

52 Tottenham Street: Waste Storage and Collection Strategy

- 1.1.1 This Strategy document has been prepared by Royal HaskoningDHV (RHDHV), on behalf of Flower Island (UK) Ltd., to outline the waste storage and collection strategy associated with the redevelopment project at 52 Tottenham Street.
- 1.1.2 The development would provide a commercial land use on the ground floor, three x 1-bed duplex units across levels 1 to 6 and one x 3-bed penthouse unit across the four levels, adding seven floors (including a basement for plant, refuse and cycle storage) to the existing building. As a result of the development the site would be comprised of:
- Basement - plant, refuse storage and 7 secure covered cycle spaces;
 - Ground floor commercial space totalling 21.3sqm;
 - 3 x one-bedroom duplex units (floors 1 to 6); and
 - 1 x three-bedroom penthouse unit (floors 7 to 10).
- 1.1.3 The waste collection strategy for the site shall remain as per the site's existing arrangements, with servicing taking place from Tottenham Street. Car parking is controlled on the site frontage with single yellow line waiting restrictions and there are no 'no loading' restrictions in place on the site side of the street.
- 1.1.4 Camden Planning guidance requires developers to ensure that all waste systems and storage areas are safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity.
- 1.1.5 Camden Guidance¹ states that a kerbside collection service is appropriate for flatted properties, including flats located below and above shops. This method of collection is therefore appropriate for 52 Tottenham Street.
- 1.1.6 The site's frontage is less than 6 meters wide and in order to enable the development to come forward with a commercial unit at ground floor level, all residential waste will be located within the building's basement. The basement has been designed so that it could accommodate up to 9 x 240l refuse containers. These containers would separately accommodate general refuse, mixed recycling and food waste.
- 1.1.7 It is understood that in the London Borough of Camden general waste is currently collected fortnightly, and the development would be required to accommodate one 240l waste storage unit for each of the four residential properties.
- 1.1.8 It is understood that mixed recyclables are collected weekly, and each of the residential units should be provided with a minimum of 140l storage. The development scheme has allocated space for up to 4 x 240l waste storage bins for this purpose, one per property.

¹ Waste storage and arrangements for residential and commercial units (Supporting document for planning guidance CPG1 DESIGN Storage and collection of recycling and waste)

- 1.1.9 It is further understood that food waste is collected separately and weekly, and a minimum of 23l of storage is required for this purpose. It is proposed that a communal food waste bin is provided within the basement for use by all four residential properties.
- 1.1.10 An appointed management company would be responsible for transferring bins from the basement store to kerbside at least 30 minutes before collection. The management company would then return the emptied bins to the basement following collection. Bins would be moved from the basement to kerbside via the development's internal lift.
- 1.1.11 With regard to the site's proposed ground floor commercial unit, an area for waste storage would be demised within their unit at the time of fit-out. The future occupant shall make appropriate arrangements with either the Council or an Environment Agency-approved waste carrier for the collection of all wastes produced from the premises.
- 1.1.12 All waste storage facilities for both the residential and commercial unit would be situated within the building's curtilage.