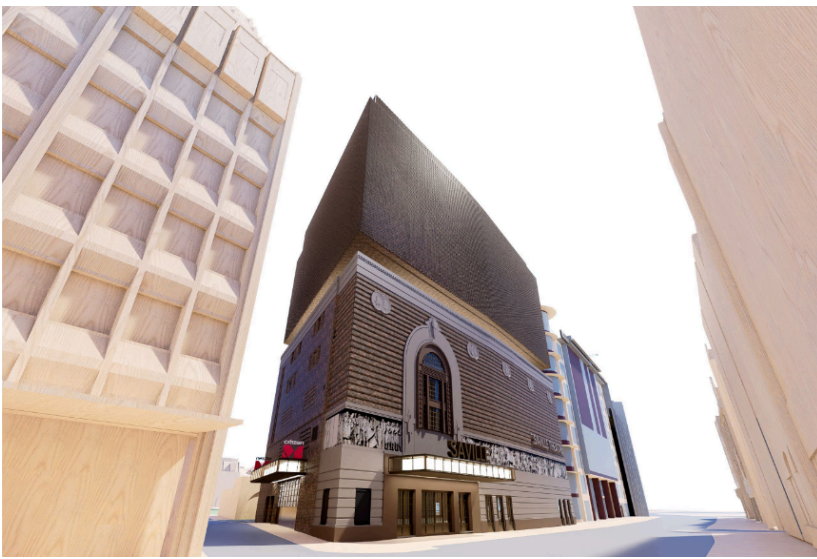


Design Proposal

The design proposes demolition of the interior of a Grade II listed building, with retention of the brick and concrete facades. The project involves creating a new four-screen cinema (Class D2) and spa in the basement, a restaurant/bar (Class A3/A4) on the ground floor, and a 94-bed hotel (Class C1) spanning from part of the ground to the sixth floor. Additionally, there will be an associated terrace and bar (Class A4) on the roof level, along with enhancements to public spaces and highways. The scheme aims to separate the modern interventions from the Grade II Listed building.



Proposal: Saville Theatre, Covent Garden (Source: SPPARC Architects)



Left: Original Building Facade (Source: alondondinheritance.com)

Right: Google Street View

Pre-demolition Audit Findings

A Deconstruction Asset Register has been prepared itemising the types and amounts of different materials likely to be removed during the deconstruction phase of the refurbishment. An estimate of the overall volume and tonnage of materials likely to be generated during the deconstruction phase of the refurbishment is shown in Table 1.

Overall Distributions

Designated Pathway by Material										
Material	Recycling -Waste (kg)	Retain in-situ (kg)	Reuse on-site (kg)	Reuse off-site (kg)	Grand Total (kg)	Recycling-Waste (%)	Retain in-situ (%)	Reuse on-site (%)	Reuse off-site (%)	Grand Total (%)
Concrete	3,156,771	466,416		6,000	3,629,187	87%	12.9%	0%	0%	100%
Brick	75,301	347,462	302,504		725,267	10%	47.9%	42%	0%	100%
Metal	261,095			14,822	275,917	95%	0.0%	0%	5%	100%
Timber	16,780			2,837	19,617	86%	0.0%	0%	14%	100%
Steel	18,800				18,800	100%	0.0%	0%	0%	100%
Glass	9,940			1,480	11,420	87%	0.0%	0%	13%	100%
Electronics	9,693			1,596	11,289	86%	0.0%	0%	14%	100%
Carpet	5,436				5,436	100%	0.0%	0%	0%	100%
Gypsum	3,338			32	3,370	99%	0.0%	0%	1%	100%
Bitumen	2,205				2,205	100%	0.0%	0%	0%	100%
Ceramic				1,710	1,710	0%	0.0%	0%	100%	100%
Fabric				400	400	0%	0.0%	0%	100%	100%
Plastic	87			200	287		0.0%	0%	70%	70%
Stone				240	240	0%	0.0%	0%	100%	100%
Total	3,559,359	813,878	302,504	26,767	4,702,508					

Table 1: Designated Pathway by Material

Material Intensity and Pathway Targets - by Layer						
Layer	Total Weight (kg)	Material Intensity (kg/m2 GIA)	Recycling-Waste	Retain in-situ	Reuse off-site	Reuse on-site
Fittings, Furnishings and Equipment	2,836,067	945.4	83.0%	16.4%	0.5%	0.0%
Superstructure: Windows & External Doors	1,093,112	364.4	100.0%	0.0%	0.0%	0.0%
Services (MEP)	355,942	118.6	2.3%	97.6%	0.1%	0.0%
Superstructure: External Walls	303,027	101.0	0.0%	0.0%	0.2%	99.8%
Superstructure: Internal Walls and Partitions	75,301	25.1	100.0%	0.0%	0.0%	0.0%
Finishes	26,402	8.8	89.7%	0.0%	10.3%	0.0%
Superstructure: Internal Doors	9,558	3.2	35.1%	0.0%	64.9%	0.0%
Superstructure: Frame	4,657	1.6	29.1%	0.0%	70.9%	0.0%
Grand Total	4,705,145					

Table 2: Designated Pathway by Shearing Layer

*GIA - Gross Internal Area