

Our ref: 7697-Cy Waste Management Strategy-P02.docx  
Date: 09 December 2025

re: Toyoko Inn Heathrow

The following Waste Management Strategy is compliant with BS5906:2005.

The proposal is for a project at Capital Place, 120 Bath Road, Hillingdon, which includes the change of use of the existing building from Class E (office) to Class C1 (hotel), with infill extension, together with ancillary hotel facilities, car parking, drop-off and servicing arrangements, and associated landscaping.

#### **Number of bins provided**

In accordance with BS5906:2005, the typical weekly waste arising from the development will be 250 litres (L) per bedroom per week. There are 206 bedrooms in the hotel. Therefore, the proposed building will generate a total of 51,500 L per week (250 L X 206 rooms). In addition, there will be a refuse requirement for the breakfast / bar and employees at ground level. Therefore, the total refuse requirement for the hotel is 59,421 L ((51,500 L (hotel rooms) plus 7,500 L (breakfast / bar) plus 421 L (employees) per week).

The proposed frequency of refuse collections per week is 10. It is proposed the refuse bins will have a 1,100 L capacity. Therefore, under BS5906:2005 the refuse room will need to accommodate a minimum of 6 number 1,100 L capacity bins  $[(58,827 \text{ L per week} \div 1,100 \text{ L bin}) \div 10 \text{ collections per week}] + [(594 \text{ L per week} \div 240 \text{ food recycling litre bin}) \div 1 \text{ collections per week}]$ .

The refuse will be accommodated in different bins, relating to the type of waste. These types include non-recyclable waste (residual waste) (73%), dry recyclable waste (paper/card) (12%), dry recyclable waste (plastic/metal/glass) (14%) and food waste (1%). This equates to 4 number 1,100 L containers for non-recyclable waste (residual waste), 1 number 1,100 L containers for dry recyclable waste (paper/card), 1 number 1,100 L containers for dry recyclable waste (plastic/metal/glass) and 3 number 240 L containers for food waste.

The minimum number of 1,100 L bins required is 6 with 3 number 240 L containers for food waste.

#### **Bin storage area**

The appended drawing 7697-al(05)0010, illustrates 6 number 1,100 L bins and 3 number 240 L bins located within a dedicated refuse room at ground level, which is to be mechanically ventilated. The bin store has a dedicated area to wash the bins. For convenience, this room is adjacent to the proposed service lift and has direct access to a lay-by in the carpark landscaping from where the refuse vehicle will park.

#### **Bin collection arrangements**

The hotel management will be responsible to move the refuse bins from the refuse room and temporarily stored at lay-by where the refuse vehicle will be parked. Thereafter, the bins will be returned to the refuse rooms. It is expected the duration of the refuse collection will be about 5 minutes.

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