

STAGE 3 REPORT

RELATING TO

CIRCULAR ECONOMY

AT

YCLAN CROUCH END

Contents

1.0 Executive Summary	4
2.0 Introduction	5
2.1 Site Description	5
2.2 Purpose and Scope of this Statement	5
2.3 Supporting Documentation	5
3.0 Planning Policy and Technical Guidance	6
3.1 Planning Policy	6
3.1.1 Greater London Authority, London Plan (2021)	6
3.1.2 Policy D3 – Optimising Site Capacity Through the Design-Led Approach	6
3.1.3 London Plan Guidance: Circular Economy Statements (March 2022)	6
3.1.4 Local Plan Policy – London Borough of Haringey	7
3.2 Technical Guidance	7
3.2.1 BS 8001:2017 – Framework for Implementing the Principles of the Circular Economy in Organizations	7
3.2.2 Supporting Industry Guidance	7
4.0 Methodology / Approach	7
4.1 Circular Economy Principles Applied	7
4.2 GLA Circular Economy Statement Template	8
4.3 Data Sources	8
5.0 Pre-Redevelopment Audit and Demolition Strategy	9
5.1 Estimated Demolition Arisings	9
5.2 Proposed Reuse and Recycling Strategy	9
5.3 Hazardous Materials	10
6.0 Design for Circularity	11
6.1 Building Reuse and Retrofit	11
6.2 Designing for Longevity	11
6.3 Designing for Flexibility and Adaptability	11
6.4 Designing for Disassembly	11
6.5 Materials Selection and Sustainable Procurement	11
6.6 Construction Waste Management	12
7.0 Operational Waste Management	12
8.0 Circular Economy Statement Template – Summary of Key Metrics	12
9.0 Monitoring and Reporting	13

1.0 Executive Summary

Potter Raper has prepared this Circular Economy (CE) Statement at RIBA Stage 3 in support of the planning application for the proposed full new build redevelopment of 184 Tottenham Lane, YLCAN Crouch End. This statement has been prepared in accordance with London Plan (2021) Policy SI7 – Reducing Waste and Supporting the Circular Economy, and the London Plan Guidance: Circular Economy Statements (March 2022).

The statement sets out how circular economy principles have been embedded within the design of the new build option, including the management of demolition arisings from the existing buildings, the specification of reused and recycled materials, design for longevity, adaptability and future disassembly, and the strategy for managing construction and operational waste. It draws directly on the findings of the Pre-demolition and Pre-redevelopment Audit carried out by BRE (Report No. P001308R-1, Issue 1, dated 13 February 2026), which is appended to the GLA Circular Economy Statement template submitted alongside this report.

CE METRIC	RESULT
Estimated total demolition arisings	6,656.42 tonnes (3,525.78m³) — BRE Pre-demolition Audit
Dominant demolition material	Concrete — 89.13% by weight (5,933.13 tonnes)
Proposed reuse rate of demolition materials (by weight)	3.0% — BRE Pre-demolition Audit Table 3
Proposed recycling rate of demolition materials (by weight)	94.9% — BRE Pre-demolition Audit Table 3
Proposed diversion from landfill (by weight)	97.9% — exceeds the London Plan's 95% target
Proportion of new build materials (by mass) that are reused or recycled content	37%
Proportion of the building (by mass) designed for disassembly / adaptability	25%

As the site is being taken forward as a full new build option, opportunities for retention of the existing structures are limited; however, the BRE audit confirms strong potential to recover and divert demolition arisings, principally by crushing concrete and brick on-site for use as recycled aggregate, and the design team has embedded circular economy principles into the new build design in accordance with the waste hierarchy and the GLA's circular economy design principles, set out at Section 6 of this statement.

The report recommends that the reuse and recycling targets set out in the BRE audit are formally adopted for the demolition contract, that specific circularity targets are fixed for the new build at this stage, and that the CE Statement is updated at each subsequent RIBA stage in accordance with GLA reporting requirements, culminating in a post-construction monitoring report.

2.0 Introduction

This Circular Economy (CE) Statement has been prepared by Potter Raper in relation to the proposed redevelopment of 184 Tottenham Lane, YLCAN Crouch End, and relates to the full new build development option, which has been confirmed as the preferred option following the RIBA Stage 1 options appraisal.

Potter Raper has been commissioned to prepare a CE Statement in support of the planning application, in accordance with London Plan Policy SI7 and the London Plan Guidance: Circular Economy Statements (March 2022), which requires a Circular Economy Statement for major development referable to the Mayor, including residential schemes of 10 or more units and non-residential development above 1,000m².

This statement has been prepared at RIBA Stage 3 (Spatial Coordination) to accompany the submission of the planning application, and reflects the design as developed to that stage together with the findings of the BRE Pre-demolition and Pre-redevelopment Audit (Report No. P001308R-1, Issue 1, 13 February 2026). It will be updated at RIBA Stage 4 and again post-construction, in accordance with GLA reporting requirements.

2.1 Site Description

The site, 184 Tottenham Lane, is a five-storey semi-detached property fronting Tottenham Lane in central Crouch End, within the London Borough of Haringey, adjacent to private housing and public highway and high street shops. The original building was constructed in 1929 but sustained significant damage during World War II, with only the art-deco annex on Elmfield Avenue — which currently houses a commercial gym — retained. A five-storey red brick extension with additional hostel rooms was added in 1959, followed by a further three-storey extension, the Sir Brett Cloutman Wing, in 1981.

The property currently comprises 155 single-occupancy bedrooms with shared shower rooms and toilets, communal areas including meeting rooms, storage and a canteen with adjacent kitchen, and a fitness centre. The existing structure has surpassed its original design life, and full demolition and redevelopment has been confirmed as the preferred approach.

2.2 Purpose and Scope of this Statement

This statement has been prepared to demonstrate compliance with London Plan Policy SI7 at the planning application submission stage. It is submitted alongside the completed GLA Circular Economy Statement template (Excel), as required by the London Plan Guidance, and should be read in conjunction with the Whole Life Carbon Assessment and Energy Statement prepared for the scheme.

2.3 Supporting Documentation

The following information has informed this statement:

- BRE Pre-demolition and Pre-redevelopment Audit of YMCA Crouch End, Report No. P001308R-1, Issue 1, dated 13 February 2026
- Stage 3 structural engineer's report and outline structural specification
- Stage 3 architectural drawings and schedule of areas
- Outline Site Waste Management Plan
- Whole Life Carbon Assessment (companion document)

3.0 Planning Policy and Technical Guidance

3.1 Planning Policy

3.1.1 Greater London Authority, London Plan (2021)

Policy SI7 – Reducing Waste and Supporting the Circular Economy

Policy SI7 sets out that:

- A – Boroughs should take a proactive approach to sustainable waste management, promoting waste minimisation and reuse, and identifying opportunities to sustainably manage waste within London;
- B – Referable applications should promote circular economy outcomes and aim to be net zero-waste; they should incorporate proposals for on-site management and re-use of materials where possible, and demonstrate through a Circular Economy Statement that they have:
 - (1) Made use of pre-demolition and pre-redevelopment audits to determine the potential to reuse and recycle materials, retain building structures, and use recycled or secondary materials
 - (2) Calculated the proportion of, and identified the specific mechanisms in place to reduce, generate, reuse and recycle materials arising from demolition and remediation works
 - (3) Calculated the proportion of, and identified the specific mechanisms in place to reduce, generate, reuse and recycle materials arising from construction works
 - (4) Identified the floorspace for storage and segregation of waste generated from the operation of the development to enable efficient waste collection to maximise recycling
 - (5) Reviewed processes for materials management associated with the construction of the development, to minimise the impact of the development

C – Major development proposals should include a resource management plan that identifies the quantity of materials supplied and the associated embodied greenhouse gas emissions.

3.1.2 Policy D3 – Optimising Site Capacity Through the Design-Led Approach

Policy D3 requires all development to achieve the highest possible standards of design, and to take into account the principles of the circular economy, including designing for adaptability, flexibility and disassembly, so that buildings can be repaired, altered, upgraded or repurposed over their lifetime.

3.1.3 London Plan Guidance: Circular Economy Statements (March 2022)

This guidance explains how to prepare a Circular Economy Statement in line with Policy SI7(B) of the London Plan (2021), and confirms that the statement must comprise two parts: a written report (this document) and the GLA Circular Economy Statement template (Excel). It sets out the information that must be submitted at each of the following stages:

- Pre-application stage (where applicable);
- Planning application submission – this statement, prepared at RIBA Stage 3, satisfies this requirement; and
- Post-construction stage, to verify circular economy outcomes achieved against the submitted statement, secured by planning condition or legal agreement.

The guidance sets out the London Plan's circular economy hierarchy and design principles, which have informed the strategy set out in Section 6 of this statement:

- Building Reuse and Retrofit – retain and re-use existing structures, foundations and fabric where feasible;
- Designing for Longevity – specify durable, adaptable and future-proofed materials and systems;
- Designing for Flexibility and Adaptability – enable the building to be adapted to changing needs over its lifetime;
- Designing for Disassembly – enable components and materials to be recovered and reused at end of life; and
- Materials Selection and Sustainable Procurement – prioritise reused, recycled and responsibly sourced materials, minimising the use of virgin and composite materials.

3.1.4 Local Plan Policy – London Borough of Haringey

The site falls within the remit of the North London Waste Plan (2022), which references the London Plan's 95% targets for construction, demolition and excavation waste and gives preference to using materials on-site or within local projects. The Haringey Local Plan 2013-2026 requires Site Waste Management Plans for all major planning applications to identify the volume and types of demolition and construction waste and demonstrate how waste will be minimised and managed during construction and occupation. Haringey's emerging new Local Plan confirms that a Circular Economy Statement will continue to be required for major projects in line with GLA guidance, with adherence to targets demonstrated in the Circular Economy Statement and referenced in the Whole Life Carbon Assessment.

3.2 Technical Guidance

3.2.1 BS 8001:2017 – Framework for Implementing the Principles of the Circular Economy in Organizations

BS 8001:2017 provides a framework and set of principles for organisations wishing to implement circular economy approaches, and has informed the strategic approach to circularity adopted for this project, including the core principles of systems thinking, value optimisation, resilience, and collaboration across the design and construction supply chain.

3.2.2 Supporting Industry Guidance

The following industry guidance has also been referenced in preparing this statement:

- BRE SmartWaste — used to record actual demolition and construction waste arisings against the forecasts in this statement, as required for post-completion reporting of referable developments under the London Plan 2021
- LETI Circular Economy guidance
- UKGBC Circular Economy guidance for the built environment
- RICS Whole Life Carbon Assessment for the Built Environment, 2nd edition (for material quantities alignment with the companion WLC Assessment)

4.0 Methodology / Approach

Potter Raper has prepared this Circular Economy Statement in line with the London Plan Guidance: Circular Economy Statements (March 2022), applying the GLA's circular economy hierarchy and design principles to the new build option, and drawing on the findings of the BRE Pre-demolition Audit and quantities aligned with the companion Whole Life Carbon Assessment.

4.1 Circular Economy Principles Applied

The following waste hierarchy has been applied in developing the circular economy strategy for the site, in order of preference:

- Reduce – minimise the quantity of new materials required through efficient design;
- Reuse – retain and re-use existing materials and components on-site wherever feasible;
- Recycle – specify recycled content in new materials, and ensure arisings are recycled rather than landfilled;
- Recover – recover energy from waste that cannot be reused or recycled; and
- Dispose – landfill only as a last resort, minimised through the measures above.

4.2 GLA Circular Economy Statement Template

This written statement is accompanied by the GLA Circular Economy Statement template (Excel), which is completed to reflect the RIBA Stage 3 design and the findings of the BRE Pre-demolition Audit, and submitted alongside this report to the GLA and the local planning authority. The template will be updated and resubmitted at the detailed design and post-construction stages, in accordance with the London Plan Guidance.

4.3 Data Sources

- BRE Pre-demolition and Pre-redevelopment Audit, Report No. P001308R-1, Issue 1, 13 February 2026
- Stage 3 structural and architectural design information
- Outline Site Waste Management Plan and contractor waste benchmarks
- Manufacturer product data on recycled/reused content, where available

5.0 Pre-Redevelopment Audit and Demolition Strategy

In accordance with Policy SI7(B)(1), BRE has carried out a Pre-redevelopment Audit (PRA) and Pre-demolition Audit (PDA) of the existing buildings (Report No. P001308R-1, Issue 1, dated 13 February 2026), providing independent advice on the materials present on site and the opportunities for their reuse and recycling. Site visits were conducted on 18 and 19 December 2025, supplemented by design drawings, building scans, measured survey drawings and photographs. The audit also supports the assessment criteria of the BREEAM Refurbishment & Fit-out 'Wst 01 – Project waste management' credit.

5.1 Estimated Demolition Arisings

The audit estimates that the demolition and clearance of the site's three zones — the YLCAN Main Quad, the Sir Brett Cloutman Wing, and the Crouch End Fitness Centre — will give rise to approximately 6,659.36 tonnes of material with a total estimated volume of 3,525.78m³, as summarised in Table 2 below.

The Key Demolition Products (KDPs) identified by the audit, in descending order of weight, are set out in Table 3. Concrete dominates the arisings by a significant margin, reflecting the largely concrete-framed construction of the existing buildings.

MATERIAL (KDP)	EUROPEAN WASTE CODE	WEIGHT (TONNES)
Concrete	17 01 01	5955.51
Metal	17 05 04	219.96
Gypsum-based materials	17 08 02	152.85
Brick	17 01 02	123.73
Timber	17 02 01	109.80
Insulation materials	17 06 04	42.75
Bituminous materials	17 03 02	25.32
Tiles and ceramics	17 01 03	10.02
Glass	17 02 02	8.02
Plastic	17 02 03	7.22
Textiles	20 01 11	2.72
Stone	17 05 04	1.46

Table 3: Key Demolition Products by weight (source: BRE Pre-demolition Audit, Report No. P001308R-1, Figure 1).

5.2 Proposed Reuse and Recycling Strategy

The London Plan 2021 targets a 95% diversion of non-hazardous construction, demolition and excavation waste from landfill by weight. The BRE audit sets out an indicative reuse and recycling strategy against this target for each KDP, summarised in Table 4. If achieved, the strategy would result in 3.0% reuse and 94.9% recycling (both by weight), equivalent to 97.9% diversion of non-hazardous waste from landfill — exceeding the London Plan target — with an

estimated 26,077 kgCO₂eq of embodied carbon avoided through this diversion, against approximately 143 tonnes of residual material to landfill.

KDP GROUP	REUSE TARGET (%)	RECYCLING TARGET (%)	DIVERSION TARGET (%)	PROPOSED END-OF-LIFE ROUTE
Concrete	0	97.5	97.5	Cut and reused / crushed and recycled
Metal	2	98	100	Dismantled and reused / recycled
Gypsum-based materials	0	50	50	Decontaminated and recycled / disposed
Brick	20	75	95	Cut and reused / crushed and recycled
Timber	15	65	80	Reused / recycled, avoid incineration
Insulation materials	0	50	50	Recycling possible but challenging
Bitumen	0	25	25	Decontaminated and recycled / disposed
Tiles and ceramics	0	95	95	Dismantled and reused / recycled
Glass	5	80	85	Reused / recycled
Plastic	0	100	100	Recycled
Textiles	0	100	100	Reused / recycled, avoid incineration
Stone	20	50	70	Recycled / disposed

Table 4: Potential non-hazardous waste management target percentages for diversion from landfill/incineration (source: BRE Pre-demolition Audit, Report No. P001308R-1, Table 2, summarised).

It is envisaged that concrete and brick recovered from the existing buildings will be crushed and re-used as aggregate on-site where practicable to support the new build substructure, supplemented by further recycled aggregate sourced off-site where the volume recovered on-site is insufficient. Materials should be separated on site according to their KDP classification — concrete and brick, non-ferrous metals, ferrous metals, gypsum-based materials, tiles and ceramics, glass, insulation, timber, textiles, plastic and bitumen — to maximise recycling and reuse potential.

5.3 Hazardous Materials

The BRE audit identifies that asbestos is strongly presumed to be present within the building at various locations, including the insulation board, based on an Asbestos Re-Inspection Survey dated 5 June 2024, and confirms that any asbestos-containing materials must be managed in accordance with the Control of Asbestos Regulations 2006. Fluorescent light tubes and some treated timber (potentially treated with preservatives between 1950 and 2007) are

also identified as requiring management as hazardous waste, along with oils, and lead flashing where present. All hazardous waste arising from strip-out and demolition will be disposed of by a licensed hazardous waste contractor.

6.0 Design for Circularity

As the site is being taken forward as a full new build option, retention of the existing structures is not proposed; however, the following circular economy design principles have been embedded within the new build design, in accordance with the GLA's circular economy hierarchy, and informed by the material recovery opportunities identified in the BRE audit.

6.1 Building Reuse and Retrofit

Full retention of the existing buildings has been discounted following the RIBA Stage 1 options appraisal on structural and operational performance grounds. Opportunities for reuse are therefore focused on material-level recovery from demolition — principally concrete, brick, metal and timber, per the BRE audit findings — rather than retention of the structure itself.

6.2 Designing for Longevity

The new build has been designed with durable, low-maintenance materials and systems selected to maximise service life and minimise the frequency of replacement over the building's life cycle, reducing the whole life carbon and waste impact of maintenance, repair and replacement (Modules B2-B4).

Design service life target: 60 years

6.3 Designing for Flexibility and Adaptability

The design incorporates the following measures to enable the building to adapt to changing occupier needs over its lifetime:

- Generous floor-to-ceiling heights and regular structural grid to enable future reconfiguration
- Non-structural, demountable internal partitions where feasible
- Services distribution designed to allow future adaptation without major structural intervention

6.4 Designing for Disassembly

Where technically feasible, mechanical and reversible connections have been prioritised over wet-fixed or adhesive connections, to enable future disassembly, material recovery and reuse at end of life. This approach has directly informed the Module D benefits reported within the companion Whole Life Carbon Assessment.

6.5 Materials Selection and Sustainable Procurement

The following material selection principles have been applied to the new build design:

- Prioritisation of materials with high recycled content, including recycled concrete aggregate crushed on-site from demolition arisings, supported by manufacturer EPDs where available
- Preference for responsibly sourced materials
- Avoidance of composite materials that cannot be readily separated for recycling at end of life
- Local sourcing of materials where feasible, to reduce transport-related emissions and support the local economy

6.6 Construction Waste Management

In accordance with Policy SI7(B)(3), the following strategy has been developed to reduce, reuse and recycle materials arising from construction of the new build, and will be secured through a Site Waste Management Plan (SWMP) at the construction stage. Actual materials arising from demolition and construction should be recorded, using a tool such as BRE SmartWaste, to allow comparison against the targets set out in Table 4 and to satisfy the London Plan 2021 requirement for post-completion reporting of referable developments.

METRIC	TARGET
Construction waste generated per 100m ² GIA	355 tonnes
Construction waste diverted from landfill	95%
Construction waste reused / recycled on- or off-site	199.19 tonnes
Non-hazardous construction waste to landfill	5%

The following measures will be secured through the contractor's Site Waste Management Plan:

- Registration and monitoring of construction waste through BRE SmartWaste or an equivalent recognised platform
- On-site segregation of waste streams to maximise recycling value, consistent with the KDP classifications set out within this report
- Off-site fabrication / modular construction methods to reduce on-site waste generation, where applicable
- Take-back schemes with suppliers for packaging and off-cuts, where available

7.0 Operational Waste Management

In accordance with Policy SI7(B)(4), the following operational waste strategy has been developed to enable efficient waste collection and maximise recycling once the development is occupied.

Waste storage floorspace provided: 56m²

The operational waste strategy incorporates:

- Segregated storage for a minimum of three waste streams (general waste, mixed recycling, food waste), in accordance with Haringey's waste collection requirements
- Convenient, accessible waste storage locations for residents, minimising carry distances
- Collection point design coordinated with the borough's waste collection vehicle and frequency requirements
- Resident communication strategy to support high recycling participation rates

8.0 Circular Economy Statement Template – Summary of Key Metrics

The table below summarises the key circular economy metrics reported within the accompanying GLA Circular Economy Statement template, submitted as a companion document to this written statement.

GLA CE TEMPLATE CATEGORY	METRIC	RESULT
1. Building Reuse	Existing GIA retained	0

2. Materials – Demolition	Total demolition arisings / diversion from landfill	97.6%
3. Materials – New Build	Recycled/reused content by mass	39.6%
4. Construction Waste	Waste diverted from landfill	95%
5. Operational Waste	Waste storage floorspace provided	56m ²
6. Design for Disassembly	Building mass designed for disassembly	25%

9.0 Monitoring and Reporting

In accordance with the London Plan Guidance, it is recommended that a post-construction Circular Economy Statement is secured through a planning condition or Section 106 legal agreement, to verify the circular economy outcomes achieved against the targets set out within this statement.

The following monitoring and reporting framework is proposed:

- A live schedule of specified products, recycled/reused content and supporting evidence, maintained by the design team through RIBA Stage 4
- Demolition and construction waste data recorded and reported via BRE SmartWaste or an equivalent platform, benchmarked against the BRE audit's Table 4 targets
- Post-construction Circular Economy Statement and updated GLA template submitted to the GLA following practical completion
- Annual reporting to the GLA's Circular Economy Statement Monitoring Report, where required

11.0 Conclusion and Next Steps

This RIBA Stage 3 Circular Economy Statement demonstrates how circular economy principles have been embedded within the new build option for 184 Tottenham Lane, YLCAN Crouch End, in accordance with London Plan Policy SI7 and the London Plan Guidance: Circular Economy Statements (March 2022). It has been prepared to accompany the planning application, alongside the completed GLA Circular Economy Statement template, the BRE Pre-demolition Audit (Report No. P001308R-1) and the companion Whole Life Carbon Assessment.

While full retention of the existing buildings has been discounted, the BRE audit confirms that a proposed reuse and recycling strategy achieving 3.0% reuse and 94.9% recycling by weight — 97.9% diversion from landfill overall — would exceed the London Plan's 95% target, avoiding an estimated 26,077 kgCO₂eq of emissions associated with landfill disposal. The new build design further embeds circularity through longevity, adaptability, disassembly and sustainable material procurement. Specific circularity targets are recommended to be fixed at this stage and monitored through subsequent RIBA stages.

Action	Stage	Anticipated Effect
Fix circular economy targets for the new build option and issue to the design team	RIBA Stage 3 (this report)	Baseline set
Adopt BRE audit reuse/recycling targets as demolition contract requirements	RIBA Stage 3-4	Supports 97.9% diversion target
Update the CE Statement and GLA template with detailed design information	RIBA Stage 4	Expected refinement

Action	Stage	Anticipated Effect
Finalise Site Waste Management Plan with appointed contractor, incl. SmartWaste registration	RIBA Stage 4-5	Compliance confirmation
Undertake post-construction CE Statement and submit updated GLA template	RIBA Stage 6	Compliance confirmation
This statement and the accompanying GLA Circular Economy Statement template should be read alongside the Whole Life Carbon Assessment, Energy Statement, BRE Pre-demolition Audit (Report No. P001308R-1) and Stage 3 structural and services reports prepared for the scheme.		