

London Borough of Camden – Camden Road Hostel

248 - 250 Camden Road, Camden, NW1 9HE



Pre-demolition Audit For London Borough of Camden 248 - 250 Camden Road, Camden, London, NW1 9HE



Revision

Please list all iterations here:

Date	Version	Produced by
12.10.2021	1	Spencer Nichol
22.11.2021	2	Spencer Nichol

1. General Information and Overview

Name of Contractor Undertaking the Project	Goody Demolition Ltd, Wilcox Close, Aylesham Ind Est,		
	Aylesham, Canterbury, Kent, CT3 3EP		
Contact Name:	Spencer Nichol		
Project Type:	Demolition and Construction		
Estimated percentage of recycling	98.29%		

Pre-demolition audits involve the auditing of the existing building and the components within it, to determine what the key demolition products are and make recommendations for their reuse (on and off-site), recycling or final disposal. The main aim of this audit is to maximise materials available for reuse and recycling and to minimise materials going to landfill in accordance with the waste hierarchy. Demolition materials can be integrated with a future works programme or at least be considered for use on other projects.

This Pre-demolition Audit has been written with the general principles of waste minimisation in mind:

- 1. To design proposals sustainably
- 2. To reduce the amount of waste generated from development
- 3. To conserve natural resources through re-using waste arising from construction
- 4. To re-use waste materials on-site to reduce transportation
- 5. To use recycled materials where possible
- 6. To reduce waste generation during the operational lifetime of the development and facilitate recycling where waste does arise.

This is in accordance with the waste hierarchy below:



Pre-demolition Audit	G2830 - 248 - 250 Camden Road, Camden, NW1 9HE
Version 2	22.11.2021
Client	London Borough of Camden



2. Description of Project

The site has, up to this point, provided hostel accommodation for Camden Council. The existing building currently provides short term housing for single women, but is now dated and substandard and the site requires full redevelopment to provide a new facility to meet the Council's current needs. The new proposed Hostel will consist of 39 new high quality temporary accommodation homes for homeless families including 36 studios, 3x 1- bed homes and 1x 1-bed wheelchair accessible home and two no. one-storey rear garden buildings, new parking and access arrangements, landscaping and associated works.

The Hostel is a large four-storey structure situated off Camden Road with a Bus Lane in front of the entrance, and there are a number of mature trees situated to the front of the building.

3. Desk study and Site Visit

The site is a currently used as a Hostel for single women which has been reassessed of usefulness and requires demolition of existing building and development of a new hostel building (sui generis).



The desk study and site visit on 27.08.2021 indicated that the structures of the existing hostel comprise of a traditional tiled timber roof with structural brickwork / block walls timber floors built in the mid 1970's. There is a high chance that ACM's are located within the structures, but we require a full R&D Survey once we have vacant possession and any asbestos discovered will be removed by a licenced asbestos removal company, prior to the mechanical demolition.

5. Existing Building Functionality

The existing hostel was not able to be simply refurbished and re-used for the key reasons noted below:

- a) Inadequate floor area, height and layout.
- b) Construction materials and envelope construction would require excessive remedial work and supplementary cladding to provide the required levels of protection and comfort from the elements.



- c) Services and drainage within the building were inadequate to support the intended usage.
- d) Change of use development requires demolition of existing buildings to create adequate space for proposed functions.

6. Resource Recovery and HSE Methodologies

The ICE Demolition Protocol 2008 concentrates on methodologies which maximise resource recovery opportunities and provide strategies for managing potential physical and chemical contamination of materials. In addition, there is the need to consider the possible complications associated with asbestos and/or other materials that can seriously affect the recovery of demolition materials.

The main considerations are the construction techniques used to raise a building in the first place and the ease of separation during demolition.

- Noise will be minimised by the use of excavator and muncher to facilitate demolition.
- Electrical hand held tools may be required and these will be muffled to attenuate noise and plant will not to be left running unless it is being used.
- Damping down will control the creation of dust where possible and using water and vacuum attachments to cutting equipment. There will be no smoke vapour created by the works.

Categories of Waste and Waste Items

Categories of Waste	Waste Items
Wood	Rafters, joists, doors, door frames, roof batons, substructure formwork
Concrete, brick and Stone	Broken concrete and stone, broken bricks / blocks
Metal	Steel beams, electrical conduit, drainage pipes etc
Roofing	Slate, tiles and felt
Plastic	Cuttings from plastic, film / wrap
Plasterboard	Plasterboard (Gypsum)
Soils and stones	Gravel and made ground

. 7. Demolition Bill of Quantities (D-BoQ)

In terms of the actual measurements the table below indicates the component headings, potential quantities and recovery applications for material which could represent the resource of the building earmarked for demolition.

Explanations of the Demolition BOQ (D-BOQ) headings are provided below:

- Recovery Potential describes the identified market for a material e.g. recycled concrete aggregate (RCA).
- The Demolition Recovered Material Potential (DRMP) represents the tonnage of material which could be recovered from the buildings
- The Demolition Recovery Index (DRI) represents the percentage of demolition material which could be recovered compared to the total quantity of materials arising.
- The Demolition Recovered Material Target (DRMT) is the same value as the DRMP.

Pre-demolition Audit	G2830 - 248 - 250 Camden Road, Camden, NW1 9HE
Version 2	22.11.2021
Client	London Borough of Camden



Completed Demolition Bill of Quantities (D-BoQ)

Component	EWC Code	Recovery Potential	Insitu Quantity	Unit	Demolition Recovered Material Potential	Demolition Recovery Index	Demolition Recovery Material Target
Rubble and Hardcore	17.01.01	RCA	302	Т	302	100%	302
Clean Brick / Blocks		Reclamation	124	Т	124	100%	124
Glass		Reclamation	2.3	Т	2.3	100%	2.3
Wood	17.02.01	Shredding	26.6	Т	26.6	100%	26.6
Non Ferrous Metals	17.04.09	Scrap or reclamation	11.8	Т	11.8	100%	11.8
Plasterboard (Gypsum)	17.08.02	RA/M	17.4	Т	17.4	95%	16.5
Demolition Waste	17.09.03	RA/M	47		47	80%	37.6
Total			531.1	Т	531.1		520.8

RCA – Recycled Concrete Aggregate

RA/M - Recycled Aggregate / Material





Summary of Contamination Risk Assessments

Building Components	Sulphate	Carbonate	Chlorides	Alkaline Materials
Rubble and Hardcore				
Floor slab	LR	LR	LR	LR
Blockwork (lightweight & dense)	LR	LR	LR	LR
Concrete structure	LR	LR	LR	LR

Notes:

- 1. Where "HR" is entered in a column, this material is likely to require the chemical test shown.
- 2. Where "LR", is entered in a column this material is unlikely to require the chemical test shown.

8. Production of Waste

How Waste is Produced	Decision/Policies Affecting Waste Production
Rafters, joists, doors, door frames, roof	Demolition wood waste cannot be avoided.
batons, substructure formwork.	The Contractor will look to re-use formwork
	on another project.
Broken concrete and stone, broken bricks /	Demolition waste cannot be avoided. All broken concrete,
DIOCKS.	centre.
Steel beams electrical conduit drainage	Metal strip out as part of the demolition cannot be avoided
pipes, temporary structural steelwork etc.	The Contractor will look to re-use the existing roof steel beams
F. F	during the temporary works phase of the project depending on
	the structural adequacy of the steel beams. Temporary works
	structural steelwork will be re-used on other projects for
	temporary propping solutions.
Slate, tiles and felt.	Stripping of slate, tiles and felt cannot be avoided. The
	demolition contractor will hand strip the slate and tiles for re-
	use on other projects.
Cuttings from plastic, film / wrap.	Plastic pipe cut off cannot be avoided. Site to review shipping
	of materials without plastic wrap.
Plasterboard (Gypsum).	Plasterboard strip out as part of the demolition cannot be
	avoided.
Gravel and made ground	Excavation to formation level cannot be avoided. Gravel and
	cobbles will be taken to a recycling facility where they will be
	washed and graded for shingles to be re-used for drainage
	surrounds.

9. Site Waste Management

Every effort will be taken to reduce the quantity of waste generated during the construction process and the Contractor is committed to producing a Site Waste Management Plan for the project. This pre-demolition audit will be referenced within this. The general rules of reducing waste, re-using material and recycling shall be followed at all times where there is no detrimental effect to the quality of works. Where there is a need for the disposal of waste, materials will be separated into different skips to aid recycling. Alternatively, waste will be sorted off-site.

Only licensed waste carriers with a suitable final destination will be utilised.

Pre-demolition AuditG2830 - 248 - 250 Camden Road, Camden, NW1 9HEVersion 222.11.2021ClientLondon Borough of Camden



Category	Waste to be Disposed	Reused or Recycled Waste
Rafters, joists, doors, door frames, roof	Unsuitable pieces of wood will be	Reusable wood / formwork will be used for
batons, substructure formwork.	disposed of in a wood waste bin	bespoke formwork on site. On completion of
	and recycled.	the substructure, these pieces will be
		banded together for use on another project.
Broken concrete and stone, broken bricks	All to be sent to local recycling	All broken concrete, stone and brick will be
/ blocks.	centre	crushed off site at a local licensed recycling
		centre and reuse on other local projects.
Steel beams, electrical conduit, drainage	Electrical conduit, drainage pipes	All metal will be recycled off site at a local
pipes, temporary structural steelwork etc.	etc. will be disposed of in a metal	licensed recycling centre and reuse on other
	waste bin and recycled.	local projects.
Roof felt.	Unsuitable felt will be disposed of	Felt will be sent to a recycling centre to be
	in a waste bin.	processed.
Cuttings from plastic, film	Unsuitable pieces of plastic,	The Contractor will re-use pipe cut offs
/ wrap.	film / wrap will be disposed	where possible (e.g. to form water stop
	in waste bin.	valves chambers). Film wrap may be reused
		during the project to protect or cover
		materials/ completed work.
Plasterboard (Gypsum)	Plasterboard will be disposed of in	Plasterboard will be sent to a recycling
	a metal waste bin and recycled.	centre to be processed.
Gravel and made ground	Silt and clay arisings will be sent to	Gravel and cobbles will be taken to a
	landfill or imported to make up	recycling facility where they will be washed
	levels (e.g. use on a golf course).	and graded for shingles to be re-used for
		drainage surrounds.

10. Extent to which Recycled Materials or Products are to be used

The Contractor has a management policy in place to encourage the purchase of materials and products that contain recycled or re-used materials. We will send all demolition debris to local recycling centres where the materials will be sorted, processed / crushed and recycled.

11. Resources Referenced

ICE Demolition Protocol 2008.