



WASTE STRATEGY

37-39 High Holborn

JUNE 2020

Rev B

1.0 INTRODUCTION

The application at Swan House, proposes a change of use to commercial only units at Ground and Basement levels located on High Holborn. This document sets out a waste strategy to assist prospective tenants of the development in managing and storing their waste to achieve the waste targets set out in LB Camden’s CPG and technical guidance.

2.0 SITE LOCATION

The site is located at 37-39 High Holborn as shown on the site location plan below. The only option for the waste collection vehicle is to collect from High Holborn as Warwick court is a pedestrian only street with no vehicular access possible. For this reason the existing waste collection has been a bag collection daily via First Mile waste contractors on a timed collection.



Photo 1: Photograph showing front of the Site on High Holborn with limited vehicular access

3.0 COMMERCIAL WASTE STORAGE AND COLLECTION STRATEGY

There are 3No. commercial units that form part of this change of use application as shown on the appended plans. Unit B is being retained as existing at ground.

Unit A

Location : Ground Floor

Waste taken directly to pavement once daily

Uses Proposed: Flexible A1/A3

Unit B - As Existing

Location : Ground Floor

Waste taken directly to pavement once daily

Uses Proposed: A1 Shop (as existing)

Unit C

Location : Basement

Waste taken either via lift or stairs to pavement twice daily

Uses Proposed: Flexible A1/A3 and D1/D2

Due to the only vehicular access possible via High Holborn (as illustrated in the access plan), waste arisings from these units will need to be a timed bag collection from High Holborn. Warwick court which bounds the site is a pedestrian only street with no vehicular access.

It will be strongly encouraged that the waste contractor can collect all three waste streams at the same time to limit the number of collections to the site and limit congestion. Provided the collection vehicle is not using a tipping function to collect the waste (non ROV collections) LB Camden have agreed the contractors can have a 24hr operation to collect out of peak times and limit impact on the highway. No single collection shall exceed more than 10 sacks.

The current arrangement is a daily collection with First Mile which is due to there being limited storage for waste in the individual units and no site opportunity for a Commercial communal bin store. This also minimises impact on the conservation area by smaller quantities of bags left on the pavement for collection and a timed collection to minimise the time these bags are visible on the pavement.

As the only feasible collection method is a bag collection it is not practical to store large quantities of refuse sacks on site for a weekly collection and it is therefore proposed that the daily collection is maintained, albeit tenants will be encouraged to limit their waste and where possible move to a weekly collection if at all possible.

3.1 WASTE CALCULATIONS BY UNIT

Unit A

Refuse for this unit has been calculated using guidance from BS 5906:2005 on the basis of Restaurant (Use Class A3) as this would generate the largest waste arisings. The proposed unit size is approximately 95sqm.

On the basis that approx 50% of this area will be used for the functioning of the restaurant use, ie. Kitchens, toilets and storage areas the following has been assumed

- 45sqm will be available as possible restaurant covers
- Assuming 1.5sqm per cover this would generate around 30 covers
- BS 5906:2005 assumes weekly waste arisings of 75L per restaurant cover
- Potential waste arisings = 30 Covers x 75L = 2,250 L per week equating to 321L per day = 5/6 Sacks per day

To promote achieving sustainable waste management and achieve the targets set out in Camden's Local Plan and CPG the total waste arisings have been separated into the following waste streams on a percentage basis;

- Mixed Dry Recycling (Paper/Card/Glass) – 50%
- Food Waste (Organic) - 30%
- Residual General Waste– 20%

This equates to 1No 240L Recycling Bin, 1No. 120L Food Waste Bin and a 120L Residual Waste Bin which will store the sacks until collection as shown on the appended plans. This unit will be limited to the collection of 6 sacks per day collected in a timed slot once daily.

3.1 WASTE CALCULATIONS BY UNIT

Unit B

Refuse for this unit has been calculated on the basis of existing and proposed use as A1(shop). The existing and proposed unit size is approximately 202 sqm.

The existing commercial waste arisings are approximately 4No. 30L sacks collected daily and this is to remain the proposed collection frequency.

Refuse will be stored in tenant bins separating out the waste into Mixed Recyclables and general waste accordingly , equateing to 1No. 120LRecycling bin and a 120L Residual Waste Bin which will store the sacks until collection. as shown on the appendixed plans. This unit will be limited to the collection of 4 sacks per day collected in a timed slot once daily.

Unit C

Refuse for this unit has been calculated using guidance from BS 5906:2005 on the basis of Restaurant (Use Class A3) as this would generate the largest waste arisings. The proposed unit size is approximately 305sqm/ 3283 sqft.

On the basis that approx 50% of this area will be used for the functioning of the restaurant use, ie. Kitchens, toilets and storage areas the following has been assumed

- 150sqm/1615sqft will be available as possible restaurant covers
- Assuming 1.5sqm per cover this would generate around 100 covers
- BS 5906:2005 assumes weekly waste arisings of 75L per restaurant cover
- Potential waste arisings = 100 Covers x 75L =7,500L per week equating to 1070L per day = 17 sacks

To promote achieving sustainable waste management and achieve the targets set out in Camden’s Local Plan and CPG the total waste arisings have been separated in to the following waste streams on a percentage basis;

- Mixed Dry Recycling (Paper/Card/Glass) – 50%
- Food Waste (Organic) - 30%
- Residual General Waste– 20%

This equates to 2No 360L Recycling Bin, 1No. 360L Food Waste Bin and a 360L Residual Waste Bin as shown on the appendixed plans which will store the sacks until collection. This unit will be limited to the collection of 17 sacks per day collected twice daily in a collection limited to no more than 10 bags at any one time.

4.0 ACCESS OF WASTE COLLECTION TRUCK

As discribed previously access to the site is very limited and can only be collected from the frontage of High Holborn. One of the two lanes is a bus lane so collections will need to be a timed and brief collection to minimise impact on the publice highway.

The refuse vehicle cannot be parked or cause any obstruction to the pedestrian crossing, and the rear cab should be completley clear of this area.

If the agreed presentation if for whatever reason not collected during the dedicated time slot by the waste contractor, the waste must be taken back inside the building and stored until another collection can be made.



REFUSE SACKS TAKEN TO KERBSIDE BEHIND RAILINGS ON COLLECTION DAY

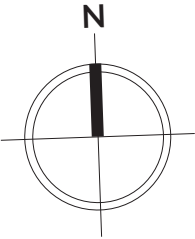
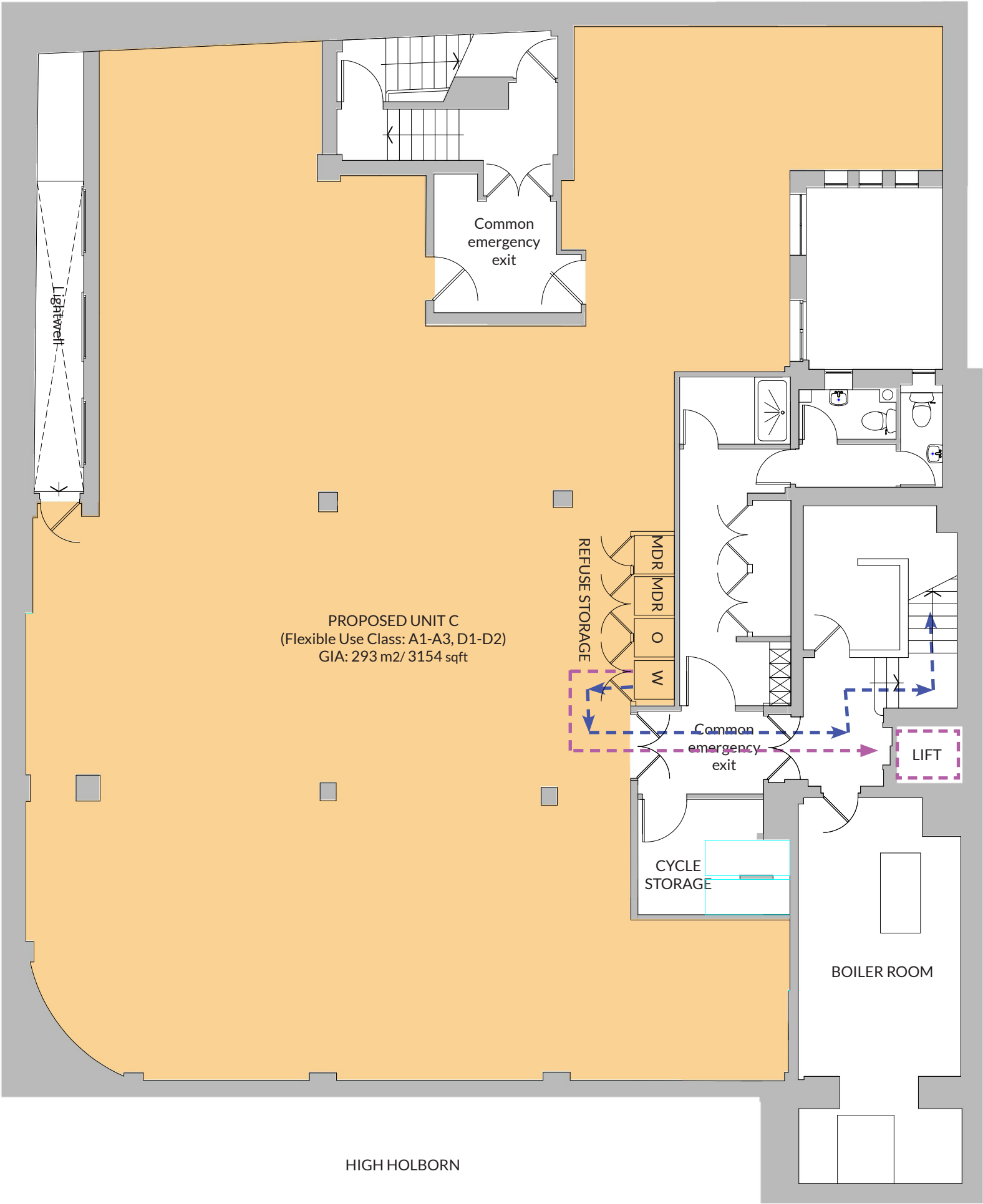
37-39 High Holborn



REFUSE VEHICLE PATH
REFUSE SACKS TAKEN TO KERBSIDE BEHIND RAILINGS ON COLLECTION DAY

5.0 APPENDIX - FLOOR PLANS

WARWICK COURT



- ➡ Refuse route to ground via stairs
- ➡ Refuse route to ground via lift

Revised Planning Issue	19.05.20	CM	B
Planning Issue	12.02.20	CM	A
	Date	Check	Rev

PLANNING



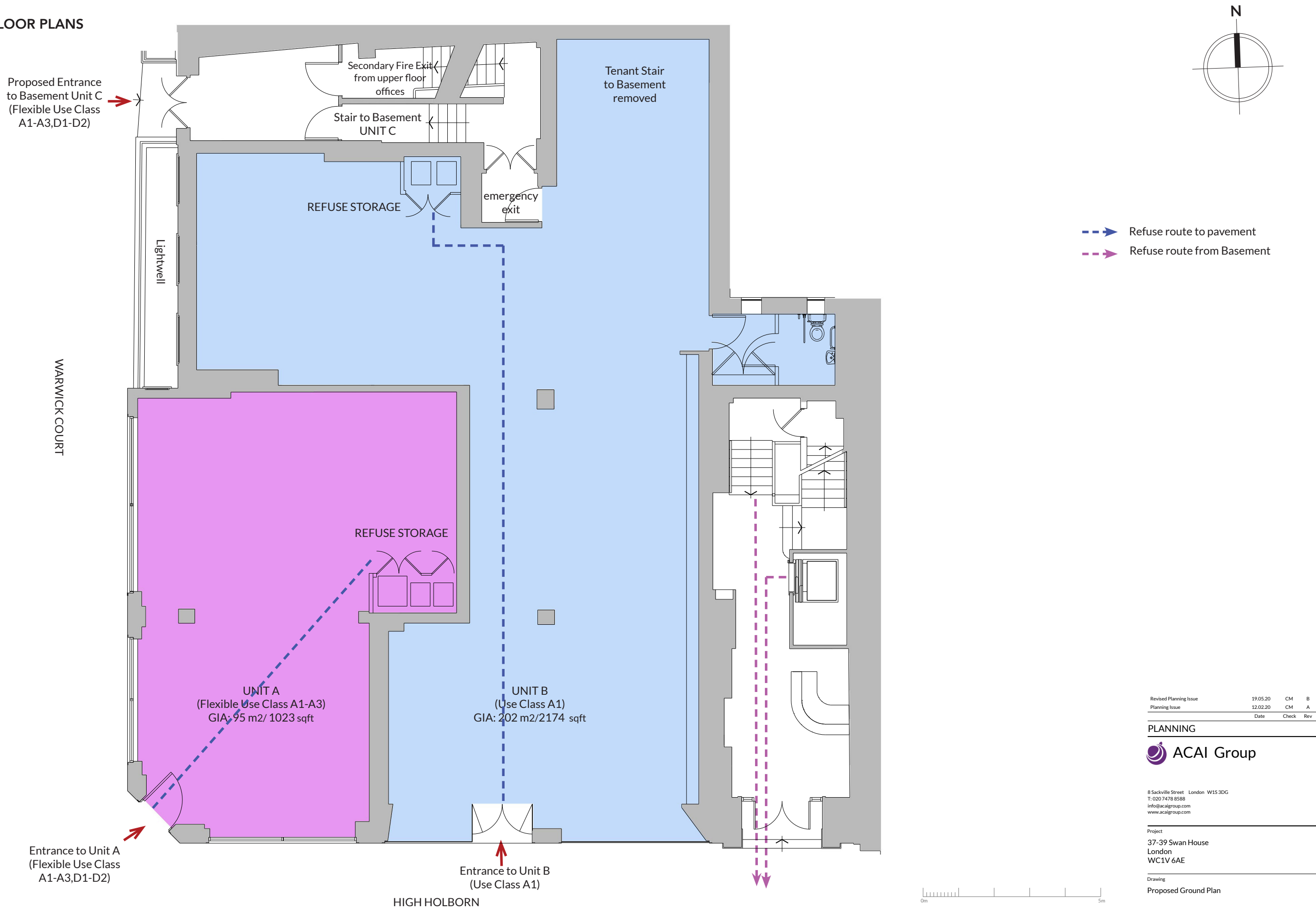
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Drawing
Proposed Basement Plan

Drawn	Date	Scale
CM	FEB 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-006	B

5.0 APPENDIX - FLOOR PLANS



Revised Planning Issue	19.05.20	CM	B
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Drawing
Proposed Ground Plan

Drawn	Date	Scale
CM	FEB 2020	1:100 @ A3
Job Number	Drawing Number	Rev
2020-06	2020-06-DR-A-004	B