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1.0
Introduction

The following Waste Strategy Document has been prepared by Latitude on behalf of UK Real Estate Ltd to discharge condition 13 of planning consent 2017/1206/P.

The planning consent was for the demolition to ground level of the existing buildings located on 281 Pentonville road, 1-5 Kings Cross Bridge and 368 Grays Inn Road to be replaced with a basement, ground plus 2 storey building consisting of A1/A3 use on the part basement and the ground floor and B1 use on the part basement and upper 2 floors.

The application was granted consent, subject to agreement of Section 106, in August 2017.

Condition 13 states:

Details of refuse storage and management arrangements for the site shall be submitted to and approved in writing by the local planning authority prior to the first use of the development. The development shall thereafter be implemented only in accordance with the approved details.

Project Team:

Client	UK Real Estate Ltd
Architect	Latitude
Planning Consultant	Savills Planning
Structural Engineer	Ramboll
Services Engineer	dsa Engineering
Acoustic Engineer	RBA Acoustics

2.0 Waste Strategy Document - Introduction

This waste strategy document has been prepared by Latitude on behalf of UK Real Estate Ltd and has been prepared in collaboration with Savills Planning.

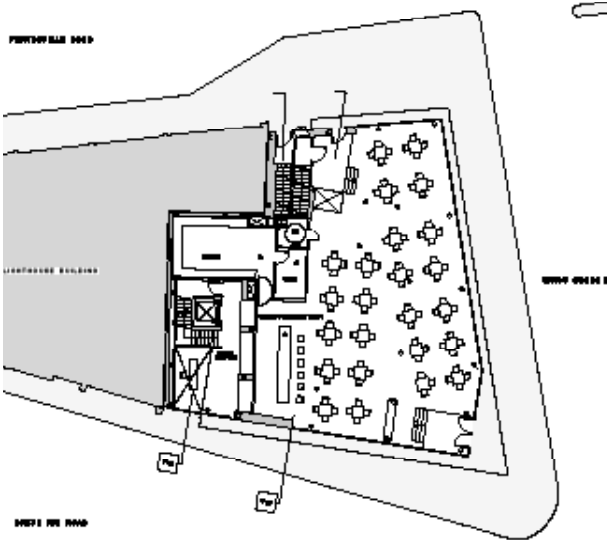
The waste strategy was developed and agreed with the Commercial Waste Officer at the London Borough of Camden in January 2017 prior to the planning application being approved.

The building is designed as a commercial office, retail and restaurant use and is likely to be subject to specific requirements of the individual tenants once they have occupied the building. If amendments are required these will be submitted for approval directly by the incoming tenants.

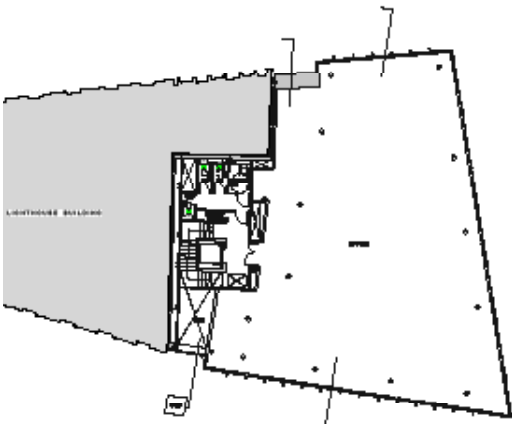
The waste strategy has been developed with reference to Section 8 of Camden Planning Guidance and Technical Waste Guidance 2018 with further reference to British Standard BS5906-2005 – Waste management in buildings, the Waste Framework Directive, Section 34 of the Environmental Protection Act 1990, the Waste Duty of Care Code of Practice 2016, and the London Plan.



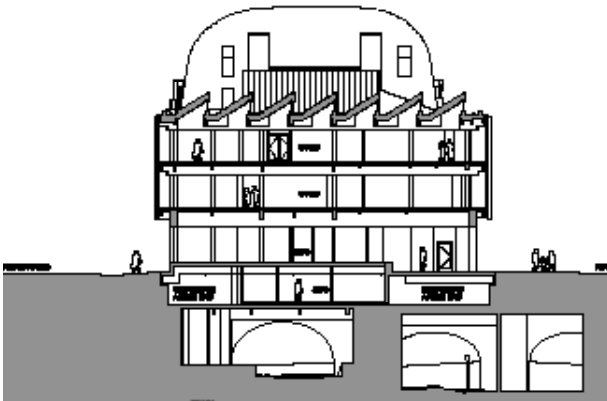
View from Grays Inn Rd



Ground floor



Typical upper floor



Cross section

3.0 Building description

Kings Cross Bridge is the redevelopment of the original Kings Cross underground station and retail units sitting on Kings Cross Bridge. The existing buildings have been demolished down to basement level and the new building comprising of basement, ground and two upper floors has been constructed on the existing bridge structure over the operating rail lines below.

The new building now comprises of No 1 Kings Cross Bridge (The ground and part basement retail / restaurant use which is accessed from Kings Cross Bridge) and No 380 Grays Inn Road (the part basement, ground and upper two floors of office use, accessed from Grays Inn Road)

The site forms part of an island site, the other half of which is occupied by the Lighthouse building. As such it is surrounded on three sides by very busy roads.

There is a small set back on the ground floor around the three open sides of the building with the site boundary being clearly marked with a brass strip and change in surface material. Outside the site boundary demarcation, the area is local authority pavement.

There are two service entrances on Pentonville Rd which provide access to the basement floors of both units where the refuse stores are located for both 1 Kings Cross Bridge and 380 Grays Inn Road.

Floor Areas:

Office (B1 use) m²	GIA	NIA
Basement	122	-
Ground	72	-
First	498	427
Second	498	427
Retail / Restaurant (A1/A3 use) m²	GIA	NIA
Basement	32	22
Ground	379	371
First	-	-
Second	-	-

Site building foot print area: 470 m²

External site area: 44 m²

4.0 Location

Full address of the building:

Office building:
380 Grays Inn Road
London WC1X

Restaurant / retail building:
1 Kings Cross Bridge Road
London WC1X

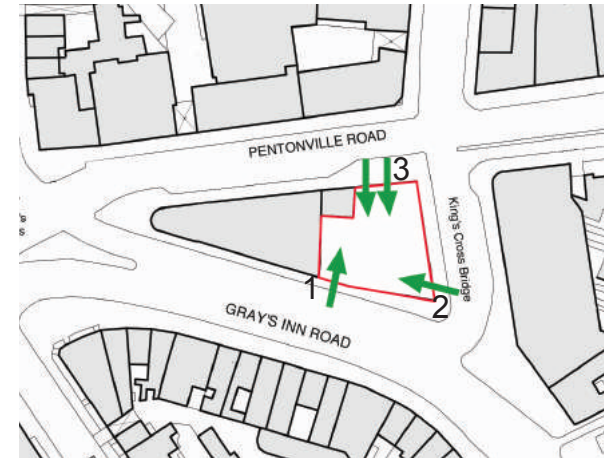
Building entrances identified on the adjacent diagram:

- 1) Entrance to office unit at 380 Grays Inn Road.
- 2) Entrance to retail unit at 1 Kings Cross Bridge Road.
- 3) Rear entrances to basement refuse stores and cycle stores for office and retail / restaurant units.

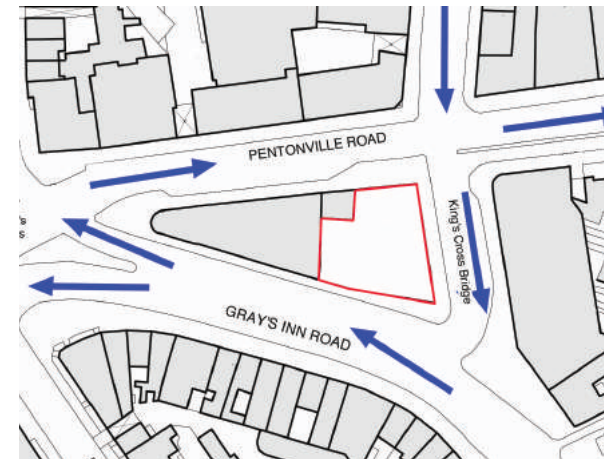
Traffic direction identified on the adjacent diagram:

All traffic is one way around the island site. All three roads bounding the site are TFL red routes and as such no stopping is permitted on the side of the road.

A lay-by on Pentonville Rd provides the location for the refuse vehicle to stop and collect the waste. See adjacent diagram.



Building entrances



Traffic direction



Lay-by location



5.0 Transport and pedestrian access

As the traffic is one way around the island site no stopping is permitted on the side of the road immediately adjacent to the building.

Along Pentonville Rd there is a lay-by where refuse lorries are able to stop. This is close to the basement refuse storage entrances (3).

There are no time restrictions to stopping in this location and there are no height restrictions to the size of vehicle. Width restrictions are as normal road width restrictions.

There are no immediate pedestrian risks to vehicles parking in this location.

At either end of Kings Cross Bridge there are pedestrian crossings, linking across Pentonville Rd, Grays Inn Rd and Kings Cross Bridge.

Access to the basement refuse stores will be by door access code only. It is not anticipated that the refuse collectors will require access as the refuse is to be brought to the pavement collection point by the building management.

6.0 Waste Breakdown

Waste storage has been broken down into two distinct areas for the office use and for the retail / restaurant use.

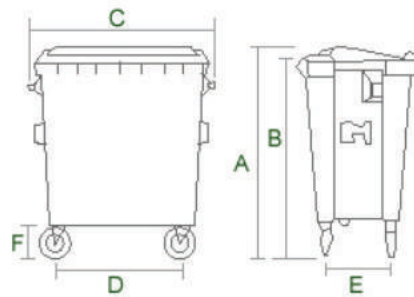
Both are stored in the basement in fully mechanically vented store rooms. The Office waste storage is accessed from Pentonville Road and the retail / refuse waste store is also access via a rear door onto Pentonville Road.

Due to limited space restrictions it was confirmed by Althea Marshall, the London Borough of Camden's Commercial Waste Officer, that refuse would be stored at basement level and brought to pavement level in refuse sacks at the time of the waste collection service.

As there are currently no operational tenants for the two spaces, the refuse capacity has been developed and agreed on the basis of industry standards for the relevant planning use classes. B1 for the office use and A1 / A3 for the retail / restaurant unit.

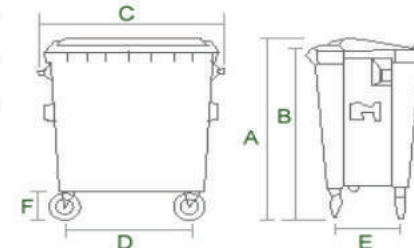
660 Litre Wheelie Bin

- A = 1215mm
- B = 1135mm
- C = 1340mm
- D = 860mm
- E = 490mm
- F = 200mm
- Weight 50.0Kg



1100 Litre Wheelie Bin

- A = 1300mm
- B = 1210mm
- C = 1340mm
- D = 860mm
- E = 755mm
- F = 200mm
- Weight 60.0Kg



(Dimensions are a guide only)

7.0 Bin allocation and storage

Office waste:

Office waste has been divided into two main areas. An area for general waste and an area for mixed recycling. The volume of waste is anticipated to be split 50/50 between the two areas.

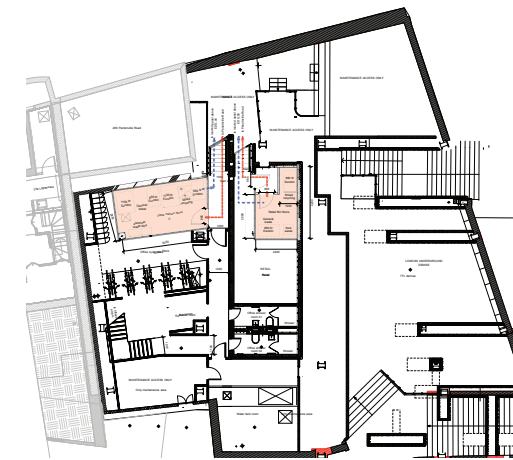
1 x 1100 ltr and 1 x 660 ltr Eurobin has been allocated for both areas.

Space has also been provided for electrical waste which will require a separate collection.

Retail / restaurant waste:

Retail / restaurant waste has also been divided into general waste and mixed recycling.

1 x 660 ltr Eurobin has been provided for the general commercial waste.



Basement plan

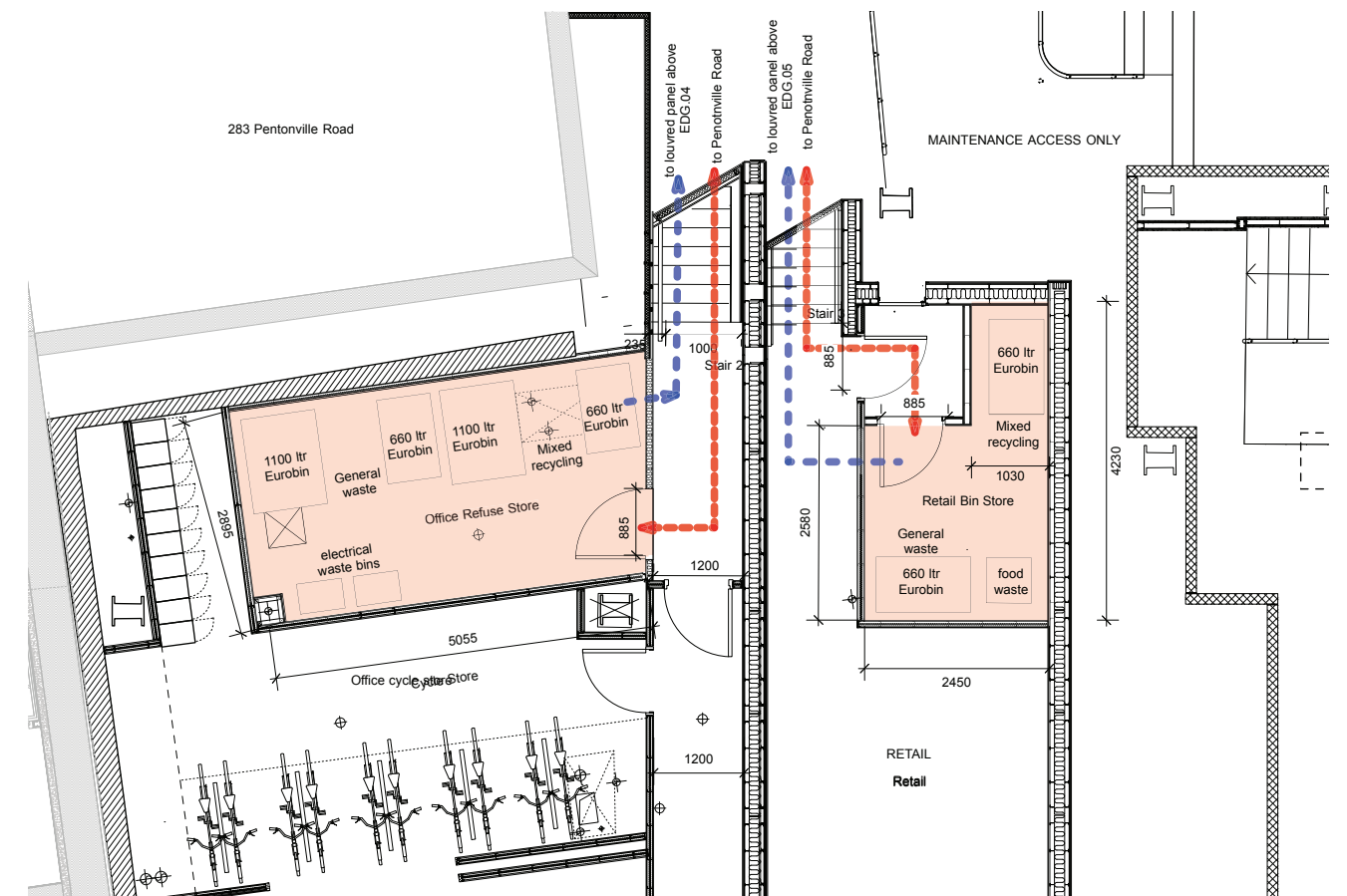
KEY

Bin store ventilation extract

Exit route from bin store

NOTES:

Waste + recycling stored in bin bags in basement within bins.
Bin bags carried out on collection day and deposited on Pentonville road.



Extract from basement plan showing details of refuse stores

1 x 660 ltr Eurobin has been provided for mixed recycling waste

A separate area has been allocated for food waste.

(Note : It is anticipated that the incoming tenants will confirm their individual waste capacity and storage requirements)

The frequency of collections:

Although the collection frequency will be confirmed with the selected operator by the incoming tenants based on their specific requirements it is anticipated that the likely total waste could be 100 sacks per week. With a maximum of 10 sacks per collection this would equate to daily / twice daily collections. You must store waste safely and securely. To do this:

8.0 Bulky waste. Storage of hazardous & chemical waste. Waste Electrical and Electronic Equipment (WEEE)

Bulky waste:

It is anticipated that any bulky waste items that tenants need removed will be stored in the tenant's demise until such time as a suitable collection can be arranged.

At the agreed time and date of collection the item will be taken down to the basement and via the rear access stair and door, onto the Pentonville Rd pavement where it will be transferred to the waiting collection vehicle. If the collection vehicle is not present the item should either be taken back into the building or a member of staff should wait with the object.

Hazardous & chemical waste storage:

It will be the responsibility of all tenants to ensure they comply with all relevant legislation for the storage of hazardous and chemical waste. The following should be complied with as a minimum:

- All waste stored in a secure place.
- Use suitable containers that will stop waste escaping.
- Label containers clearly with the type of waste they contain.
- If outside use cover to stop waste blowing away
- Use waterproof covers if rain could cause contaminated run-off or prevent the waste from being reused.
- Ensure adequate ventilation for all storage areas.

It will be for the tenants to ensure that collection is arranged through a suitably licensed hazardous waste removal company.

Arrangements for collection should be in line with general waste with collection from Pentonville Rd lay-by.

Hazardous waste must not be left unattended outside the building.

Waste Electrical and Electronic Equipment (WEEE)







Space is allocated in the office refuse store for WEEE but the area is limited and it will be for the tenant to manage the amount of waste stored and the frequency of collections to ensure the area remains accessible.

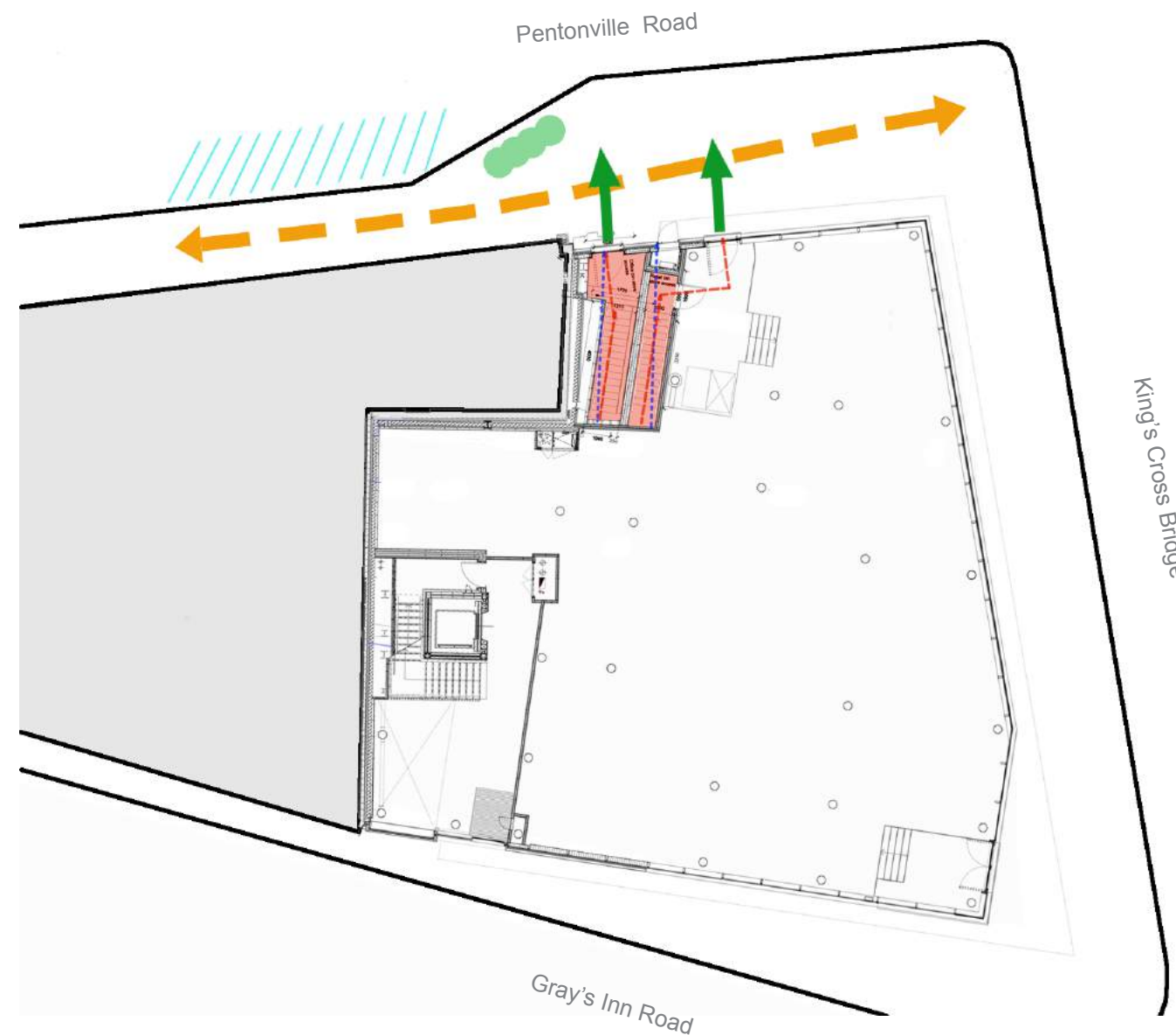
Where large items of equipment are to be disposed of, these should remain in the tenants demise until the agreed time of collection.

Arrangements for collection should be in line with general waste with collection from Pentonville Rd lay-by.

WEEE must not be left unattended outside the building.

KEY

-  Pedestrian route on pavement.
-  Final exit from basement refuse stores.
-  Location for refuse sacks at time of collection.
-  Route from bin stores in basement.
-  Route of mechanical extract from bin stores.
-  Location kin lay-by for refuse lorry



Refuse facilities access - Ground floor plan

9.0 Presentation of Waste

The operator and frequency of waste collection are both to be organised and confirmed by the incoming commercial tenants for the office and retail / restaurant uses.

Waste is stored in refuse sacks within the eurobins in the identified refuse storage areas in the basement.

At the agreed time and date of collection, the refuse sacks will be brought to ground level via the rear access stair by the building management company and left adjacent to the lay-by on Pentonville Road for collection by the operator. There is a maximum limit of 10 sacks per collection.

The width of the pavement and the location of the lay-by allows the refuse sacks to be left in a location where by the refuse collection operatives will not need to cross the route pedestrians will be walking.

A minimum pavement width of 1.2m needs to be maintained as a clear path for the use of pedestrians.

After collection it will be the building managements responsibility to ensure all waste has been taken and to clear up any spillages.

Any waste not collected will be taken back to the refuse stores and re presented on the next agreed collection time.

Consideration must be given to the weather at the time of collection to ensure the refuse sacks are not affected by high winds or heavy rain.

10.0 Communications

The final details of the waste storage and collection will be organised and confirmed by the incoming commercial tenants for the office and retail / restaurant uses to suite their specific needs and waste production.

The details put forward in this waste strategy document will form the basis for their updated proposals once the tenants have been confirmed.

The waste strategy document will be included within the tenants pack. It will be a requirement of their lease that they confirm the waste storage and collection requirements.

Details of waste storage and recycling procedures will be clearly displayed in the refuse stores by wall hung framed or laminated instructions.

The displayed instructions will clearly identify the following:

- Storage and recycling requirements for all waste.
- Frequency of collection. Contact telephone numbers for collection company and building management company.
- Actions required on days of collection.
- Requirements to inspect and clean up external area after collection.

11.0 Health & Safety

Transport of waste from refuse store to collection point is by manual means only. Building management to ensure sufficient staff are available to carry heavy loads if required.

The refuse stores are mechanically ventilated to street level. Any faults in the ventilation system are to be reported to the building management company as soon as possible.

The waste collection strategy has been fully checked with the buildings fire strategy plan.

Building occupiers will be notified about collection times to avoid clashes between occupiers bringing their bikes down to the basement and refuse sacks being taken to street level.

The external site area is very limited and opens directly onto the local authority pavement. As such it is not anticipated that waste will collect in this area. However it will be the responsibility of the building manager to ensure that the area is inspected on a regular basis and any waste found, will be collected and taken to the basement refuse stores, to be stored with the building waste.

File Note

Project	KX Bridge
Subject	Refuse & Recycling Storage
Date	27 january 2017
File ref	1209/7.1/170127/

- Reference made to Camden Waste Storage Requirements (downloaded from the website).

- Areas:

Ground floor = 3,390 ft² approx (A1/ A3 use)
First floor = 4,425 ft² approx (B1 use)
Second floor = 4,425 ft² approx (B1 use)

Total = 12,240ft² approx

- Roughly 1m3 (1000 litres) of storage for every 3000 to 5000ft2 of floor area.
Therefore 3m3 is sufficient = 3 x 1100 litre Eurobins (1260mm wide x 990mm deep) to be provided.

- Consideration to be given to separate storage for recyclable materials

2 x 660 litre Eurobins (1260mm wide x 730mm deep) to be provided.

~~The 1st and 2nd floors offices are linked with an accommodation stair through a void in the 2nd floor slab so can be considered as one space. An alternate arrangement would be to provide:~~

~~2 x 1100 litre and 1 x 660 litre bins for refuse
1 x 1100 litre and 1 x 660 litre bins for recycling~~

- Note: allow 150mm between the bins and around the bins (away from the walls).

From: **Marshall, Althea** Althea.Marshall@camden.gov.uk
 Subject: RE: KXBridge Development-Waste and recycling provision
 Date: 17 January 2017 11:01
 To: Anurag Verma av@latitudearchitects.com
 Cc: Benedetta Malaisi bm@latitudearchitects.com

Hello Anurag,

From the information supplied below, I can confirm that it is acceptable.

When the building is finished and you are advertising to let, please give the tenants our contact details to provide a quote for regular waste removal.

Best regards

Althea Marshall
 Sales Officer

Telephone: 020 7974 3951



From: Anurag Verma [mailto:av@latitudearchitects.com]
Sent: 16 January 2017 17:26
To: Marshall, Althea
Cc: Benedetta Malaisi
Subject: Re: KXBridge Development-Waste and recycling provision

Hello Althea,

Thanks for your comments.

We can confirm the followings per the attached layouts:

- 1) The development is for commercial premises only. A1 or A3 (dependent upon future letting) at GF level and 2 storeys of offices above.
 The NIA for the offices is approximately 850 m2
 The GIA for the A1/A3 unit is approximately 380 m2.
- 2) Bin Bags will be carried up from the bin store in the basement and deposited on Pentonville road on allocated collection dates and times.
- 3) We will provide storage for the bin bags in containers in the basement in line with recommended storage guidelines. Currently we are allowing for 3no.-1100 L and 2no.660 L containers.
- 4) The bin store will be mechanically ventilated to the required standard. There is provision for a gully and tap provided to wash down the store. The ventilation will be ducted to exit the building at the entrance to the bin stores at ground floor.
- 5) Access to the store will be restricted to responsible personnel.

Please can you confirm that the waste strategy and bins store location are acceptable?

Kind regards
 Anurag

APPENDIX 2

Approval communications from the London Borough of Camden's Commercial Waste Officer.

latitude

15 Weller Street London SE1 1QU . 0207 234 0235 . design@latitudearchitects.com . www.latitudearchitects.com

