

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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