Circular Economy Statement

Prepared by Scotch Partners

Submitted on behalf of Lab Selkirk House Ltd

Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

April 2021

ScotchPartners
Building Services Engineering | Sustainability | Acoustics

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Project Particulars

Client Name: Lab Selkirk House Ltd

Project Name: Selkirk House, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

Project Number:

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Disclaimer

Revision History

Revision	Description	Date	Prepared By	Checked By
00	First draft	03/03/2021	Danielle Lowson	Seb Dimarco
01	Second Draft	12/03/2021	Danielle Lowson	Seb Dimarco
02	Final - Update including findings of Arup's Draft Pre-demolition audit and Site Waste Manage Plan	01/04/2021	Danielle Lowson	K Elder

Contents

1 Introduction

This Circular Economy Statement (CES) has been prepared in support of the detailed planning application being submitted by Lab Selkirk House Ltd ('the Applicant') to the London Borough of Camden ('the Council') for the redevelopment of the land at Selkirk House, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR ('the site').

The detailed planning application seeks planning permission for the following description of development:

> *"Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of demolition, remodelling and extension to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn."*

This report outlines the Circular Economy strategy for the Site at RIBA Stage 3, as agreed with the design team and the Applicant. The purpose of this Circular Economy statement is to address relevant planning policy regarding the transition away from the traditional single use, or "take-make-dispose" economic model to a circular model aimed at reducing waste and keeping elements in the cycle. The end goal is to retain the value of materials and resources indefinitely, with no residual waste at all. For this to happen, there needs to be transformational change in the way the industry operates. This includes changing the way we think about designing, building, operating, and deconstructing buildings.

This statement has followed the structure outlined in the Greater London Authority (GLA) Circular Economy Statement Guidance document (October 2020). The statement will be reviewed and updated in future design stages. The aim of this statement is to demonstrate how the development is planning on incorporating Circular Economy measures into all aspects of the design, construction, and operation of the buildings. The main three aims of this statement are;

1) To consider strategies to facilitate the transition towards a circular built environment,
2) Report against numerical targets that will facilitate monitoring of waste and recycling.
3) Recognise opportunities to benefit from greater efficiencies that can help to save resources, materials and money.

1.1 Development Description

The proposed development is seeking detailed planning permission for:

- 23,359 sqm (GIA) of office floorspace falling within Class E(g)(i). This will be provided within the Museum Street and Vine Lane buildings.
- 1,458 sqm (GIA) of flexible town centre floorspace at ground floor level falling within Class E. This will be provided within the Museum Street, Vine Lane, High Holborn, and West Central Street buildings. The planning application specifies the range of uses within Class E that each of these units is seeking permission for.
- 2,906 sqm (GIA) of residential floorspace falling within Class C3. This will be provided within the West Central Street and High Holborn buildings. All of the affordable housing component is provided with the West Central Street buildings.
- Two basements which will be used for cycle parking, servicing areas, plant, storage, and other ancillary uses.
- A high proportion of open space across the site totalling 3,014 sqm, provided as public realm, pocket parks, communal areas, play space and private amenity for residents and office occupants.
- The creation of new public pedestrian route through the site known as 'Vine Lane', which will link High Holborn with West Central Street.

The proposed development falls within a one red line area and comprises of the following components:

- Museum Street - a single new building rising to 21 storeys, providing office (Class E(g)(i)) accommodation on upper levels and a range of flexible town centre uses (Class E) at ground level.
- High Holborn - a single new building rising to 6 storeys, providing residential (Class C3) accommodation on upper levels and a flexible town centre use (Class E) at ground level.
- Vine Lane - a single new building rising to 5 storeys, providing office (Class E(g)(i)) accommodation with a flexible town centre use (Class E) at ground level. The office (Class E(g)(i)) floorspace within this building will be operated by LABS as a co-working offer.
- West Central Street ¬- a series of new and refurbished buildings rising to 6 storeys, providing residential accommodation on upper levels (Class C3) and flexible town centre uses (Class E) at ground level.

1.2 Method Statement

Throughout the design process, cross-disciplinary meetings have been held, with Circular Economy measures integrated into the design of the scheme. Attendees at these meetings included representation from the following teams: developer (Lab Selkirk House Ltd), concept architects (DSDHA), executive architects (Veretec), structural engineers (Meinhardt), M&E consultants (Scotch Partners) and sustainability (Scotch Partners).

The project is currently at RIBA Stage 3, and although no dedicated Circular Economy workshop has taken place, there have been strategic briefing discussions at team meetings. A dedicated Circular Economy workshop is intended to take place during this stage.

It has been agreed that any further workshops and design team meetings throughout the design process will continue to discuss and consider Circular Economy principles to be embedded into the design.

The core principles outlined in the guidance document, support and underpin the structure and content of this Circular Economy Statement. These core principles are displayed in Table 1.

Table 1 - Circular Economy Core Principles (Circular Economy Statement Guidance, GLA, October 2020)

Principle	Develop Commitments to…
Conserve resources, increase efficiency and source sustainably	• Minimise the quantities of materials used • Minimise the quantities of other resources used • Specify and source materials and other resources responsibly and sustainably
Design to eliminate waste (and for ease of maintenance)	• Design for longevity, adaptability or flexibility and reusability or recoverability • Design out construction, demolition, excavation and municipal waste arising
Manage Waste Sustainably and at highest value	• Manage demolition waste • Manage excavation waste • Manage construction waste • Manage municipal waste (and industrial waste, if applicable)

1.3 Circular Economy aspirations

Currently, the construction industry largely follows a single use “take-make-dispose” model. In order to reduce the negative impact, the industry is having on the environment, and participate in the wider move to long-term sustainable buildings, it is vital the construction industry moves across to a more circular model, in which the value in materials and buildings are both realised and kept in the model for as long as possible.

Taking this into account, this Circular Economy Statement outlines the details in which the development can design and plan Circular Economy principles for the Site. In order to do this the Site will aim to consider the full life cycle of the building and its components. The Site will do this by following the core principles throughout the design process. The aim is for the following to be achieved by the Site.

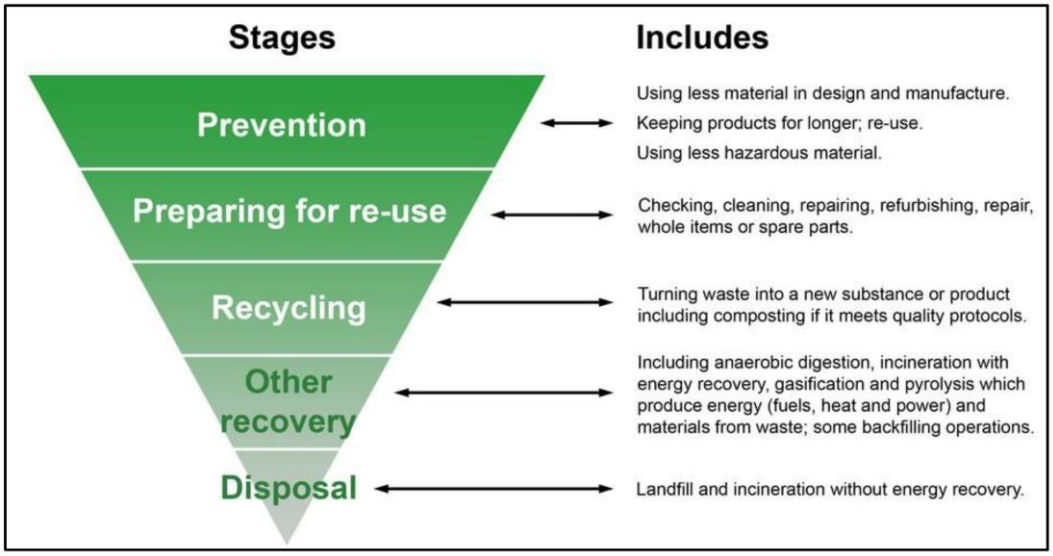
- The design will aim to minimise materials used on site, through designing out waste and reuse where possible.
- The development will aim to reduce and minimise the use of energy and natural resources where possible.
- Procurement of materials and other resources will be done responsibly and sustainably, with local products prioritised where possible to reduce transport to and from site.
- The development will be designed to maximise its life cycle where possible. The development will also design to be as adaptable or flexible as possible and optimise the chances of reusability and recoverability.
- The Site will aim to minimise all construction, demolition, excavation, and municipal waste throughout the development.

The DEFRA 2011 Waste Hierarchy (shown below) will be considered at each RIBA Stage to ensure that reuse, recycling and recovery opportunities are optimised. This will mean that waste is minimised as far as possible when working on the existing site, the new development, the new development in operation and the end of life of the development.

The Waste Hierarchy is as follows from most optimal to least optimal:

- Prevention: Reducing use of materials in design and manufacturing, keeping products for longer and reducing use of hazardous materials.

- Preparing for re-use: This includes checking, cleaning, refurbishing and repairing items or parts of items.
- Recycling: Creating new substances or products out of waste, this includes composting if it meets quality protocol.
- Other recovery: Including anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat and power) and materials from waste.
- Disposal: Landfill and incineration without energy recovery.



2 Circular Economy Goals and Strategic Approach

2.1 Strategic Approaches

At RIBA Stage 3, high level strategic opportunities have been identified by the design team and the Client to maximise the Circular Economy approach for the development.

The proposed development's strategic approaches are displayed in Table 2 - Preliminary Targets/Commitmentsand have been compiled following high-level discussions at project meetings. This section will be updated based on design development and discussions at the next stage of design.

The following steering options were at the forefront of considerations regarding strategic approaches for the proposed development:

- **Demolish and recycle:** Demolished elements should be converted into new materials or objects to be used on the site or at another site.
- **Longevity:** Long-term needs of the development must be considered at all stages of design. This includes ensuring durability and resilience of the development, making sure it can be adaptable to future changes and technologies.
- **Adaptability:** Present and future needs must be considered and the development must be able to be altered for future periodic remodelling. Such remodelling is likely to involve planning, building control and wet trades.
- **Flexibility:** The development design must consider future changes and reconfigurations. Such reconfigurations are likely to be pre-agreed and will not involve wet trades or any waste.

The strategic approaches and related targets have been created for this Circular Economy Statement, and due to the stage of the project will be revisited and updated at the appropriate stage, including the setting of specific targets.

3 Circular Economy Commitments and Targets

This section expands on the initial strategic goals outlined in section 2. The specific targets for the site are outlined in Table 2.

The preliminary targets for the site are outlined in Table 2 - Preliminary Targets/Commitmentsbelow. These targets relate directly to the steering approaches as outlined in Table 1 - Circular Economy Core Principles (Circular Economy Statement Guidance, GLA, October 2020)for the strategic approach for the development. Note that the targets and commitments outlined at this stage of the design will be reviewed and updated as the design proposals develop. The relevant sections of this statement will also be updated to reflect these changes.

Table 2 - Preliminary Targets/Commitments

Aspect	Steering Approach	Target
Circular economy approach for the new development	Minimise material waste	1. Prioritise more circular products through design and procurement 2. Design out waste of materials
	Minimise construction waste	3. Target 2 BREEAM Wst01 Construction Resource Efficiency credits. 4. Residential buildings not to exceed 26.52m^3 or 16.90 tonnes of non-hazardous construction waste per £100K of project value.
		5. Monitor all energy and waste during construction, including set targets in a Site Waste Management Plan.
	Design for adaptability and disassembly	6. Achieve maximum BREEAM Wst05 Adaptation to Climate Change and Wst06 Design for disassembly and adaptability credits.
	Sustainable procurement of materials	7. Implement a Sustainable Procurement Plan
		8. 100% sustainable timber used on site (PEFC and FSC)
		9. Prioritise products with Environmental Product Declarations
		10. Prioritise materials with low embodied carbon where feasible

Circular Economy approach for the existing site	Optimise reuse/recycling of existing buildings on site.	11. Extensive pre-demolition and pre-refurbishment audits
		12. Investigate the use of materials to be reused from existing site
		13. 95% of non-hazardous demolition waste to be diverted from landfill through reuse, recycling, and recovery will be targeted
Circular Economy approach for municipal waste during operation	Municipal waste reduction	14. Dedicated waste and recycling facilities

3.1 Key Circular Economy Commitments

This section will be updated as the design develops where the targets/commitments outlined in section 3.1 will be reviewed and expanded upon. This includes completing Table 3 - Key Commitmentsin the Appendix A.

3.1.1 Circular Economy Approach for the Existing Site

Pre-demolition and Pre-refurbishment Audits

A draft Pre-demolition audit has been undertaken by Arup. Through the next iteration of pre-demolition audit process, a review will be undertaken to identify potential fixtures, fittings, and equipment with enough value for reuse. This may include items or materials with basic reuse value or architectural value.

As buildings on-site have remained operational, on-site intrusive surveys by the audit team have not been possible. This has recently been compounded by restrictions related to site visits during the ongoing Covid 19 pandemic.

Arup's draft audit was based on the RIBA Stage 2 design; it will be updated in future iterations to reflect increased design detail and include any additional demolition works that may be identified at later stages of the design and planning of the site. The pre-demolition audit demolition volumes will be included in Table 7 in appendix E.

The outcome of the audits would be a Bill of Quantities that would categorise and quantify the potential materials that are available for reuse. The Bill of Quantities will be shared with the design team to enable them to identify opportunities for onsite recovery, in line with the waste hierarchy.

This audit is proposed to be undertaken by the demolition contractor to maximise the recovery of materials from demolition for subsequent high-grade applications.

Diversion of Demolition Waste from Landfill

Non-hazardous demolition waste to be diverted from landfill through reuse, recycling, and recovery will be targeted. Actions to avoid waste being disposed of in landfill include:

- Reusing the material on site (in situ or for new applications)
- Reusing the material on other sites
- Community reuse and recycling
- Salvaging or reclaiming the material for reuse
- Returning material to the supplier via a 'take-back' schemes
- Direct recycling of materials via a specialist material reprocessor or recycler
- Recovery of the material from site by an approved waste management contractor and recycled or sent for energy recovery
- Utilising waste in exempt or permitted applications (not landfill).

Uses and Volumes of Retained Demolition Materials

A proportion of the crushed material may be retained on site and reused to make up the difference I levels between the current B3 basement level and proposed B3 basement level. The volumes of material are summarised below. Please note these are preliminary estimates and volumes will be refined during detailed design.

3.1.2 Circular Economy Approach for the New Development

Minimise Material Waste

Material waste is to be minimised on the site through efficient design and minimising construction waste in line with the BREEAM credit Wst01 – Construction Resource Efficiency and Mat06- Material Efficiency.

Material Efficiency

In line with the BREEAM credit Mat 06 - Material Efficiency, at the end of each RIBA stage the project team must convene to examine opportunities to implement appropriate measures to ensure that the amount of materials used in the construction of the development are optimised and therefore reduce the amount of construction waste arising from site.

The development philosophy is to work with as much of the existing structure as possible to minimise the amount of demolition and new structure required. As such, the existing structure and façade of 35, 37, 39 and 41 New Oxford Street shall be retained as far as practically possible.

Minimise Construction Waste

All non-residential buildings to not exceed target ≤7.5 m^3 or ≤6.5 tonnes per 100 m^2 Gross internal floor area. Residential buildings have targets for non-hazardous construction waste not to exceed to 26.52m^3 or 16.90 tonnes per £100K of project value.

Design for Adaptability and Disassembly

A Design for Disassembly and Functional Adaptability study has been undertaken for the site to identify opportunities for accommodating future changes of use to the building over its lifespan, and how they could be incorporated into the Stage 2 design proposals. The aim of the Design for Disassembly and Functional Adaptability study is to identify ways to reduce waste and cost associated with future refurbishment or fit-out works and ultimately in demolition, to improve the lifetime value of the materials and reduce costs and disruption associated with the need for future adaptation, demolition and strip-out, thereby reducing the associated waste and costs. The study has been designed to comply with BREEAM credit issue Wst 06.

Sustainable Procurement of Materials

A sustainable procurement plan is to be developed to set out a clear framework for the responsible sourcing of construction products to guide procurement throughout a project and by all involved in the specification and procurement of construction products.

The main contractor will be encouraged to prioritise the use of suppliers with a current accredited environmental management system (EMS) in place over those suppliers that do not.

Timber is to be responsibility sourced in accordance with the UK Government's Timber Procurement Policy. i.e. FSC or PEFC only. Timber, which is locally reclaimed, including during construction should be used.

Products with an Environmental Product Declaration (EPD) should be specified where possible. EPDs provide information about products from cradle to grave (or cradle) such that designers, specifiers, buyers, code officials and the general public can better understand a product's specific, as well as overall, environmental impact. EPDs make the environmental benefits of energy efficiency and other important aspects of a given product clearer. This should be reviewed during the detailed design.

3.1.3 Circular Economy Approach for Municipal Waste During Operation

Facilities management operatives will transfer waste to dedicated collection points agreed with London Borough of Camden on a daily basis.

4 Reporting

4.1 Reporting Forms- Bill of Materials

A complete bill of materials is not available due to the project currently being in RIBA Stage 3, but it is proposed that this be included in the next iteration of the Circular Economy Statement or when the bill of materials is available (potentially RIBA Stage 4), with a view to including the major building layers and elements. Table 4 - Bill of Materials Templatein the Appendix displays the template for this.

4.2 Reporting Forms- Recycling and Waste Reporting Form

This section sets out the estimated waste and targeted reuse and recycling rates for the development. This information is not available during RIBA Stage 3 and will be updated for the at the appropriate stage. The template for this form can be found in the Appendix C Table 5 - Recycling and Waste Reporting Form template.

4.3 Circular Economy Narrative

This section builds upon the commitments detailed in section 3.2, adding context and linking back to the core Circular Economy principles outlined in Table 1 - Circular Economy Core Principles (Circular Economy Statement Guidance, GLA, October 2020). This section will be updated at an appropriate stage, where more information relating to the projects Circular Economy Narrative is available.

4.4 Plans for Implementation

The targets set out in this Circular Economy Statement will be the responsibility of the design team during the design stages. During the procurement and construction stage, the responsibility to carry on the principles set out in this statement will be with the principal contractor.

The principal contractor will appoint a responsible individual to monitor the principles, targets and commitments set out in this statement. This will include completing the Bill of Materials form (Appendix B) and recycling and waste reporting form (Appendix C)

4.5 End-of-life Strategy

This statement sets out the measures intended to extend the lifetime of the proposed development wherever possible through design and specification. By following the aspirations, commitments and targets outlined in this statement, the development is embracing a more circular view to the way the building is designed and the value of the materials used.

In order to enable future building owners to prolong the life of the building, and maintain the value of the materials used, thorough records will be kept detailing the design and construction stages of the development. These documents can act at a guide for the future owners for the repurposing or disassembly and recovery of the different layers of the development.

This section will be updated at a later stage when more information is available.

4.6 Reporting Outcomes – Post Completion Report

This section will report to the success/failure of the targets and commitments set out in this document, as well as provide evidence and supporting evidence. This will be completed as part of the post-planning/completion updates.

4.7 Lessons Learned

This will be completed as part of the post-planning/completion updates.

5 APPENDICES

5.1 APPENDIX A - Table 3 Key Commitments

Table 3 - Key Commitments

	Site	Substructure	Super-structure	Shell/Skin	Services	Space	Construction Process	Summary	Challenges	Counter-Actions	Plan to prove and quantify
	SECTION A: CONSERVE RESOURCES										
Minimising the quantities of materials used	Reusing existing materials in situ and refurbishing some buildings within the site.						Use of BIM or material forecast required to reduce over-ordering of material				
Minimising the quantities of other resources used (energy, water, land)	Redeveloping a brownfield site				Monitoring in use facilitated via energy smart meter and water meters.		Use mains electricity where possible, and choose gas over diesel Generators. Reduction of energy and water consumption during construction will be required.	Minimise resources and promote efficient resource use to tenants via efficient design			
Specifying and sourcing materials responsibly and sustainably	Sourcing majority of materials with Responsible sourcing certification	Piling specifications will be optimised for low embodied environmental impact	Recycled content in concrete responsible sourcing certifications.	Sustainable Procurement Policy.	Service specifications to be optimised for low embodied environmental impact (e.g., incorporating	Principal Contractor must have Sustainable Procurement Policy.	Procurement Policy	In accordance with a documented Sustainable Procurement Policy.	Lead-in times to / availability of procuring sustainable materials	The product selection at the point of specification will be checked by	Monitor performance at the point of specification and implementation based on the As

		(e.g., incorporating recycled material) and durability.			recycled material) and durability.					the Design Team.	Built information.
	SECTION B: DESIGN TO ELIMINATE WASTE (AND FOR EASE OF MAINTENANCE0										
Designing for reusability / recoverability / longevity / adaptability / flexibility	Durability of materials used to be considered at outline specification stage.	Utilise pre-fabrication or standardised components where possible	The building is designed to a 1.5m BCO compliant grid and is to provide up to 1:8 levels of occupancy for the typical floor levels, and up to 1:6 for selected floors only. Operable panels (potential) and per-floor terrace provision give greater variety in spatial quality, allowing for the building to adapt to		The scheme considers plant replacement as part of the access and maintenance strategy: Roof top plant is replaceable utilising the BMU for the 1MS section of the scheme. Basement plant is replaceable by utilising both the goods lift and the loading bay vehicle lift (where necessary). -Double door access to plantrooms allows for easy plant replacement.	A number of tenancy split scenarios are to be outlined in the stage 2 report which show how each floor plate can be split in order to suit tenant demands. Soft spots to be permissible to allow tenants to knock through floor plates for internal circulation, if desired					
Designing out construction, demolition, excavation, industrial and municipal waste	Waste Reduction Measures to be included in Site Waste Management Plan. This has been addressed from project				Utilise pre-fabrication where possible to minimize waste - for example: pipes						Site Waste Management Plan and Measures to Minimise Waste to be monitored closely during construction.

	inception to completion, including consideration of standardised components, modular build and re-use of secondary products and materials				service risers service cupboard other key components						
	SECTION C: MANAGE WASTE										
Demolition waste (how waste from demolition of the layers will be managed)	Refer to Arup Site Waste Management Plan and Pre-Demolition Audit	Concrete products and masonry (various) will be crushed (potentially on site) where not reusable and used on site where applicable as fill for basement areas no longer required or; Suitably crushed to enable use as piling mat or 6F2 for sale for subbase roadways etc Roofing materials where unusable will be crushed as with the concrete and masonry above	Concrete products and masonry (various) will be crushed (potentially on site) where not reusable and used on site where applicable as fill for basement areas no longer required or; Suitably crushed to enable use as piling mat or 6F2 for sale for subbase roadways etc	Face brick work to be cleaned for reuse to assist in refurbishment of existing façade (retained) and or where exposed brick work is noted to provide continuity							
Excavation waste (how waste from	Refer to Arup Site Waste Management										

excavation will be managed)											
Construction waste (how waste arising from construction of the layers will be reused or recycled)	Refer to Arup Site Waste Management										
Municipal and industrial waste (how the design will support operational waste management)	Suitably sized, dedicated, and labelled space for storing and segregating recyclable waste is required within the scheme will help to promote the recycling. This will be in accordance with local authority requirements.								Occupants will be able to participate within the recycling process.	Opportunities to maximize recycling will be promoted to the tenant.	All municipal waste schemes will be included in the Building User Guide.

5.2 APPENDIX B - Table 4 Bill of Materials Template

Table 4 - Bill of Materials Template

Layer	Element	Material quantity (kg)	Material intensity (kg/m2 Gross Internal Area)	Recycled content (% by value)	Reused content (% by value)	Estimated reusable materials (kg/m2)	Estimated recyclable materials (kg/m2)	Source of Information [Examples are given below]
Structure	e.g. Foundation	Pending Survey		Min 20% ambition	OPTIONAL	OPTIONAL	OPTIONAL	Building weight calculation, Specification documents, Environmental Product Declarations, or other evidence of recycle content
	e.g. Floors	Pending Survey		Min 20% ambition				
	e.g. Roof	Pending Survey		Min 20% ambition				
	Add rows as needed	Pending Survey		Min 20% ambition				
Shell/Skin	e.g. Cladding	Pending Survey		Min 20% ambition				
	Add more rows as needed	Pending Survey		Min 20% ambition				
Space	e.g. Partitions	Pending Survey		Min 20% ambition				
	Add rows as needed	Pending Survey		Min 20% ambition				
		Pending Survey						

5.3 APPENDIX C – Table 5 Recycling and Waste Reporting Template

Table 5 - Recycling and Waste Reporting Form template

CATEGORY	TOTAL ESTIMATE	OF WHICH…				SOURCE OF INFORMATION
	T/M2 Gross Internal Area (GIA)	% reused or recycled onsite	% reused or recycled offsite	% not reused or recycled max 5%		
				% to landfill	% to other management (e.g. incineration)	
Excavation waste	TBC in future Pre-demolition Audit					Site Waste Management Plan
Demolition waste	TBC in future Pre-demolition Audit					Pre-demolition Audit
Construction waste	Pending Survey					Site Waste Management Plan
	t/annum	% reused on or off site	% recycled or composed, on or off site	% not reused or recycled		
				% to landfill	% to other management (e.g. incineration)	
Municipal Waste				Max 35% and no recyclable or compostable waste		
Industrial waste (if applicable				Max 35% and no recyclable or compostable waste		

5.4 APPENDIX D – Table 6 Draft Pre-demolition Audit - Proposed Demolition Waste Strategy

Table 6 Proposed Demolition Waste Strategy

Material	Opportunity for reuse	Opportunity for Recycling	Opportunity for Repurposing
Inert materials (excluding soil)	Face brick work to be cleaned for reuse to assist in refurbishment of existing façade (retained) and or where exposed brick work is noted to provide continuity. Face Brick Work may also be cleaned for resale. Coping stones; ridge and other roofing materials may be considered for reuse where refurbishment is considered; Roofing materials may be recovered for resale Paving slabs, kerbs, cills will be protected in deconstruction of the buildings and considered for reuse in maintaining the materials within the new design especially in refurbishment of existing facades and roadways etc	Glass / glazing solutions will be recycled	Concrete products and masonry (various) will be crushed (potentially on site) where not reusable and used on site where applicable as fill for basement areas no longer required or; Suitably crushed to enable use as piling mat or 6F2 for sale for subbase roadways etc Roofing materials where unusable will be crushed as with the concrete and masonry above
New and used metal materials	Metal architectural details (e.g. handles, banisters rail, etc will be demounted and sold as are for reuse	Copper cables: metallic components and rebar etc. will be recycled off site for reforming and reuse by others	Copper cables: metallic components and rebar etc. will be recycled off site for reforming and reuse by others
Composite materials (materials which include more than one material type often bonded together)	Bonded materials will be reviewed in nature and where reusable safely without modification will be sold for reuse	Bonded materials that cannot be reused will be taken from site to specialist recycling plants for separation and those materials suitable for reuse will be put back in to manufacturing; materials that cannot be recycled easily will be repurposed	All materials for repurposing will be considered on environmental grounds to best “use”, and where no other use can be found, the materials will be considered for waste to heat, or waste to power schemes such as with North London Heat & Power based in Enfield North London

New and used plasterboard (offcuts/unused/undamaged boards)	Reuse as suitable on site or resale for external usage		
Furniture	Furniture products will carefully be removed from site and either offered to local charities, or community groups or sold on directly to third parties	Where furniture is unable to be sold on it will be broken down into its material parts and recycled through manufacturer closed loop recycling schemes where appropriate or via registered recycling contractors	
Timber products (All sawn soft/hard wood only – no board products e.g. MDF/chipboard etc.)	Where timber can be reclaimed reasonably it will be considered for reuse on site, but it is generally considered that this will be cleaned and sold for offsite reuse Off-site reuse via another project, National/local community wood reuse scheme	Where timber can be reclaimed but not reused the timber will be recycled into timber products such as board at offsite facility	Where timber is beyond recycling efficiently the timber will be repurposed, by sending it to register waste to heat / power plants
New and used mineral fibre ceiling panels and tiles	Where fibre ceilings can be reclaimed reasonably it will be considered for reuse on site, but it is generally considered that this will be cleaned and sold for offsite reuse	Where fibre ceilings can be reclaimed but not reused, they will be recycled through manufacturer closed loop recycling schemes	Where fibre ceiling panels are not able to be recycled, they will be where possible repurposed, by sending it to register waste to heat / power plants
Vinyl floor coverings (uplifted vinyl flooring and post-installation offcuts)	It is not envisaged that vinyl flooring will be reused on site	Off-site direct recycling via manufacturer for closed loop recycling	Where floor coverings are not able to be recycled, they will be where possible repurposed, by sending it to register waste to heat / power plants
Used carpet tiles (good reusable condition)	On-site reuse of carpet tiles in their original form Off-site direct reuse on other construction/refurbishment projects, local community schemes, charities	Direct recycling via a manufacturer for closed loop recycling	Where floor coverings are not able to be recycled, they will be where possible repurposed, by sending it to register waste to heat / power plants
Packaging materials (all timber, cardboard & plastic)	Repatriation of wooden pallets from product suppliers for direct reuse	Cardboard will be recycled through registered recycling plants	

New and unused insulation board (foam board only e.g. EPS, XPS, ISO, COMP. not mineral fibre)	Off-site reuse of new and unused insulation board on other construction/refurbishment projects, local community schemes, charities Resale of insulation board via surplus construction material trading companies	Collection by manufacturer for closed loop recycling	
Fixtures and fittings	Fixtures and fittings, especially bracketry will be considered for reuse within the existing site; Where the fixtures and fittings can be reused, those not used on site will be sold for use elsewhere such as in the community (door closers; doors; trunking; kitchen units etc for community projects or refurbishment of community facilities)	Where fixtures and fittings are unsuitable for reuse, they will be considered for repurposing or recycling; Where recycling is considered the best option, the materials will be separated off site into their constituent materials and recycled accordingly	

5.5 APPENDIX E – Table 7 Forecast Demolition Quantities

Table 7 - Forecast Demolition Waste

Existing Building	Structure Type	European Waste Code (EWC)	Material type	Quantity (tonnes)	Destination (% by weight)			
					Reuse	Recycling	Repurpose	Disposal
Selkirk House	Reinforced concrete construction throughout utilising flat slabs with RC columns in the tower area and column & beam arrangements in the low-rise block. The Envelope is a modern façade.							
16a and 16b West Central Street	Single storey building with a traditional façade with internal modified structure to relatively large span steel structure with cellular beams which support precast planks							
18 West Central Street	Two and three storey building, generally comprising loadbearing brickwork which support timber joist.							
10 Museum Street	Number 10 Museum Street is a three-storey construction of loadbearing brickwork supporting timber floors							
11 and 12 Museum Street	Number 11 and 12 appears to be constructed of loadbearing masonry with steel beams spanning between party walls.							
35, 37, 39 and 41 New Oxford Street	Reinforced concrete frame construction, with traditional facades							

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