

2026

re:shape

Operational Waste Management Plan

Ashley Park



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Document status

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Date
01	Issue	TM	CR	JC	18/08/2026

Approval for issue		
Clare Russell	TT	18 August 2026

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1.0 INTRODUCTION

- 1.1.1 Tetra Tech has been instructed by Re:Shape T Ltd (hereafter referred to as “the Applicant”) to provide an Operational Waste Management Plan (OWMP) as part of the planning application to redevelop the Former Ashley House site, Ashley Road, Tottenham Hale, Haringey, N17 9LZ.
- 1.1.2 The proposed development provides residential accommodation (Class C3) and shared living accommodation alongside commercial and community uses.
- 1.1.3 The OWMP sets out the predicted types and quantities of waste that would be generated during the occupation of the proposed buildings and how this waste would be stored and collected. The OWMP is based on the description of the development within the planning application and is in accordance with waste management guidance including from the local planning authority (i.e. London Borough of Haringey (LBH)) Waste Storage Guidance¹) and British Standards.

¹ [Waste storage guidance note | Haringey Council](#) Part of: Supplementary planning documents and guidance. Last accessed August 2026

2.0 PROPOSED DEVELOPMENT

- 2.1.1 The Site is located on Ashley Road, Tottenham Hale, N17 9LZ. It extends to 0.716 hectares and is rectangular in shape.
- 2.1.2 The Site is located approximately 150m north west of Tottenham Hale underground and railway station, which provides connections to Walthamstow Central and Brixton. Surrounding land uses are predominantly residential comprising multiple apartment buildings with commercial units on the ground/lower floors. There are also areas of open space and recreational facilities. The Site Application boundary is shown in Figure 1.

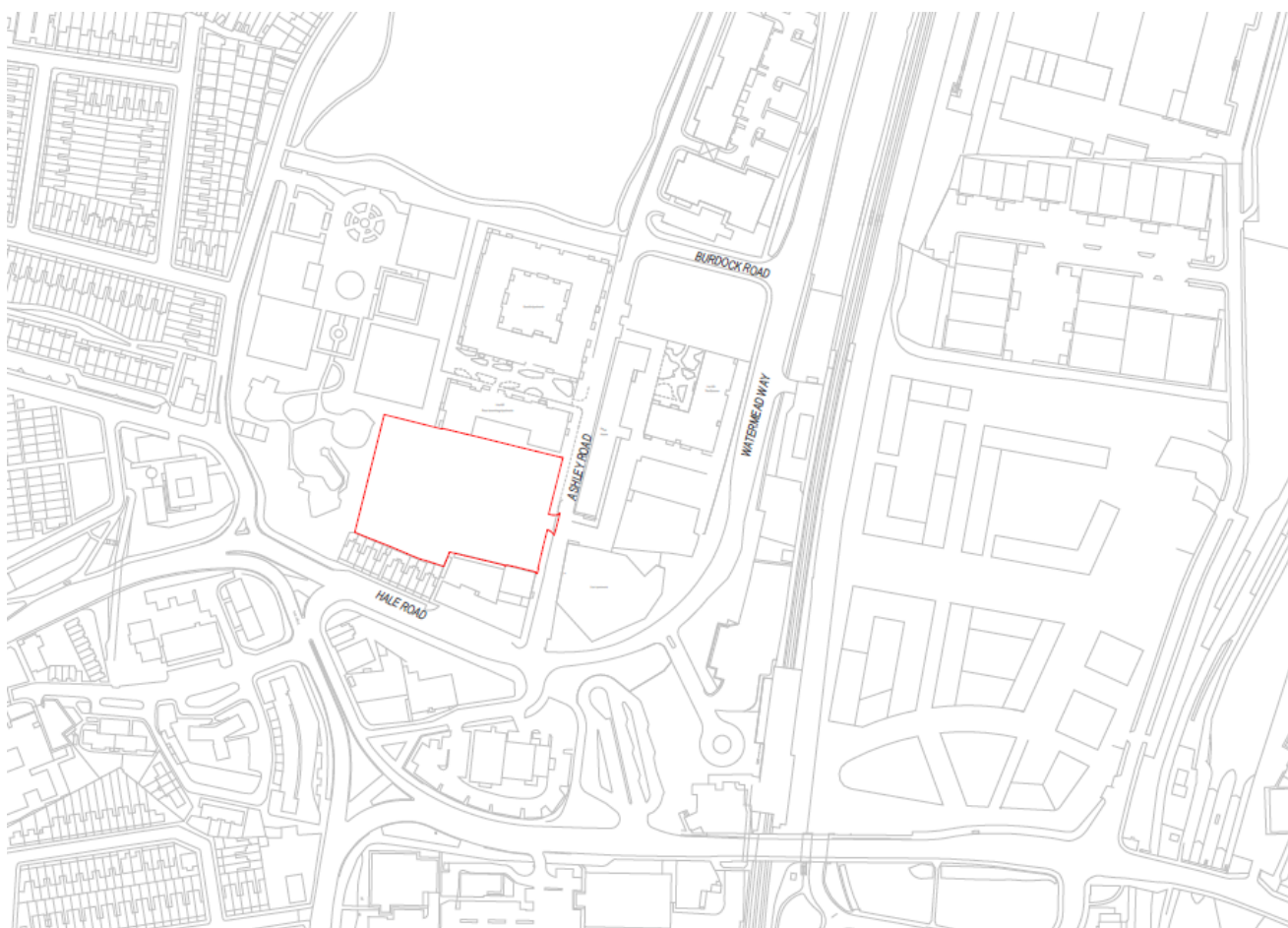


Figure 2.1 – Site Location

- 2.1.3 The Site currently comprises vacant brownfield land: the former buildings of Ashley House were demolished in August 2023.
- 2.1.4 The proposed development comprises two linear buildings running east to west, located to the north (Block A) and south (Block B) of the site, with a central route through the site. The buildings will provide:

'Full planning permission for a phased mixed-use development comprising: (i) enabling works and operations; (ii) residential development (Use Class C3) including affordable housing; (iii) shared living accommodation (Sui Generis), (iv) commercial and community floorspace (Use Classes E and F2); and (v) site-wide and/or phase-specific access, servicing, public realm, blue-badge parking, cycle parking, open space, hard and soft landscaping, utilities, plant and all other associated works.'

- 2.1.5 The two proposed residential blocks (including communal amenities, circulation and plant) would have a total floorspace of 9,258 square metres.
- 2.1.6 Block A would six storeys and provide 87 affordable homes (C3) over six storeys based on the following unit mix:
- 14 1-bed (26%);
 - 51 2-bed (59%);
 - 12 3-bed (14%);
 - 10 4-bed maisonettes (18%).
- 2.1.7 Block B would be 23 storeys and would provide shared living accommodation (Sui Generis) comprising 552 studios. Alongside the residential units, the proposed development would provide commercial/community floorspace (class E/F2) public realm, blue-badge and cycle parking, open space, hard and soft landscaping and all other associated works referred to as Block B.
- 2.1.8 The proposed development would also include non-residential floorspace including commercial (Class E) (230sqm GIA across two units) and community (F2) (125.5sqm GIA within one unit within the shared living building).
- 2.1.9 Figure 2.2.shows the ground floor layouts of the proposed development.



Figure 2.2: Proposed Ground Floor Layout

2.1.10 For all aspects of the proposed development, passenger lifts will run between all residential floors to ground level where the refuse stores are located.

3.0 RELEVANT GUIDANCE

Waste Management in Buildings Code of Practice (BS 5906:2005)

- 3.1.1 The Waste Management in Buildings Code of Practice, referred to as BS 5906:2005 is a code of practice for methods of storage, collection, segregation for recycling and recovery as well as the treatment of waste. It makes use of and promotes the hierarchy for waste management as a means for sustainable waste management.
- 3.1.2 Table 1 of BS 5906: provides an equation for calculating the typical weekly waste arisings from various building categories and the number of waste storage containers required. This calculation is used to infer the number of collections that would be required from a facility in a given week. The list is high-level and does not provide sub-categories for secondary building uses and as a result, the predicted waste arisings may be conservative. Professional judgement has therefore been used to identify the most appropriate category in the derivation of waste streams and volumes.

London Borough of Haringey: Waste management guidance note for residential and mixed-use

- 3.1.3 The London Borough of Haringey's Waste Management Guide Note for Residential and Mixed Use Development was published in 2019 and is supplementary to that given within the Haringey Local Plan document 'Sustainable Design & Construction, Supplementary Planning Document' (2013).
- 3.1.4 The waste management guidance is intended for architects to use when planning a new development, modernisation or change of use. The guidance indicates methods of waste storage and the criteria used by the LBH to estimate waste production.
- 3.1.5 LBH assesses new developments, extensions or changes of use to make sure they provide adequate storage facilities for waste and recyclable material, and that consideration of this requirement should occur at the earliest stages of the design process and include details on drawings submitted for planning permission.
- 3.1.6 The waste management guidance states the below and this has been implemented in the bin calculations for this site. *'The standard collection frequency of all three standard residential waste collection streams (residual, dry mixed recycling and food waste) is weekly for all high rise and communal collections; the council will not collect waste more frequently. Standard waste and recycling capacity for flatted developments is assessed by the following formula:*

Table 3.1: Formula used for refuse allocation for London Borough of Haringey.

Refuse allocation	Capacity	Approximate bin dimensions
per 6 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Dry mixed recycling allocation		
per 10 dwellings	1100 litres	985mm D x 1260mm W x 1370mm H
Food waste allocation		
Per dwelling	20 litres	140 litre wheeled bins

Any proposal to incorporate rubbish chutes must submit an 'Innovation and residential waste management plan', see section 2.4

- 3.1.7 *Any development of six flats or more must be provided a bin store and use bulk bins for refuse and recycling. The capacity must be made up of the largest bin sizes available within the council's prevailing specification or bin hire offer. For example, a required capacity of 3000L for any one waste stream must consist of 3x 1100L. Bulk bins cannot be stored or presented on the public highway unless expressly agreed with the authority'.*

4.0 WASTE STORAGE PROVISION

Preamble

- 4.1.1 Projected waste arisings within this OWMP have been calculated based on LBH's Waste Storage Guidance and using British Standard BS5906:2005. For the calculations of shared-living waste arisings BS5906:2005 has been used as it is considered conservative and has been accepted for other consented shared-living developments within LBH.
- 4.1.2 For the calculation of waste arising from C3 affordable housing, references have been made to LBH's Waste Storage Guidance and also using British Standard BS5906:2005.
- 4.1.3 LBH's Waste Storage Guidance bases waste storage volume on Building Regulations. This is considered conservative and is generally regarded as providing an over-estimation of residential waste generation volumes for single-occupancy shared-living units. Similarly, albeit less so than LBH's guidance, the use of BS5906:2005 is also considered conservative for share-living units and calculates for each unit a volume requirement of 100l/week is provided for.
- 4.1.4 Through periodic and routine monitoring, Building Management commits to meeting and exceeding Policy SI7 of the London Plan. Site management will promote recycling across the development and undertake monitoring of recycling volumes. The development targets a recycling weight of 65% by 2030 and includes a 50% reduction in food waste and associated packaging. Where appropriate, Building Management will engage with LBH's initiatives and requirements, including community schemes, for reducing overall waste volumes and increasing the percentage of recyclables.

C3 Affordable Housing – Block A

Affordable Housing– Bin Provision and Waste Arisings

- 4.1.5 The required total weekly waste storage provision for the affordable accommodation is 28,320 litres. Therefore, the total number of required bins equates to 24 x 1,100l Eurobins bins and 8 x 240l food waste bins.
- 4.1.6 The split of bins for residual, recyclable, and food waste is:
- 15 x 1,100l black residual waste;
 - 9 x 1,100l mixed recycling waste;
 - 8 x 240l food waste;

4.1.7 Expected waste arisings of waste streams associated with affordable housing units are shown in Table 4.1.

Table 4.1: Expected Waste Arisings of Waste Streams for affordable housing units

Waste	Number of Bins	Individual Bin Volume (litres)	Total Bin Volume (litres)	Percentage of waste (%)
Residual	15	1,100	16,500	58%
Recycling	9	1,100	9,900	35%
Food	8	240	1,920	7%

4.1.8 Multiplying the weekly arising total of affordable units over the period of a year provides a total maximum annual waste volume of 1473m³. Applying a conversion factor of 0.27 for household waste (as taken from Draft 16 UK Waste Classification Scheme (previously DETR, now DEFRA)), this volume equates to approximately 398 tonnes per annum for the Block A.

Affordable Housing– Refuse Store Layout and Management

4.1.9 For the affordable housing units, dedicated refuse storage areas are provided at Ground floor level. The proposed layout of the Ground Level for Block A is shown in Figure 4.1, with the refuse store highlighted in red.

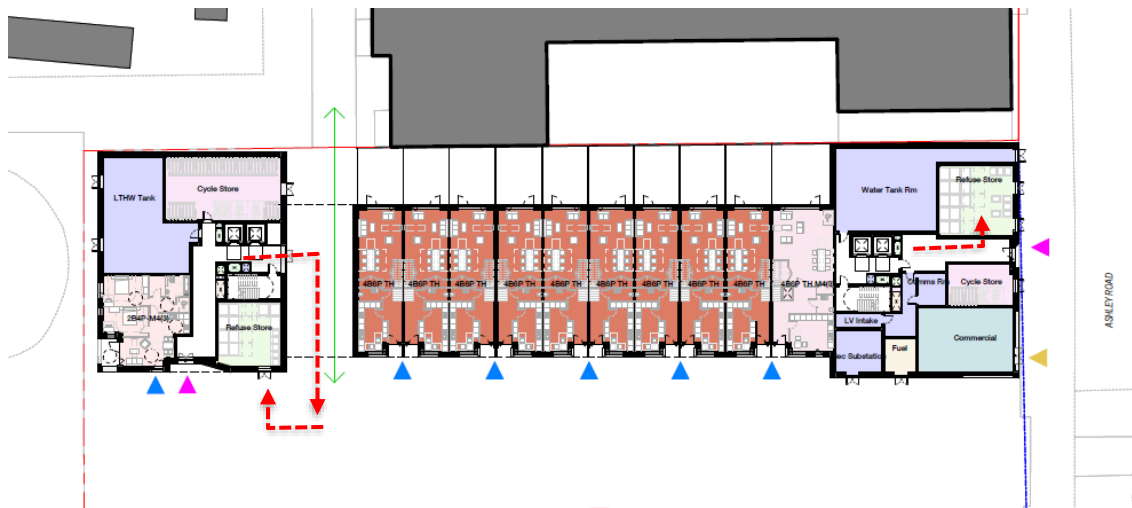


Figure 4-1– Proposed Ground Floor Layout for Block A with Refuse Stores Highlighted in Red.

4.1.10 The affordable housing block includes passenger lifts on either side of the Block A and all floors containing residential units. Building users will use the passenger lifts to access the Ground Floor and will take the route marked in red on Figure 4.2 to access the refuse store. There is a requirement for the building user to exit the building to

gain entry into the refuse store. The furthest distance residents would have to carry waste would not exceed 30m.

- 4.1.11 The area provided for refuse storage allows for sufficient space to accommodate 24 Eurobins and 13 food waste bins (an extra capacity of eight bins).
- 4.1.12 The bin store is located close to a loading bay on Ashley Road. LBH refuse operatives will be responsible for transporting wheeled Eurobins from the refuse store to the collection vehicle and then returning emptied bins back to the waste store. LBH refuse operatives will have direct access to the waste store and not be required to enter the main residential areas of the building.

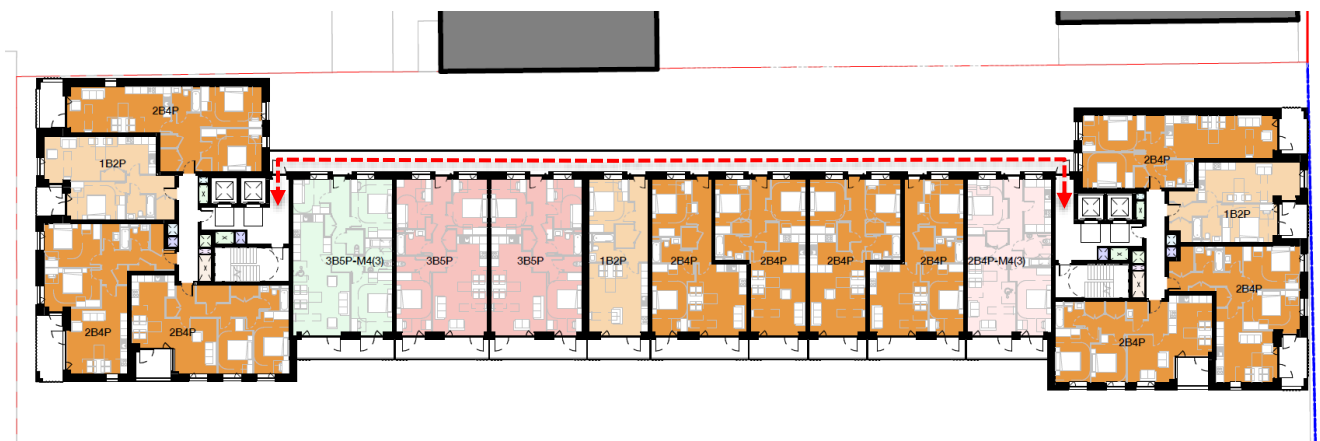


Figure 4.2: Typical residential floor layout. Route to lifts for furthest resident (red)

Shared-Living –Block B

Shared-Living – Bin Provision and Waste Arisings

- 4.1.13 The use of BS5906:2005 is also considered conservative and calculates for each unit a volume requirement of 100l/week is provided for. The total weekly waste arisings from all shared-living units equates to 53,680 litres.
- 4.1.14 Whilst it is noted that BS5906 is considered conservative, Building Management will supervise the refuse storage space and, where necessary, make arrangement for a second weekly collection by private waste contractor additional to the weekly local authority collection. No waste will be compacted.
- 4.1.15 The communal waste storage requirement sufficient for weekly collection are:
- 22 x 1100l black residual waste;
 - 22 x 1100l mixed recycling waste;
 - 22 x 240l food waste;

4.1.16 Expected waste arisings of waste streams associated with shared-living units are shown in Table 4.1.

Table 4.2: Expected Waste Arisings of Waste Streams for shared-living units

Waste	Number of Bins	Individual Bin Volume (litres)	Total Bin Volume (litres)	Percentage of waste (%)
Residual	22	1,100	24,200	45
Recycling	22	1,100	24,200	45
Food	22	240	5,280	10

4.1.17 Multiplying the weekly arising total of shared-living accommodation over the period of a year provides a total maximum annual waste volume of 2,791m³. Applying a conversion factor of 0.27 for household waste (as taken from Draft 16 UK Waste Classification Scheme (previously DETR, now DEFRA)), this volume equates to approximately 754 tonnes per annum for share-living spaces.

Shared-Living – Refuse Store Layout and Management

4.1.18 For Shared-Living, a dedicated refuse store is provided at Ground floor level as shown in

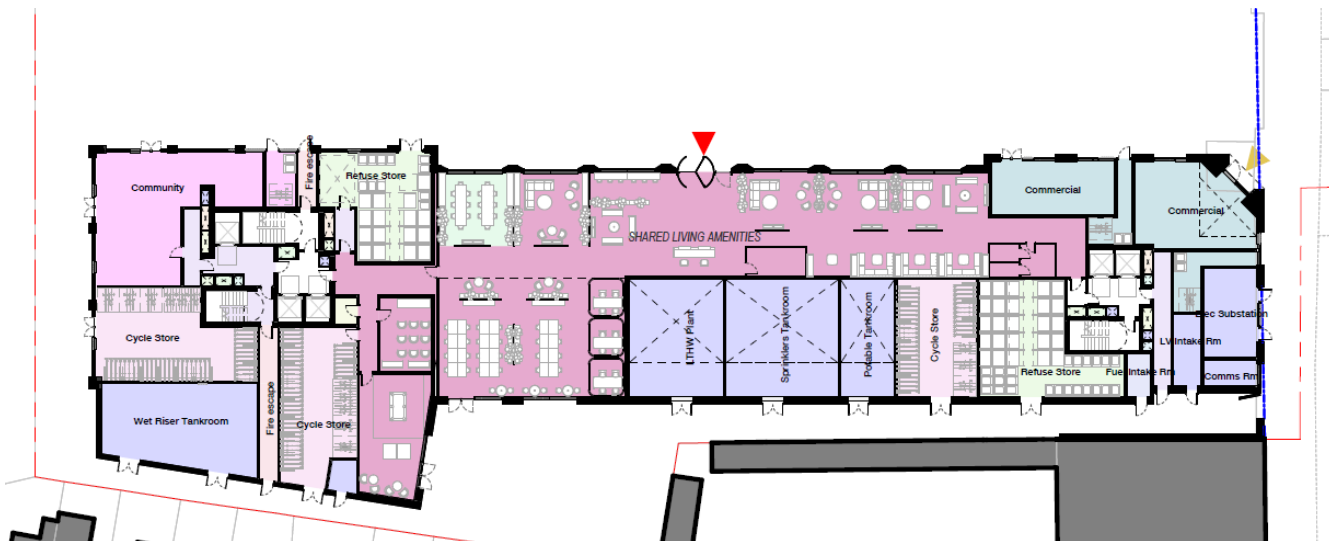


Figure 4.3, with the refuse stores outlined in red. The bin store can accommodate 41 x 1,100l Eurobins and 34 x 240l food bins. Although it is mentioned above that 44 1,100l Eurobins are required, as there is a provision of 34 240l bins as opposed to a requirement of 22 therefore it would be possible to swap out the number of bins and ensure there are enough bins.

4.1.19 The red arrow shows the route residents would have to walk from the passenger lifts and the blue arrow shows the route that building Management would convey bins around the outside of the building to the loading bay on Ashley Road on the day (or

evening before) for collection by LBH. Figure 4.4 shows the route on a typical residential floor.

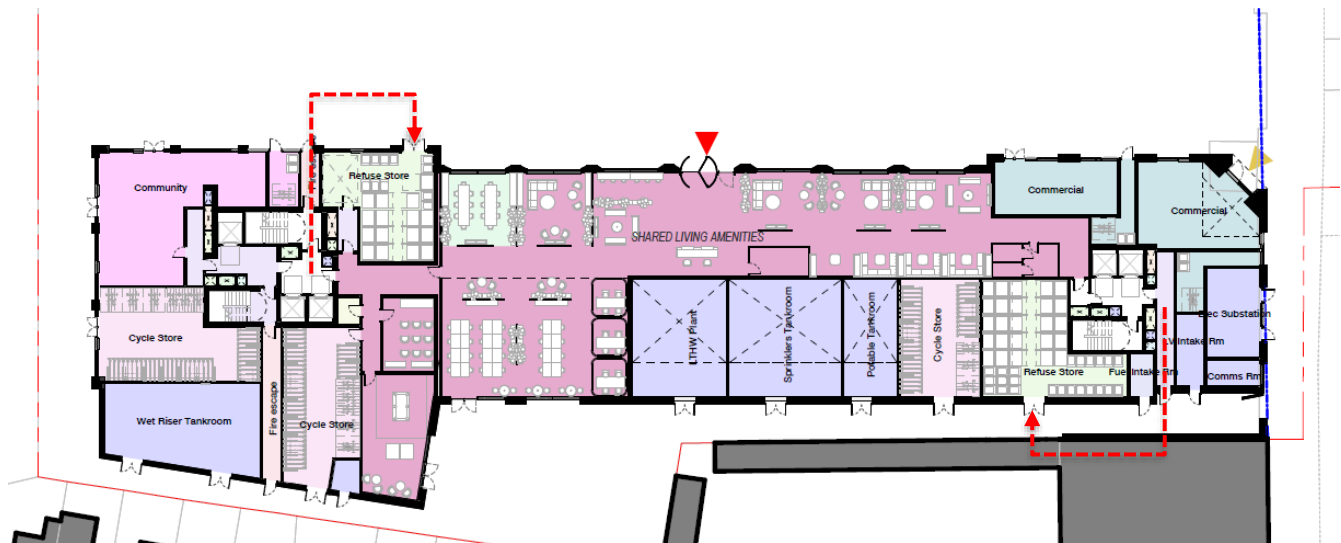


Figure 4.3– Proposed Ground Floor Layout for Block B with Refuse Stores Highlighted in Red.

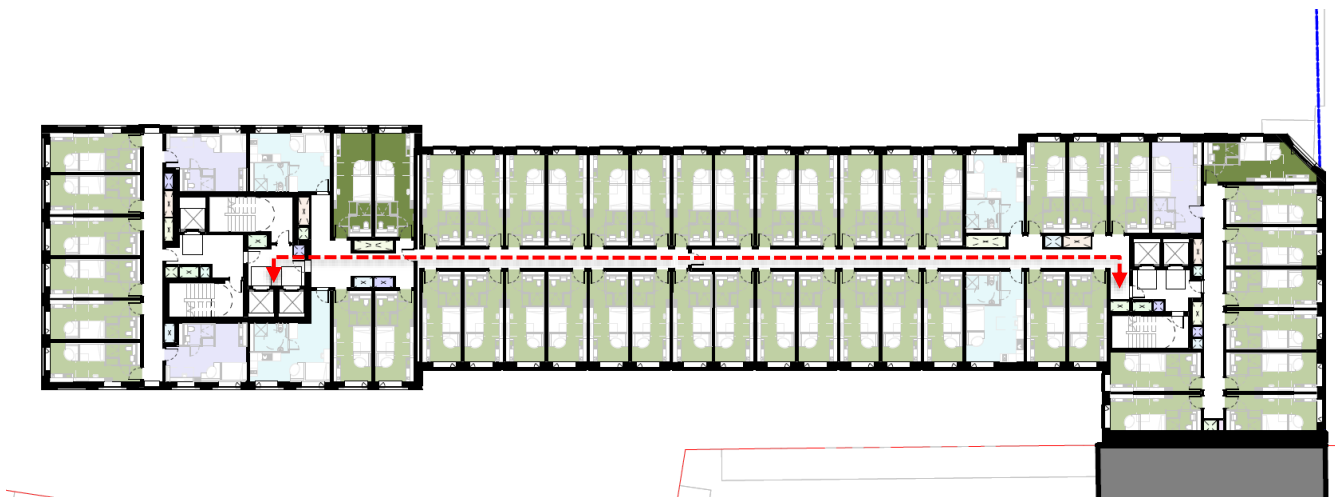


Figure 4.4: Route to refuse store for furthest top floor resident (red)

- 4.1.20 Block B provides four passenger lifts that run between all residential floors.
- 4.1.21 Building Management would supervise the use of the bin store and ensure that all times the front facing bins have capacity whilst moving full bins to the rear. On the evening before or day of collection, Management would transfer bins from the waste store around the north (right) of the block and to the loading bay on Ashley Road.
- 4.1.22 All of the shared-living rooms would be within 30m lateral internal distance of the waste store accessed using passenger lifts. A system would be in place for Building Management to aid residents that require support to transfer waste if required.

- 4.1.23 As all shared living rooms would be provided as furnished, bulky waste is not anticipated and any would be managed directly by Building Management.

Non-residential floorspace

- 4.1.24 The development would also provide 230 sqm of commercial space and 125.5 sqm of community space. The non-residential waste would be managed separately to the residential waste and the future tenants will organise appropriate private weekly waste collections as appropriate.

Durability and Resilience

- 4.1.25 The building will incorporate durability and protection measures to prevent damage to the walls, flooring and doors in all rooms used for waste storage. Measures include corridor protection rails, door kick plates and hard wearing and washable floor finishes within waste rooms and the service corridor. The bin storage areas would have a suitable floor finish which can be cleaned easily and the slope of the floor would be designed to enable it to drain properly and completely.

5.0 ACCESSIBILITY AND TRANSFER

- 5.1.1 Refuse storage areas are accessible to all building users including wheelchair users and can be accessed using passenger lifts running between all floors. Access is also available to building users from stairwells.
- 5.1.2 Loading bays are provided to the front of both Blocks A and B on Ashley Road. The Application is supported by a Delivery and Servicing Plan.
- 5.1.3 Refuse collection will be undertaken during out of peak hours to minimise the impact on the local highway network.

6.0 SUMMARY AND CONCLUSIONS

6.1.1 This OWMP has been produced by Tetra Tech for Re:Shape T Ltd for the redevelopment of Former Ashley House site, Ashley Road, Tottenham Hale, London Borough of Haringey, N17 9LZ.

6.1.2 This OWMP details the waste and refuse collection requirements and procedures associated with the Site and concludes the following:

- A total of 522 shared-living rooms and 87 social-rented units are proposed. All shared-living rooms are single-occupancy and are provided fully furnished. The development would also provide 230 sqm of commercial space and 125.5 sqm of community space.
- 41 x 1,100l Eurobins are provided for shared-living residents. Large bulky waste volumes are not expected to be generated as the shared-living units are provided as furnished. Building Management will supervise the refuse storage space and, where necessary, make arrangement for a second weekly collection by private waste contractor additional to the weekly local authority collection if required. No waste will be compacted. Although it is mentioned above that 44 1,100l Eurobins are required, as there is a provision of 34 240l bins as opposed to a requirement of 22 therefore it would be possible to swap out the number of bins and ensure there are enough bins.
- 24 x 1,100l Eurobins are provided for C3 affordable homes residents.
- The development targets a recycling weight of 65% by 2030 and includes a 50% reduction in food waste and associated packaging. Through periodic and routine monitoring, Building Management commits to meeting and exceeding Policy SI7 of the London Plan.
- All bin stores included in the proposal will be accessible by passenger lifts and running from all floors containing residential units.
- A Delivery and Servicing Plan is submitted separately with the planning application.
- For Block A providing the Social-Rented units, waste operatives would enter the waste stores directly and are not required to enter main communal areas. For Block B, Building Management would move bins the loading bay on Ashley Road for collection by LBH operatives.