
Communal bin store
Section BB
Not to scale

3.4 WASTE MANAGEMENT

i. Encouraging Recycling

Each office space will be fitted with separate waste and recycling containers within the kitchen units. This is considered to encourage occupants to separate their rubbish and recycle more regularly and reliably.

ii. Waste Collection

Waste is collected from Tavistock Place twice a week, on Tuesday and Friday. Mixed recycling, food and garden waste are collected once a week, on Tuesday.

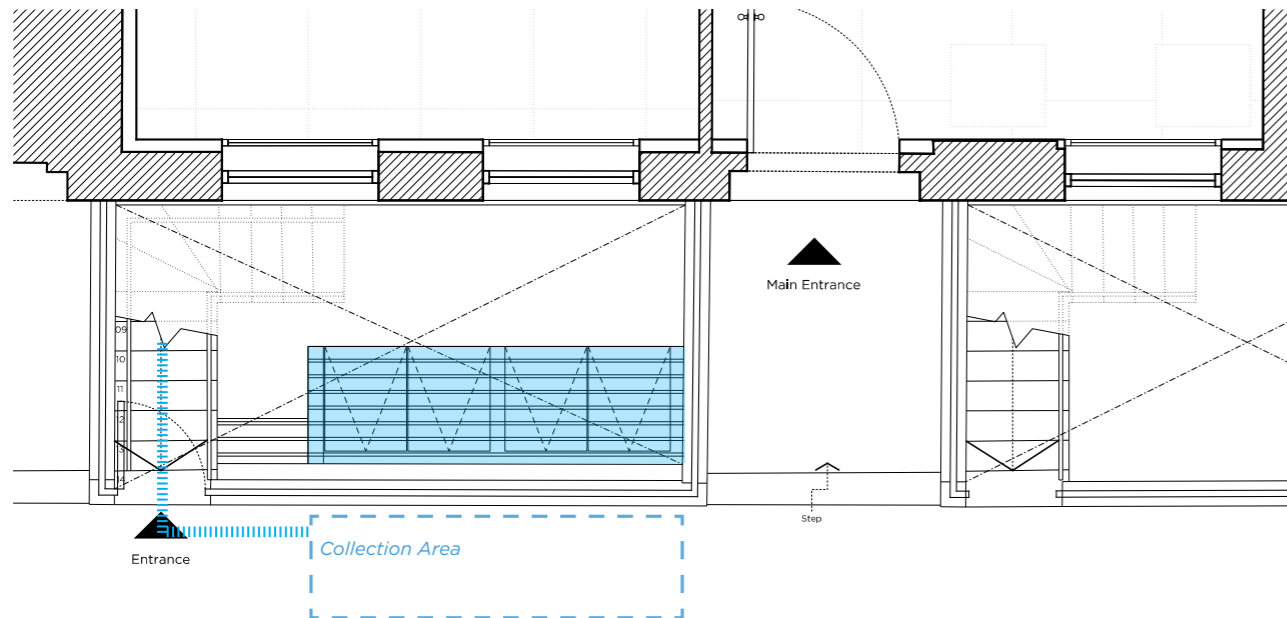
The waste is collected from the street with the waste vehicle located on Tavistock Place. As such, the collection point is immediately outside the property, where it is easily visible.

The provision of a managed solution is proposed to ensure that the bins are placed for collection and returned to their storage area in a timely fashion.

Due to the listed nature of the building, in particular the front façade, it is proposed that the bin store is located at lower ground floor level in the front lightwell, minimising visual impact at street level.

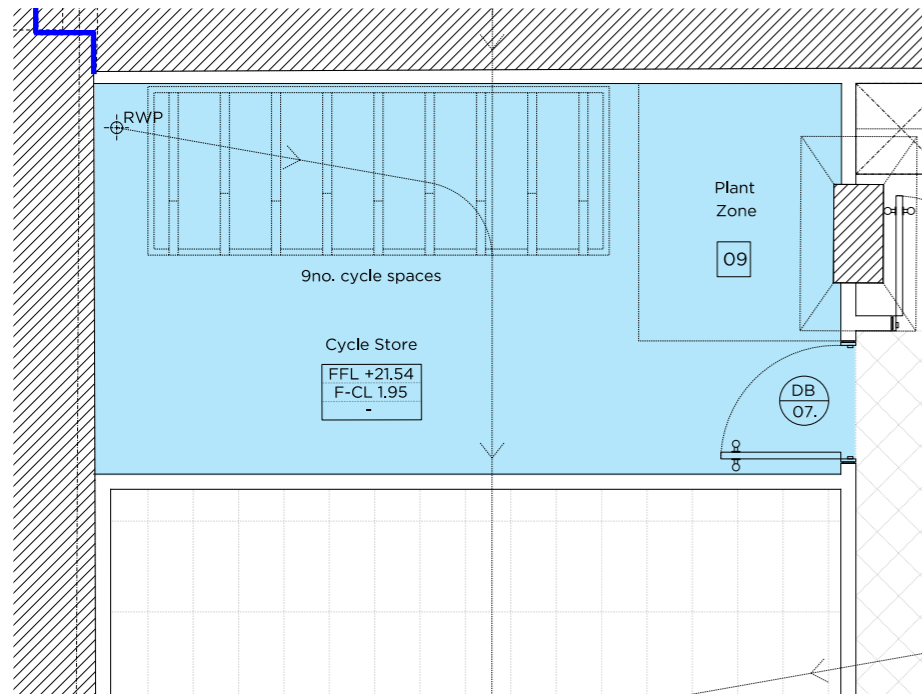
Bins and recycling containers in this area are for joint use.

The bins will be transported from lower ground floor level to ground floor level by the management company and placed in the collection area. They will be returned to the store via the same means after collection.

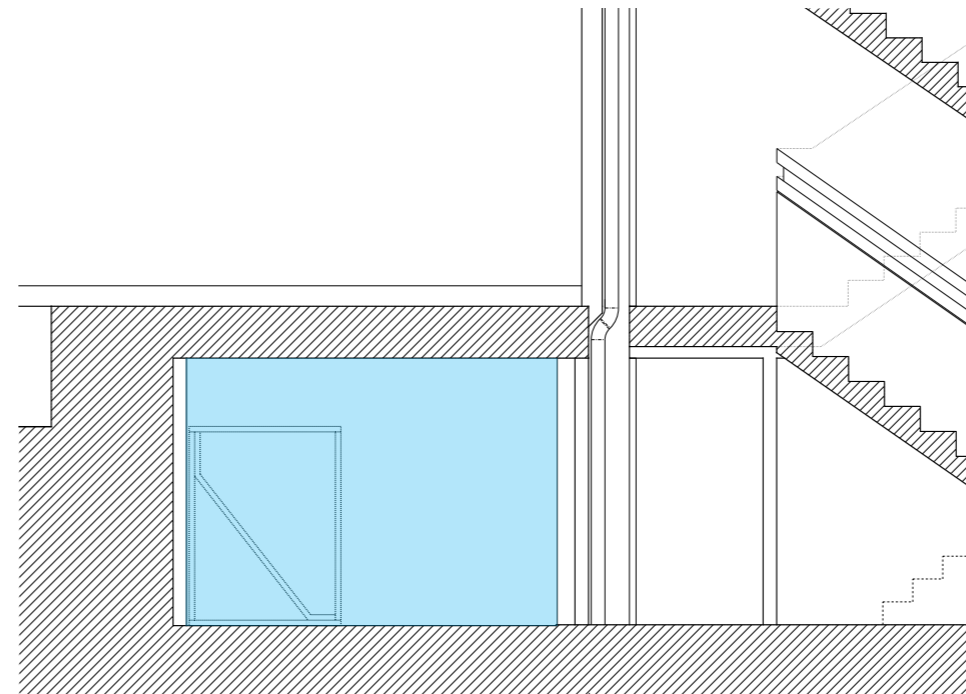


4 Tavistock Place
Communal bin collection area
Ground floor
Not to scale





4 Tavistock Place
Communal Cycle storage
Lower ground floor
(Not to Scale)



4 Tavistock Place
Communal Cycle storage
Section AA
(Not to Scale)

3.5 CYCLE STORAGE

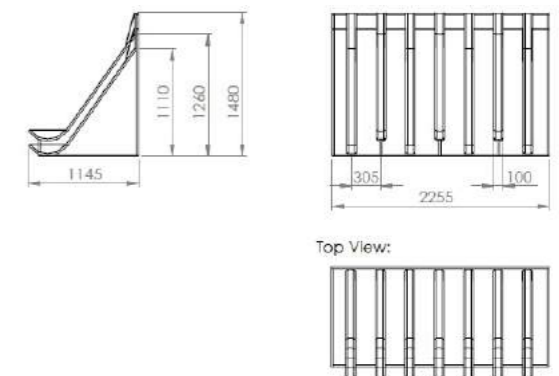
i. Access and Parking

The development at No.4 Tavistock Place will be car-free. This is considered viable due to the high concentration of public transport in the vicinity and is in line with Camden's Core Strategy CS11 which aims to minimise congestion and environmental impact within the borough.

ii. Cycle Storage

Following Camden's Core Strategy policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Communal parking spaces have been provided inside the property (9 in total), accessed via the Reception area and main staircase or fire lift.



Communal cycle storage - Semi Vertical Bike Rack
(Not to Scale)



Example image - Semi Vertical Bike Rack
(Not to Scale)



'The Site'
4 Tavistock Place



4 Tavistock Place
Street View

3.6 CONCLUSION

i. This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to extend and refurbish an existing office development, without impacting the amenities or character of the surrounding area.



SECTION FOUR:

VISUALS





Front Elevation
As Existing



Front Elevation
As Proposed

Key:
--- Denotes Consented Building Line (ref: 2016/5179/P)





Rear Elevation
As Existing



Rear Elevation
As Proposed

Key:
--- Denotes Consented Building Line (ref: 2016/5179/P)





Isometric View I
As Existing



Isometric View I
As Proposed





Isometric View II
As Existing



Isometric View II
As Proposed





Rear Night View
As Proposed



SECTION FIVE:

AREA SCHEDULE



4 Tavistock Place
WCIH

Existing	Existing GIA		Existing - External	
	m2	Sq Ft	m2	Sq Ft
Ground Floor	112	1,206	7	75
Lower Ground Floor	112	1,206	6.8	73
First Floor	119	1,281	0	0
Second Floor	73	786	0	0
Third Floor	108	1,163	0	0
Fourth Floor	96	1,033	0	0
Fifth Floor	60	646	3	32
Totals	680	7,319	16.8	181

Proposed	Proposed GIA		Proposed Net Lettable	
	m2	Sq Ft	m2	Sq Ft
Ground Floor	139.9	1,506	123.7	1,331
Lower Ground Floor	114.2	1,229	64.4	693
First Floor	78.1	841	57.8	622
Second Floor	121.1	1,304	100.8	1,085
Third Floor	119.2	1,283	99.3	1,069
Fourth Floor	108.1	1,164	88	947
Fifth Floor	74.5	802	52	560
Totals	755.1	8,128	586.0	6,307

Notes:

- * All areas are subject to necessary consents and detailed design
- * Areas are approximate only, based on measured survey data by Mobile CAD Surveying Ltd. All areas to be checked and verified on site

