



ttp consulting
transport planning specialists

Spectre (Hayes) Limited

**THE RECORD STORE,
PRESSING LANE, HAYES,
UB3 1DH**

**Operational Waste Management
Plan**

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Appendices

Appendix A - Ground Floor Layout

SWMP Structure

1.3 The objectives of this Operational Waste Management Plan are to:

- Set the waste management principles and aspirations for the Site.
- Identify measures to ensure the maximisation of the reuse of waste.
- Identify the waste expected to arise during the operational phase of the building.
- Monitor and review waste minimisation and waste management.

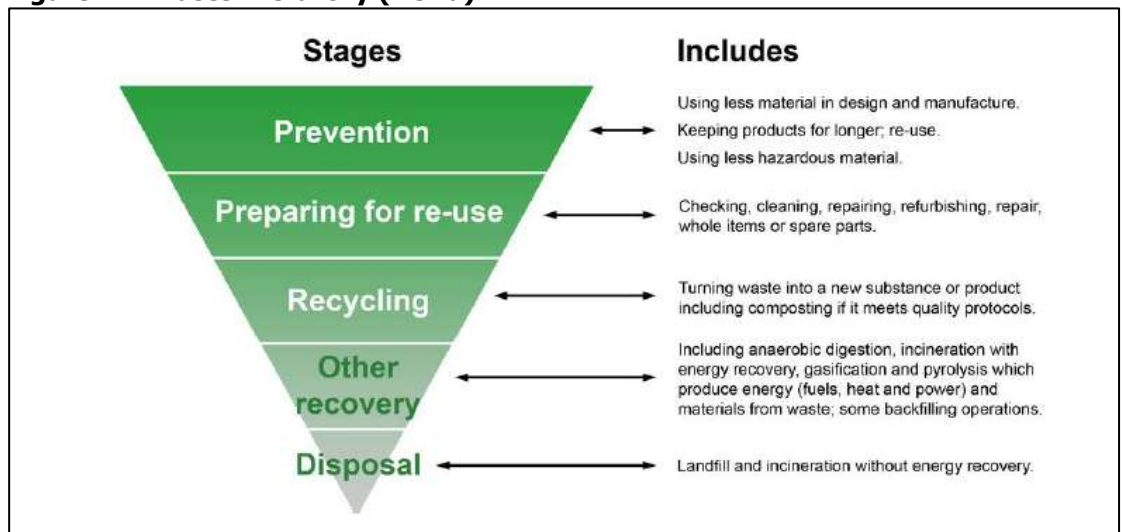
2 OPERATIONAL WASTE MANAGEMENT PRINCIPLES

2.1 The waste hierarchy orders waste management options according to what is best for the environment; consideration of how to manage waste should be carried out in this order. The waste hierarchy is as follows:

- Prevent / Reduce Waste.
- Reuse materials.
- Recycle waste.
- Waste to landfill as a last resort.

2.2 Operational waste management needs to consist of a holistic approach during the design, contractual, construction and operational phases which involves the Applicant, Designers, Contractors and the Occupier along with any other relevant parties. Each party can take actions to reduce the amount of waste arising at different stages of a site development. The waste management hierarchy is shown in **Figure 2.1** below.

Figure 2.1 Waste Hierarchy (Defra)



2.3 This document focuses on the operational phase and is the responsibility of the Landlord and the Estate Management Team.

Prevent / Reduce Waste

- 2.4 The Estate Management Team will look to minimise waste by only ordering goods that are required in the first instance, and where possible, look to use suppliers that have a sustainable approach both in terms of packaging and delivery method.
- 2.5 The Estate Management Team will encourage residents to do the same and also advise them of any local initiatives including using facilities such as Community Fridges, if set up, where food can be obtained for free along with purchasing goods from Charity Shops and other retailers that sell second hand goods.

Re-Use Materials

- 2.6 The Estate Management Team will consider how best to use any surplus goods / materials could be re-used on the Site, either by the Management Team or a resident; the Management Team will encourage residents to do the same.
- 2.7 If it is not possible to re-use goods / materials on-site, the Estate Management Team will investigate how they could be used can be used by a third party, either being sold on or donated, and will encourage residents to do the same.
- 2.8 Returning goods to the point of sale will also be considered.

Recycling & Waste

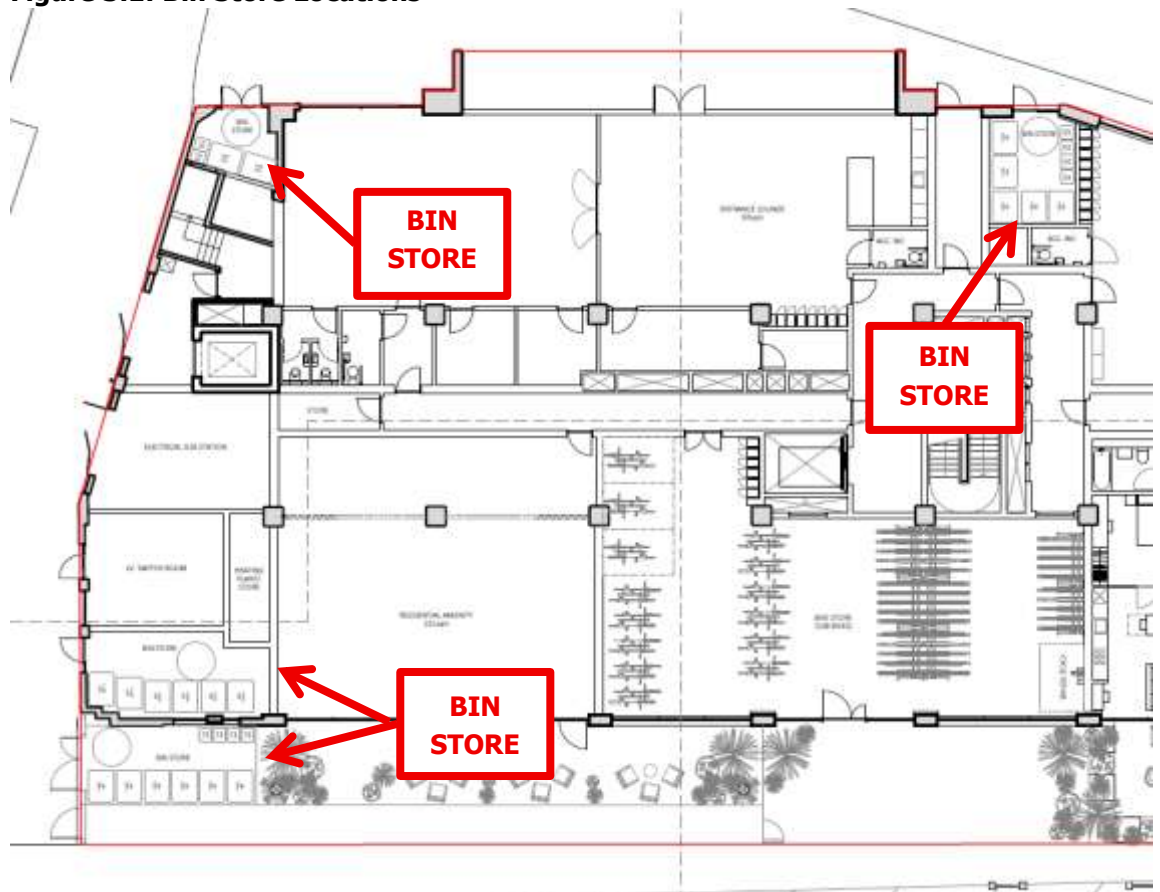
- 2.9 The bin stores have clearly labelled bins for waste and recycling which are available for residents and the Management Team. This prevents specific waste streams from becoming contaminated and ensuring they are ready for recycling.
- Recycling bins are provided for mixed recycling and paper / cardboard.
 - Four bins are provided for general waste.
 - Four bins are provided for food waste.
- 2.10 Waste will either be diverted for reuse or recycling or disposed of at landfill.

3 WASTE STORAGE AND COLLECTION

Waste Storage

- 3.1 There are 4 bin stores on the ground floor within the building as shown on **Figure 3.1**; in addition, there is a bulky goods store located at the eastern end of the building. The bin stores provide a total of 19 by 1,100ltr Eurobins with 11 bins for general waste and 8 bins for recycling, with 10 bins for food waste.
- 3.2 Waste will be separated at source into dedicated bins which will be clearly labelled. Residents will be able to access the stores from external entrances on Pressing Lane and Gramophone Lane.

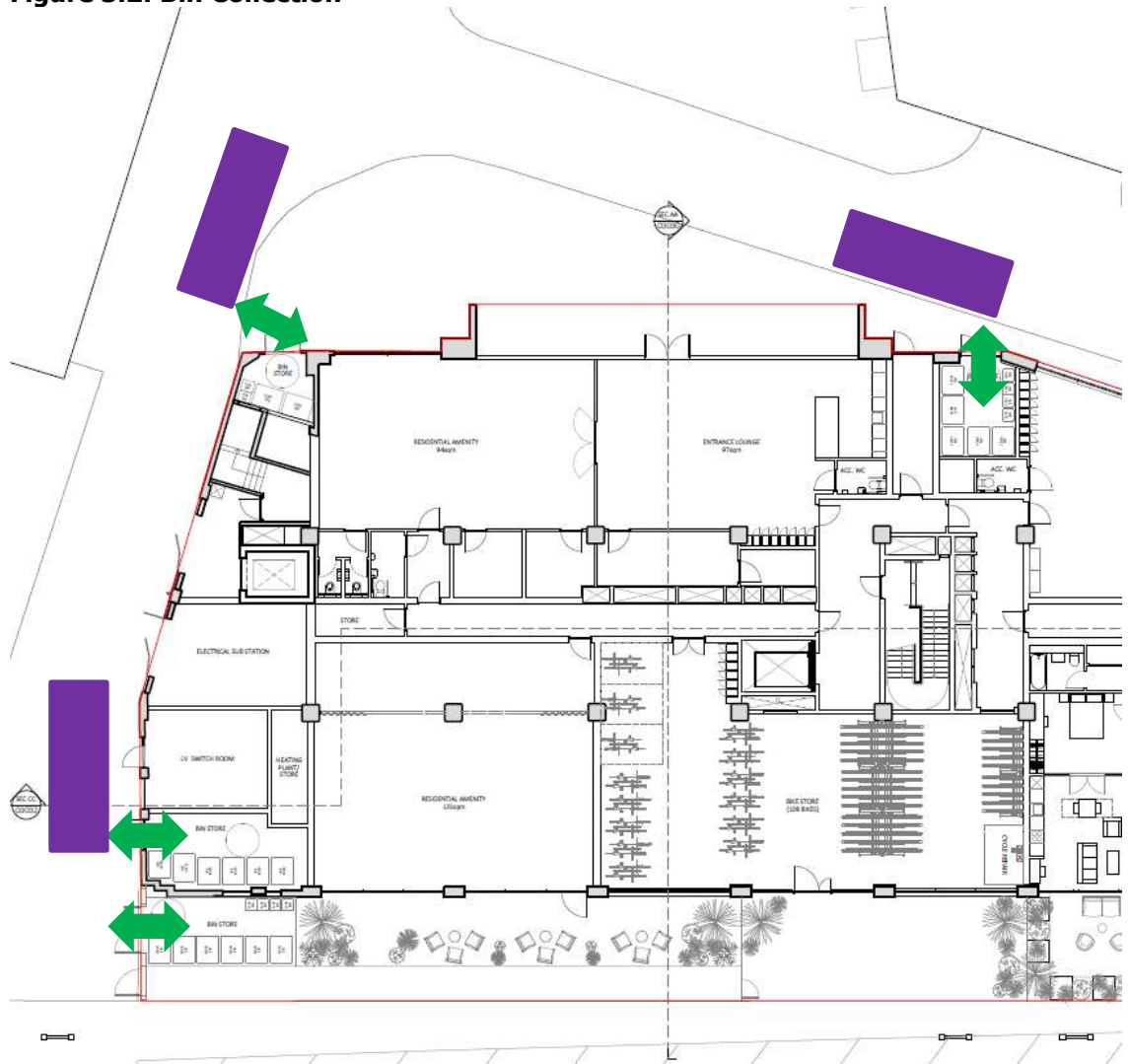
Figure 3.1: Bin Store Locations



Waste Collection

- 3.3 Refuse vehicles will be able to pull up adjacent to the Bin Stores on Pressing Lane with direct access to the Stores from the street as indicated on **Figure 3.2**.

Figure 3.2: Bin Collection



4 WASTE MANAGEMENT STRATEGY

Aims and Objectives

4.1 The aim of this document is to manage the storage, transfer and collection of waste. The primary objectives of the Operational Waste Management Plan are as follows:

- To minimise the risk of a potential conflict between users of the Site, pedestrians and waste collection vehicles;
- To encourage the effective and environmentally friendly storage and disposal of refuse and recyclable material;
- To reduce the amount of waste produced; and,
- To increase the proportion of waste that is recycled.

Principles

4.2 Planning for waste management ensures that the building will be able to operate efficiently and effectively into the future. A good waste management strategy is essential for ensuring it does not negatively impact site users. Considering waste management during the design will ensure that waste can be stored appropriately and transferred effectively without creating congestion or hygiene issues within the building.

4.3 The waste generated from the Site is expected to include the following waste streams:

- Residual Waste (non-recyclable waste);
- Recyclables (including glass, aluminium, plastic, paper and cardboard);
- Organic waste (food waste);
- Hazardous waste (light bulbs, batteries etc.); and
- Bulky Waste.

Initiatives of the Plan

4.4 In order to meet the objectives this Plan, the following initiatives will be adopted by the Estate Management Team:

- Continue to oversee refuse activity.
- Monitor the general waste collections and continually work to reduce this waste stream.
- Waste will continue to be managed in accordance with the waste hierarchy.
- Waste will continue to be separated at source with both mixed dry recycling bins and general waste bins provided.
- Bin stores will be regularly maintained and inspected.
- Adequate bin storage will continue to be provided to accommodate an appropriate split of recycling and residual waste.
- Consolidation initiatives will be considered.
- More bins will be provided if needed.

4.5 Community-led waste minimisation measures for residents will be implemented:

- Posters will be updated periodically to encourage correct recycling and to reduce and re-use products first wherever possible.
- Encouraging paperless processes.
- Donating leftover supplies and equipment to local charities, where possible / appropriate.

5 MONITORING AND REVIEW OF THE PLAN

Monitoring and Review

- 5.1 The Estate Management Team will be responsible for overseeing deliveries and refuse activity will monitor and review any comments received regarding servicing activity and notify the LPA if necessary / appropriate.

Commitment

- 5.2 The Estate Management Team is committed to the target to meet or exceed the London Plan Policy SI 7 municipal waste recycling target of 65% (by weight / tonnage) by 2030, in line with the Circular Economy template and report.

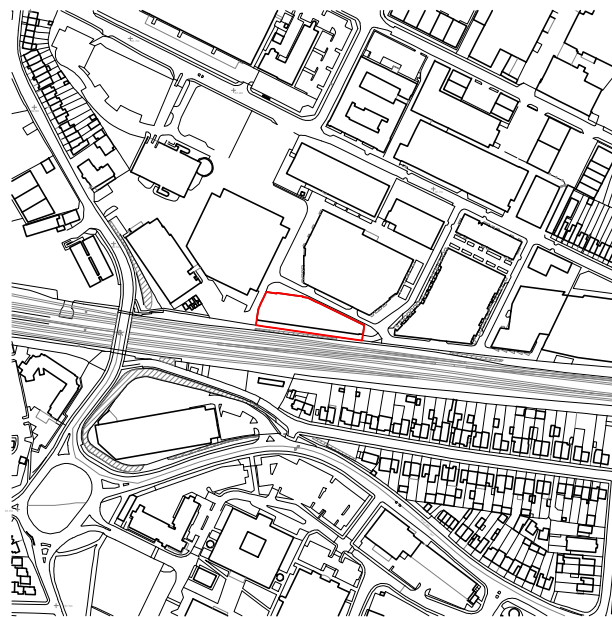
Appendix A
(Ground Floor Layout)

Disclaimer

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Key Plan



Further Notes

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Date	Rev	Reason for issue
16.01.26	X	Issued for Information
20.01.26	A	Issued for Information
23.01.26	B	Issued for Planning Coordination

Legend:

- Site Boundary
- Existing
- Proposed

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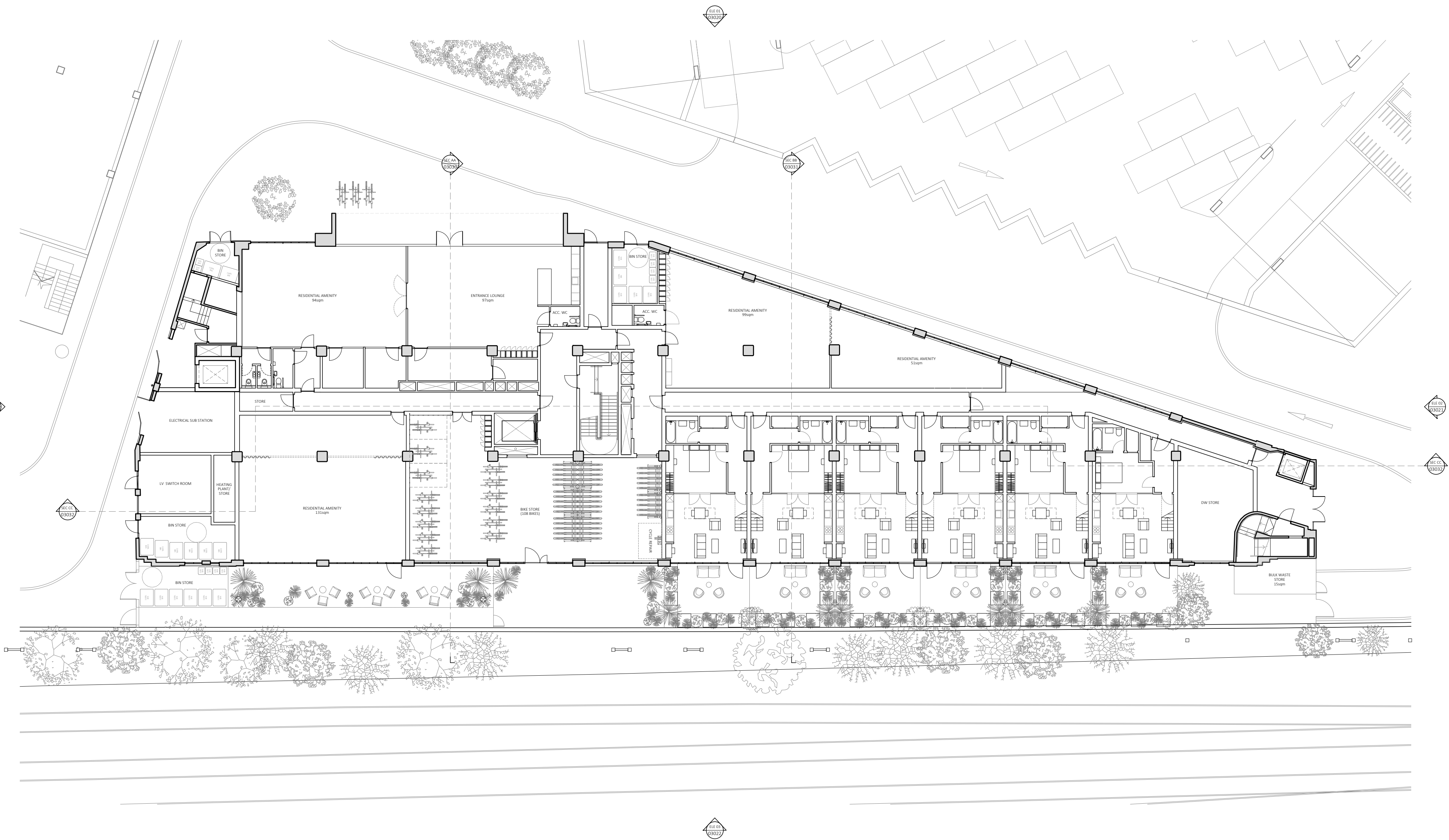
Client
EAGLE STREET PARTNERS

Project
THE RECORD STORE

Drawing Title
PROPOSED GA DRAWINGS
GROUND FLOOR PLAN

Drawn By	Checked By	Scale @ A1	Scale @ A3
RC	JW	1:200	1:400

Project	Vol	Lvl	Typ	Role	Drawing No
2358 -dMFK-	XX	- 00	- DR	- A	- 03010



01 PROPOSED GROUND FLOOR PLAN
1:200 @ A1