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Waste Management Proposal for
53-55 Chalton Street NW1 1HY & 60 Churchway NW1 1LT

Planning ref: 2016/5266/P

November 2019

1. INTRODUCTION

1.1 This Waste Management Report has been prepared to ensure that waste management is undertaken appropriately for the hotel, in the interest of public amenity and highway safety to accompany planning application 2016/5266/P for the development of a new hotel at 53-55 Chalton Street NW1 1HY & 60 Churchway NW1 1LT

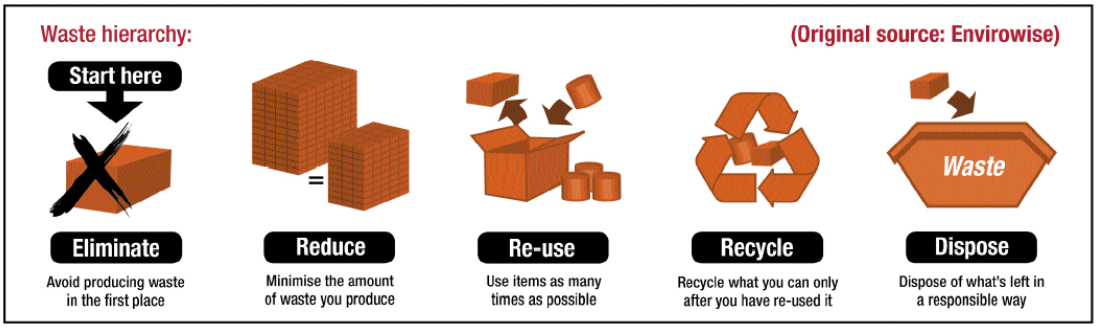
1.2 We have referred to the following documents;

- Camden Planning Guidance Design, March 2019, Section 8, Storage and Collection of Recycling and Waste
- Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)

1.3 We have been in dialogue with Linda Hall-Brunton of Camden Environmental Services to discuss and agree the principles and recommendations of this waste management plan.

1.4 This document will not cover construction, demolition, excavation or clinical waste, gases, water drainage or sewerage disposal.

2. WASTE MANAGEMENT STRATEGY



The waste hierarchy consists of four methods of handling waste. These are:

- **Reuse** - in other projects or another phase of the same project.
- **Recycle** - such as turning the arisings from demolition into recycled aggregate for use in roads.
- **Recover** - for example recovery of mercury and other non-ferrous metals from end of life industrial sites, or the cleaning and re-selling of bricks during demolition.
- **Dispose** - to landfill, the final and least preferred option within any waste management hierarchy.

2.1 Any waste management strategy will take into account the hierarchy of waste management with a number of things that can be done before recycling.

2.2 Prevention
- Avoid buying disposable products and unnecessary packaging.

2.3 Reduce
- Avoid buying products with excessive packaging
- Buy more durable, long-lasting products
- Buy recycled goods.

2.4 Reuse
- Reuse paper printed on one side only
- Buy container refills
- Use rechargeable batteries

2.5 Recycle
- Recycle glass, plastic, cardboard, papers, metal, aluminium and textiles

2.6 Monitoring: We recommend the operator monitors waste to ensure waste minimisation strategies are resulting in reduced amounts of waste disposal each month.

2.7 Duty of Care Regulations: All waste removed from the premises is covered by the Duty of Care regulations. These regulations specify that all commercial waste (either for disposal or recycling) must be removed by registered waste carriers; and transfer notes should be completed and retained on file. Any waste contractors used, including the council, should provide the company with a transfer note on a yearly basis. Transfer notes must be retained on file for a minimum of two years.

2.8 Hazardous or Chemical waste: Batteries, cooking oil, solvents, paints, old fluorescent tubes and other hazardous wastes will be disposed of with a Special Waste Contractor licensed to take away hazardous waste.

2.9 Recycling: Separate Bins: In order to recycle aluminium cans, glass bottles and metal tins, separate bins will be made available in the public area so that these items can be easily recycled. Alongside this the management of the hotel will separate room and office rubbish to maximise recycling within the property.

2.10 Soap Dispensers: Refillable liquid soap dispensers can be made available in guest rooms instead of soap bars. This minimises waste by not needing to throw away used soap bars after every guest has checked out. Also in the public, an air towel / hand drier or hand towels will be provided instead of paper towels.

2.11 Food in Rooms: Hotel residents are prohibited from taking food to their rooms and room service is not available for food.

3. CALCULATION OF WASTE PRODUCTION

	room total	single	double	twin	triple	quad	bedspaces
basement	12	2	5	1	4	0	26
ground	0	0	0	0	0	0	0
first	15	3	4	2	4	2	35
second	10	0	5	1	2	2	26
third	9	0	6	0	1	2	23
fourth							
total	**46**	**5**	**20**	**4**	**11**	**6**	**110**

Gross Internal Floor Area	sq.m	sq.ft
	Total	**Total**
base	376.7	4055
ground	344.5	3708
first	334.0	3595
second	222.5	2395
third	206.3	2221
fourth	0.0	0
Total	**1484.0**	**15974**
Hotel GIA TOTAL	**1484.0**	**15974**

ground floor restaurant/ bar	136	sq.m
basement kitchen	43	sq.m

3.1 Estimated maximum production of waste will be from the following sources, values given in litres per week, 60L = 1 sack of waste:

- Guest rooms (1 sack per week per room) - 2760L p/w (46 sack)
- Guest social spaces - 420L p/w (7 sack)
- Bar - 420L p/w (7 sack)
- Kitchen (110 breakfast covers max) - 420L p/w (7 sack)
- Routine maintenance and cleaning - 630L p/w (10.5 sack)
- Reception, back office and staff room - 120L p/w (2 sack)

TOTAL - 4770L p/w (79.5 sack)

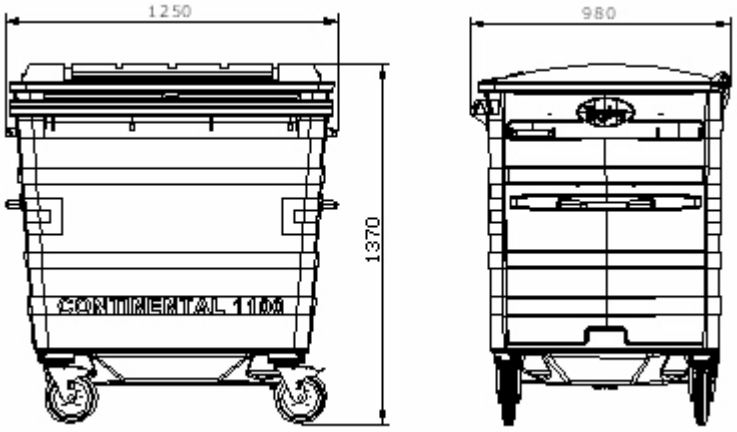
3.2 Waste produced will be sorted on site into the following categories:

- General Waste - 2175L p/w
- General Recycling - 2175L p/p
- Food waste - 420L p/w
- Hazardous waste - varies

4. CALCULATION OF WASTE STORAGE CAPACITY

4.1 When considering the amount of storage space needed for waste, the information below is intended as a guide. All of the information provided assumes that approximately 50% of the space allocated will be dedicated to the storage of segregated material for recycling.

4.2 The property will house a refuse /recycling store in the basement which will provide space for: 3 x 1100 L Eurobins for general waste, recycled material and food waste.



4.3 The frequency of waste and recycling collection is seven days a week using the pre-paid bag service. Frequencies can vary depending on demand. Therefore the weekly and daily storage capacities can be expressed as follows

- Daily storage capacity = 3 x 1,100L = 3,300L
- Weekly storage capacity = 3 x 1,100L x 7 = 23,100L

4.4 Low levels of organic / kitchen waste are expected as the food and beverage offer of the hotel primarily consists of continental breakfast and light snacks at other times. The proposed kitchen facilities are therefore relatively small though consistent with the other hotels operated by the applicant.

5. ON SITE WASTE COLLECTION AND STORAGE

5.1 Waste will be regularly collected throughout the property, hotel rooms and back of house areas then separated by hotel staff on site, into categories and stored in sacks in the corresponding individual bins.

5.2 The Eurobins (par. 4.2) will be used to securely store the refuse/ recycling sacks in the basement level refuse store. The applicant is an established hotelier and already operates a well-managed refuse and recycling policy in this exact manner in Camden. The waste room will be fitted with notice boards showing recycling policy and the details for collections.

5.3 The Eurobins will not be moved from the basement store. There is capacity to store general waste and recycling waste separately. All waste will be sacked in the appropriate bags provided by waste collector.

5.4 Bulky waste items will be managed by hotel staff and on site management. The refuse room has space for large items and the adjoining storeroom can be used if necessary.

5.5 The refuse room will be provided with water supply and drainage for washing down of the bins and they will be cleaned regularly. Additionally the store will be ventilated and constructed in fire rated material and construction methods.

6. WASTE COLLECTION

6.1 A contractual agreement with Camden Council/Veolia for the collection of general, recycling and food waste is proposed. This is the applicants existing arrangement at their other hotel in Camden and has served well for over two years. The new hotel will comply with all waste management and recycling best practices.

6.2 30 Minutes prior to the scheduled collection time the waste sacks stored in the basement will be carried out from the store by hand up the stairs to the ground floor by the hotel cleaning staff. They will be carried via the route shown in the drawings below to the designated off-street temporary sack collection point.

6.3 The sack collection point is an area that will be designated to locate the sacks 30 minutes prior to collection. Following discussion with Camden Environmental services it was decided that the outdoor seating point would be suitable location for the collection point.

6.4 As this is short-term storage only while sacks await collection a combined planter and store is considered to be appropriate to mitigate any impact. The operational time of this space is restricted to 09:00 to 21:00 so will not clash with the collection time at the beginning or end of the day (par. 6.7). The area will be locked with a 'Fire Brigade' lock that will permit refuse collectors access to this area but prevent unauthorised public access.

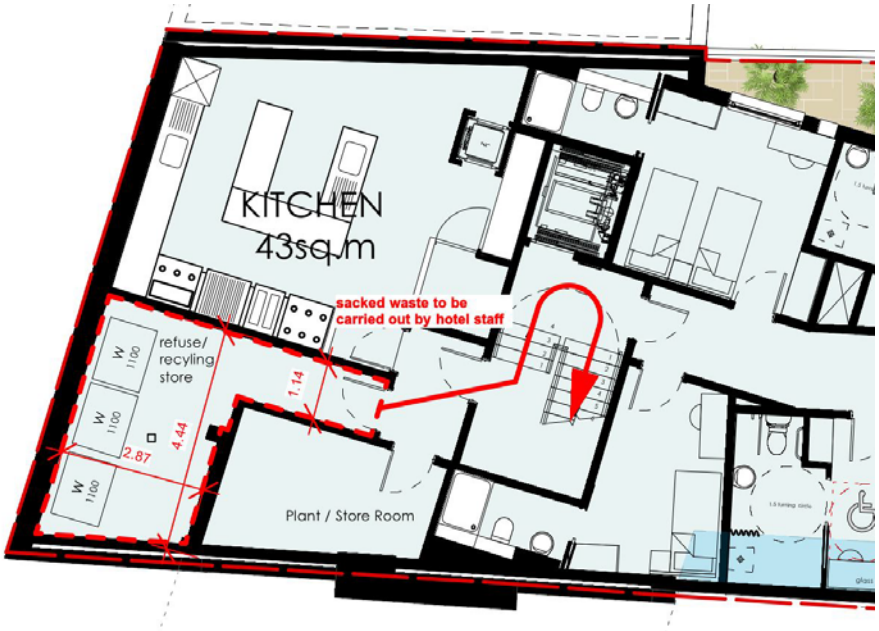
6.5 The sack collection point will be washed before being reused. A member of management will be responsible for this area to ensure these policies are being followed. A third party inspector will be contracted to make random checks to ensure cleanliness and health and safety practices are being adhered to.

6.6 A limit of 10 sacks will be permitted for collection storage at one time.

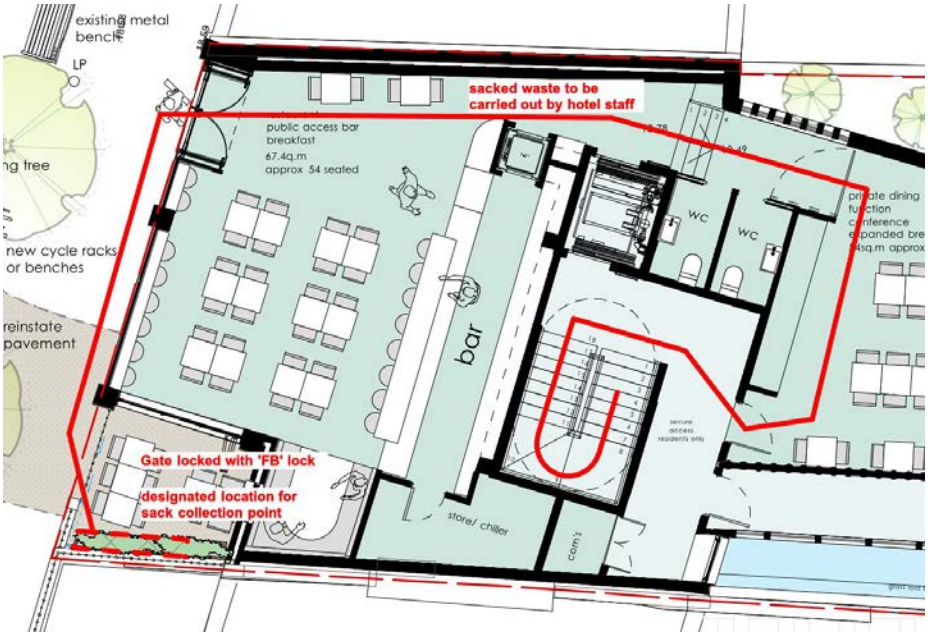
6.7 Waste collections will accord with Camden's designated times which are understood to be 06:00am, 18.00hrs, or midnight.

6.8 Removal of bulky items when they occur will be booked with Veolia for collection. The items will be moved to the designated collection point 30 minutes prior to the scheduled collection time.

6.9. Hazardous wastes will be disposed of with a Special Waste Contractor licensed to take away hazardous waste. Collection arrangements will be subject to risk assessment and method statement with the appointed contractor. Frequency of collection cannot be determined at this point but an allowance of once per week will be planned for with extra collections as required.



Basement. Sack waste remove route



Ground. Sack waste remove route

Short-term refuse sack storage collection point and planter.

7. Fire Safety and Accident Response

7.1 In order to comply with fire safety guidance the basement refuse store will be constructed in fire rated material and construction methods. Additionally mains powered smoke/heat early warning detection systems will be integrated into the building fire alarm system.

7.2 As noted previously in this document the applicant already operates a hotel in Camden with a waste management system identical to the details noted above. Fire risk assessments will be undertaken annually and as part of this the waste management procedures will be aligned and reviewed in conjunction and updated if required.

7.3 All emergency access and egress routes will remain clear of refuse and sacks at all times. Refuse will not be left in atriums, gangways or shared communal areas.

7.5 Risk assessments and method statements will be prepared to deal with accidents that result in cleaning with or removal of hazardous substances.

7.6 All current legislation and codes of practice regarding chemical / substance usage will be complied with. Where possible any hazardous substances will be substituted for alternative non-hazardous substances. COSHH assessments will be carried prior to use of hazardous substances. Only those persons who are fully conversant with a chemical / substance will be permitted to use the chemical / substance.

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