

Waste management plan for Sarabande / House of Bandits, 808-812 High Road, N17

Introduction

This document has been prepared in response to the Section 96A application for a non-material amendment to the planning permission (ref: HYG/2017/1181) relating to No. 810/812 High Road only. However, the proposed waste management strategy considers the wider site to be occupied by Sarabande at Nos. 808–810/812 High Road.

This document represents an interim waste management plan and will remain in place until the wider Paxton17 scheme is delivered. Upon completion, the waste collection arrangements for No.810/812 will accord with the approved planning strategy for HGY/2020/1584, which includes the provision of dedicated bin stores within the Linear Building that caters to No. 810/812.

Further details are set out in the planning-approved Hydrock Waste Management and Servicing Strategy (ref: NTS-HYD-XX-ZZ-RP-ME-1004), approved under planning permission HGY/2020/1584



4. WASTE DEPOSIT AND STORAGE

4.1 Site Constraints and Opportunities

Due to the urban context of the site, deliveries and collections can only be facilitated from High Road as all other sides of the building are inaccessible by delivery vehicles.

Refuse vehicles will enter through an entrance with a 3.7m clear height restriction on a one-way system through the site.

The refuse areas are located at the north and south of the building to allow for easy movement of waste and deliveries via High Road and exiting on to Northumberland Park.

4.2 Commercial Space

The development will provide storage facilities for refuse and recyclable materials which will be accessible by all occupants. All waste streams will be separated at source and stored off the highway and out of public view, in purpose-built refuse stores within the boundary of the property.

Sufficient storage will be provided to allow for the total amount of waste produced over a 7-day period (general refuse) to be contained on the premises.

Separate internal space for safe and convenient storage and collection of recyclables will also be provided within each tenancy.



Figure 3. Bin collection strategy for collection

Figure 1 Snip from Hydrock Waste Management Plan

Site overview

The site 808-812 High Road comprises of the following areas -

808: Lower ground gallery space; ground floor office space (permanent team of approx. 5 staff) + events bar; 1st, 2nd, 3rd floors comprising of artists' studios + staff kitchen

810: Ground floor retail space; 1st, 2nd, 3rd floor comprising of artists' studios + artist kitchen

812: Ground floor cafe with garden to rear

**Please note, I have separated 808-810 from 812 as the primary use of 808-810 will be for artists' studios and office and the use of 812 will be a commercial premises (cafe)*

808-810

What kind of waste will be generated?

Primarily office waste (majority recyclable), and a small amount of food waste from staff and artists' kitchens. There will also be a portion of waste which will fall into the category of artist materials (cardboard, plastics, fabric), and related items such as packaging, much of which can be recycled.

Waste management objectives + delivery

To recycle as much as possible - Sarabande staff and the artists in residence prioritize a 'reuse and repair' approach to waste and will continue to do so as the new waste management plan is put in place. Staff and residents will be briefed fully on ensuring proper segregation of materials and minimizing single use products where possible. Consideration of council guidelines will be made to ensure most efficient waste management working with local schemes.

Collection

Weekly collection of 1 x general waste bin and 1 x recycling bin from Veolia (or comparable contractor) from the front of the property facing on to the High Road. There may be occasional extra collections scheduled by Sarabande for special events.

812

What kind of waste will be generated?

As well as dry waste (paper, plastics, tins, cardboard, glass etc.), there will be a substantial amount of food waste generated at these premises - the cafe has capacity for 27 eat-in covers and will also be operating a takeaway service for salads and drinks.

Waste management objectives + delivery

To generate as little non-recyclable waste as possible. Sarabande's cafe supplier will look into composting options, and if not, ensure that the proper food waste bins are used. Part of supplier procurement will be based on sustainability credentials. Additionally, encouraging customers to bring their own takeaway packaging to minimize waste produced off site as well.

Collection

A bi-weekly collection 1 x general waste, 1 x recycling and 1 x food waste / compost from Veolia (or comparable contractor) from the rear of the property, accessible via goods entryway. There may also be a need for a separate glass collection and the above will be regularly reviewed and adjusted to meet the needs of the volume of waste generated by the cafe. There may be occasional extra collections scheduled by Sarabande for special events.

Waste Calculation – BS:5906-2005

Office

50l X 25 pax = 1250/660

2Nos. (660l) wheelie bins

Café

10l X 64SQ.M = 640/660

1No. (660l) wheelie bin