Greater London Authority - Circular Economy Statement template

How to use this spreadsheet

This template should be used by planning applicants to fulfil the requirements of the Mayor's Circular Economy (CE) Statement policy set out in London Plan Policy SI 7 'Reducing waste and supporting the Circular Economy'. Before completing and submitting this spreadsheet to the GLA, applicants should read the CE statement guidance: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/circular-economy-statement-guidance-consultation-draft

Applicant are required to submit CE statement information to the GLA at the following three stages: pre-applicaton, outline/detailed planning submission and post-construction. Separate tabs are provided in this spreadsheet for each stage. An outline of the information required at each stage and how to submit it is provided below. Please enter information to the light yellow-coloured cells only, do not enter information in the grey cells as these will be automatically calculated. The light green-coloured cells should be completed to achieve 'pioneering' status.

1. Pre-application stage
At pre-application stage, applicants are required to complete the pre-application information tab of this template which requires applicants to confirm details about the site and to provide details of the circular economy design approaches that are informing the existing and new development (including by building layer for the latter). All tables should be completed. This should be submitted to the GLA along with all other pre-application material.

2. Outline/detailed planning submission stage
At this stage, applicants are required to complete the outline or detailed planning stage tab of this template (whichever is relevant) and submit it to the GLA along with their planning application. Applicants are required to complete all tables, including the Bill of Materials and Recycling and Waste Reporting tables. Please enter information to the light yellow-coloured cells only, do not enter information in the grey cells as these will be automatically calculated. The light green-coloured cells should be completed to achieve 'pioneering' status.

3. Post-construction stage
At the final stage of the CE statement process, applicants should complete the post-construction tab of this template and submit it to the GLA within three months of practical completion. This will require an update of the information provided at planning submission stage and for the actual figures to be reported using actual material quantities during construction. Information should be submitted to: circulareconomystatements@london.gov.uk

Queries
Any queries or feedback on this template should be submitted to:
circulareconomystatements@london.gov.uk

Requirement by application stage (see relevant section of guidance for more information)	Pre-application stage (suggested)	Outline application[1]	Full application / reserved matters[2]	Post-construction	Checklist	Information Reference (Please indicate whether this has been included in the report to accompany this template or as a separate submission)
CE targets (see section 4.2)	Encouraged	Yes	Yes	Yes (Performance reported)		Evidence in CES template spreadsheet
CE design approaches (see sections 2.3 - 2.5 and 4.3)	Yes	Yes	Yes	N/A		Evidence in CES template spreadsheet
CE design principles (see sections 2.1, 4.4 - 4.5)	Yes	No	No	No		Evidence in CES template spreadsheet
CE design principles by building layer (see sections 4.5)	No	Yes	Yes	No		Evidence in CES template spreadsheet
Pre-redevelopment audit (see section 4.6)	Encouraged	Yes	Yes	N/A		
Pre-demolition audit (see section 4.6)	Encouraged	Yes	Yes	N/A		
Bill of materials (including calculations – see section 4.7)	No	Yes (Estimated)	Yes (Estimated)	Yes (Actual)		Evidence in CES template spreadsheet
End of life strategy (see section 4.7)	No	No	Yes	Encouraged		
Operational waste management plan (see section 4.8)	No	No	Yes	Encouraged		
Recycling and waste reporting (see Section 4.9)	No	Yes (Estimated)	Yes (Estimated)	Yes (Actual)		Evidence in CES template spreadsheet
Lessons learnt and key achievements (see section 4.10)	N/A	N/A	N/A	Yes		Evidence in CES template spreadsheet

[1] Also applicable to the outline and detailed part of hybrid applications.

[2] Also applicable to the outline and detailed part of hybrid applications.

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Pre-Application Stage - Circular Economy Statement

Project details	
Project name	14 Blackburn Road
Planning application reference number (if applicable)	
Applicant	Hampstead Asset Management Ltd ('HAML') and Builder Depot Limited ('BDL')
London Borough	Camden
Brief description of the project	Full planning permission is sought for the following description of development (herein 'the Proposed Development'): The erection of three floors of commercial floorspace (Use Class Eg), together with cycle parking, and associated works. A section 73 application to the full planning application is submitted in tandem. The Section 73 application seeks amendments to the implemented application allowing for the new floors to 'drop in' above the implemented scheme. The description of development for the Section 73is as follows: "Variation of Condition 2 (approved plans) pursuant to planning permission [PWX0202103] dated 06.01.2004 for Redevelopment of whole site by the erection of a 4 storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwellinghouses and 6 self-contained flats with associated underground car parking. Changes include: revisions to ground floor elevation and roof plan."
Author/s	IN2
Date of assessment	22.03.2023
Number of Use Types	1
Use Class / Type	**Floor Area by use type (m^2)**
	9126
Overall GIA (m^2)	9126.00

Circular Economy Design Approaches

Circular Economy Design Approaches for Existing Structures / Buildings		**Applicant Response**
Is there an existing building on the site?		Yes
Is it technically feasible to retain the building(s) in whole or in part?		No
Is it technically feasible to recover the 'residual value' of the buildings elements or materials?		Yes
The preferred strategy is:		**NEW BUILDING**
The preferred strategy is:		**DISASSEMBLE/DECONSTRUCT AND REUSE**
Circular Economy Design Approach	**Phase / Building / Area / Layer**	**Strategic Response**
Retain and Retrofit	N/A	Existing building is of poor quality and is not suitable for retention for use in the redevelopment.
Reconstruct	N/A	N/A
Disassemble	All Layers	A pre demolition audit will be carried out to determine if any elements of the existing structure are fit for reuse in the redevelopment. Any recommendations for reuse in the pre demolition audit will be carried forward with materials being reused.
Demolish and Recycle	All Layers	Any materials deemed not appropriate for reuse will be recycled where possible. Only as a worst case scenario will material be sent to landfill. Targets are set for 95% of demolition and excavation waste to be diverted from landfill.
Circular Economy Design Approaches for New Buildings, Infrastructure and L		**Applicant Response**
Is the whole building designed to have a short life on its current site? (e.g. less than 10 yrs)		No
Is it foreseeable that the building will need to change use/function within its design life?		No
All developments should apply the 6 Circular Economy principles, including:		**Designing for DISASSEMBLY and ADAPTABILITY, MATERIAL REUSE ON-SITE and/or RECYCLING should be maximised**
Circular Economy Design Approach	**Phase / Building / Area / Layer**	**Strategic Response**
Building relocation	All Layers	Due to the scale of the project building relocation is not currently being considered however this can be discussed further in CE workshops.
Component or material reuse	All Layers	A pre demolition audit will be undertaken to consider the feasibility of reusing any demolitoon or excavation waste. The design will consider new materials with recycled content for example cement with up to 25% GGBS content where feasible.These options will be further explored at the next design stage and the CES will include details of materials with recycled content included.
Adaptability	All Layers	Ground floor industrial unit will be flexible and will be able to change use without major renovation.

Flexibility	All Layers	Ground floor industrial unit will be flexible and will be able to change use without major renovation. .
Replaceability	All Layers	Standard materials and material sizes will be used where possible so that replacements are easily sourced. M+E services will be designed so that singl parts can be replaced without the need to change the whole system.
Disassembly	"Shell/Skin", "Services" and "stuff"	Where possible constructions will be designed to be dismantled as constructed for potential reuse. M+E services will be designed for easy maintenance to avoid the need for replacement of whole systems.
Longevity	All Layers	LCA will be carried out against a 60 year life expectancy. All services and materials will be designed to meet this life expectancy where feasible. If it is not possible for the material specified to have a lifespan similar to that of the devlopment then the design will incorporate measure for ease of replacement and materials used should be recyclable where possible.

Circular Economy Design Principles

Design Principle		Phase / Building / Area / Layer	Design Response
Designing out waste	Module A - Product Sourcing and Construction Stage	All Building Layers	A sustainable waste management plan will be produced and a target of 95% diversion of construction waste from landfill will be set.The main contractor will be responsible for monitoring progress against this target. When sourcing products just in time delivery will be used when feasible to prevent wastage of materials and where possible comapnies will remove their own packaging when delivering to site to reduce onsite waste and promote the use of reusable packaging.
	Module B - In-Use Stage	"Space"	Appropriate space will be provided on site for the segragation of waste into appropriate waste streams.
	Module C - End-of-Life Stage	All Building Layers	When carrying out WLC assesment focus will be placed the end of life option for materials selected. Priority will be given to materials which can be reused or recycled at end of life. Full details of the end of life state of all materials will be avaialble in the circular economy statement at planning. This will result in less waste going to landfill at the end of the buildings lifespan.
	Module D - Benefits and Loads Beyond the System Boundary	All building layers	Full details of module D of the WLC assesment will be available at planning stage. This will give a detailed breakdown of all benefits of the site beyond the system boundary. A discussed in the end of life stage section materials which can be reused/recycled at end of life will be given priority.
Designing for longevity		All Building Layers	LCA will be carried out against a 60 year life expectancy. All services and materials will be designed to meet this life expectancy where feasible. If it is not possible for the material specified to have a lifespan similar to that of the devlopment then the design will incorporate measure for ease of replacement and materials used should be recyclable where possible.
Designing for adaptability or flexibility		"Space"	Ground floor industrial unit will be flexible and will be able to change use without major renovation.
Designing for disassembly		"Stuff" and "Services"	It will be discussed at the next design stage and in the CE workshops the possibility of installing unitised bathroom and kitchens resulting in ease of dissassembly for reuse or replacement where necessary. M+E services will be designed for disassembly so parts can be replaced without the need for replacing the whole system.
Using systems, elements or materials that can be re-used and recycled		All Building Layers	When carrying out WLC assesment focus will be placed the end of life option for materials selected. Priority will be given to materials which can be reused or recycled at end of life. Full details of the end of life state of all materials will be avaialble in the circular economy statement at planning.

Circular Economy Targets

Circular economy targets for existing and new development	Policy Requirement	Target Aiming For (%)	Policy Met?
Demolition waste materials (non-hazardous)	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes
Excavation waste materials	Minimum of 95% diverted from landfill for beneficial reuse.	95%	Yes
Construction waste materials	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes

Municipal waste	Minimum 65% recycling rate by 2030.	65%	Yes
Recycled content	Minimum 20% of the building material elements to be comprised of recycled or reused content.	20%	Yes

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Outline Application Stage - Circular Economy Statement

Project details	
Project name	
Planning application reference number (if applicable)	
Applicant	
London Borough	
Brief description of the project	
Author/s	
Date of assessment	
Number of Use Types	
Use Class / Type	**Floor Area by use type (m^2)**
Use Class / Type 1	*Use Class / Type 1 GIA*
Overall GIA (m^2)	0.00

Circular Economy Design Approaches

Circular Economy Design Approaches for Existing Structures / Buildings		Applicant Response
Is there an existing building on the site?		
Circular Economy Design Approach	**Phase/Building/Area/Layer**	**Strategic Response**
Refurbish		
Repurpose		
Disassemble / Deconstruct and Reuse		
Demolish / Deconstruct and		
Circular Economy Design Approaches for New Buildings, Infrastructure and		**Applicant Response**
Is the whole building designed to have a short life on its current site? (e.g. less than 10 yrs)		
Circular Economy Design Approach	**Phase/Building/Area/Layer**	**Strategic Response**
Building relocation		
Component or material reuse		
Adaptability		
Flexibility		
Replaceability		
Disassembly		
Longevity		

Circular Economy Design Principles by Building Layer

The Circular Economy Commitments table should consider where the Applicant seeks to go beyond standard practice. If there are multiple phases / buildings / areas with different measures / strategies, please specify these separately within the table below.

		Building Layer								Summary	Challenges	Actions & Counter-Actions, Who and When	Plan to Prove and Quantify
		Site	Substructure	Superstructure	Shell/Skin	Services	Space	Stuff	Construction Stuff				
1. Is it likely the layer (or components within it) will need to be moved or otherwise modified within 5-15 years, e.g. due to changing use patterns or user requirements		N/A							N/A				
2. Is it likely the layer (or components within it) will need to be changed, upgraded or replaced within 5-15 years, e.g. for improved performance, aesthetics		N/A							N/A				
The preferred strategy is:		-							-				
Design Principles		**All developments should apply the 6 circular economy principles, including designing for DISASSEMBLY and ADAPTABILITY, MATERIAL REUSE ON-SITE and/or RECYCLING should be maximised.**											
Designing out waste	Module A - Product Sourcing and Construction Stage												
	Module B - In-Use Stage												
	Module C - End-of-Life Stage												
	Module D - Benefits and Loads Beyond the System Boundary												
Designing for longevity													
Designing for adaptability or flexibility													
Designing for disassembly													
Using systems, elements or materials that can be re-used and recycled													

Bill of Materials

Please click the + symbol to the left hand side of the Bill of Materials table to view or hide the input rows for each Building Element Category. The rows for substructure and frame have been unhidden to highlight this.

	BUILDING ELEMENT CATEGORY - LEVEL 1 (based on the RICS New Rules of Measurement (NRM) classification system level 2 sub-elements https://www.rics.org/globalassets/rics-website/media/products/data-products/bcis-construction/bcis-elemental-standard-form-cost-analysis-4th-nrm-edition-2012.pdf)	PRODUCT AND CONSTRUCTION STAGE (MODULE A)								USE STAGE (MODULE B)					END OF LIFE STAGE (MODULE C)					BENEFITS BEYOND THE SYSTEM BOUNDARY (MODULE D)			
	Building Element Category	Material Type	Material quantity (Module A) (kg)	Material intensity (Module A) (kg/m^2 GIA)	Performance Indicator (LPG Appendix 1)	Construction Waste Factor (Module A)	Construction Waste (Module A) (kg)	Recycled Content by mass (kg)	Recycled Content by value (%)	Expected Lifespan (years)	Number of Replacements (over assumed 60-year period)	Repair and Replacement quantities of materials (Module B) (kg)	Construction Waste Factor (Module B)	Construction Waste (Module B) (kg)	Design for Disassembly	Assumed End of Life Scenario (Description)	% Reusing	% Recycling	% Landfill	Estimated reusable materials (kg)	Estimated reusable materials intensity (kg/m^2 GIA)	Estimated recyclable materials (kg)	Estimated recyclable materials intensity (kg/m^2 GIA)
0.1	**Demolition: Toxic/Hazardous/Contaminated Material Treatment**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.2	**Major Demolition Works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.3	**Temporary Support to Adjacent Structures**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.4	**Specialist Ground Works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
1	**Substructure**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
1	**Substructure**			0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
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				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
2.1	**Superstructure: Frame**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.1	**Superstructure: Frame**			0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
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				0	-		0				0	0		0			0%	0%	100%	0	0	0	0
2.2	**Superstructure: Upper Floors**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.3	**Superstructure: Roof**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.4	**Superstructure: Stairs and Ramps**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.5	**Superstructure: External Walls**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.6	**Superstructure: Windows and External Doors**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.7	**Superstructure: Internal Walls and Partitions**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.8	**Superstructure: Internal Doors**	-	0	0		-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
3	**Finishes**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
4	**Fittings, furnishings & equipment (FFE)**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
5	**Services (MEP)**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
6	**Prefabricated Buildings and Building Units**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
7	**Work to Existing Building**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
8	**External works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
	Overall		0	0			0					0		0			0%	0%	100%	0	0	0	0

Recycling and Waste Reporting table

The light green-coloured cells should be completed to achieve 'pioneering' status.

	Type of Waste	Source of Information	TOTAL ESTIMATES OF WASTE			WASTE MANAGEMENT ROUTES						SUMMARY			
						REUSE		RECYCLE		OTHER DISPOSAL					
			Overall Waste (tonnes)	Overall Waste (tonnes/m^2 GIA)	Performance Indicator (LPG Appendix 1)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Onsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
			PRODUCT AND CONSTRUCTION STAGE (MODULE A)												
1	Demolition Waste			0.000								0%	0%	0%	0%
2	Excavation Waste			0.000								0%	0%	0%	0%
3	Construction Waste			0.000								0%	0%	0%	0%
			USE STAGE (MODULE B)												
3	Demolition / Strip-out Waste		0	0.000	-							0%	0%	0%	0%
4	Construction Waste		0	0.000	-							0%	0%	0%	0%
			Overall Waste (tonnes/annum)	Overall Waste (tonnes/annum /m^2)	Performance Indicator (LPG Appendix 1)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
5	Municipal Waste			0.000								0%	0%	0%	0%
6	Industrial Waste (if applicable)			-	-							0%	0%	0%	0%
			MODULE A - MODULE C												
			Overall Materials (tonnes)	Overall Materials (Modules A-C) (tonnes /m^2)	-	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
7	Total Materials		0	0.000	-							0%	0%	0%	0%

Circular Economy Targets

Circular economy targets for existing and new development	Policy Requirement	Target Aiming For (%)	Policy Met?	Explanation (How will performance against this metric be secured through design, implementation and monitoring?)
Demolition waste materials (non-hazardous)	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes	
Excavation waste materials	Minimum of 95% diverted from landfill for beneficial reuse.	95%	Yes	
Construction waste materials	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes	
Municipal waste	Minimum 65% recycling rate by 2030.	65%	Yes	
Recycled content	Minimum 20% of the building material elements to be comprised of recycled or reused content.	20%	Yes	
Additional requirements	**Policy Requirement**	**Please acknowledge acceptance for a planning condition**		**Please set out an indicative timescale and responsible party for the provision of this information**
Reserved Matters Reporting	A condition will be attached to an approval of a referable outline planning permission, securing the submission of a CE Statement as a reserved matter. Applications for reserved matters will be required to review and address the information provided at outline stage and update any default values used as far as possible.			

GREATER**LONDON**AUTHORITY

Detailed Application Stage - Circular Economy Statement

Project details	
Project name	14 Blackburn Road
Planning application reference number (if applicable)	
Applicant	Hampstead Asset Management Ltd ('HAML') and Builder Depot Limited ('BDL')
London Borough	Camden
Brief description of the project	Full planning permission is sought for the following description of development (herein 'the Proposed Development'): The erection of three floors of commercial floorspace (Use Class Eg), together with cycle parking, and associated works. A section 73 application to the full planning application is submitted in tandem.
Author/s	IN2
Date of assessment	22.03.2023
Number of Use Types	1
Use Class / Type	**Floor Area by use type (m2)**
	9126
Overall GIA (m2)	9126.00

Circular Economy Design Approaches

Circular Economy Design Approaches for Existing Structures / Buildings		**Applicant Response**
Is there an existing building on the site?		Yes
Is it technically feasible to retain the building(s) in whole or in part?		Yes
Is the existing building, or parts of the building, suited to the requirements for the site?		No
Is it technically feasible to recover the 'residual value' of the buildings elements or materials?		Yes
The preferred strategy is:		**NEW BUILDING**
The preferred strategy is:		**DISASSEMBLE/DECONSTRUCT AND REUSE**
Circular Economy Design Approach	**Phase/Building/Area/Layer**	**Strategic Response**
Refurbish	N/A	Existing building is of poor quality and is not suitable for retention for use in the redevelopment
Repurpose	N/A	N/A
Disassemble / Deconstruct and Reuse	All Layers	A pre demolition audit will be carried out to determine if any elements of the existing structure are fit for reuse in the redevelopment. Any recommendations for reuse in the pre demolition audit will be carried forward with materials being reused
Demolish / Deconstruct and Recycle	All Layers	Any materials deemed not appropriate for reuse will be recycled where possible. Only as a worst case scenario will material be sent to landfill. Targets are set for 95% of demolition and excavation waste to be diverted from landfill.
Circular Economy Design Approaches for New Buildings, Infrastructure and		**Applicant Response**
Is the whole building designed to have a short life on its current site? (e.g. less than 10 yrs)		No
Is it foreseeable that the building will need to change use/function within its design life?		No
All developments should apply the 6 Circular Economy principles, including:		**Designing for DISASSEMBLY and ADAPTABILITY, MATERIAL REUSE ON-SITE and/or RECYCLING should be maximised**
Circular Economy Design Approach	**Phase/Building/Area/Layer**	**Strategic Response**
Building relocation	All Layers	Due to the scale of the project building relocation is not currently being considered.
Component or material reuse	All Layers	A pre demolition audit will be undertaken to consider the feasibility of reusing any demolitoon or excavation waste. The design will consider new materials with recycled content for example cement with GGBS content where feasible.These options will be further explored at the next design stage.
Adaptability	All Layers	Ground floor industrial unit will be flexible and will be able to change use without major renovation.
Flexibility	All Layers	Ground floor industrial unit will be flexible and will be able to change use without major renovation.
Replaceability	All Layers	Standard materials and material sizes will be used where possible so that replacements are easily sourced. M+E services will be designed so that singl parts can be replaced without the need to change the whole system
Disassembly	"Shell/Skin", "Services" and "stuff"	Where possible constructions will be designed to be dismantled as constructed for potential reuse. M+E services will be designed for easy maintenance to avoid the need for replacement of whole systems.
Longevity	All Layers	LCA will be carried out against a 60 year life expectancy. All services and materials will be designed to meet this life expectancy where feasible. If it is not possible for the material specified to have a lifespan similar to that of the devlopment then the design will incorporate measure for ease of replacement and materials used should be recyclable where possible

Circular Economy Design Principles by Building Layer

The Circular Economy Commitments table should consider where the Applicant seeks to go beyond standard practice. If there are multiple phases / buildings / areas with different measures / strategies, please specify these separately within the table below.

		Building Layer								Summary	Challenges	Actions & Counter-Actions, Who and When	Plan to Prove and Quantify
		Site	Substructure	Superstructure	Shell/Skin	Services	Space	Stuff	Construction Stuff				
Is it likely the layer (or components within it) will need to be moved or otherwise modified within 5-15 years, e.g. due to changing use patterns or user requirements?		N/A							N/A				
Is it likely the layer (or components within it) will need to be changed, upgraded or replaced within 5-15 years, e.g. for improved performance, aesthetics		N/A							N/A				
The preferred strategy is:		-							-				
Design Principles		**All developments should apply the 6 circular economy principles, including designing for DISASSEMBLY and ADAPTABILITY, MATERIAL REUSE ON-SITE and/or RECYCLING should be maximised.**											
Designing out waste	Module A - Product Sourcing and Construction Stage	N/A	Foundations and groundworks excavated during demolition will be reused on site where possible and reused elsewhere otherwise where feasible.	N/A	Where possible pre-fabricated elements of façade will be specified.	M+E service providers to be made responsible for their own waste to promote reusable packaging.	Space will be set aside for the storage of construction waste.	To be considered as part of tenant fit out.	Larger pack sizes to be ordered to reduce total packaging waste.Contractor will be responsible for a site waste management plan to reduce waste but also to segregate to aid recycling and reuse	Range of measure to reduce waste throughout the cons	To be reviewed once contractor is appointed.	Main contractor to monitor and ensure waste manageme	Main contractor is satisfied that waste management plan has been followed
	Module B - In-Use Stage	N/A	N/A	N/A	N/A	Services to have a long service life to limit replacements	Space to be provided on site for the segregation of waste streams	To be considered as part of tenant fit out.	N/A	Design to ensure appropriate space for segregation of w	Providing adequate space in a convenient location	Architecht to provide space for segregation of watse	Site plans to confirm space for segregation of watse provided
	Module C - End-of-Life Stage	N/A	Substructure to be long lasting lending itself to be potentially reused at end-of-life stage of the development	Superstructure to be long lasting lending itself to be potentially reused at end-of-life stage of the development	N/A	N/A	N/A	To be considered as part of tenant fit out.	Nuts and bolts etc used to allow for adaptabiliy can be recovered and reued at end of life.	Vast majority of building materials can be recycled at enc	Cost Implications	WLC and CES studies to be carried out to ensure recycl	WLC and CES statement quantify materials which can be recycled at end of life
	Module D - Benefits and Loads Beyond the System Boundary	N/A	Substructure to be long lasting lending itself to be potentially reused at end-of-life stage of the development	Where feasible frame will be disassembled with beams and columns being graded at end of life for possible reuse	Bricks to be reused where feasible at end of life.	N/A	N/A	To be considered as part of tenant fit out.	N/A	Frame to be reused where possible after the end fo the	Cost Implications	CES statement to include section on building end of life	CES statement includes section detailing end of life strategy of all materials
Designing for longevity		N/A	Substructure to be long lasting lending itself to be potentially reused at end-of-life stage of the development	Superstructure to be long lasting lending itself to be potentially reused at end-of-life stage of the development.	Standard material sizes and components to be used to aid maintenance and replacement of parts.	M+E services will be designed to be long lasting but where service life cannot meet building lifespan a replacement strategy will be in place.	N/A	To be considered as part of tenant fit out.	N/A	Building elements to be long lasting in order to reduce th	Cost Implications	Sustainable procurement plan	Sustainable procurement plan to take into account component lifespan in order to aid in ciruclar economy principles
Designing for adaptability or flexibility		Industrial units could be changed use easily due to their design.	N/A	N/A	N/A	Modular systems to be used where possible	majority of spaces are open plan and could change use without the need for major refurbishment	To be considered as part of tenant fit out.	Where possible construction for easy disassembly i.e nuts and bolts rather than welding	Open plan spaces allow for the building to change use w	N/A	team to consider production of an adaptability guide	Adaptability guide to demonstrate how the development can be adapted to different uses.
Designing for disassembly		N/A	N/A	Where feasible frame will be disassembled with beams and columns being graded at end of life for possible reuse	N/A	Plant disassembly strategy to be developed to allow for ease of replacement and maintenance.	N/A	To be considered as part of tenant fit out.	Where possible construction for easy disassembly i.e nuts and bolts rather than welding	Services will be designed to be disassembled at end of l	Cost Implications	Production of a disassembly Guide	Disassembly guide will show that development has been designed taking consideration of disassembly
Using systems, elements or materials that can be re-used and recycled		N/A	N/A	Frame elements can be graded and potentially reused at end of building life.	Bricks to be reused where feasible at end of life.	N/A	N/A	To be considered as part of tenant fit out.	N/A	vast majority of building materials can be recycled at enc	Ensuring actions carried out at End of life	Ensure that building owners are aware of recycling oppo	WLC and CES statement quantify materials which can be recycled at end of life

Bill of Materials

Please click the + symbol to the left hand side of the Bill of Materials table to view or hide the input rows for each Building Element Category. The rows for substructure and frame have been unhidden to highlight this.

BUILDING ELEMENT CATEGORY - LEVEL 1 (based on the RICS New Rules of Measurement (NRM) classification system level 2 sub-elements https://www.rics.org/globalassets/rics-website/media/products/data-products/bcis-construction/bcis-elemental-standard-form-cost-analysis-4th-nrm-edition-2012.pdf)

PRODUCT AND CONSTRUCTION STAGE (MODULE A)

	Building Element Category	Material Type	Material quantity (Module A) (kg)	Material intensity (Module A) (kg/m² GIA)	Performance Indicator (LPG Appendix 1)	Construction Waste Factor (Module A)	Construction Waste (Module A) (kg)	Recycled Content by mass (kg)	Recycled Content by value (%)
0.1	Demolition: Toxic/Hazardous/Contaminated Material Treatment	-	0	0	-	-	0	-	-
0.2	Major Demolition Works	-	0	0	-	-	0	-	-
0.3	Temporary Support to Adjacent Structures	-	0	0	-	-	0	-	-
0.4	Specialist Ground Works	-	0	0	-	-	0	-	-
1	Substructure	-	11,496,771	1,260	Building Element Category 1, 4th Quartile	-	461,866	-	-
2.1	Superstructure: Frame	-	1,245,511	136	Building Element Category 2.1, 2nd Quartile	-	32,269	-	-
2.2	Superstructure: Upper Floors	-	6,031,161	661	Building Element Category 2.2, 4th Quartile	-	269,576	-	-
2.3	Superstructure: Roof	-	913,778	100	Building Element Category 2.3, 4th Quartile	-	1,232	-	-
2.4	Superstructure: Stairs and Ramps	-	80,576	9	-	-	3,881	-	-
2.5	Superstructure: External Walls	-	1,732,707	190	Building Element Category 2.5 & 2.6, 4th Quartile	-	153,993	-	-
2.6	Superstructure: Windows and External Doors	-	32,489	4	Building Element Category 2.5 & 2.6, 4th Quartile	-	0	-	-
2.7	Superstructure: Internal Walls and Partitions	-	321,166	35	Building Element Category 2.7 & 2.8, 3rd Quartile	-	40,146	-	-
2.8	Superstructure: Internal Doors	-	10,187	1	Building Element Category 2.7 & 2.8, 3rd Quartile	-	0	-	-
3	Finishes	-	52,374	6	-	-	5,237	-	-
4	Fittings, furnishings & equipment (FFE)	-	36,154	4	-	-	1,242	-	-
5	Services (MEP)	-	113,992	12	-	-	4,658	-	-
6	Prefabricated Buildings and Building Units	-	0	0	-	-	0	-	-
7	Work to Existing Building	-	0	0	-	-	0	-	-
8	External works	-	0	0	-	-	0	-	-
	Overall		22,066,866	2,418			974,099		25%

USE STAGE (MODULE B)

	Building Element Category	Expected Lifespan (years)	Number of Replacements (over assumed 60-year period)	Repair and Replacement quantities of materials (Module B) (kg)	Construction Waste Factor (Module B)	Construction Waste (Module B) (kg)
0.1	Demolition: Toxic/Hazardous/Contaminated Material Treatment	-	-	0	-	0
0.2	Major Demolition Works	-	-	0	-	0
0.3	Temporary Support to Adjacent Structures	-	-	0	-	0
0.4	Specialist Ground Works	-	-	0	-	0
1	Substructure	-	-	0	-	0
2.1	Superstructure: Frame	-	-	0	-	0
2.2	Superstructure: Upper Floors	-	-	0	-	0
2.3	Superstructure: Roof	-	-	0	-	0
2.4	Superstructure: Stairs and Ramps	-	-	0	-	0
2.5	Superstructure: External Walls	-	-	0	-	0
2.6	Superstructure: Windows and External Doors	-	-	0	-	0
2.7	Superstructure: Internal Walls and Partitions	-	-	0	-	0
2.8	Superstructure: Internal Doors	-	-	0	-	0
3	Finishes	-	-	0	-	0
4	Fittings, furnishings & equipment (FFE)	-	-	0	-	0
5	Services (MEP)	-	-	0	-	0
6	Prefabricated Buildings and Building Units	-	-	0	-	0
7	Work to Existing Building	-	-	0	-	0
8	External works	-	-	0	-	0
	Overall			0		0

END OF LIFE STAGE (MODULE C) / BENEFITS BEYOND THE SYSTEM BOUNDARY (MODULE D)

	Building Element Category	Design for Disassembly	Assumed End of Life Scenario (Description)	% Reusing	% Recycling	% Landfill	Estimated reusable materials (kg)	Estimated reusable materials intensity (kg/m² GIA)	Estimated recyclable materials (kg)	Estimated recyclable materials intensity (kg/m² GIA)
0.1	Demolition: Toxic/Hazardous/Contaminated Material Treatment	-	-	0%	0%	100%	0	0	0	0
0.2	Major Demolition Works	-	-	0%	0%	100%	0	0	0	0
0.3	Temporary Support to Adjacent Structures	-	-	0%	0%	100%	0	0	0	0
0.4	Specialist Ground Works	-	-	0%	0%	100%	0	0	0	0
1	Substructure	-	-	0%	100%	0%	0	0	11,486,466	1,259
2.1	Superstructure: Frame	-	-	0%	100%	0%	0	0	1,245,511	136
2.2	Superstructure: Upper Floors	-	-	0%	100%	0%	0	0	6,031,161	661
2.3	Superstructure: Roof	-	-	0%	99%	1%	0	0	901,159	99
2.4	Superstructure: Stairs and Ramps	-	-	0%	100%	0%	0	0	80,576	9
2.5	Superstructure: External Walls	-	-	0%	89%	11%	0	0	1,536,659	168
2.6	Superstructure: Windows and External Doors	-	-	0%	100%	0%	0	0	32,489	4
2.7	Superstructure: Internal Walls and Partitions	-	-	0%	100%	0%	0	0	321,166	35
2.8	Superstructure: Internal Doors	-	-	0%	100%	0%	0	0	10,187	1
3	Finishes	-	-	0%	0%	100%	0	0	0	0
4	Fittings, furnishings & equipment (FFE)	-	-	96%	0%	4%	34,874	4	0	0
5	Services (MEP)	-	-	0%	100%	0%	0	0	113,451	12
6	Prefabricated Buildings and Building Units	-	-	0%	0%	100%	0	0	0	0
7	Work to Existing Building	-	-	0%	0%	100%	0	0	0	0
8	External works	-	-	0%	0%	100%	0	0	0	0
	Overall			0%	0%	100%	69,748	8	43,517,650	4,769

Recycling and Waste Reporting table

The light green-coloured cells should be completed to achieve 'pioneering' status.

	Type of Waste	Source of Information	Overall Waste (tonnes)	Overall Waste (tonnes/m² GIA)	Performance Indicator (LPG Appendix 1)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Onsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
			TOTAL ESTIMATES OF WASTE			WASTE MANAGEMENT ROUTES: REUSE		RECYCLE		OTHER DISPOSAL		SUMMARY			
	PRODUCT AND CONSTRUCTION STAGE (MODULE A)														
1	Demolition Waste		2850	0.312	2nd Quartile			80%	20%			0%	100%	100%	100%
2	Excavation Waste		3800	0.416	3rd Quartile	80%	20%					100%	0%	100%	100%
3	Construction Waste		850	0.093	3rd Quartile				100%			0%	100%	100%	100%
	USE STAGE (MODULE B)														
3	Demolition / Strip-out Waste		0	0.000	-				95%	5%		0%	95%	95%	100%
4	Construction Waste		0	0.000	-							0%	0%	0%	0%
			Overall Waste (tonnes/annum)	Overall Waste (tonnes/annum /m²)	Performance Indicator (LPG Appendix 1)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
5	Municipal Waste		305	0.033	3rd Quartile				65%	35%		0%	65%	65%	100%
6	Industrial Waste (if applicable)		N/A	-	-							0%	0%	0%	0%
	MODULE A - MODULE C														
			Overall Materials (tonnes)	Overall Materials (Modules A-C) (tonnes /m²)	-	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
7	Total Materials		0	0.000	-							0%	0%	0%	0%

Circular Economy Targets

Circular economy targets for existing and new development	**Policy Requirement**	**Target Aiming For (%)**	**Policy Met?**	**Explanation (How will performance against this metric be secured through design, implementation and monitoring?)**
Demolition waste materials (non-hazardous)	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes	Demolition arisings to be crushed on site for reuse where feasible.
Excavation waste materials	Minimum of 95% diverted from landfill for beneficial reuse.	95%	Yes	excavated materials to be used for cut and fill where feasible.
Construction waste materials	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%	Yes	
Municipal waste	Minimum 65% recycling rate by 2030.	65%	Yes	Waste to be segregated on site.
Recycled content	Minimum 20% of the building material elements to be comprised of recycled or reused content.	20%	Yes	recycled materials included in table above. Currently assuming 25% GGBS in cement, this will be confirmed at the next stage of design.
Additional requirements	**Policy Requirement**	**Please acknowledge acceptance for a planning condition**		**Please set out an indicative timescale and responsible party for the provision of this information**
Post-Construction Report	A CE Statement is required at post-construction (i.e. upon commencement of RIBA Stage 6 and prior to the building being handed over, if applicable. Generally, it would be expected that the assessment would be received no more than three months post-construction)			

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Post-Construction Stage - Circular Economy Statement

Project details	
Project name	
Planning application reference number (if applicable)	
Applicant	
Author(s)	
Brief description of the project	
Author(s)	
Date of assessment	
Number of Use Types	
Use (Class / Type)	Floor Area for each type (sq.ft.
Use Class / Type 1	Use Class / Type 1 GIA
Overall GIA (m2)	0.00

Bill of Materials

Please click the + symbol to the left hand side of the Bill of Materials table to view or hide the input rows for each Building Element Category. The rows for substructure and frame have been unhidden to highlight this.

	BUILDING ELEMENT CATEGORY - LEVEL 1 (based on the RICS New Rules of Measurement (NRM) classification system level 2 sub-elements https://www.rics.org/globalassets/rics-website/media/product/data-products/bcis-construction/bcis-elemental-standard-form-cost-analysis-4th-nrm-edition-2012.pdf)	PRODUCT AND CONSTRUCTION STAGE (MODULE A)								USE STAGE (MODULE B)						END OF LIFE STAGE (MODULE C)					BENEFITS BEYOND THE SYSTEM BOUNDARY (MODULE D)			
	Building Element Category	Material Type	Material quantity (Module A) (kg)	Material intensity (Module A) (kg/m² GIA)	Performance Indicator (Planning Stage Estimate)	Construction Waste Factor (Module A)	Construction Waste (Module A) (kg)	Recycled Content by mass (kg)	Recycled Content by value (%)	Expected Lifespan (years)	Number of Replacements (over assumed 60-year period)	Repair and Replacement quantities of materials (Module B) (kg)	Construction Waste Factor (Module B)	Construction Waste (Module B) (kg)	Design for Disassembly	Assumed End of Life Scenario (Description)	% Reusing	% Recycling	% Landfill	Estimated reusable materials (kg)	Estimated reusable materials intensity (kg/m² GIA)	Estimated recyclable materials (kg)	Estimated recyclable materials intensity (kg/m² GIA)
0.1	**Demolition: Toxic/Hazardous/Contaminated Material Treatment**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.2	**Major Demolition Works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.3	**Temporary Support to Adjacent Structures**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
0.4	**Specialist Ground Works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
1	**Substructure**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.1	**Superstructure: Frame**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.2	**Superstructure: Upper Floors**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.3	**Superstructure: Roof**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.4	**Superstructure: Stairs and Ramps**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.5	**Superstructure: External Walls**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.6	**Superstructure: Windows and External Doors**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.7	**Superstructure: Internal Walls and Partitions**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
2.8	**Superstructure: Internal Doors**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
3	**Finishes**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
4	**Fittings, furnishings & equipment (FFE)**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
5	**Services (MEP)**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
6	**Prefabricated Buildings and Building Units**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
7	**Work to Existing Building**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
8	**External works**	-	0	0	-	-	0	-	-	-	-	0	-	0	-	-	0%	0%	100%	0	0	0	0
	Overall		0				0					0		0				0%	0%	100%	0	0	0	0

Recycling and Waste Reporting table

The light green-coloured cells should be completed to achieve 'stonewrite' status.

	Type of Waste	Source of Information	TOTAL ESTIMATES OF WASTE: Overall Waste (tonnes)	Overall Waste (tonnes/m² GIA)	Performance Indicator (Planning Stage Estimate)	WASTE MANAGEMENT ROUTES: REUSE: Reuse Onsite (%)	Reuse Offsite (%)	RECYCLE: Recycle Onsite(%)	Recycle Offsite (%)	OTHER DISPOSAL: To Landfill (%)	To Other Management (%)	SUMMARY: Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
	PRODUCT AND CONSTRUCTION STAGE (MODULE A)														
1	**Demolition Waste**			0.000								0%	0%	0%	0%
2	**Excavation Waste**			0.000								0%	0%	0%	0%
3	**Construction Waste**			0.000								0%	0%	0%	0%
	USE STAGE (MODULE B)														
3	**Demolition / Strip-out Waste**		0	0.000								0%	0%	0%	0%
4	**Construction Waste**		0	0.000								0%	0%	0%	0%
			Overall Waste (tonnes/annum)	Overall Waste (tonnes/annum /m²)	Performance Indicator (Planning Stage Estimate)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
5	**Municipal Waste**			0.000								0%	0%	0%	0%
6	**Industrial Waste (if applicable)**			0.000								0%	0%	0%	0%
	MODULE A - MODULE C														
			Overall Materials (tonnes)	Overall Materials (Modules A-C) (tonnes /m²)	Performance Indicator (Planning Stage Estimate)	Reuse Onsite (%)	Reuse Offsite (%)	Recycle Offsite(%)	Recycle Offsite (%)	To Landfill (%)	To Other Management (%)	Total Reuse (%)	Total Recycle (%)	Total Reuse and Recycle (%)	Total Waste Reported (%)
7	**Total Materials**		0	0.000								0%	0%	0%	0%

Circular Economy Targets

Circular economy targets for existing and new development	Policy Requirement	Target at Application Stage (%)	Rate Achieved (%)	Policy Met?	Actions Undertaken / Explanation (How has this been achieved? What are the reasons for any differences between targets/performance?)
Demolition waste materials (non-hazardous)	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%			
Excavation waste materials	Minimum of 95% diverted from landfill for beneficial reuse.	95%			
Construction waste materials	Minimum of 95% diverted from landfill for reuse, recycling or recovery.	95%			
Municipal waste	Minimum 65% recycling rate by 2030.	65%			
Recycled content	Minimum 20% of the building material elements to be comprised of recycled or reused content.	20%			

Kev Achievements and Gao Assessment:

Summary of key actions undertaken to achieve circular economy outcomes, including achievements and reasons for any differences between targets/performance		
Key Achievements	**Measure / Target Proposed at Application Stage (if applicable)**	**Actions Undertaken / Explanation (How has this been achieved? What are the reasons for any differences between targets/performance?)**
[This list does not need to be exhaustive but should identify the actions with the biggest impacts.]		

Lessons Learnt:

Lessons learnt from the process of undertaking a CE Statement that will inform future projects	
Description	**Explanation / Solution / Future Approach**
	[i.e. Design options or materials that could be used, design principles that could be applied.]