5, BACON'S LANE, HIGHGATE, N6 6BL.

Pre-Demolition Audit

October 2024

Document No.: 5BL-PP-9040 (Rev A)

Simon Fraser RIBA

Project Details

Client

Simon Fraser RIBA

Site Address

5, Bacon's Lane, London N6 6BL

Revision

Rev A 03-10-2024 Issued for Planning

Contents

1.0 Site Details

Site Address

5, Bacon's Lane, London N6 6BL

Site Location (Google Earth)

2.0 Introduction

This report has been prepared in response to the Pre-Application Advice received from Camden Planning Department 29.08.2024 (Re. 2024/0627/PRE).

This report is to be read in conjunction with the following documents:

- Condition & Feasibility Study and Option Appraisal
- Design & Access Statement
- Demolition Drawings
- Construction & Demolition Management Plan

The purpose of this report is to identify and estimate the quantities of the key materials being demolished and assess opportunities which avoid these materials being deposed of in landfill. This report has been based on the following information:

- Site Visit / Visual Inspection of the property
- Existing Drawings of the current residential property undertaken as part of the Planning Submission in 2007 by John Pardey Architects.
- Structural Condition Assessment by Webb Yates Engineers

The London Plan policy SI7 targets 95% of construction and demolition waste to be diverted from landfills (reuse, recycle, recovery) and 95% of excavation waste to be put to beneficial use.

It is important to note the following criteria which have a bearing on the successful implementation of a strategy to re-use/recycle materials available from demolition:

- **Time** - the programme should allow for sufficient time.
- **Space** - salvage materials require suitable storage space on and/or off-site.
- **Safe Access** - to support a safe environment of operative and the general public during demolition and reclamations activities, and
- **Hazardous Materials and Health & Safety** - it is advised that all hazardous materials (such as those containing Asbestos) are removed in advance of demolition and reclamation activities.

3.0 Project Description

The project involves the full demolition of an residential property which is to be replaced with a new dwelling.

The existing building is a three-bedroom single-family dwelling comprising of a two-storey, 6.7m by 10.7m deep building (approx. 120sqm GIA) with a single-storey annexe to the west (4.8m deep and 9.7m wide, approx. 39sqm GIA) constructed of brick, painted white. The external footprint of the wing covers an area of 42sqm and is 2.7m to the parapet coping.

The existing building is in poor condition, having historically suffered from subsidence, and would need extensive works to achieve improved performance e.g. it suffers from thermal & weathering issues and inefficient overall energy performance.

This report identifies the main elements of the existing building fabric in order to seek opportunities for re-use and recycling and maximise waste diverted from landfill.

This is with the aim to meet or exceed the 95% target for reuse/recycling/recovery of waste and material in the construction and demolition process set by the London Plan Policy SI 7 target.

The successful implementation of a re-use/recycling strategy is contingent on this being developed with the Main Contractor.

Extract from Aerial Photo 26615_029 (Historic England website) that shows Bacon's Lane, Highgate in 2010. The photo shows the remodelled No. 5 with white over-render.

Photo showing the existing house from Bacon's Lane

4.0 Demolition Audit

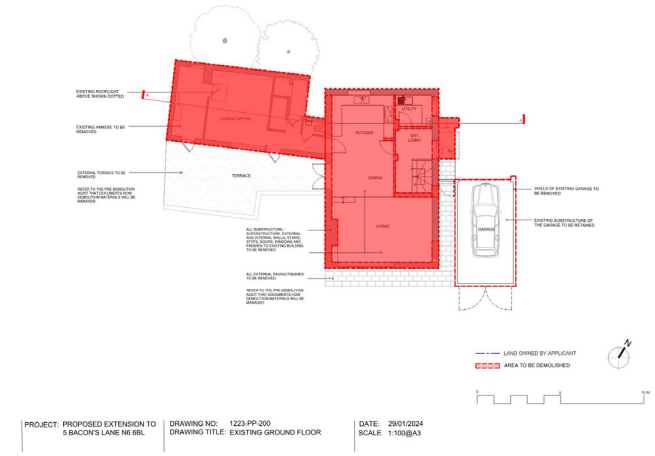
This section of the report identifies the main materials which form part of the existing property. Quantities are provided as estimates and are based on a set of drawings of the existing building by John Pardey Architects (2007).

Extract of the Proposed Demolition Drawings shown below.

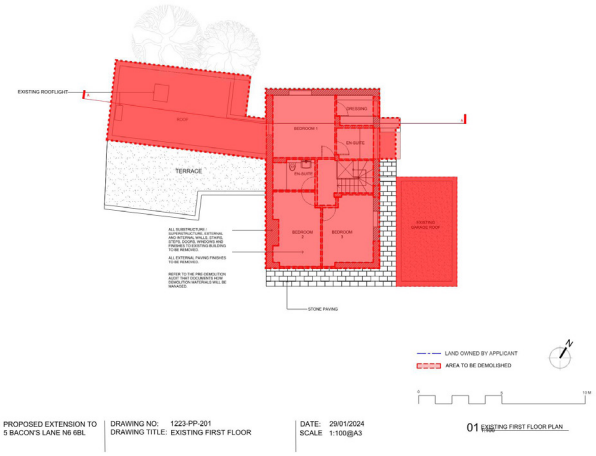
Materials have been grouped the following categories:

- Structure & Envelope
- Furnishings
- Plant / Appliances

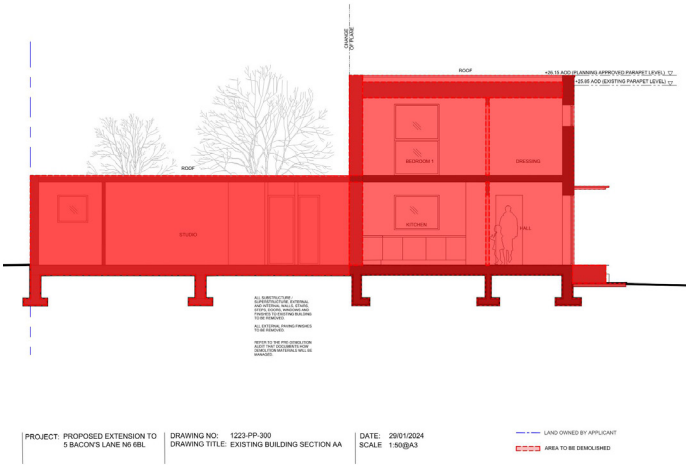
There are no known hazardous materials on site.



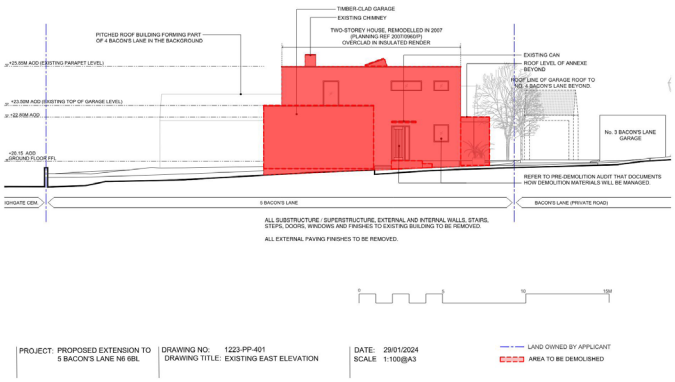
Ground Level Plan - Proposed Demolition



First Level Plan - Proposed Demolition



Section - Proposed Demolition



Elevation - Proposed Demolition

4.1 Structure & Envelope

Item	European Waste Catalogue	Quantity	Comments
Concrete Foundation Footing	17-01-01	Unavailable Assess on Site	Not Surveyed Low Potential for re-use, opportunities to be assessed: • Material crushed on site for backfill.
Bricks	17-01-02	~ 68.5t Exc. Mortar	Exterior & Interior Walls High Potential for Re-Use, subject to: • Type of mortar used (unknown, covered). • Condition (unknown, covered) Opportunities to be Assessed: • Re-use on site for construction of facade & boundary walls. • Crushing of material and incorporation into a mortar-slurry which is to be used as a facing material. • Local Material Bank / https://www.salvoweb.com
Concrete Floor Slabs / Lintels	17-01-01	~ 44.5t Inc. Screeds	Ground Level floor Slabs / Window & Door Lintels Low Potential for re-use, opportunities to be assessed: • Dismantling floor slabs would not be possible. • Material crushed on site for backfill.
Structural Timber	17-02-01	~ 2.1t	First / Roof Level Supporting Structure High Potential for Dismantling and Re-Use, subject to: • Quality & Condition (unknown, covered) • Size Suitability / Stress Grading • Any timber deemed unfit for re-use can be recycled. Opportunities to be Assessed: • https://www.communitywoodrecyling.org.uk • https://www.reuse-network.org.uk • Local Material Bank / https://www.salvoweb.com
Steelwork	17-04-05	6.2lm	RSJs to First Level & Floor Reinforcement High Potential for Re-Use, subject to: • Condition (unknown, covered) • Sizing not deem viable for proposed new building design. • Widely recycled / opportunities for local-reuse.
Insulation, Foam	17-06-04	Unavailable Assess on Site	Ground / Roof Level Build-up Cannot be readily recycled.
Insulation, Mineral Wool	17-06-04	Unavailable Assess on Site	First Level Floor High Potential for Re-Use, subject to: • Condition (unknown, covered) Opportunities to be Assessed: • Re-use within proposed new replacement building. • Recyclable.
External Render	17-01-01	Unavailable Assess on Site	'Sto' Insulated Render System to property exterior walls. Not readily recycled.

4.2 Furnishings

Item	European Waste Catalogue	Quantity	Comments
Timber Doors	17-02-01	13 No. Various Sizes	Exterior / Interior High Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be recycled into biomas.
Windows & Exterior Glazed Doors	17-02-02	17 No. Various Sizes	Exterior / Envelope High Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks.
Gypsum	17-08-02	Unavailable Assess on Site	Interior Wall & Ceiling Linings Low Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be transported to an appropriate facility for further processing and recycling.
Timber Panelling / Finished Surfaces	17-02-01	Unavailable Assess on Site	Includes staircase, ceiling/wall panelling, flooring, skirtings etc. High Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be recycled into biomas.
Timber Carcassing / Linings	17-02-01	Unavailable Assess on Site	Includes floor sub-base, decking, wall linings etc. Mid-Low Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be recycled into biomas.
Natural Stone	17-05-04	~ 55m^2	Ground Level Limestone Tiling & Skirting High Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks.
Ceramic Tiling	17-01-03	~ 20m^2	Bathroom Floor & Wall Finishes Low Potential for re-use, to be recycled.

4.3 Plant/Appliances

Item	European Waste Catalogue	Quantity	Comments
Sanitary Fittings	Various	Unavailable Assess on Site	Including WCs, sinks, piping, appliances Not surveyed but potential for Mid-Low Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be transported to an appropriate facility for further processing and recycling.
Building Services / Systems	Various	Unavailable Assess on Site	Including heating systems, electrical fitting, lighting etc. Not surveyed but potential for Mid-Low Potential for Re-Use, subject to: • Condition / Dismantling Opportunities to be Assessed: • Re-use via local networks. • Items not suitable for donation will be transported to an appropriate facility for further processing and recycling.

5.0 Conclusion

Whilst there are opportunities for the re-use of material generated by the property's demolition, there are a number of limiting factors to consider which will impact the potential re-use of items. These are outlined below:

- The small scale of the property and the limited space available at site required for dismantling and storing materials on site in a safe and secure way.

- There may also be an impact on the project programme, with additional time for dismantling and segregation of the waste streams. A longer demolition-construction period and potential for increased collections will need to be weighed against the detrimental impact on neighbours and cost. This may mean an off-site recycling solution is preferable.

- Dismantling materials may require additional / specialist trades. Health & Safety provision will need to be in place to ensure third parties arriving to collect products or materials for re-use are briefed on arrival and safe working systems are in place.

Recommendations to Consider:

- Prioritise dismantling brickwork for re-use either on or off-site.
- Maximise the use of local community social enterprise scheme of timber re-use, such as:

  https://www.rebuildsite.co.uk
  https://www.circuit-project.eu
  https://www.material-index.co.uk

- Concrete should be crushed and used on-site providing the specification allows for this and a suitable method for doing so can be agreed.

Pre-Application Advice received from Camden Planning Department 29.08.2024 (Re. 2024/0627/PRE):

13. LBC Statement: Page 8, Paragraph 2:

'Since demolition has not been justified in terms of the condition of the existing building and none of the building is to be retained, we would expect a detailed and thorough study with concrete steps showing how existing materials would be re-used on site. Options for reuse include creating new bricks from demolished materials rather than just new paving.'

Response:

A full Condition and Feasibility Study (Options Appraisal) report is submitted with the application to define and justify the level of demolition proposed, as noted above. The Pre-Demolition Audit report will also show how existing materials can be re-used on site and salvaged to enable their re-use off site.

At the moment our considerations are:

- Crushing of material and incorporation into a mortar-slurry which is to be used as a facing material.
- Re-use of reclaimed bricks, if possible, into the façade.