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# Waste Strategy Statement

288-306 High Street, Harlington,  
Hayes UB3 5DU



## 1. Introduction

- 1.1. This document has been prepared to support the planning application for the erection of five new residential flats at 288-306 High Street, Harlington, Hayes UB3 5DU.
- 1.2. The site is located within the residential suburb of Harlington in the London Borough of Hillingdon. The site is located 1.5 miles from Hayes & Harlington station which provides connections to London via overground and Elizabeth line. The site is situated 2 miles from Heathrow Airport and benefits from proximity to Hounslow and Southall.
- 1.3. The site presently consists of a mixed-use building which has 5 three bed maisonettes on first and second floors with five shops on the ground floor. The land to the rear is currently occupied by garages and a service yard which shall be demolished as part of the proposal.
- 1.4. The application site was subject to a previous pre-planning advice application 11952/PRC/2022/267 details of which are mentioned in subsequent sections.

## 2. Site Description:

- 2.1. The site is situated off High Street in the Harlington residential suburb of Hillingdon Borough. The existing building on site is a three-storey mixed-use development with 5 maisonettes across first and second floor and 5 ground floor shops. The land lying to the rear of the shops is occupied by garages and a service yard that is to be utilized for the proposal.
- 2.2. The site benefits from excellent connectivity to London and surrounding boroughs like Hounslow and Southall. The nearest station is at distance of 1.5 miles with the High Street providing connections to the Hayes Town Centre.
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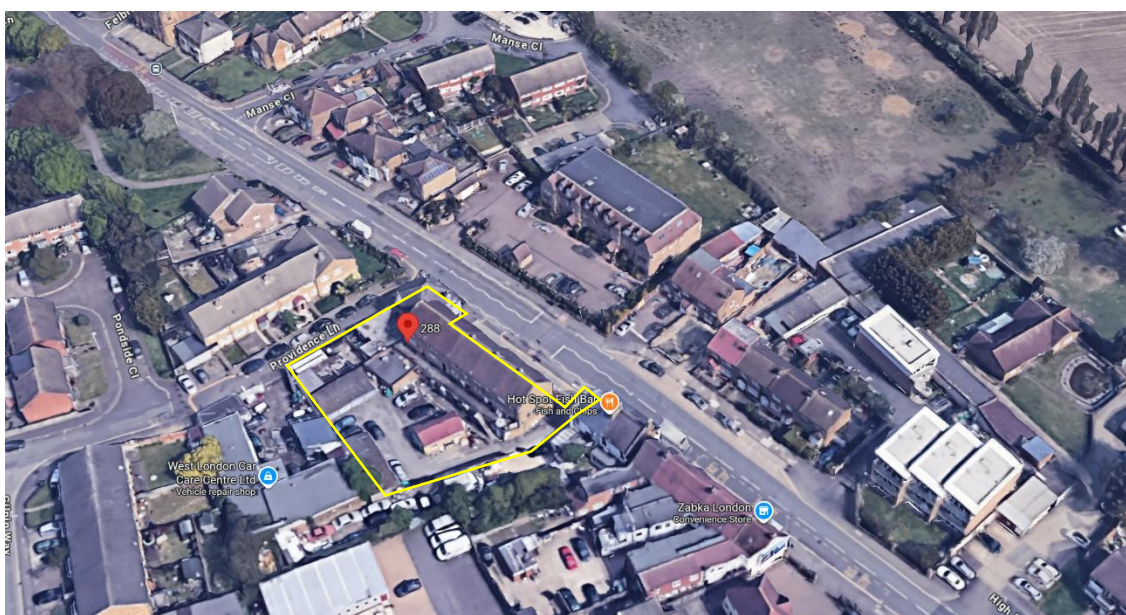


FIGURE 1: SATELLITE IMAGERY OF SITE

### 3. Project Summary

- 3.1. This Waste Strategy Statement provides information on the amount waste expected to be produced by the proposed residential development at 306 High Street, Harlington UB3 5DU involving the demolition of existing Garages to create 5 self-contained units with amenities and bike stands, including emergency access and parking.
- 3.2. This document has been prepared to demonstrate the following:
  - 3.2.1. Compliance with Hillingdon Council’s policies that adhere to effective waste management.
  - 3.2.2. To demonstrate sufficiency of spatial provisions for the refuse bins within the submitted design scheme.
  - 3.2.3. To establish capacity of refuse and recycling storage used for the refuse storage design.
  - 3.2.4. To outline management of waste segregation, storage and disposal to maintain high hygiene standards and ease of collection.
- 3.3. In order to manage this waste effectively and sustainably, and meet the high recycling aspirations of the development, all opportunities within the development will facilitate the separation at source of recyclables.



LOCATION PLAN  
SCALE: 1:1250



0m 5m 10m 20m 50m

1:250 @ A3  
HS1/SITE/002

SITE PLAN  
SCALE: 1:250

FIGURE 2: SITE LOCATION PLAN

## 4. Policy Compliance

- 4.1. The following national, local and regional policies related to waster have been considered in the statement:
- 4.2.1. **BS 5906:2005 - Waste Management in Buildings (Code of Practice):** This British Standard has been utilized to calculate the storage capacities and define the technical requirements for the refuse stores. The provision of space and the selection of container types (1100L Eurobins and 240L Wheelie Bins) follow the recommendations set out in this code to ensure adequate volume and hygienic storage.
- 4.2.2. **London Borough of Hillingdon Waste Management Guidelines:** The strategy is specifically tailored to meet the local requirements of the Hillingdon Council. This includes adhering to the council's specific waste stream separation (Residual Waste, Dry Mixed Recycling, and Food Waste) and ensuring that collection points are within the required distance for both residents and collection vehicles.
- 4.2.3. **The Building Regulations 2010 - Approved Document H (Section H6):** The refuse storage areas should be designed to ensure adequate capacity for the storage of waste, ease of access for occupants, and appropriate siting to minimize the impact of odours and pests on the residential environment.
- 4.2.4. **Health and Safety Standards:** All refuse stores should be designed with non-combustible materials, adequate ventilation, and slip-resistant flooring to ensure a safe environment for residents and facility management staff during waste disposal and collection.

## 5. Waste Calculation and Capacity Requirements

- 5.1. The waste and recycling storage capabilities for the development has been calculated with BS 5906:2005 and the London Borough of Hillingdon's requirements.
- 5.2. The waste generation calculation for the proposed flats is detailed below:
- Refuse (Residual Waste) – A minimum of 100 litres per dwelling
  - Dry Mixed Recycling: A minimum of 100 litres is provided per dwelling.
  - Food Waste: Separate storage is provided at approximately 10 litres per unit, utilizing dedicated 240L bins to maintain high hygiene standards.
- 5.3. The waste requirement is calculated at 2 X1100L Eurobin and 1 x 240 Food Waste Bin.
- 5.4. The waste storage area located on the ground floor provides an area of 10sqm to accommodate the refuse bins.

## 6. Waste Storage, Collection and Management

6.1. The ground floor plan below indicates the dedicated refuse bin storage area for the five flats. The layout indicates that the storage room (in purple) is appropriately sized (10sqm) to accommodate all the bins along with provision of a certified lock secure door for the bin storage.



FIGURE 3: PROPOSED GROUND FLOOR PLAN

- 6.2. The refuse storage room is strategically located to allow easy access for refuse collection vehicles (RCVs), with storage capacity calculated in accordance with BS 5906:2005 and Hillingdon's requirements.
- 6.3. The refuse collection shall happen by way of Providence Lane that is accessed via the internal access road that provides access to the storage bin. The refuse collection shall happen weekly in line with Hillingdon Council's collection schedule.

- 6.4. The residents shall be encouraged to segregate waste within home which shall be supported by clear signage within refuse bin storage room for information. The waste shall be separated into general waste, recyclable materials and food waste.
- 6.5. The bins will be kept within the dedicated communal refuse stores. On collection days, the building management team will ensure that the 1100L Eurobins and 240L wheelie bins are accessible to the collection crew.
- 6.6. The appointed management company will be responsible for the regular cleaning and disinfection of the refuse storage room and bins to prevent odours and maintain hygiene standards.

## **7. Conclusion**

- 7.1. This Waste Strategy Statement has been prepared to support the planning application for the erection of five new residential flats at 288-306 High Street, Harlington, Hayes UB3 5DU.
- 7.2. The waste segregation, storage and collection within the premises have been accounted for in ways that are compliant with Hillingdon Councils' policies and shall enable systematic and hygienic waste removal from the residential premises.