Materials Efficiency Statement

For

Adamsrow

Project:

1 Norfolk Road, Camden, NW8

July 2015

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1 Materials Efficiency Statement

1.1 Background to statement

There is a requirement for a Materials Efficiency Statement to be submitted with planning documents for the following project:

Development of a detached house at 1 Norfolk Road, Camden, London, NW8 6AX.

This Materials Efficiency Statement has been prepared, according to the guidelines published by London Borough of Camden.

1.2 About this document

This report has been written by Steven Knight of Code Consultancy Services Ltd, who is a licenced Code and BREEAM Assessor, an NHER registered SAP Assessor, and Civil Engineer.

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2 Code for Sustainable Homes – Level 4

This development is required to meet the Code for Sustainable Homes (version November 2010) level 4.

The materials sub-category of the Code, Mat 1: Environmental Impact of materials has a mandatory element, which must be met of at least three building elements scoring A+ to D in the Green Guide.

3 Camden Planning Guidance (CPG) requirements

3.1 Policy section 8: Sustainable use of materials

This guidance relates to Core Strategy policy CS13 - Tackling climate change through promoting higher environmental standards in design and construction. It encourages developments to be sustainable: through the choice of appropriate materials which will assist in minimising energy needs both during construction and occupation periods and by making efficient use of resources.

It also relates to Development Policy DP22 - Promoting sustainable design and construction which encourages developments to conserve energy and resources through the use of recycled and renewable buildings materials.

3.2 Policy section 8.4/5 Re-use and Recyling of Materials

All developments should aim for at least 10% of the total value of materials used to be derived from recycled and reused sources.

3.3 The waste Hierarchy

The 'waste hierarchy' ranks the different ways in which waste can be treated so that it limits the amount of resources used and waste generated. You are to justify the use of (existing) resources and materials in your development through the implementation of the waste hierarchy below to minimise waste generated during the demolition and construction process.

Waste hierarchy:
Reduce
Re-use
Recycle
Energy Recovery
Disposal

In line with the waste hierarchy, during the construction phase, our preferred approach is:
1. the use of reclaimed materials;
2. the use of materials with higher levels of recycled content; and
3. the use of new materials.

Similarly, in demolition you should:
1. prioritise the on site reuse of demolition materials;
2. recycle materials on site recycling, then off site recycling; and
3. the least preferred option - disposal to landfill.

4 Materials Efficiency Approach

4.1 Site Waste Management Plan

A site waste management plan will be created for this site at design stage. The target will be to divert at least 85% of waste from landfill.

A pre-demolition waste audit (following the demolition protocol) will be carried out to ensure the maximum re-use of materials on the site. Any materials not able to be re-used on site will be recycled off site as a priority, aiming to minimise the amount of disposal to landfill.

For example, material from the demolition will be re-used as hard-core on site, to reduce the amount of new material required.

4.2 Materials specification

At least 10% of the value of materials used on the site will be from recycled and reused sources.

The green guide will be used as a reference to specifying materials with recycled content such as concrete with recycled aggregate.

The aim will be to achieve A+ to B area weighted average for all major building elements.

4.3 Value Engineering and design choices

Through value engineering, the amount of material required will be reduced at design stage. Design choices will take into account the type of materials and aim for those with higher recycled content where possible.

Design for adaptability and deconstruction will be considered as part of the process.

4.4 Re-use

Through segregating waste on site, re-use of materials can be carried out during construction, before being taken for recycling and waste disposal. Waste Alert and similar schemes will be used to distribute surplus materials.

BRE smart waste or similar system will be used.

4.5 Recycling

The Site Waste Management Plan (SWMP) will identify materials for recycling and using the above mentioned system, will be monitored during demolition and construction.

'take-back' schemes with suppliers for materials and packaging will be investigated.

4.6 Disposal

The Site Waste Management Plan (SWMP) will identify materials which can not be re-used or recycled and the plan will aim to minimise all waste which has to be disposed of.

4.7 Responsible Sourcing

The highest possible score for the Code for sustainable homes materials category will be sought. All materials sourced will, where available, be from responsible sources, with appropriate third party certification.

4.8 Healthy Materials

The materials specified will minimise any harmful effects from installation and aim to avoid the release into the house of any harmful chemicals.

5 Conclusion

The demolition, design and construction of this new build dwelling will be done with reference to the waste hierarchy and aim for the highest possible materials score in the Code materials section.

The Site Waste Management Plan (SWMP) will ensure waste is designed out as far as possible and then monitored during all phases, with a view to re-using, recycling and minimising waste to landfill.

All requirements of the CPG Sustainable use of materials will be complied with.

Please note, Section 9.8 of CPG3 requires 50% minimum credits score under the Code for materials, for all application from 2010 into 2016. This is achieved (see the Code pre-assessment report) with a materials score of 13 out of 24 credits.