

marks barfield architects

Mr Jonathan McClue
Principal Planning Officer
Planning and Built Environment
Camden Borough Council
5 Pancras Square
London N1C 4AG

Our Ref: 601-E2.25
Camden Ref: 2017/3518/P

27th September 2018

Dear Mr McClue,

RE: Condition 18 Discharge - Stephenson House, 75 Hampstead Rd, London NW1 2PL

With reference to the above Planning Application, we are pleased to provide the supporting material for the discharge of Condition 18 – Waste Storage for your review and approval.

The proposed waste management strategy, as described below and on the enclosed drawings, has been developed in line with the Delivery and Servicing Management Plan that was submitted with the Planning Application.

Waste and recycling storage locations

Please refer to the enclosed drawing SK-312.

All waste and recycling associated with the B1-Office and C3-Residential would be stored within separate bin stores, as illustrated on SK-312, until planned collections take place.

Waste and recycling associated with A1-Retail, A3-Café and B1/D1-Office/Health would also be managed separately and would be stored on-site until planned collection times. These arrangements would be unchanged from existing refuse collections.

Design and method of waste and recycling storage

Please refer to the enclosed drawing SK-313 for details.

The bin stores have been designed in accordance with Camden Planning Guidance CPG 1 for Recycling and Waste Storage. Each bin store provides adequate space for the storage of waste and recyclables. Provisions have been made for drainage and water supply (to keep the area clean), as well as secure access.

Special consideration has been made to ensure that the residential bin store is within 30 metres, in horizontal distance, from the front door of apartments as illustrated on SK-313.

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Removal of waste and recycling

The existing refuse collection arrangements and waste management strategy would continue post-development whereby each individual use on-site would benefit from separate refuse stores, all of which would be located on ground floor level, affording convenient access to Drummond Street, Hampstead Road and William Road. Waste collections would take place on-street from these locations in accordance with the Delivery and Servicing Management Plan.

Refuse generated by the commercial uses on-site would be collected by a contracted private company and a schedule would be agreed by the site management for shared refuse collections.

Additionally, general management of the office use will be instructed to inform employees of the refuse / recycling processes to ensure that they are fully aware of the requirements. This approach will be maintained via up-to-date information placed on the staff notice board.

Yours sincerely,



Yevgeniy Beylkin ARB RIBA Int'l. Assoc. AIA
Associate Director

Encl: SK-312 & SK-313
CC: Caroline Keane – Gerald Eve

