

S H O R T S G A R D E N S

Planning Condition 16 - Waste Storage

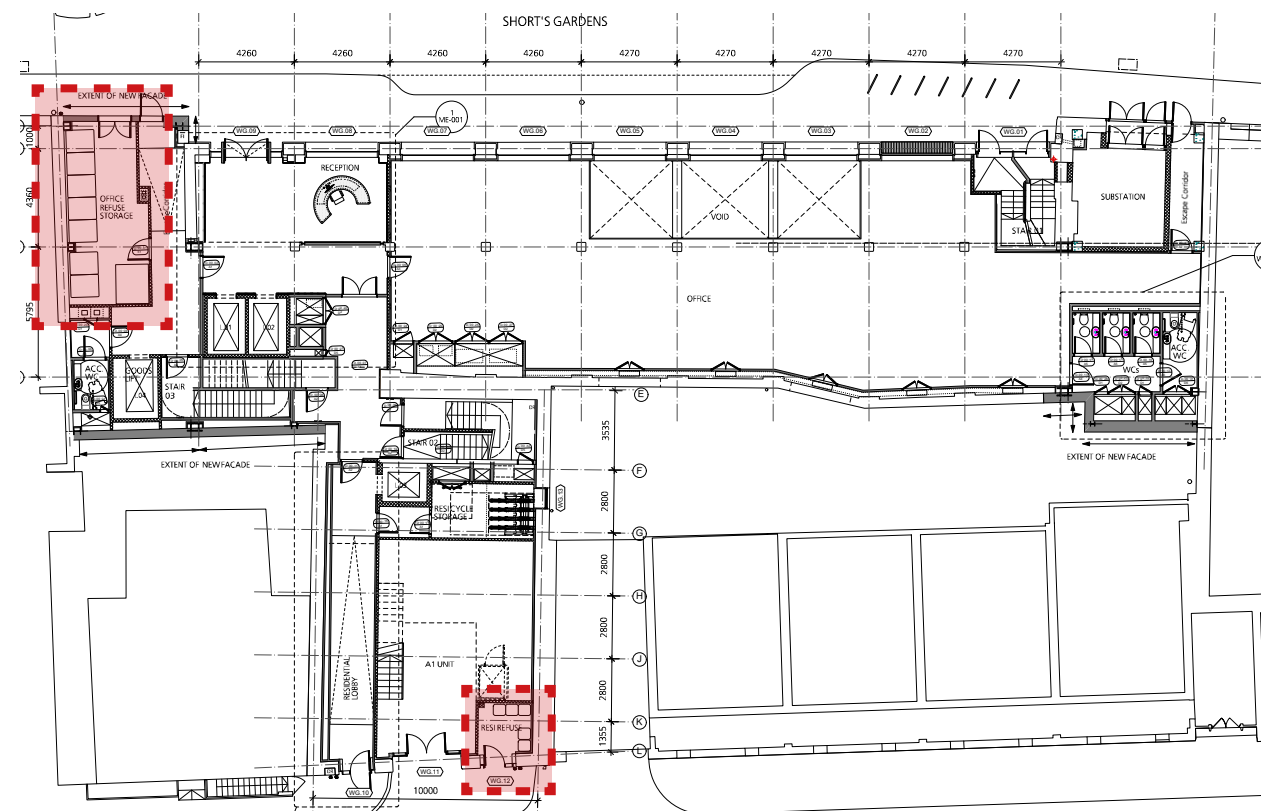
London Borough of Camden

January 2020



WASTE STORAGE & REMOVAL

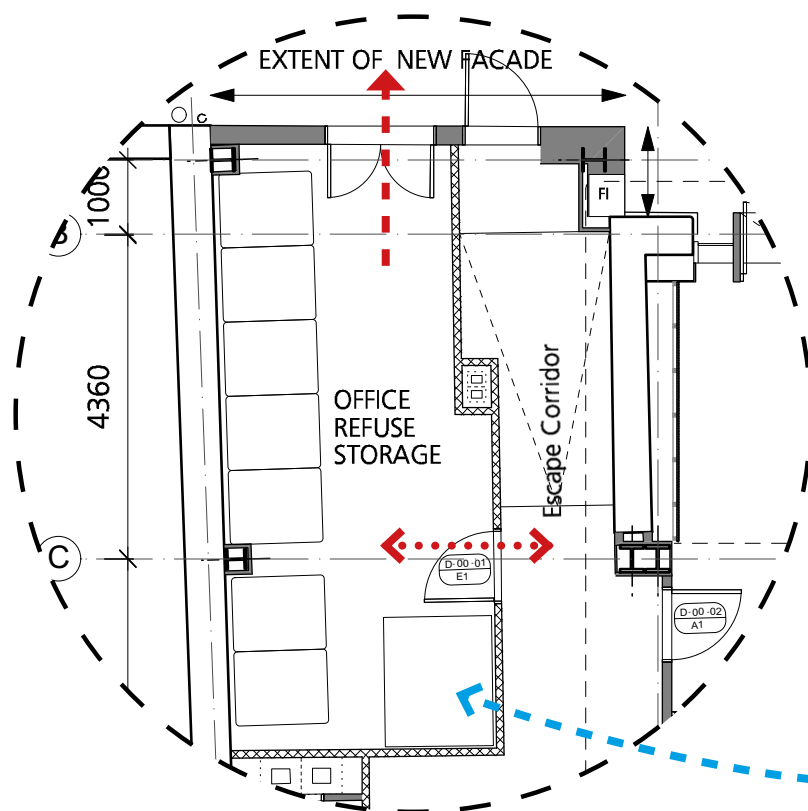
- The principles of waste storage & removals were established in the Waste Management Strategy report prepared by Watermans and approved with the full scheme consent, ref: 2017/2204/P. The waste capacity was further defined and updated within the consented MMA scheme, ref: 2019/3501/P.
- A dedicated refuse room is provided at ground floor level for all of the office /mixed use / retail facilities within the scheme, accessed internally from the BoH area, and with a direct access to street along Shorts Gardens.
- A separate dedicated refuse store is provided for the residential units which has direct access to Betterton Street.



CONSENTED GROUND FLOOR PLAN

MIXED-USE REFUSE STORES

- The scheme will provide 7no. 1100l capacity Eurobins, alongside a wheeled bin compactor. The volume calculation indicated up to 8no. bins would be required on the basis of a conservative (x3) compaction ratio. This figure included double counting due to flexible use class definitions, therefore if areas are defined by single use a maximum number of 7no. 1100l Eurobins are required.
- The refuse store will be controlled and monitored by the building management operatives, including compaction between authority collection days. The storage location ensures that drag distances are no more than 10m, therefore this reduces dwell time for collection vehicles. The small number of bins ensures that this strategy is inline with the existing site provisions, and of those in the local area.



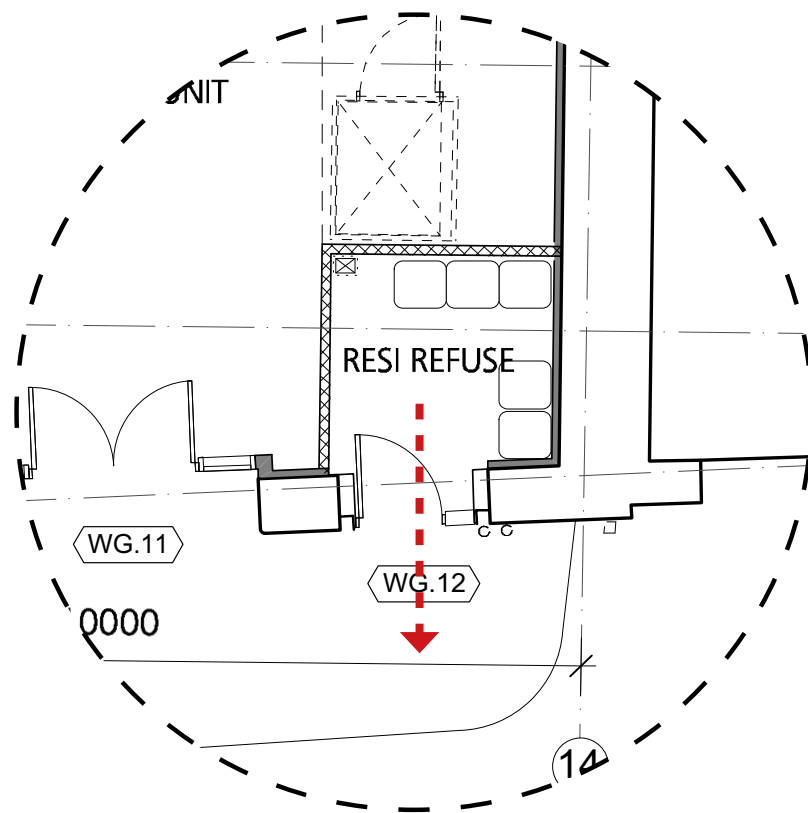
GROUND FLOOR MIXED-USE REFUSE STORE



BERGMANN 1100E ROTARY WASTE COMPACTOR - OR SIMILAR

RESIDENTIAL REFUSE STORAGE

- The consented scheme established the principle of a general refuse store at ground floor level opening directly onto Betterton Street, this is to avoid impinging on the public footway beyond the building curtilage.
- 5no. 140L wheelie bins are provided to be split between non recyclable waste, mixed recyclables and organic kitchen waste. There are no provisions for garden waste storage due to apartment configurations.
- Within the residential apartments, seperate storage provisions are also made for organic waste, non and mixed recyclables. This will be provided for within the joinery elements of the apartment kitchens. Residents will bring refuse from the internal storage down to the communal refuse room for collection.



GROUND FLOOR RESIDENTIAL REFUSE STORE



INTERNAL APARTMENT MIXED REFUSE STORAGE

