



WASTE STRATEGY

PROPOSED CONVERSION TO A 6-ROOM HOUSE IN MULTIPLE OCCUPATION
(HMO) WITH RETENTION OF SELF-CONTAINED ANNEXE TO BE USED AS SEPEATE
FLAT/APARTMENT DWELLING
74 BIRCHWAY, HAYES, UB3 3PB

Waste Management Strategy

Proposed Loft Conversion and Change of Use to a 6-Room House in Multiple Occupation (HMO) with Retention of Self-Contained Annexe as a Separate Flat

74 Birchway, Hayes, UB3 3PB

1. Introduction

This Waste Management Strategy has been prepared in support of the planning application for the proposed loft conversion and change of use of the existing dwelling to a 6-room House in Multiple Occupation (HMO), together with the retention of a self-contained annexe to be used as a separate flat/apartment at 74 Birchway, Hayes, UB3 3PB.

The strategy demonstrates that adequate provision will be made for the storage, collection, and management of waste and recyclable materials in accordance with the London Borough of Hillingdon's requirements and relevant planning policy.

2. Type of Development

- **Use:** Residential
- **Accommodation:**
 - 6-bedroom HMO (single household rooms)
 - 1 self-contained annexe forming a separate flat
- **Total Residential Units:**
 - 1 HMO unit
 - 1 self-contained flat

3. Waste Generation

Waste generation is expected to be consistent with typical residential use and is not anticipated to exceed the capacity of standard refuse and recycling arrangements provided by the London Borough of Hillingdon.

The HMO and annexe will generate:

- General household waste
- Dry mixed recyclables (paper, cardboard, plastics, metals)
- Food waste (if applicable under borough services)

4. Bin Provision

Waste and recycling storage will be provided in line with Hillingdon Council's waste collection standards.

Proposed Bin Provision:

- **HMO (6 rooms):**
 - 2 x 240L general waste bins
 - 2 x 240L dry mixed recycling bins
- **Self-contained annexe (1 flat):**
 - 1 x 240L general waste bin
 - 1 x 240L dry mixed recycling bin

This level of provision is considered sufficient to accommodate weekly refuse and recycling needs.

5. Bin Storage Location

All refuse and recycling bins will be stored within a **designated, clearly defined bin storage area** located within the curtilage of the property.

The bin storage area will:

- Be positioned to the front/side of the property for ease of access
- Be located away from windows and habitable rooms where practicable
- Be visually screened using fencing or planting where appropriate

- Allow lids to be fully opened
- Be of sufficient size to accommodate all bins without obstruction

6. Collection Arrangements

- Bins will be presented at the agreed collection point on collection days in accordance with London Borough of Hillingdon waste collection schedules.
- The distance from the bin storage area to the collection point will be within acceptable limits for manual handling by collection operatives.
- Responsibility for presenting and returning bins will be clearly defined within tenancy or management arrangements.

7. Access and Management

- The property frontage allows safe and convenient access for refuse collection vehicles.
- The site will be managed by the landlord or appointed managing agent to ensure:
 - Correct segregation of waste and recycling
 - Prevention of bin overflow
 - Timely presentation and return of bins
 - Maintenance of a clean and tidy bin storage area

Residents will be provided with clear guidance on waste separation and collection days.

8. Construction Waste (During Works)

During the loft conversion and internal alterations:

- A licensed waste contractor will be used.
- Construction waste will be minimised, reused, or recycled where practicable.
- No construction waste will be stored on the public highway.
- All waste will be removed from site in accordance with relevant environmental legislation.

9. Conclusion

This Waste Management Strategy demonstrates that the proposed development at 74 Birchway, Hayes, UB3 3PB can be adequately serviced by appropriate refuse and recycling facilities. The proposals comply with London Borough of Hillingdon waste management requirements and will not result in adverse impacts on residential amenity, highway safety, or the local environment.