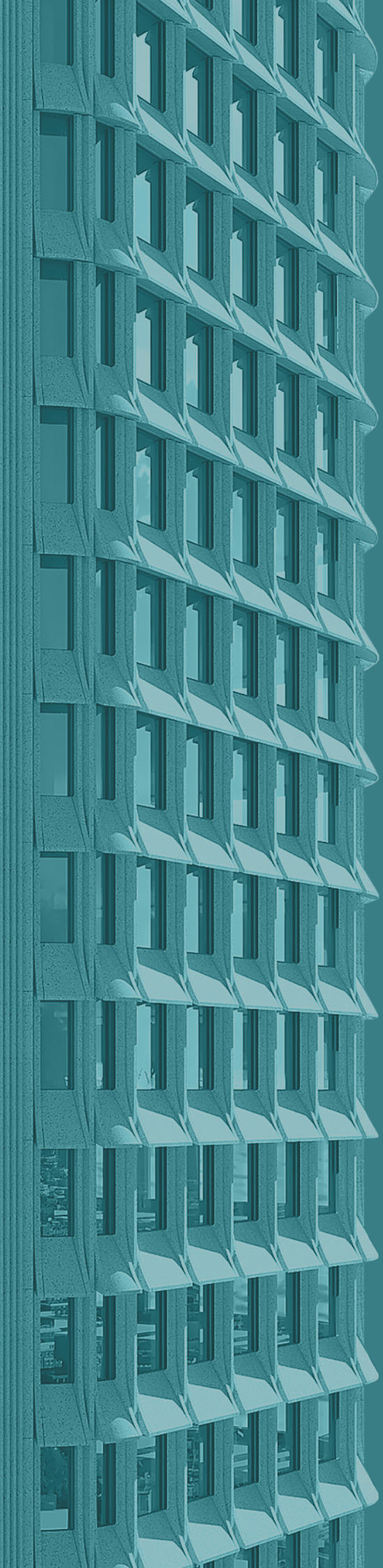


EUSTON TOWER

Operational Waste Management Strategy Addendum

December 2024

British Land

EUSTON TOWER, REGENT'S PLACE

OPERATIONAL WASTE MANAGEMENT STRATEGY ADDENDUM

PROJECT NO. 22/181 DOC NO. D012

DATE: DECEMBER 2024

VERSION: 1.0

CLIENT: BRITISH LAND PROPERTY MANAGEMENT LIMITED

Velocity Transport Planning Ltd

www.velocity-tp.com

VELOCITY

DOCUMENT CONTROL SHEET

Document Reference

Project Title	Euston Tower
Document Title	Operational Waste Management Strategy Addendum
Project Number	22/181
Document Number	D012
Revision No.	1.0
Document Date	DECEMBER 2024

Document Review

	Name	Date completed
Prepared By	Oliver James	10/12/24
Reviewed By	Peter Hambling	10/12/24
Authorised By	Matt Penn	10/12/24

Notes

The document reference number, revision number and date are given on the footer of each page

TABLE OF CONTENTS

FIGURES

TABLES

APPENDICES

1 INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 This Operational Waste Management Strategy Addendum (OWMS) has been prepared by Velocity Transport Planning, on behalf of British Land Property Management Limited (Thereafter British Land) to support a planning application for the redevelopment of Euston Tower (hereafter referred to as the 'Proposed Development') within the London Borough of Camden (LBC).

1.1.2 This OWMSA considers the potential impacts that may arise from waste generated during the operational phase of the Proposed Development, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage, and collection of waste arising.

1.1.3 This OWMSA also summarises the revisions made to the pending application for Full Planning Permission (ref. 23/5240/P), submitted in December 2023 for the Proposed Development at Euston Tower.

1.1.4 The Applicant has undertaken extensive consultation during both the pre-application and determination stages of the Proposed Development and has sought to respond positively to the comments received. The scheme has been revised in response to feedback from Officers, local stakeholders and residents, the Regents Park Conservation Area Advisory Committee and statutory consultees, including Historic England and The Greater London Authority.

1.1.5 This Addendum has been prepared to detail the revisions to the pending scheme (the "Proposed Development"). For the avoidance of doubt, the Operational Waste Management Strategy which accompanied the December 2023 Submission is considered as read, and this OWMS deals only with the 2024 revisions and any updates to assessments as a result of these. This Addendum also clarifies and provides further details responding to consultation responses received following the original submission in December 2023. Where varied or supplemented details are provided in this OWMS, the content of the 2023 Operational Waste Management Strategy remains valid and up to date.

1.1.6 The Description of Development for the Proposed Development, considering the 2024 Revisions, has been updated to the following:

> *"Redevelopment of Euston Tower comprising retention of parts of the existing building (including central core, basement and foundations) and erection of a new building incorporating these retained elements, to provide a 32-storey mixed-use building providing offices and research and development floorspace (Class E(g)) and office, retail, café and restaurant space (Class E) and Enterprise space (Class E/ F) at ground and first, and associated external terraces; public realm enhancements, including new landscaping and provision of new publicly accessible steps and ramp; short and long stay cycle storage; servicing; refuse storage; plant and other ancillary and associated work."*

1.1.7 The relevant principal components of the 2024 Revisions comprise:

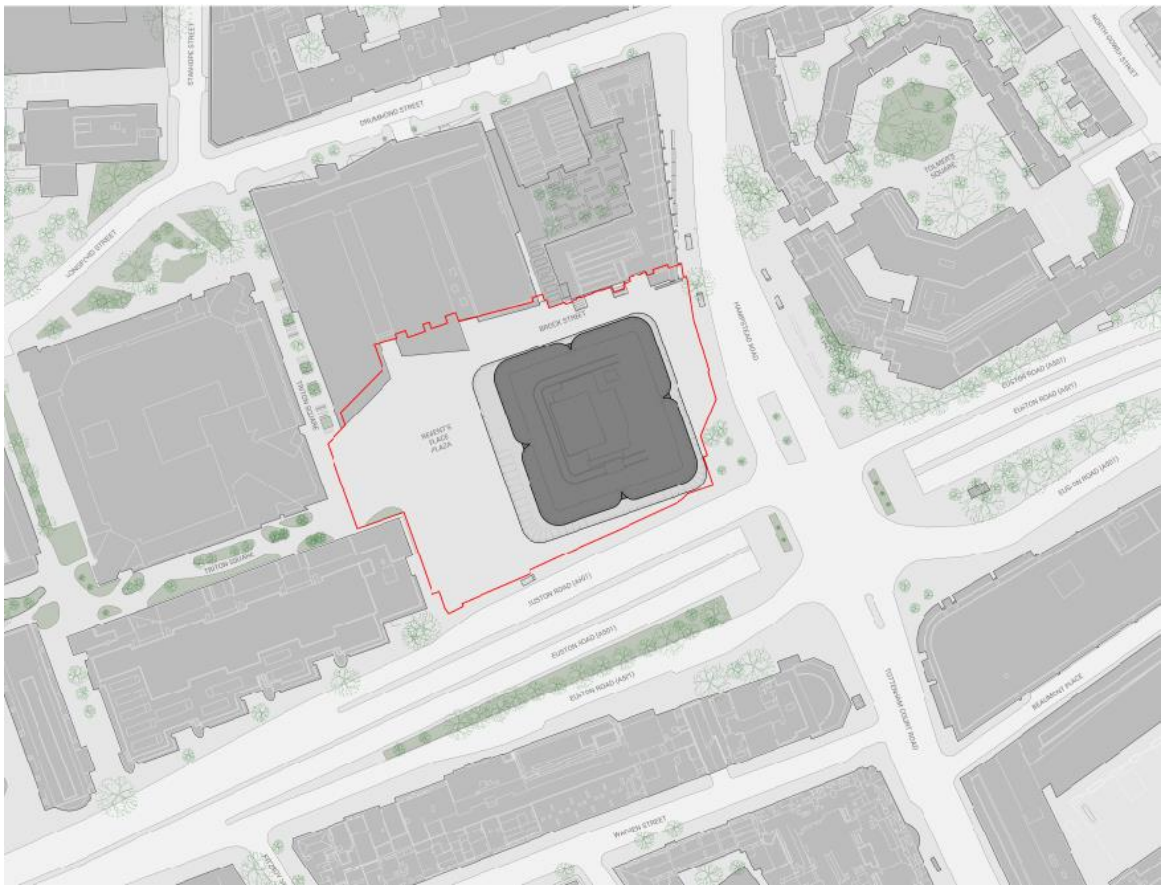
- Land Uses
  - Publicly accessible space adjusted to Level 00 and Level 01 only.
- Massing
  - Tower massing adjusted to create a simpler, rectangular form.
  - Tower is rounded at the corners to help the tower appear slimmer in long distance views.
- Transport
  - End of trip facilities entrance and access has been adjusted to a bicycle stair and lift. External access remains from the southwest corner of the ground floor."

1.2 SITE LOCATION

1.2.1 Euston Tower is bounded to the north by Brock Street, a private pedestrianised area within Regent's Place; to the east, the site is bounded by Hampstead Road (A400) and to the south by Euston Road (A501), both form part of the Transport for London Road Network (TLRN); and west by Regent's Place Plaza, which is also a private pedestrianised area within Regent's Place.

1.2.2 The site location is shown in **Figure 1-1** below.

Figure 1-1 Site Location



1.3 EXISTING SITE

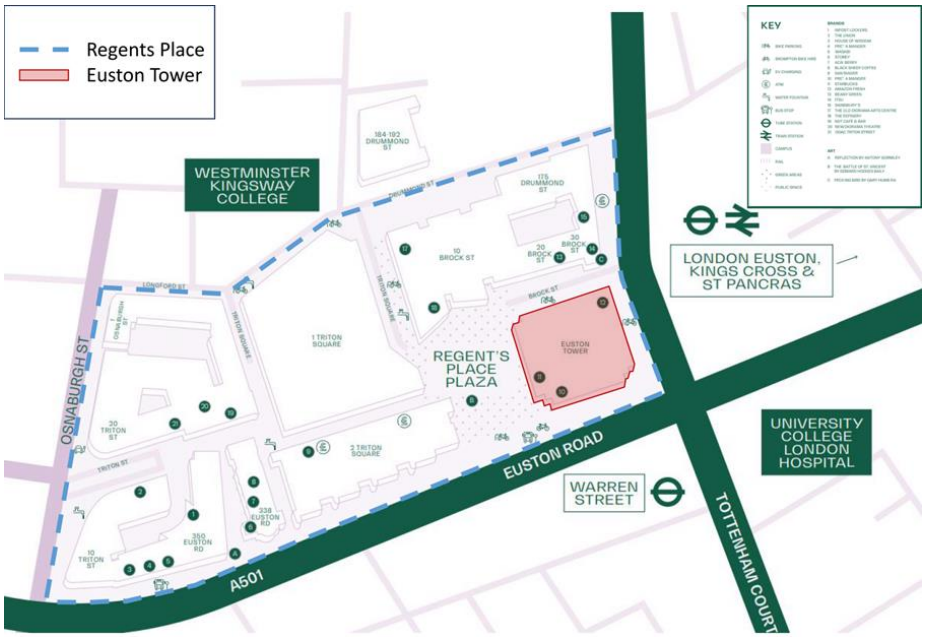
1.3.1 Section as per the 2023 Operational Waste Management Strategy.

1.4 PROPOSED DEVELOPMENT

1.4.1 This OWMSA has been prepared in support of an application at Euston Tower, 286 Euston Road, London, NW1 3DP.

1.4.2 **Figure 1-2** below shows Regent's Place and the location of the Proposed Development within the plaza.

Figure 1-2 Regent's Place Plaza



1.5 DOCUMENT STRUCTURE

1.5.1 This report is set out in the following format:

- **Section 2: Waste Legislation, Policy, and Guidance** – details of the national legislation and local waste policy that have relevance to the Proposed Development.
- **Section 3: Management of Commercial Waste** – provides an estimate of waste arising from the commercial uses and outlines the plan which will be adopted to manage the waste arising from the Proposed Development once operational.
- **Section 4: Summary & Conclusions**
- **Appendix A: National and Local Waste Policy & Guidance**

2 WASTE LEGISLATION, POLICY & GUIDANCE

2.1 INTRODUCTION

2.1.1 This section focuses on the details of the national legislation that are relevant to the Proposed Development, in addition to waste policy and guidance at a local level, reviewed as part of the preparation of this OWMS.

2.2 NATIONAL LEGISLATION AND GUIDANCE

2.2.1 Section as per the 2023 Operational Waste Management Strategy.

2.3 CIRCULAR ECONOMY CONSIDERATIONS

2.3.1 Section as per the 2023 Operational Waste Management Strategy.

3 MANAGEMENT OF COMMERCIAL WASTE

3.1 INTRODUCTION

3.1.1 This section outlines the waste management strategy that will be used to manage the operational waste arising from the Proposed Development.

3.1.2 This waste strategy has been developed in accordance with standards detailed in LBC's '*Waste Storage and Arrangement for Residential and Commercial Units*' guidance document (hereafter referred to as 'the Guidance') which was updated in 2014.

3.2 WASTE GENERATION MODELLING

3.2.1 LBC does not provide metrics for commercial waste generation. Waste generation metrics for the proposed commercial space have been sourced from British Standard BS5906:2005 *Waste Management in Buildings – Code of Practice.*

3.2.2 BS5906:2005 does not include a dedicated metric for estimating waste generated by life science developments and enterprise spaces.

3.2.3 To maintain a robust waste strategy the office metric will be applied to the life science areas as it is anticipated that they would generate less waste than a typical office development. Lab spaces typically have lower employee density and additional space for hazardous and specialist waste streams will be provided, supplementary to the storage requirements for municipal waste.

3.2.4 The Office metric has also been applied to the enterprise spaces (Class F1). This class use constitutes a minor portion of the total commercial area which would not justify the application of a bespoke waste metric.

3.2.5 The Food and Beverage metric has been applied to all Flexible Class E space as a contingency, as it has the most onerous waste storage requirements.

3.2.6 The weekly commercial waste metrics are summarised in **Table 3-1** below.

Table 3-1 Weekly Waste Metrics

Description	Waste Metric	Waste Composition	Assumptions
Office	Volume per number of employees [50 litres] x number of employees	• Residual Waste 25% • Dry-Mixed Recycling (DMR) 70% • Food Waste 4% • Glass Waste 1%	• 5-day Operations • 1 Employee per 8m²
Food and Beverage (F&B)	Volume per number of covers [75 litres] x number of covers	• Residual Waste 25% • Dry-Mixed Recycling (DMR) 65% • Food Waste 8% • Glass Waste 2%	• 7-day Operations • 1 Cover per 6m²

3.2.7 The waste compositions in **Table 3-1** above align with the requirement outlined in London Environment Strategy Policy 7.2.2, which targets a 75% business waste recycling rate by the year 2030.

3.2.8 **Table 3-2** summarises the commercial areas that form the Proposed Development.

Table 3-2 Area Schedule

Commercial Use	Waste Metric Applied	Area (m²)	NIA / GIA
Workspace (Use Class E(g))	Office	34,457	NIA
Life Science (Use Class E(g))		16,476	
Enterprise Space (Use Class F1)		746	
Commercial, Business and Service Use (Use Class E (Flexible Retail))	F&B	748	GIA

3.2.9 Applying the commercial waste metrics detailed **Table 3-1** to the area schedule summarised in **Table 3-2**, **Table 3-3** provides the estimated weekly waste arisings for the Proposed Development once operational.

Table 3-3 Estimated Weekly Waste Generation

Commercial Use	Litres per Week				
	Residual Waste	DMR	Food Waste	Glass Waste	Total
Workspace / Life Science / Enterprise	64,599	180,187	10,336	2,584	**258,395**
Class E Flexible Retail	2,338	6,078	748	187	**9,351**
Total	**66,937**	**186,955**	**11,084**	**2,771**	**267,746**

3.2.10 It is not anticipated that the Proposed Development will generate the volume of waste summarised in **Table 3-3**, as it will be less densely occupied within the lab areas, and the waste metrics do not account for the recent prevalence of hybrid working and paperless offices.

3.3 EXISTING WASTE MANAGEMENT STRATEGY

3.3.1 Section as per the 2023 Operational Waste Management Strategy.

3.4 PROPOSED WASTE MANAGEMENT STRATEGY

3.4.1 The proposed strategy to manage commercial waste has been devised to provide a high-quality service to commercial tenants whilst also being compliant with the Guidance.

3.4.2 The existing waste management operations are currently segregating materials effectively, consolidating all waste streams from the wider Regent's Place Estate.

3.4.3 The waste strategy for the Proposed Development will continue to employ the same principles of consolidation and fit within the existing site-wide waste strategy for the Regent's Place Estate.

3.4.4 All facilities for the storage and presentation of commercial waste within the Proposed Development will be designed to British Standard BS5906:2005 *Waste Management in Buildings – Code of Practice standards*. In summary, the commercial waste store will include the following:

- A suitable water point in close proximity to allow washing down;
- All surfaces will be sealed with a suitable wash proof finish (vinyl, tiles etc.);
- All surfaces will be easy to clean;
- Suitable floor drain; and
- Suitable lighting and ventilation.

3.4.5 In line with the existing operation of the Regent's Place Estate, the commercial tenants will provide temporary internal waste storage within their communal areas for segregation of waste at source.

3.4.6 An on-site FM contractor will be appointed to collect the internally segregated waste from as part of standard cleansing operations.

3.4.7 The on-site FM team will collect the waste in suitable trolleys as separate waste streams. An example cleaning trolley is shown in below.

Figure 3-1 Example Cleaning Trolley[1]

3.4.8 Using the service lifts and access corridors, the on-site FM team will transfer the segregated waste to a basement-02 commercial waste store within the Proposed Development.

COMMERCIAL WASTE STORE

3.4.9 A commercial waste store will be provided in the basement-02 service yard, where all bagged waste streams will be deposited by the on-site FM team.

The location of the tenant commercial waste store, as well as the route from the service lifts is shown in **Figure 3-2** below.

[1] https://storagenstuff.co.uk/product/rubbermaid-triple-capacity-cleaning-cart

Figure 3-2 Route from Service Lift – Basement-01

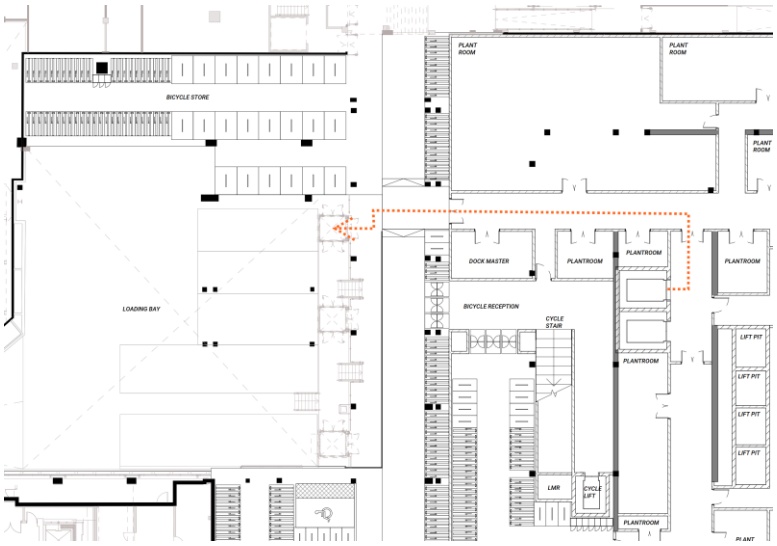
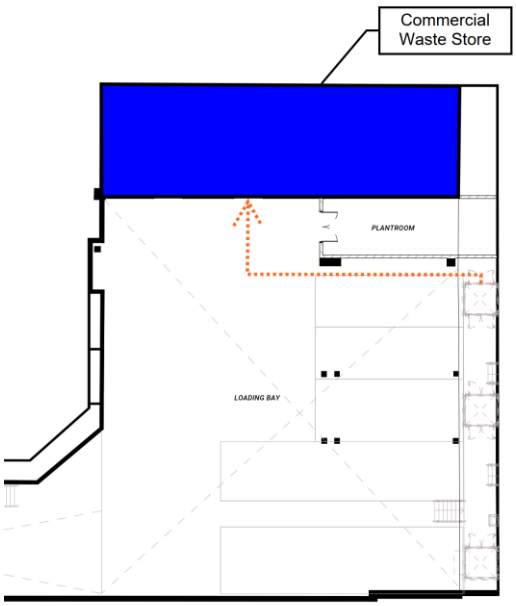


Figure 3-3 Tenant Commercial Waste Store – Basement-02



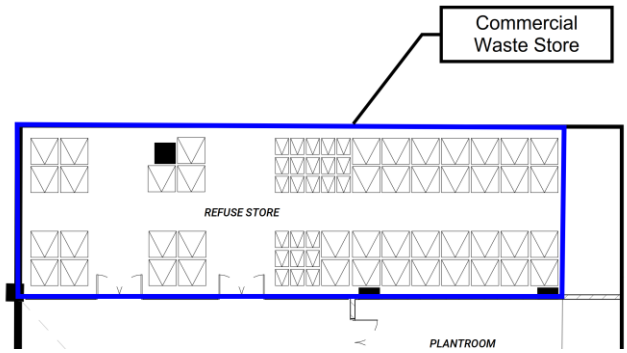
3.4.10 Based on the estimated weekly waste generation detailed in **Table 3-3**, **Table 3-4** below summarises the proposed waste storage provision within in the commercial waste store, assuming daily collections for food waste and glass waste and daily consolidation into the compactors for residual waste and DMR.

Table 3-4 Waste Storage Provisions

Waste Stream	Container Type	No. of Containers	No. of Days' Storage
Residual Waste	1,100-Litre Eurobins	13	1
DMR		34	
Food Waste	240-Litre Wheeled Bins	10	
Glass Waste		3	

3.4.11 **Figure 3-4** below shows the configuration of the tenant commercial waste store, accommodating the containers detailed in **Table 3-4**.

Figure 3-4 Tenant Commercial Waste Store Configuration



3.5 WASTE CONSOLIDATION AND COLLECTION

3.5.1 Waste Consolidation and Collection as per the 2023 Operational Waste Management Strategy.

4 MANAGEMENT OF LABORATORY WASTE

4.1 INTRODUCTION

4.1.1 This section outlines the waste management strategy that will be used to manage the specialist waste arising from laboratory areas of the Proposed Development.

4.2 INTERNAL TEMPORARY WASTE STORAGE

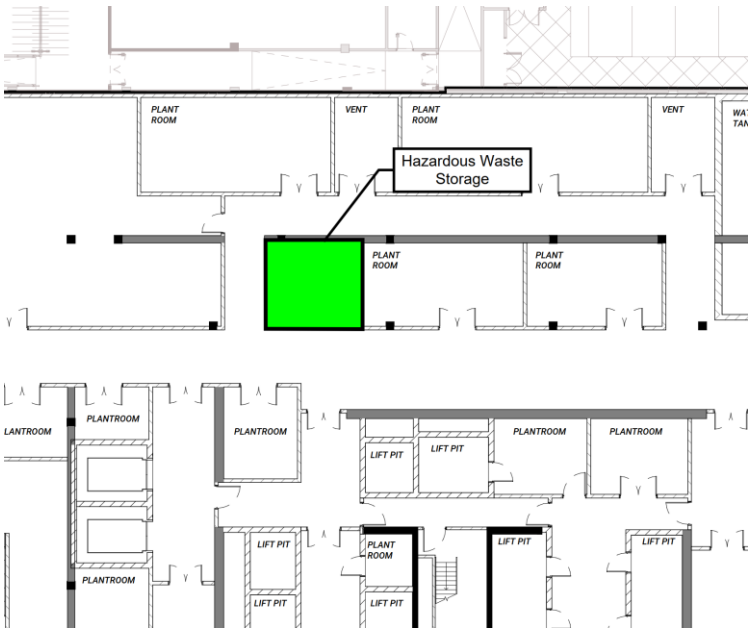
4.2.1 Section as per the 2023 Operational Waste Management Strategy.

4.3 SPECIALIST AND HAZARDOUS WASTE

4.3.1 It is anticipated that a level of specialist waste will be generated by the Proposed Development once operational, potentially including flammable, chemical and biohazard waste.

4.3.2 It is anticipated that a specialist waste storage area will be provided at basement level 01 as shown in **Figure 4-1** below.

Figure 4-1 Indicative Hazardous Waste Storage Area



4.3.3 This facility will be designed in accordance with requirements determined by their physical and chemical properties and all prevailing legislation.

4.3.4 The exact design of the storage facilities will also be dictated by the specific requirements of the commercial tenants and their business activities.

4.3.5 As necessary the on-site FM team will transfer the specialist waste from each tenant floor to the specialist waste store at basement level 01.

4.3.6 The on-site FM team is expected to receive appropriate training to safely transport specialist waste streams from tenant floors to the specialist waste store on basement level 01.

4.3.7 It is anticipated that tenants may also store small volumes of specialist waste types with specific properties within their tenanted areas.

4.3.8 On an agreed schedule appropriately licensed specialist waste contractors will be appointed to collect directly from the specialist waste store and tenanted areas.

4.4 CLINICAL WASTE

4.4.1 Section as per the 2023 Operational Waste Management Strategy.

5 SUMMARY AND CONCLUSION

5.1 SUMMARY

5.1.1 Estimated daily waste generation has been calculated using waste metrics provided in British Standard BS5906:2005.

COMMERCIAL WASTE

EXISTING WASTE MANAGEMENT STRATEGY

5.1.2 The site is currently providing separate storage provisions for the following waste streams:

- Residual waste;
- DMR;
- Food waste; and
- Glass waste.

5.1.3 All waste streams are transferred around the estate to the basement-01 service yard by the on-site FM team for consolidation into respective tenanted waste storage areas.

5.1.4 Residual waste and DMR is temporarily stored within the waste storage areas before being consolidated into two portable waste compactors, located in the service yard, by the on-site FM team.

5.1.5 Each waste stream is collected multiple times a week in accordance with the LBC approved servicing hours.

PROPOSED WASTE MANAGEMENT STRATEGY

5.1.6 The existing waste management operations are currently segregating material effectively, and the proposed waste strategy will therefore maintain the same principles of consolidation and collection for each waste stream.

5.1.7 Commercial occupiers will temporarily store segregated waste within their tenanted areas.

5.1.8 All waste generated during the operational phase of Proposed Development will be collected internally and transferred to the tenant commercial waste store by the on-site FM team.

5.1.9 A tenant commercial waste store will be provided in basement level 01 with separate residual waste, DMR, glass waste and food waste storage, constructed to BS5906:2005 standards.

5.1.10 On a regular basis, the on-site FM team will transfer all waste streams to the tenant commercial waste store.

5.1.11 Residual waste and DMR will be consolidated at basement level 01 as a continuation of the existing waste strategy.

5.1.12 Each waste stream will continue to be collected multiple times a week in accordance with the LBC approved servicing hours for the Proposed Development.

5.1.13 Additional waste collections could be implemented as necessary to accommodate the waste generated by the Proposed Development.

LABORATORY WASTE

CLINICAL WASTE

5.1.14 Clinical waste will be stored in 770-litre Eurobins in the loading bay.

5.1.15 The commercial tenants will be responsible for arranging a suitably licenced waste contractor to collect the clinical waste from the Proposed Development on an appropriate schedule.

SPECIALIST WASTE

5.1.16 Specialist waste will be stored in a separate waste store, designed in accordance with prevailing legislation for the physical and chemical properties for each material type.

5.1.17 It is anticipated that tenants may also store small volumes of specialist waste types with specific properties within their tenanted areas rather than the communal waste stores at basement-01.

5.1.18 The design of the storage facilities will also be dictated by the specific requirements of the commercial tenants and their business activities.

5.2 CONCLUSION

5.2.1 This waste management strategy has taken into account the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development.

5.2.2 The proposals set out in this OWMS meet the requirements of relevant waste policy and follow applicable guidance.

APPENDIX A

NATIONAL, LONDON AND LOCAL WASTE POLICY & GUIDANCE

NATIONAL WASTE POLICY

MHCLG, NATIONAL PLANNING POLICY FRAMEWORK (2023)[2]

The revised National Planning Policy Framework was updated in December 2023 and sets out the government's planning policies for England and how these are expected to be applied. It does not include anything of relevance to waste management that would be applicable to the Proposed Development.

DCLG, NATIONAL PLANNING POLICY FOR WASTE (2014)[3]

The National Planning Policy for Waste is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England. As the primary focus is on planning for waste management facilities, it is not considered relevant to the Proposed Development.

DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS (DEFRA), OUR WASTE, OUR RESOURCES: A STRATEGY FOR ENGLAND (2018)[4]

The strategy sets out how England will preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. At the same time, the country will minimise the damage caused to the natural environment by reducing and managing waste safely and carefully, and by tackling waste crime.

It combines actions the country will take now, with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. This is the blueprint for eliminating avoidable plastic waste over the lifetime of the 25 Year Plan, doubling resource productivity, and eliminating avoidable waste of all kinds by 2050.

DEFRA, WASTE MANAGEMENT PLAN FOR ENGLAND (2021)[5]

The Waste Management Plan for England fulfils the requirements of the Waste (England and Wales) Regulations 2011 for the waste management plan to be reviewed every six years. It focuses on waste arisings and their management. It is a high-level, non-site-specific document and provides an analysis of the current waste management situation in England. It does not include anything of relevance to waste management that would be applicable to the Proposed Development.

WASTE HIERARCHY

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1.1**.

[2] https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

[3] https://www.gov.uk/government/publications/national-planning-policy-for-waste

[4] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf

[5] https://www.gov.uk/government/publications/waste-management-plan-for-england-2021

Figure A1.1: The Waste Hierarchy

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment, and this should only be undertaken in a controlled manner.

The Waste Hierarchy has been implemented in England and Wales by the Waste (England and Wales) Regulations 2011. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

HM GOVERNMENT, A GREEN FUTURE: OUR 25 YEAR PLAN TO IMPROVE THE ENVIRONMENT (2018)[6]

The 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. Its aim is to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first.

With regard to waste management, the plan details aims which include:

- Zero avoidable plastic waste by 2042;
- Reduce food waste; and
- Improving the management of residual waste.

[6] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

LONDON WASTE POLICY & GUIDANCE

GLA, THE LONDON PLAN (MARCH 2021)[7]

The London Plan is the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

The strategy includes the following waste management policy that has influenced the development of more specific business waste guidance:

> *'Policy D3 Optimising site capacity through the design-led approach*
>
> *3.1B.18 Shared and easily accessible storage space supporting separate collection of dry recyclables, food waste and other waste should be considered in the early design stages to help improve recycling rates, reduce smell, odour and vehicle movements, and improve street scene and community safety.'*
>
> *'Policy SI7 Reducing waste and supporting the circular economy*
>
> *Resource conservation, waste reduction, increases in material re-use and recycling, and reduction in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:*
>
> *5) design developments with adequate, flexible and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.'*

GLA, LONDON ENVIRONMENT STRATEGY (2018)[8]

The Mayor, with the new London Environment Strategy, aims to make London a zero-waste city. By 2026, no biodegradable or recyclable waste will be sent to landfill and by 2030, 65% of London's municipal waste will be recycled.

With regards to waste management within the Proposed Development, the following extracts are of relevance:

> '*To help them achieve the recycling targets, waste authorities should deliver the following minimum level of service for household recycling:*
>
> - *all properties with kerbside recycling collections to receive a separate weekly food waste collection*
> - *all properties to receive a collection of, at a minimum, the six main dry recycling materials, i.e. glass, cans, paper, card, plastic bottles and mixed rigid plastics (tubs, pots and trays)*
>
> *Proposal 7.2.1.c The Mayor will support efforts to increase recycling rates in flats*
>
> *The Mayor will encourage Resource London to provide more support and funding to those waste authorities that are working towards achieving higher recycling performance in flats. Through LWARB, the Mayor will seek additional funding to tackle recycling performance in flats. The London Plan requires that all new developments referred to the Mayor include adequate recycling storage for at least the six main dry recyclable materials and food.*

---

[7] GLA (2021) *The London Plan*
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

[8] GLA (2018) *London Environment Strategy*
https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf

Waste authorities, through the planning application process, should apply the waste management planning advice for flats, including the domestic rented sector, developed by LWARB in partnership with the London Environment Directors Network (LEDNET).'

LOCAL WASTE POLICY & GUIDANCE

LBC, LOCAL PLAN (2017)[9]

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures Council has robust and up-to-date planning policies that responded to developing circumstances and the Borough's unique characteristics. The Local Plan will cover the period from 2016-2031. The following extract is applicable to the Proposed Development:

'Policy CC5 Waste

'The Council will seek to make Camden a low waste borough.

We will:

a. aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;

b. deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan;

c. safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and

d. make sure that developments include facilities for the storage and collection of waste and recycling.'

LBC, WASTE STORAGE AND ARRANGEMENTS FOR RESIDENTIAL AND COMMERCIAL UNITS (SUPPORTING DOCUMENT FOR PLANNING GUIDANCE CGP1 DESIGN STORAGE AND COLLECTION FOR RECYCLING AND WASTE) (2014)[10]

Its key aim is to assist those involved in the design and management of buildings to best provide for the temporary storage and transfer of wastes to maximise the type and amounts that can be reused or sent for recycling or repurpose.

LBC, CAMDEN PLANNING GUIDANCE: DESIGN (JANUARY 2021)[11]

This document supports the development design policies in the Camden Local Plan, 2017. The document covers a range of topics including housing, waste, sustainability, amenity and planning obligations. It is supplementary to the technical guidance, which details the design of waste storage facilities in new developments.

---

[9] LBC (2017) *Local Plan*

https://www.camden.gov.uk/documents/20142/4820180/Local+Plan.pdf/ce6e992a-91f9-3a60-720c-70290fab78a6

[10] LBC (2014) *Waste Storage and Arrangements for Residential and Commercial Units (Supporting Document for Planning Guidance Cgp1 Design Storage and Collection for Recycling and Waste)*

https://www.camden.gov.uk/documents/20142/0/ES+Technical+Waste+Planning+Guidance+2018final+-+FV+%5BPDF%5D.pdf/4f682792-29fa-89ca-00b1-f2a7fb5a6dc1

[11] LBC (2021) *Camden Planning Guidance: Design*

https://www.camden.gov.uk/documents/20142/4823269/Design+CPG+Jan+2021.pdf/086b8201-aa57-c45f-178e-b3e18a576d5e?t=1611580522411

LBC, CAMDEN PLANNING GUIDANCE: TRANSPORT (JANUARY 2021)[12]

This document supports the transport policies in the Camden Local Plan, 2017. The document supplements the technical guidance, which details the servicing requirements for waste storage facilities in new developments.

LBC, EUSTON AREA PLAN (JANUARY 2015)[13]

The Euston Area Plan (EAP) is underway to establish a comprehensive planning framework aimed at steering changes in the area. The primary focus is on the revitalization of Euston Station, with the overarching goal of extending the scope of regeneration to positively impact both the local community and the broader London area.

[12] LBC (2021) *Camden Planning Guidance: Transport*

https://www.camden.gov.uk/documents/20142/4823269/Transport+CPG+Jan+2021.pdf/ac4da461-7642-d092-d989-6c876be75414?t=1611758999226

[13] LBC (2015) *Euston Area Plan*

https://www.eustonareaplan.info/wp-content/uploads/2012/09/EAP-Adopted-January-2015-complete.pdf

VELOCITY