



Berol Quarter

Pre-Redevelopment Audit

September 2022



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Document Control Sheet

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Disclaimer

The information contained within this Report is based on Drawings and Specifications provided by the Design Team along with information assumed by NRG Consulting for the purposes of compliance.

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1. INTRODUCTION

This Pre-Redevelopment Audit Report has been prepared by Formation Design & Build Ltd on behalf of Berkeley Square Developments. The report concerns the proposed demolition proposed at the car park adjacent to Watermead Way, known as Berol Quarter (hereafter referred to as the site) and the management of materials resulting from this,

1.1 Purpose of Pre-Demolition Audit

The pre-demolition audit will help to identify and quantify the key materials generated from the demolition works. This information can then be used for the following purposes:

- To help guide the demolition works in a way that minimises waste generation;
- To identify materials that can be reused or recycled;
- To set waste management targets; and
- To ensure that all contractors are engaged in the process of maximising high-grade reuse and recycling opportunities.

In line with good practice, the audit has been carried out before demolition works commence in order to maximise opportunities for reusing and recycling materials.

1.2 Structure

The report is broken down into the following sections:

- **Site description:** this section provides a general description of the British Queen pub building, including its location and what other information can be gleaned from a desktop review;
- **Waste types and quantities:** this section summarises the findings of the desk-based study and site survey (carried out by Lendlease). Its main purpose is to identify and quantify the key materials likely to be generated from the demolition works;
- **Waste recovery/recycling/reuse recommendations:** this section outlines potential applications for the key materials identified. It includes an assessment of viable recovery routes and local reprocessing options;

2. SITE DESCRIPTION

2.1 Site Information

The site is currently a car park and mixed-use storage area associated with the former use of the surrounding properties, that are commercial. The car park also currently, and formerly, serves to the workers of these surrounding commercial areas.

The site's general area can be described as largely commercial, which juxtaposes the large-scale residential blocks to the east, along with the immediately adjacent Tottenham Hale station. The area to the west of the development site has been largely reformed into multiple sports areas including a basketball, football and tennis areas. Pavilion Pre-school also lies here just west of the site past further commercial warehouses and storage areas.

The scheme has a PTAL of 6a, which indicates a very high connectivity index to sustainable transport services. The scheme itself is 100m away from Tottenham Hale station. Overall, this implies excellent connectivity, the site benefits from plethora of public transport and main road making the scheme easily accessible for workers and suppliers. This extends to both deliveries and staff transport.

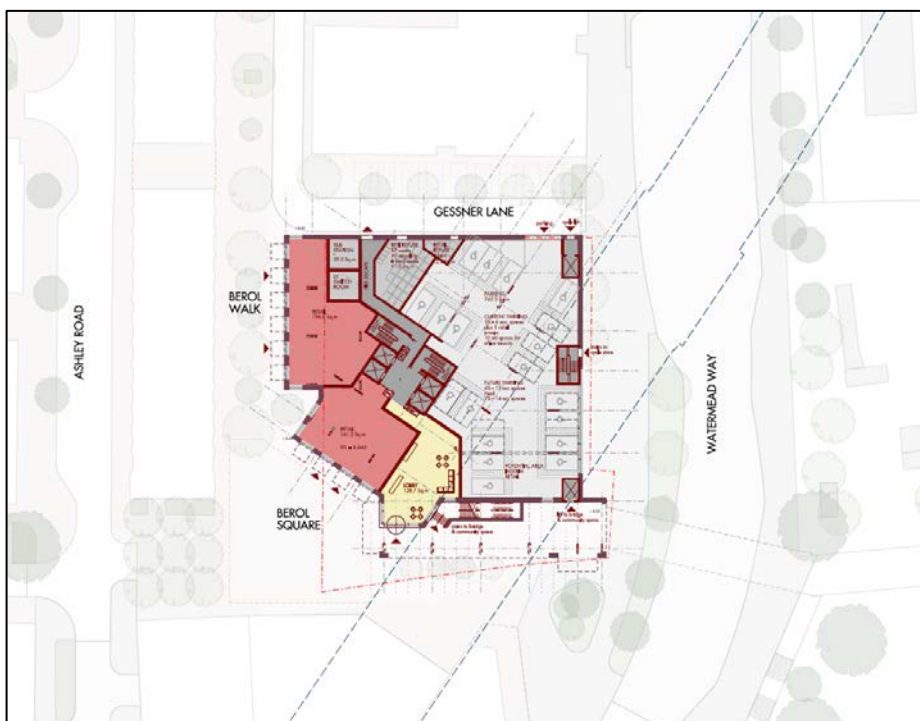


Figure 2.1: Site Plan – Ground Floor

2.2 Proposed Demolition Works

Demolition will not be required as the site is cleared [an existing Car Park] with works on site commencing with setup and enabling works for the initial stages of construction development.

3. WASTE TYPES AND QUANTITIES

3.1 Introduction

The purpose of this section is to identify the types and quantities of materials that are likely to be generated during the demolition works.

3.2 Methodology

Due to the limited nature of the demolition phase the materials assessment has been informed by a desk-based study only with a site visit not deemed necessary.

3.3 Estimated Waste Quantities

Estimating waste arisings from demolition works is difficult. Many materials form composite mixes and, as such, their exact quantities can be difficult to calculate or assess in terms of recoverability. Despite this and in line with good practice, some form of waste estimation is required. The estimated volume of key waste materials generated from the demolition works is shown in table 3.1 below.

Waste Type	Forecast Estimated Quantity	Project phase	Waste Minimisation Option	Waste management route	Justification for decision
Hardcore	150T	Demolition	Segregate at source	Recycling	Hardcore will be segregated and sent for crushing at a third party contractor. No space to crush and reuse materials on site

Table 3.1: Estimated volume of key waste materials arising from the works

4. WASTE RECOVERY AND RECOMMENDATIONS

4.1 Introduction

This section outlines the potential reuse/recycling applications for the materials identified in Section 3 and includes an assessment of viable recovery routes and local reprocessing options.

4.2 Potential Reuse and Recycling Applications

In line with Formations's ambition to promote resource efficiency in all aspects of their operations, the waste hierarchy will be followed throughout the works (see Figure 4.1). The preferred approach will be to prevent and reduce waste generation in the first instance, before recycling and recovering value from waste materials. Only after these options have been deemed unfeasible will the safe treatment and final disposal of waste be considered.



Figure 4.1: The Waste Hierarchy

4.3 Local Re-Processors or Recyclers

To minimise the amount of waste disposed of in landfill, any materials that cannot be reused should be segregated for recycling. There are two main segregation methods available. The first is to consign waste materials to a licensed materials recycling facility (MRF) or construction based transfer station and to segregate off-site. However, when mixed construction waste is consigned to a secondary sorting facility, the quality of recycle is often compromised, as typically only bulky items are removed, including wood, rubble, and metals.

A more sustainable option is to therefore segregate materials on-site. Materials can then be reprocessed/recycled off-site at dedicated permitted facilities that have the correct approvals for receiving such waste. Several local examples within London shown in Table 4-1.

Key Material	Local reprocessors or recyclers
Hardcore	AMI Waste, 17 Stacey Avenue, Edmonton, N18 3PP GBN Services Ltd, Montagu Industrial Estate, Gibbs Road, Edmonton, N18 3PU Oakwood Plant Ltd, Oakwood House, Nobel Road, Eley Industrial Estate, London N18 3BH

Table 4.1: Local reuse, reprocessing and recycling opportunities

