

WASHINGTON HOUSE
40-41 CONDUIT STREET, LONDON W1S 2YF

**HOTEL OPERATIONAL AND WASTE
MANAGEMENT PLAN**

PREPARED BY
MORRISON DESIGN LTD

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1.0 INTRODUCTION

This statement has been prepared to support the full planning application which seeks to add an additional floor Washington House, 40-41 Conduit Street for use as a Hotel.

This note provides a summary of the waste calculations to meet the requirements of the intended use, together with details of the storage location and provision. The storage required has been sized to enable the waste and recycling generated on site in line with the City Council Recycling and Waste Storage Requirements and discussions with the Council's Waste and Recycling Team.

- The proposals are for the additional of an single storey roof extension.
- The store for waste and recycling is located to the rear of the proposed Hotel.
- The store will be serviced by collection vehicles from Coach and Horses Yard.

2.0 OPERATION

The hotel will include the following;

- i. Basement – Restaurant and bar;
- ii. Ground Floor – Hotel lobby and restaurant, kitchen and BoH facilities;
- iii. First to sixth floors – 40 hotel guestrooms with integral cooking facilities.

3.0 ENTRANCES

Access to all hotel guests will be via the entrance on Conduit Street which will access the hotel lobby and reception.

A separate entrance will be provided to provide external access to the hotel restaurant and bar.

Staff access will be via Coach and Horses Yard.

4.0 TRANSPORT

The site is in a highly accessible location for public transport. There is to be no parking onsite, therefore staff would be expected to arrive via public transport, taxi or via cycles. Cycle parking will be provided within the hotel for both hotel guests and restaurant guests.

Taxi drop offs would take place at the Conduit Street entrance.

5.0 HOURS OF OPERATION

The hotel lobby will operate 24 hours, daily. The lobby access will be restricted during the night with access via swipe or video access control.

The Ground floor restaurant will operate 7am to 1am.

The basement bar and restaurant would operate from 7am to 3am.

6.0 WASTE CALCULATIONS

The waste volume calculations are as follows:

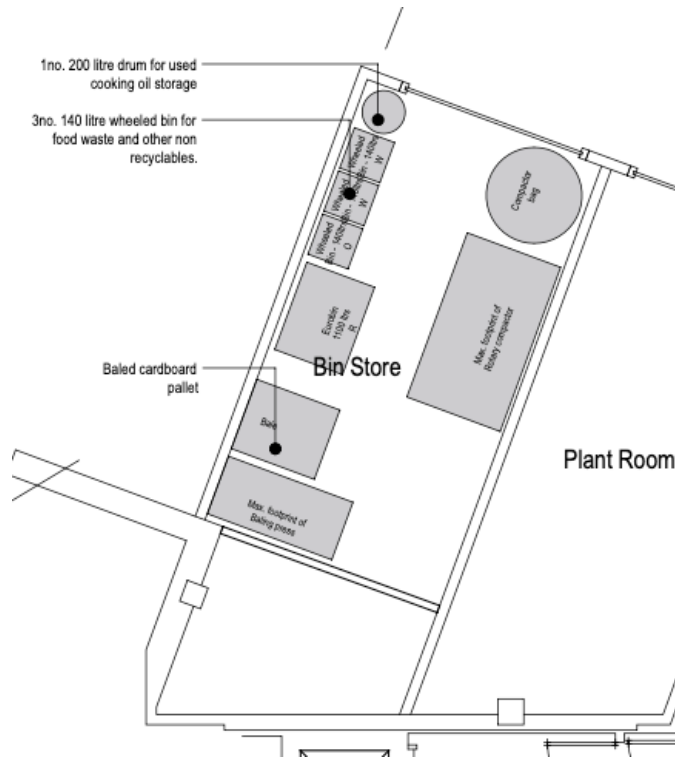
- 3,740m² - total area of Hotel
- Required minimum weekly storage space set by Westminster Council 3.5m³ per 1000m² floor area
- Allow for 70% recyclable waste volume
- Allow 6:1 waste compaction ratio
- Recyclable waste comprising 20% cardboard and paper recycling; 14% glass recycling profile.
- $3.74 \times 3.5\text{m}^3 = 13.09\text{m}^3$ per week = $13.09 / 7$ days = 1.87m^3 per day *uncompacted* waste volume
- Allow for 2 days storage (1.87×2) = 3.74m^3 (uncompacted)
- **Total compacted waste volume ($3.74\text{m}^3 / 6$) = 0.62m^3**
- **Compacted recyclable waste volume ($0.62\text{m}^3 \times 70\%$) = 0.43m^3**
- **Compacted non-recyclable waste volume ($0.62\text{m}^3 \times 0.43\text{m}^3$) = 0.26m^3**

WASTE STORAGE CAPACITY BREAKDOWN

- Compacted recyclable compacted waste (0.41m^3) = 1 x 1100 litre euro bin
- Compacted non-recyclable waste (0.24m^3) = 1 x 1100 litre euro bin
- Used cooking oil storage (worst case) = 200 litre wheeled bin

WASTE STORE

The below shows the plan of the waste store to provide for the capacity required:



The storage as shown on the drawings meets the capacity requirements and is located appropriately to enable easy access from the BOH areas of the Hotel and for collection in Coach and Horses Yard.