



Camden Goods Yard – Temporary Morrisons Store

Circular Economy Statement

Further to the Energy and Sustainability Statement prepared by Hodkinson Consultancy, this Circular Economy Statement supports proposals for a temporary Morrisons store on the Petrol Filling Station parcel of land at the Camden Goods Yard.

A circular economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. In contrast to a linear economy (take, make, dispose), a circular economy keeps products and materials circulating through the system at their highest value for as long as possible, through re-use, recycling, refurbishment and remanufacturing.

Moving to a more circular economy will save resources, increase resource efficiency, and help to reduce carbon emissions. The successful implementation of circular economy principles will help to reduce the volume of waste that is produced and has to be managed.

The draft new London Plan acknowledges this shift to a circular built environment and incorporates policy S17 - Reducing Waste and Supporting the Circular Economy. In line with this, this Circular Economy Statement identifies how the proposals for a temporary Morrisons Store responds to the following circular economy principles:

How all materials arising from demolition and remediation works will be re-used and/or recycled

Using the waste hierarchy, all waste material arising from demolition and remediation works will be segregated and recycled where possible. Due to the size constraints on the site, crushing material to backfill voids is not feasible, therefore waste will need to be removed from site.

How the proposal's design and construction will enable building materials, components and products to be disassembled and re-used at the end of their useful life

A circular built environment encourages the maximum use of components and materials by circulating them between buildings and projects and maintaining them at the highest possible value and performance. After a certain period, components will no longer be suitable for use in the same context. They will then need to be recycled and remanufactured into other less structural parts or other products for other industries.

The temporary store has been designed to respond directly to the requirements of the end user, Morrisons. This will ensure that the end user will fully utilise the space, thereby keeping the amount of building materials to a minimum. Where possible the individual material elements for the temporary store will comprise standardised design formats to enable future reuse. For example, to seek to avoid bespoke cutting of materials where this can reduce the opportunity for re-use. Where feasible, all steel members will be UKA or UKB, and therefore, where appropriate, these will be able to be cut to size and reused. Any non-standard sizes or lengths will be able to be recycled.



Liaison with material manufacturers and suppliers early in the tender programme will enable St George to understand the availability and opportunities for low impact manufacture and materials (including those suppliers with responsible sourcing policies) that are available to meet the programme. The procurement process will explore the opportunities for take back schemes and leasing options.

Once the new proposed main store is open to the public, the temporary store will be dismantled. Disassembly of the store will enable the store's components to be moved to another location and re-used where feasible. Applying the principles of disassembly will allow the temporary building to be more adaptable and give its components a longer life.

Fixings will be designed with easy access in mind to enable disassembly. The design of external cladding fixings will be considered so that the panels can be removed and reused. The colour of the panels is a neutral grey and therefore increased desirability for reuse from the market.

Opportunities for managing as much waste as possible on site

All waste will be separated on site as far as reasonably practicable. The building systems and components within the temporary store have been designed so that the removal, adjustment or replacement of individual elements is feasible, especially when components have different maintenance needs.

Adequate and easily accessible storage space to support recycling and re-use

A waste segregation area will be provided on site so that as far as reasonably practicable waste can be segregated at source.

How much waste the proposal is expected to generate, and how and where the waste will be handled.

Before disassembling the temporary store, an audit will be undertaken to determine which elements could be re-used within the site in the main store prior to strip out. All elements from the deconstruction phase of the temporary store that cannot be reused for the permanent store will be sent to organisations for onward use where feasible.

The following is estimated for demolition associated with the temporary foodstore:

Asphalt and tar -	360m ³ (exempt site)
Bricks -	83m ³ (exempt site)
Concrete -	393m ³ (exempt site)
Metals -	66m ³ (MRF)
Plasterboards -	4m ³ (MRF)