L.C.D.
CONSULTING

Block H, Tottenham Commercial Park

PRE DEMOLITION AUDIT

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Revision	Description	Date	By
P01	Pre-Demolition Audit	29/10/26	SR
P02	Updated planning images, GIA and section 8.2 added	02/11/26	JC

Author	**Srilakshmi Ramakrishnan**
Date	**02/11/2026**
Approved	**Jethro Coups**
Date	**02/11/2026**

Our work is aligned with:

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Brighton BN1 1AL
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1.0 PROJECT INFORMATION

DEVELOPER:	Goodman	
PROJECT:	Block H, Tottenham Commercial Park	
PROJECT DESCRIPTION:	Demolition of the existing site and creation of a new substation/transformer compound with floor space of 4100m2, including transformer and equipment rooms.	
PROPERTY TYPE:	Industrial	
SIZE GIA EXISTING :	2,415	m2
SIZE GIA PROPOSED :	4,100	m2
AUDIT DATE:	16/10/2026	
AUDIT OBJECTIVE:	To understand the types and amount of products that are on the existing site and opportunities for direct re-use and/or recycling. Audit in line with GLA Circular Economy Statement Guidance 2022. Produce a detailed inventory of structures, components, products, and materials, including estimated weights, volumes, and identification of any potential contaminants. Each entry on the inventory is assessed for its potential reuse and/or recyclability.	
AUDIT ACCESSIBILITY:	Full access was provided for units H1 and H3, with around 75% of the building being internally viewed. H2 was vacant and was inaccessible.	
SITE DETAILS:	The site is located on Leeside Road, Tottenham, London, N17 0QJ. The commercial park sits directly at the prominent junction of Leeside Road and Watermead Way, functioning as a highly accessible logistics hub in North London. Each tenant uses most of the available floor area for their industrial uses, with some small office areas on the ground and small upper mezzanines. The building's key material features include concrete slab ground floors, small concrete upper floors (generally office areas) steel clad external walls with steel clad roofing, and plastic rooflights.	

DISCLAIMER

This report has been prepared exclusively for the purpose of a pre-demolition audit of the subject property and is based on the information available, site observations, and data provided at the time of assessment. The report does not constitute a warranty, guarantee, or certification of the condition of the building, materials, or associated risks. No responsibility is accepted by LCD Consulting for any loss or damage arising from reliance on this report. It should not be reproduced, distributed, or used for any other purpose without prior written consent.

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info@consultinglcd.com

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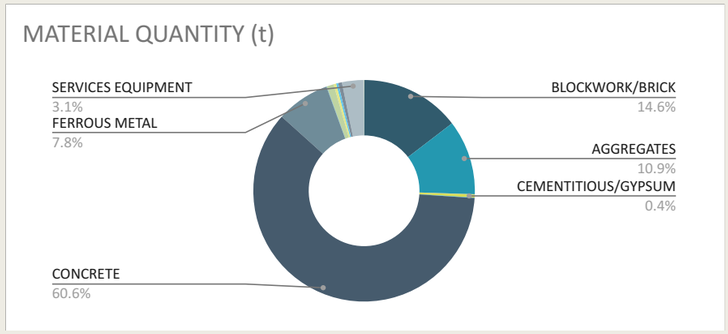
2.0 EXECUTIVE SUMMARY

There is an estimated total of 3290 tonnes of material arising from the demolition. The largest quantities are:

- Concrete found in the floors, poured in situ, and upper mezzanine floors poured in situ
- Blockwork+mortar found in partition walls between each unit
- Ferrous steel found in structural roof, rebar in concrete (assumed), and additional framing around external doors and partitions
- Built-up cladding with metal sheets and insulation found in external walls
- Services equipment including ventilation, lighting, boilers, radiators, and ductwork

MATERIAL	QUANTITY (t)	QUANTITY (m3)	CO2 EQUIV (tCO2e)	% WEIGHT	% EMBODIED CARBON
BLOCKWORK/BRICK	480	218	3	14.6%	0.2%
AGGREGATES	359	180	21	10.9%	1.8%
CARPET	2	10	20	0.1%	1.7%
CEMENTITIOUS/GYPSUM	14	8	2	0.4%	0.2%
CERAMICS	2	1	1	0.1%	0.1%
CONCRETE	1,994	712	276	60.6%	23.1%
FERROUS METAL	257	33	420	7.8%	35.2%
GLASS	2	1	14	0.1%	1.2%
INSULATION	34	567	8	1.0%	0.7%
MORTAR	12	6	42	0.4%	3.5%
NON-FERROUS METAL	10	1	78	0.3%	6.5%
PAINTS/RENDERS	18	12	64	0.5%	5.4%
SERVICES EQUIPMENT	103	21	235	3.1%	19.7%
TIMBER	1	2	1	0.0%	0.1%
VINYLS/PLASTICS	2	1	8	0.1%	0.7%
TOTAL	**3,290**	**1,773**	**1,193**		



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3.0 KEY DEMOLITION PRODUCTS*

Before any structures are dismantled/demolished, the pre-demolition audit has been carried out to assess quality of all identified assets identified to be removed. Direct reuse and recycling opportunities for each key demolition product is outlined below.

MATERIAL	REUSE POTENTIAL	RECYCLABILITY	CONSIDERATIONS
BLOCKWORK/BRICK	Some	100% to crushed aggregates	Depending on extraction method and mortar type
AGGREGATES	Some	100% recyclable	Depending on potential contamination
CARPET	Some	Incinerated for energy	Requires thorough condition assessment by tile
CEMENTITIOUS/GYPSUM	Limited	100% downcycled for soil conditioner	Difficult to extract in-tact for reuse
CERAMICS	Limited	100% crushed to aggregates	Requires careful removal for reuse
CONCRETE	Limited	100% to crushed aggregates	Reuse may need structural testing and certification
FERROUS METAL	Good (Structural beams/posts)	100% recyclable	Reuse may need structural testing and certification
GLASS	Some	100% recyclable	Depending on size and value of window products
INSULATION	Limited	100% incineration	Possible damage to material unknown during survey
MORTAR	None	100% crushed to aggregate	Needs careful extraction/storage to avoid excess dust
NON-FERROUS METAL	Good	100% recyclable	Reuse dependent product type (i.e. windows/services or structural)
PAINTS/RENDERS	None	50% incineration, 50% landfill	Mostly sent to landfill/incineration
SERVICES EQUIPMENT	Some (equipment <5 years)	100% Recycled	Send to WEEE Facility
TIMBER	Some (internal doors)	100% chipped for boarding	Reuse may need testing and certification (e.g. fire)
VINYLS/PLASTICS	Limited	100% incineration	Requires thorough condition assessment by tile

*NOTE: Hazardous Waste and Asbestos could not be identified in this audit. A separate hazardous waste audit/survey needs to be carried out by a specialist contractor to confirm the presence of these materials.

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4.0 SITE

4.1 SITE DETAILS

Block H is an industrial and warehouse block with 3 units located on the Tottenham Commercial Park at Leeside Road, Tottenham, London, N17 0QJ. The block is estimated to have been originally constructed during the 1970s era, with more recent renovation works having been undertaken. The building is in a reasonable condition, with some significantly aged materials and a few areas of normal wear and tear.

Block H, Tottenham Commercial Park, has an area of 0.36ha (0.90 acres) with fairly flat topology. This site accommodates predominantly industrial, storage and distribution across 3 units with an existing floorspace of approximately 2,414.8 m2. The existing occupiers at the time of the survey were EV Service Hub (Unit H1) and R.A.Trading Ltd (Unit H3). Unit H2 was vacant at the time of the survey.

4.2 EXISTING BUILDING DETAILS

The existing site contains 1 building, comprising 3 units total. All the buildings on site follow similar predominant design materials, such as metal external wall cladding, steel structure, and concrete floor slabs.

Buildings are categorised with the following key features:

Unit H1 (EV Service Hub)
- Steel structure
- Poured concrete floor slabs
- Metal built-up external wall cladding
- Composite cladding sandwich panels to some office areas
- Built-up roof cladding and plastic rooflights
- Blockwork partition between unit H1 and H2
- Metal stairs with carpet finish
- Office with stud partitions and carpet flooring

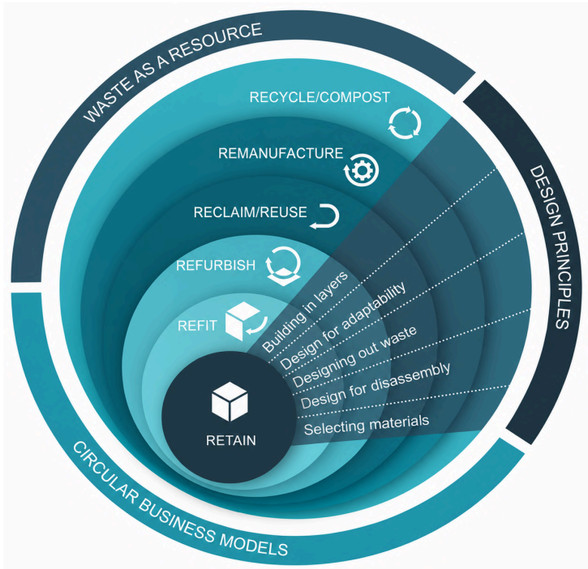
Unit H2 (vacant)
- Steel structure
- Poured concrete floor slabs
- Metal built-up external wall cladding
- Composite cladding sandwich panels to some office areas
- Built-up roof cladding and plastic rooflights

Unit H3 (R.A.Trading Ltd)
- Steel structure
- Poured concrete floor slabs
- Metal built-up external wall cladding
- Composite cladding sandwich panels to some office areas
- Built-up roof cladding and plastic rooflights
- Blockwork partition between unit H2 and H3
- Metal stairs with carpet finish
- Office with stud partitions and carpet flooring

4.3 WASTE HIERARCHY

The objectives of the Waste Hierarchy is to establish clear waste management principles and aspirations for the development. It aims to identify and implement measures that maximise the reuse of demolition and construction waste, ensuring resources are efficiently managed throughout the project. This report seeks to anticipate the types and quantities of waste likely to arise during the demolition, enabling, and construction phases, providing a framework for effective handling. It also sets out a review of each material's waste minimisation and overall waste management.

The waste hierarchy encompasses the overarching principles - prevent/reduce, waste, reuse materials, recycle waste, and waste to landfill as a last resort. Strategies to improve waste performance for each principle are outlined below. This report provides explanations as to the viability of each waste hierarchy option by material.



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5.0 AUDIT

5.1 RETENTION CONSIDERATION (FROM CIRCULAR ECONOMY REPORT)

The pre-demolition audit is primarily intended to provide a detailed inventory of existing building materials and components that will require management during demolition. However, as part of the wider Circular Economy Statement and pre-redevelopment assessment, consideration has also been given to the potential for full or partial retention of the existing buildings.

Retention has been considered as the starting point in accordance with the circular economy hierarchy. Units H1–3 are steel-framed industrial warehouse buildings comprising concrete floor slabs, metal and composite cladding, built-up roofs, blockwork partitions and ancillary office accommodation. The buildings are in reasonably good condition and demolition is therefore not proposed on the basis of poor building quality or condition.

The principal constraint is functional suitability. The proposed development requires a substation and transformer facility of a scale that cannot be accommodated within the existing buildings. The facility is intended to support the future operation of the site and other developments within Strategic Industrial Locations in north London, while providing secure and resilient power infrastructure and an interface with the adjacent National Grid network.

A number of retention scenarios have been considered:

Full retention and retrofit would retain the greatest amount of existing fabric and embodied carbon. However, the existing buildings are too small to accommodate the required electrical infrastructure. Significant extension and alteration would be required, including changes to the structure, envelope, access, servicing and plant accommodation. This would substantially reduce the benefit of retention while constraining the operational requirements of the substation.

Partial retention, including retention of the steel frame, concrete slab or foundations, has also been considered. However, the existing structural grid and building footprint were designed for warehouse use and would constrain the layout, loading requirements, equipment access and servicing arrangements of the proposed facility. Opportunities to retain individual slabs, foundations or other elements should nevertheless continue to be reviewed where technically feasible.

Retention of individual units has similarly been considered, but would reduce the land available for the required infrastructure and could compromise access, cable routes, safety clearances and the efficient operation of the facility.

Disassembly and reuse therefore represents an important mitigation opportunity where whole-building retention is not feasible. The structural steelwork, metal cladding, stairs and other suitable components should be assessed for direct reuse on-site, on other developer projects or through off-site reclamation markets before recycling is considered.

Demolition will result in the loss of embodied carbon within the existing buildings and this impact is outline in section 7.1 of this report. Mitigation of these impacts will include selective deconstruction, maximising component reuse and high-value recycling, and minimising the embodied carbon of the replacement facility through material efficiency, recycled content and design for future adaptability and disassembly.

On balance, demolition is considered justified by the scale, operational and infrastructure requirements of the proposed substation rather than by the condition of the existing buildings.

The pre-demolition audit highlights elements of the existing structures which are suitable for reuse on or off-site as the first instance of consideration, before recycling disposal methods.

5.2 THE PRE-DEMOLITION AUDIT

It is assumed in this assessment that all buildings, substructure, and hard landscaping within the red site boundary below are to be demolished.

The on-site survey was undertaken by S.Ramakrishnan on Friday 16th October 2026, consisting of a visual inspection of the accessible areas of all buildings on site. The survey is conducted for units within the red line boundary shown in the site plan. Areas inaccessible include:
- Vacant unit (Unit H2): No site staff were available to allow entry to the unoccupied unit.



Existing site plan

Construction detailing and exact materials used have been assumed based on surveyor(s) experience and best estimations. Survey notes and photographs were taken.

Using the information gathered, weight estimations of each key building element have been made. Volume calculations have been made using average density figures. Embodied carbon A1-A3 figures have been calculated using eTool software LCI database V20.1.

Certains specifics of the existing site have not been included, such as the internal finishings of the Spizarnia and vacant units, as these areas were inaccessible during the survey. However, estimates have been provided to include for these areas using survey precedents of similar building typologies to ensure completeness.

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6.0 RESULTS

6.1 FULL DEMOLITION RESULTS

Overall, the full demolition is estimated to be approximately 3,290 tonnes of waste. The majority of this waste is from existing concrete elements, contributing over 60.6% of the total demolition tonnage. This is largely comprised of the lower floor concrete slabs, and external concrete yard spaces.

Concrete blockwork from internal wall divisions (between units) and from external wall construction is the second heaviest material to arise from demolition at 480 tonnes.

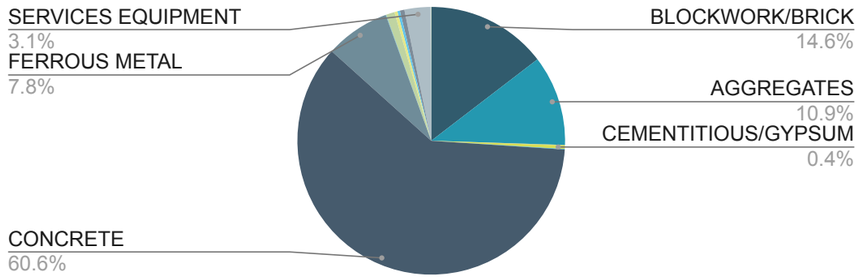
Aggregate (359 t), Ferrous Metal (257 t) and Services Equipment (103 t) comprise of the majority of the rest of the expected demolition site waste.

In the following pages, material reuse strategies and condition reports for each key demolition material will be explored, followed by waste management options.

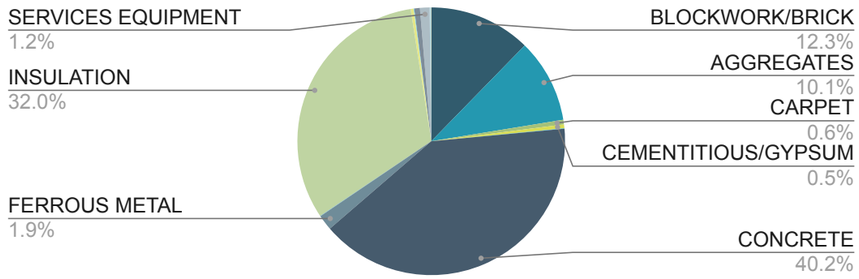
MATERIAL	TOTAL TONNES	TOTAL M3
BLOCKWORK/BRICK	480	218
AGGREGATES	359	180
CARPET	2	10
CEMENTITIOUS/GYPSUM	14	8
CERAMICS	2	1
CONCRETE	1,994	712
FERROUS METAL	257	33
GLASS	2	1
INSULATION	34	567
MORTAR	12	6
NON-FERROUS METAL	10	1
PAINTS/RENDERS	18	12
SERVICES EQUIPMENT	103	21
TIMBER	1	2
VINYLS/PLASTICS	2	1
TOTAL	**3,290**	**1,773**

6.2 TOTALS BY WEIGHT AND VOLUME

Percentage of total demolition weight (by material)



Percentage of total demolition volume (by material)



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7.0 EMBODIED CARBON

7.1 EMBODIED CARBON RESULTS

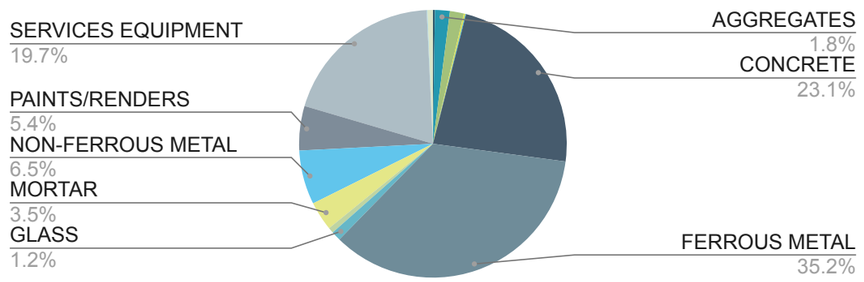
The following results show the module A1-A3 upfront embodied carbon impacts of each material on site due for demolition, adjusted to the most current EcoInvent dataset available at the time of writing this report (eTool LCI v20.1).

The largest impacts arise from the concrete (276 tCO2e) and ferrous metal (420 tCO2e) arrisings. High carbon impacts from concrete elements are due to the volume of material calculated in the demolition audit. Ferrous metals are mostly from the steel structure, which has high carbon impacts per kg of material.

Services items are particularly high due to the the high embodied carbon density of their component materials. This includes such high impact materials as aluminium, copper and electronics.

Mortar is also a fairly high impact material, due to the large volume used for the concrete block on site.

Percentage of demolition embodied carbon (by material)



MATERIAL	EMBODIED CARBON (tCO2e)	% OF TOTAL
BLOCKWORK/BRICK	3	0.2%
AGGREGATES	21	1.8%
CARPET	20	1.7%
CEMENTITIOUS/GYPSUM	2	0.2%
CERAMICS	1	0.1%
CONCRETE	276	23.1%
FERROUS METAL	420	35.2%
GLASS	14	1.2%
INSULATION	8	0.7%
MORTAR	42	3.5%
NON-FERROUS METAL	78	6.5%
PAINTS/RENDERS	64	5.4%
SERVICES EQUIPMENT	235	19.7%
TIMBER	1	0.1%
VINYLS/PLASTICS	8	0.7%
TOTAL	**1,193**	

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8.0 REUSE OVERVIEW

8.1 REUSE AND BEST PRACTICE SUMMARY

In the subsequent sections, each key reusable product and demolition material are described with details on the options available for reuse and recycling.

It is generally advised that the lead time is kept as long as possible with maximum exposure required to enable the reuse of as many products and components as possible
The products being used by the same client locally or sold/given away locally allow for the best chances for reuse, with keeping the reuse as near to the site as possible helping keep the associated environmental and economic benefits.

Consulting the client on the findings of this report and considering any options for closed-loop re-use within similar projects or further development/refurbishment, and considering setting aside storage on site for segregation of salvaged items where feasible, may assist maximising the reclamation potential of items identified.

There are multiple organisations that may be able to assist with the reuse of items within the City of London, including the London Reuse Network, and Reuseful UK. There is also an interactive map available from the Supply Chain Sustainability School, which shows the different platforms available for material exchange geographically. The links to these three can be found on the bottom of this page.

For items with architectural salvage value, www.salvo.co.uk allows you to advertise for free, with low value materials available to advertise on www.salvomie.co.uk . Salvo operates a demolition/refurbishment alert service, allowing products to come to the attention of potential buyers and users.
Local architectural salvage merchants can also be contacted about specific materials and items.

London Reuse Network: http://lcrn.org.uk/projects-services/london-reuse-network/

Reuseful UK: https://www.reusefuluk.org/

8.2 REUSE/RECYCLING TARGETS

This pre-demolition audit supports the Sustainability Statement for planning, which details a minimum of 95% reuse or recycling target for non-hazardous demolition waste. Based on the findings of this report, it is expected that this target is achievable.

8.3 MATERIAL BREAKDOWN SUMMARY

MATERIAL	DESCRIPTION	REUSE OPPORTUNITY	RECYCLING OPPORTUNITY	ISSUES TO CONSIDER
BLOCKWORK/BRICK	Internal walls	Depending on mortar	Recycled aggregate	Depending on extraction method and mortar type
AGGREGATES	Sub-base material	High, if uncontaminated	Recycled aggregate	Depending on potential contamination
CARPET	To various offices	Reuse potential (20-30%)	If layers can be separated	Requires thorough condition assessment by tile
CEMENTITIOUS/GYPSUM	Plasterboard and ceiling tiles	Reuse potential (10-20%)	Gypsum recycling	Difficult to extract in-tact for reuse
CERAMICS	Bathroom wall tiles	Reuse potential (80%+)	Recycled aggregate	Requires careful removal for reuse
CONCRETE	Poured slab concrete	Reuse unlikely	Crush and use on site	Reuse may need structural testing and certification
FERROUS METAL	Structural steel, rebar	Reuse potential (80%+)	Recycled steel	Reuse may need structural testing and certification
GLASS	Windows, glazing, CW	Reuse potential (20-30%)	If layers can be separated	Depending on size and value of window products
INSULATION	Mineral wool/EPS	Depending on condition	Possible with layer separation	Possible damage to material unknown during survey
MORTAR	Between blockwork	Reuse not possible	Recycled aggregate	Needs careful extraction/storage to avoid excess dust
NON-FERROUS METAL	Aluminium, zinc, copper	Reuse potential (20-30%)	Aluminium/ copper recycling	Reuse dependent product type (i.e. windows/services or structural)
PAINTS/RENDERS	Intumescent and finishes	Reuse not possible	Unlikely	Mostly sent to landfill/incineration
SERVICES EQUIPMENT	All MEP related items	Depending on condition	If layers can be separated	Send to WEEE Facility
TIMBER	MDF, chipboard, softwoods	Reuse unlikely	Timber recycling	Reuse may need testing and certification (e.g. fire)
VINYLS/PLASTICS	Vinyl tiles	Reuse potential (10-20%)	If layers can be separated	Requires thorough condition assessment by tile

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9.0 BLOCKWORK/BRICK

9.1 SUMMARY

The blockwork elements are typically found in the dividing walls between each unit. Blockwork elements could be cavitied double for the unit divides. Condition seems to generally be decent, although it is difficult to be conclusive as almost all units have been painted. Reuse will require careful extraction, chipping away the presumed cement mortar. This can result in broken units, but most could likely be recovered.

MATERIAL	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
BLOCKWORK/BRICK	480	3	480	480





9.2 BEST PRACTICE

Concrete blocks and bricks can sometimes be recovered and reused directly, but this depends on their condition and the method of deconstruction. Blocks that can be removed intact may be reused on site or supplied to reclamation yards that handle second-hand masonry. However, direct reuse is less common than with brick, as blocks are often larger, more porous, and more prone to damage during dismantling.

In most cases, blockwork is crushed and recycled into aggregate. This material can then be used as fill, subbase, or as an input into new concrete products. Onsite or offsite crushing facilities can process the blocks into recycled aggregate suitable for different applications depending on grading and quality.

There are also innovative products emerging that make use of construction and demolition waste, including recycled concrete block systems where aggregate from demolished buildings is reincorporated into new masonry units. These approaches reduce demand for virgin raw material and cut embodied carbon.

Where blocks and bricks are part of larger wall panels, selective demolition may allow reuse of sections without separating individual units, but this is currently less common and more project-specific than recycling into aggregate.

9.3 NEXT STEPS FOR OPTIMISATION

Testing:
It is worth assessing whether blockwork can be dismantled without excessive breakage. Taking down a trial section of blockwork can provide an indication of the bond strength between mortar and blocks. If blocks can be separated cleanly, they may be reused directly.

Visual inspection can be used to check whether the blocks are suitable for external or non-structural reuse. For structural applications, additional strength testing would be required to verify performance.

If the mortar bond is too strong or the blocks are too fragile for reuse, recycling into aggregate will generally be the most practical option. Further investigation can determine whether recycled blocks or aggregate produced onsite can be reintegrated within the project.

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10.0 AGGREGATES

10.1 SUMMARY

The existing sub-base aggregate can potentially be retained and reused within the proposed development, particularly beneath paved areas. The material is expected to be suitable for recovery, subject to its condition and compliance with the required engineering specifications. Where retention in-situ is not feasible, the aggregate can be carefully excavated, screened and reprocessed for reuse onsite. Any material that cannot be reused within the proposed development can be considered for offsite reuse or recycling.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
AGGREGATES	359	21	359	359

10.2 BEST PRACTICE

Existing sub-base aggregate can be recovered and reused within the proposed development, reducing the demand for virgin aggregates. Where the existing sub-base is in good condition and meets the required engineering specifications, retaining it in situ is the preferred option, particularly beneath access roads, hardstanding and paved areas.

Where retention is not feasible due to changes in site layout or levels, the material can be excavated, screened and reprocessed for reuse onsite. Suitable recovered aggregates can be used as fill material, capping layers or Type 1 sub-base, provided they meet the relevant grading, strength and compaction requirements.

Where the recovered material cannot be accommodated within the proposed development, offsite reuse or recycling should be considered. Specialist aggregate recycling facilities can process the material for use in other construction projects, diverting waste from landfill and reducing the need for newly quarried materials.

10.3 NEXT STEPS FOR OPTIMISATION

Testing:
A condition assessment and material testing should be undertaken to determine the suitability of the existing sub-base aggregate for reuse. Representative samples should be collected to assess particle size distribution, material composition, contamination and load-bearing properties.

The existing sub-base should also be assessed to establish whether it can be retained beneath the proposed access roads and hardstanding areas, considering the revised site layout, ground levels and loading requirements of the substation.

Where excavation is necessary, the recovered material should be assessed for potential onsite reuse following screening or reprocessing. Testing should confirm compliance with the relevant engineering specifications, including requirements for Type 1 sub-base where applicable.

If the material does not meet the requirements for direct reuse, alternative applications such as general fill or offsite aggregate recycling should be explored before disposal.

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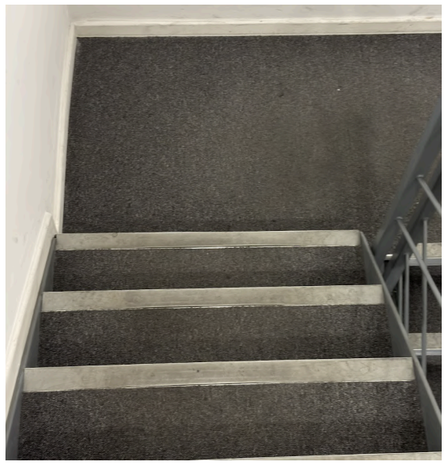
11.0 CARPET

11.1 SUMMARY

Carpets vary in quality throughout the site. The buildings have new carpets laid throughout. It is estimated that approximately 20-30% of the existing carpet tiles could be reused on-site or in another development. Cut to fit carpet typically has low reuse value, so thinner corridors have fewer full tiles available to reuse. All offcuts and un-reusable carpet tiles can be completely recycled, although this depends on how easy it is to remove the underlay and glue during extraction.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
CARPET	2	20	0.6	2





11.2 BEST PRACTICE

Ideally, the maximum amount of carpet tiles would be reused within the new scheme due to the embodied carbon benefits of doing so. As mentioned this would only be around 20-30% of the existing carpet tiles.

Carpet tiles have potential for reuse and recycling through external networks, such as the Used Carpet Tiles, which offer a pick up service www.usedcarpettiles.com.

There is also further recycling routes through www.carpetrecyclinguk.com/find-a-recycler/. If unsuitable for recycling, it can be sent for energy recovery through a waste transfer station.

11.3 NEXT STEPS FOR OPTIMISATION

Further investigation into the types of carpet found throughout the existing development will help when considering the multiple options available for reuse and recycling.

There will be a requirement to decide on the management options for the carpet and specification of dismantling, extracting, handling and processing within the demolition.

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12.0 CEMENTITIOUS/GYPSUM

12.1 SUMMARY

Most of cementitious boards and gypsum in the audit comprised of ceiling tiles and partition walls. The ceiling tiles in places are in very good condition, A good 50% of these tiles could be recovered for reuse. This is straightforward compared to reuse of other elements due to the ease of disassembly. Plasterboard is more difficult to reuse, as it typically breaks upon extraction. It is more likely that the the gypsum elements will be recycled instead.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
CEMENTITIOUS/GYPSUM	14	2	4.2	14





12.2 BEST PRACTICE

Where gypsum is double skinned, there is possibility for it to be reused in smaller sections, such as edges and sections where a full sized board would need to be cut to size. This would, however, require considerable extraction as intact sheets, handling, transport, and storage, which are implications that would require consideration.

For recycling, these items would need to be separated on site if room permits, or within an offsite waste transfer station otherwise. Where attached directly to brickwork, and difficult to remove, this can be recycled together to become recycled aggregates, as long as the quantity of gypsum is low.

There are many companies within the London area that provide recycling services, given there is little to no contamination. Some of the recycling routes can involve reuse into plasterboard manufacturing, although this is usually seen with new board offcuts father than demolition product.

12.3 NEXT STEPS FOR OPTIMISATION

Testing:
If the reuse option is to be further considered, a more detailed audit of sheet size availability should be undertaken. A limited removal of pieces, by an appropriate contractor, can help provide useful information on ease of disassembly and the condition of the product upon removal.

If reuse is not viable, there could be further testing of the plasterboard in conjunction with discussions with the original supplier to attempt to take back as closed-loop recycling.

13

13.0 CERAMICS

13.1 SUMMARY

The majority of the ceramic materials will arise from the sanitarywares in all units and the wall tiles in the toilet and kitchenette. This tiling is in generally good condition, likely to be suitable for reuse. The main challenge will be extraction. This would be a very labour intensive exercise, especially as a good proportion of the tiles are small (approx 100 x 200 mm). The difficulty will depend largely on the mortar and grouting used, and how easily the units pry away from the floor. Ceramic tiling can be fairly easily smashed for removal, which means it can be separated for recycling.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
CERAMICS	2	1	1.6	2





13.2 BEST PRACTICE

Ceramic materials, such as tiles, sanitaryware, and decorative finishes, are more difficult to reuse directly, as they are typically brittle and prone to cracking or chipping during removal. Where intact tiles can be carefully lifted, they may be reused in small-scale applications, such as patch repairs, feature walls, or resale through reclamation outlets.

More commonly, ceramics are recycled into aggregate by crushing. Crushed ceramics produce a hard, inert material that can be used as subbase, fill, or incorporated into concrete mixes. Some facilities also process ceramic waste into finer particles that can be used in the manufacture of new tiles or bricks, reducing demand for virgin raw materials.

Innovative examples include closed-loop systems where production waste and post-consumer ceramics are ground down and reintegrated into new ceramic products. These practices are expanding in some European markets and demonstrate potential pathways for scaling reuse and recycling of ceramic waste.

13.3 NEXT STEPS FOR OPTIMISATION

It is useful to trial removal methods to assess the likelihood of recovering intact ceramic elements. This can involve lifting a small area of tiles or fixtures to determine how readily they separate from their adhesive or mortar bed. If successful, there may be potential for reuse in non-structural applications.

Where direct reuse is not viable, the project team should identify whether local recycling facilities can accept ceramic waste for crushing. Testing of particle grading and contamination levels may be required to confirm suitability for use as aggregate or in secondary material streams.

Further investigation should also consider whether manufacturers supplying new ceramic products can incorporate recycled ceramic content, offering an opportunity to reduce embodied carbon within the project.

14

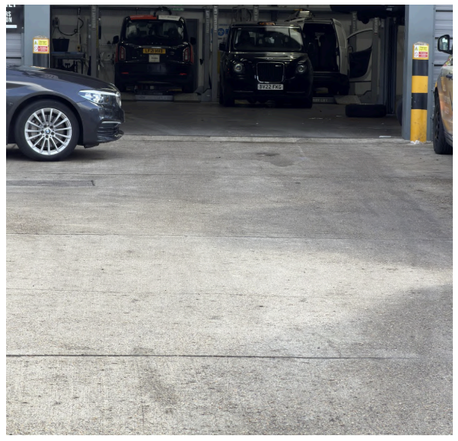
14.0 CONCRETE

14.1 SUMMARY

Concrete is the most predominant material by weight on site. Generally, we can see high aggregate content external works surfacing, high cement content lower floor slabs in warehouses, and some composite steel deck/concrete upper floors. Condition is generally fine. The concrete elements are not likely to be suitable for reuse. This would require retrofit design principals to be implemented in any new designs, which may not align with the commercial demands of any new developments. Concrete generally is straightforward to recycle, especially on-site. Concrete demolition crushers can be used to create consistent aggregates (such as MOT type 1) for use in any new developments.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
CONCRETE	1,994	276	0.0	1994





14.2 BEST PRACTICE

Concrete elements can be recovered in limited cases for direct reuse, such as precast panels, paving units, or structural components that can be dismantled without damage. This requires careful deconstruction and usually some degree of testing to verify structural integrity before reuse.

More commonly, concrete is crushed and processed into recycled aggregate. This material can be used onsite or offsite as fill, capping, or subbase, and in some cases as a partial replacement for natural aggregates in new concrete mixes. The suitability of the recycled aggregate will depend on the quality of processing and the grading achieved.

Innovative applications include the use of recycled aggregate in new concrete products, such as blocks or precast elements, as well as pilot projects exploring advanced recycling processes that recover cementitious fines for reintroduction into new mixes. These approaches reduce demand for virgin raw materials and can lower the embodied carbon of new construction.

14.3 NEXT STEPS FOR OPTIMISATION

Trial deconstruction can help determine whether concrete elements can be removed intact and whether they are viable for reuse in secondary applications. Where reuse is intended for structural components, additional testing for compressive strength and durability would be required.

If reuse is not practical, investigation should focus on the recycling routes available locally, including whether onsite crushing is feasible. Testing the output aggregate for grading and contamination will confirm the potential applications within the project.

Further optimisation could also include engaging with suppliers who incorporate recycled aggregate or cement substitutes into their products, ensuring that demolition waste can be reintegrated into new construction wherever possible.

15

15.0 FERROUS METAL

15.1 SUMMARY

The majority of ferrous metals are in the form of steel structure for the warehouses (by weight). These elements are coated in intumescent paint. Most of the steel has bolt-on fixings which make disassembly and therefore reuse more accessible. Reuse of structural steel in future developments requires a specialist to stress-test the steel, and carefully dismantle the members during demolition. Other ferrous metals are predominantly the external wall steel cladding elements. Some of these are in very good condition. Other areas of ferrous metals include some window frames, internal/external doors and reinforcement bar.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
FERROUS METAL	257	420	206	257





15.2 BEST PRACTICE

Ferrous metals such as steel and iron are highly suitable for recovery and recycling due to their durability and established value chains. Structural steel sections, reinforcement bars, and other components can often be recovered intact during deconstruction. Where possible, these can be reused directly in new projects, provided they meet the relevant performance and safety requirements.

When direct reuse is not feasible, ferrous metals can be recycled almost indefinitely without loss of quality. Scrap metal collected from construction and demolition sites can be processed through established recycling facilities, melted down, and reformed into new products. This makes ferrous metals one of the most circular material streams in the construction sector.

Increasingly, procurement specifications are encouraging the use of recycled steel content in new products, reducing reliance on primary production and lowering embodied carbon. Onsite segregation of ferrous scrap significantly improves the quality and value of material sent for recycling.

Reused steel yard: Cleveland Steel and Tubes
https://cleveland-steel.com/

15.3 NEXT STEPS FOR OPTIMISATION

For direct reuse, inspection of recovered steel sections can verify condition, dimensions, and surface quality. Non-destructive testing methods may be required for structural applications to confirm performance. Elements such as reinforcement bars can be visually inspected to check for corrosion or deformation before determining reuse potential.

Where direct reuse is not appropriate, project teams should ensure efficient collection and separation of ferrous metals to maximise recycling value. Contracts with waste management providers can be reviewed to confirm that ferrous scrap is sent to appropriate recycling facilities rather than mixed waste streams.

Further optimisation may include developing relationships with suppliers and fabricators who provide Environmental Product Declarations (EPDs) for recycled steel content, ensuring that circular practices are embedded within the project supply chain.

16

16.0 GLASS

16.1 SUMMARY

Generally, there is only a small amount of glass on-site. The majority of glass is from the curtain walling elements and windows. Glass is very difficult to reuse, unless it is maintained as part of a full window reuse. This would be best achieved through material passport. Glass is fairly easily recycled, and can be used either as fine aggregate or melted down into new glass products.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
GLASS	2	14	1	2





16.2 BEST PRACTICE

Glass is typically collected in skips and containers for recycling. For it to be reused, it would need to be collected on specialist steel A frame stillages, handled carefully and stored safely. This is only possible for pieces fully maintained as a full window. These would also require identification if specific U-values are required or desired.

There are a few glass recycling manufacturers that run their own cullet recycling scheme where they will collect cullet from processors or of older glass where they will be returned to the float line. There are three flat glass manufacturers that all operate float lines in the UK, these are, Guardian Glass UK, Pilkington UK Ltd, and Saint-Gobain Building Glass - these are all based in Northern England.
One of the limiting factors of this is the availability of the right quality and chemical compatibility, as the manufacturing process requires low levels of contamination.

The majority of flat glass waste product is reused as aggregate or sent to landfill. Within demolition, it is more likely to be crushed into aggregate with other inert waste.

16.3 NEXT STEPS FOR OPTIMISATION

Testing:
If reuse is to be further considered, there would need to be a more detailed audit of the panels in question, allowing an inventory of glass panels, with associated information, to be developed.

If reuse is not an option, further testing would be needed against specifications for closed loop or other recycling options. This will need to be discussed with the end user.

17

17.0 INSULATION

17.1 SUMMARY

Insulation elements were inaccessible at the time of the survey, but is has been assumed that there are some elements of mineral wool (and possibly some EPS) in areas of external wall and roof build-ups. Insulation in a built-up system can be reused depending on condition. Insulation in composite panels is more difficult to reuse as separation can be problematic. Recycling potential remains high, with some insulation expected to be sent to landfill.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
INSULATION	34	8	7	32

17.2 BEST PRACTICE

If the insulation is bonded to substrate, recovery is unlikely to be possible.
Typically, insulation is disposed to landfill through a licensed waste management contractor. It could also be sent for energy recovery if foam based insulants can be successfully separated.

Care should be taken to ensure that insulation that may contain ozone-depleting substances are removed and handled with extreme care.

17.3 NEXT STEPS FOR OPTIMISATION

It would be useful to test samples of the insulation to determine the composition and check for any problematic substances or fibres and potential contamination in general.

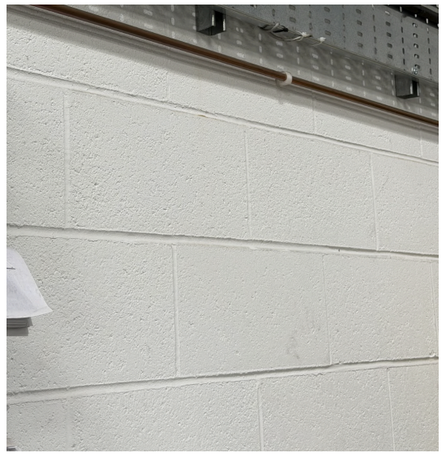
18

18.0 MORTAR

18.1 SUMMARY

Mortar can be seen between masonry elements, and is not suitable for reuse (unless partial retention of existing walls is considered). Mortar can easily be crushed into fine aggregate for recycling. Separation of mortar from masonry elements can be challenging, if reuse of bricks and blockwork is considered.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
MORTAR	12	42	0	12





18.2 BEST PRACTICE

Mortar itself is rarely recovered as a standalone material, as it is usually bonded to masonry. During deconstruction, mortar is generally crushed along with other mineral materials, contributing to recycled aggregate. This aggregate can then be used as fill, capping, or in subbase layers.

In some cases, advances in selective demolition techniques allow partial separation of mortar fines, which can be incorporated into new cementitious products. Research is also underway into recovering binders from waste mortar, though this is not yet common in practice.

The best case scenario is to simply not demolish elements of the existing building which contain mortar.

18.3 NEXT STEPS FOR OPTIMISATION

Testing small demolition samples can help to establish whether mortar is suitable for reuse as part of recycled aggregate streams. Characterisation of fines may also help determine whether they can substitute natural sand in new mortars or concretes. Further investigation of innovative processes for binder recovery could enhance circularity in future projects.

19

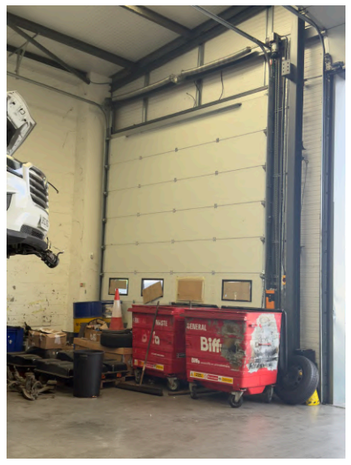
19.0 NON-FERROUS METAL

19.1 SUMMARY

Non-ferrous metals comprise mainly from the aluminium window/door/curtain wall framing. The aluminium frames are in reasonable condition. It is more likely that these will be recycled. Non-ferrous recycling is profitable, so it is highly like that close to 100% of aluminium and copper elements will be recycled.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
NON-FERROUS METAL	10	78	3	10





19.2 BEST PRACTICE

Non-ferrous metals such as aluminium, copper, and zinc have high value and established recycling markets. These materials can be recovered intact from cladding, roofing, cabling, or pipework, and often reused directly if specifications permit.

When reuse is not feasible, they can be recycled without degradation, maintaining material quality through repeated cycles. Effective onsite segregation maximises recycling rates and reduces contamination, ensuring high recovery values.

19.3 NEXT STEPS FOR OPTIMISATION

Inspection can confirm whether recovered non-ferrous components are suitable for direct reuse, particularly in architectural applications. For cabling and pipework, stripping or reprocessing may be required. Project teams should ensure contracts with waste handlers prioritise recycling of non-ferrous metals and explore opportunities to specify products with high recycled content.

20

20.0 PAINTS/RENDERS

20.1 SUMMARY

Most impacts in this category are from paint finishes, skim finishes, and intumescent paints to structural steel. Paints have very little reuse potential, unless a retrofit option is explored with a new development. Paints can be recycled relatively well, although we expect at least 50% to be incinerated or go to landfill.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
PAINTS/RENDERS	18	64	0	9





20.2 BEST PRACTICE

Paints and renders are generally difficult to recover for direct reuse once applied. Leftover products in containers can be collected and redistributed through paint reuse schemes or taken to specialist facilities for recycling. Some manufacturers accept surplus materials for reprocessing into new paint.

For render finishes, recovery is usually limited to crushing during demolition, where material contributes to recycled aggregate streams. Emerging research is exploring how coatings can be reformulated with recycled content, reducing demand for virgin raw materials.

20.3 NEXT STEPS FOR OPTIMISATION

It is recommended that a sample is sent off for testing to determine the composition and the presence of additives as this will affect the potential recycling route for the material it is attached to, especially if it is on concrete that is being separated for high grade recycling.

21

21.0 SERVICES EQUIPMENT

21.1 SUMMARY

Services newer than around 5 years old could be considered for reuse. In particular, units such as water tanks, large extraction fans, ASHP's and other large machinery could be reused in another development, as long as they meet current requirements for new-builds. Materials in the services equipment is mainly ferrous and non-ferrous metals such as steel, aluminium and copper. There are also some plastics and electronics. Most of these materials can be separated and recycled individually is reuse is inappropriate.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
SERVICES EQUIPMENT	103	235	52	103





21.2 BEST PRACTICE

Building services equipment such as HVAC units, boilers, pumps, and lighting fixtures often contain components that can be reused if in good working order. Specialist refurbishment and resale markets exist for certain equipment, extending product life and reducing waste.

Where reuse is not possible, equipment should be dismantled to recover valuable materials, including ferrous and non-ferrous metals, plastics, and electronic components. Compliance with WEEE (Waste Electrical and Electronic Equipment) regulations ensures responsible processing.

21.3 NEXT STEPS FOR OPTIMISATION

Testing and inspection can identify whether equipment can be certified for safe reuse. Project teams should establish partnerships with service providers that refurbish or resell equipment. Where reuse is not viable, deconstruction and segregation of components should be planned early to maximise recovery and recycling of materials.

22

22.0 TIMBER

22.1 SUMMARY

Timber elements are mostly from internal doors. Some wood can be found in the skirtings and window architraves. Internal doors can be removed and reused, as condition is mostly good throughout. Otherwise, timber elements can be recycled as chip for chipboard and other composite wood products.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
TIMBER	1	1	1	1





22.2 BEST PRACTICE

In many projects, the bulk of timber available for recovery comes from internal joinery elements such as doors, skirtings, and window architraves, alongside composite products like chipboard and MDF used in walls and fittings.

Solid timber from doors and trims can often be reclaimed and reused directly. Internal doors may be reused whole if they meet dimensional requirements, or deconstructed for reuse of sections. Skirtings and architraves can also be recovered for reuse in secondary applications such as furniture making, wall cladding, or refurbishment projects.

Engineered timber products such as chipboard and MDF are less suited to direct reuse due to their composite structure and susceptibility to moisture damage. However, they can be recycled into particleboard, fibreboard, or used in energy recovery processes where permitted. Keeping these materials clean and segregated maximises the options for recycling rather than disposal.

22.3 NEXT STEPS FOR OPTIMISATION

Testing and inspection of recovered solid timber can establish suitability for reuse. Visual grading can confirm whether sections are free from major defects, paint finishes, or embedded fixings. Where painted or coated, assessment may be needed to check for hazardous surface treatments before reuse.

For internal doors, a survey of dimensions and condition should be undertaken to identify opportunities for reuse either in the same project or through reclamation outlets. Smaller sections of skirting and architrave may be repurposed for joinery or interior fit-out in secondary projects.

Chipboard and MDF should be separated during deconstruction to avoid contamination with clean timber streams. Engagement with local recycling facilities can confirm whether these composites can be reprocessed into new board products. Where not recyclable, their potential as biomass fuel can be assessed, subject to local environmental regulations.

Future optimisation could also include specifying demountable joinery and modular partition systems to enable higher rates of recovery in future projects.

23

23.0 VINYLS/PLASTICS

23.1 SUMMARY

The majority of plastics are found in the the rooflights and vinyl floor coverings in bathroom and some office areas. The tile condition generally is not good, so reuse is unlikely to be an option for most of the tiling. Some tiling is relatively new and could be considered for reuse, although this would require careful layer separation which can be difficult if stronger glues have been used, and the type of underlay used. Recycling opportunity is high.

	QUANTITY (t)	CO2 EQUIV	POTENTIAL REUSE (t)	POTENTIAL RECYCLE (t)
VINYLS/PLASTICS	2	8	0	2





23.2 BEST PRACTICE

Vinyls and plastics used in roofing, flooring, membranes, and finishes can be challenging to reuse directly but can often be recycled if cleanly separated. Specialist schemes exist for vinyl flooring take-back, where material is processed into new flooring or other plastic products.

For other plastic components, recycling potential depends on polymer type and contamination levels. Where recycling is not possible, plastics are often down-cycled into lower-grade applications, though innovation is expanding in closed-loop recycling technologies.

23.3 NEXT STEPS FOR OPTIMISATION

Testing can confirm polymer type and compatibility with recycling schemes. Project teams should establish segregation practices to prevent plastics from entering mixed waste streams. Where take-back schemes exist, procurement should prioritise suppliers offering closed-loop recovery of plastic materials.

24

24.0 HAZARDOUS MATERIALS*

24.1 SUMMARY

The presence of hazardous materials within Block H could not be confirmed at the time of the survey. There is potential for hazardous materials, including asbestos-containing materials (ACMs), to be present within the existing building fabric. Further investigation is therefore required to establish the presence, type and extent of any hazardous materials prior to demolition or material recovery works.

*NOTE: Hazardous Waste and Asbestos could not be identified in this audit. A separate hazardous waste audit/survey needs to be carried out by a specialist contractor to confirm the presence of these materials.

24.2 BEST PRACTICE

Hazardous materials should be identified and assessed prior to demolition to ensure safe handling, removal and disposal in accordance with applicable regulations.

Where hazardous materials are identified, these should be segregated from non-hazardous demolition materials to prevent contamination and maximise opportunities for reuse and recycling.

24.3 NEXT STEPS FOR OPTIMISATION

A suitably qualified demolition contractor or hazardous materials specialist should undertake further investigations to confirm whether hazardous materials, including asbestos-containing materials, are present on-site. Where necessary, appropriate sampling and testing should be carried out prior to demolition. Any identified hazardous materials should be safely removed and managed through appropriate authorised waste management routes, in accordance with relevant regulatory requirements.

25

25.0 NEXT STEPS

25.1 ADDITIONAL SERVICES

Additional services may be required to enable more efficient reuse and recycling. These will be discussed in detail with a summary provided below:

Demolition Phase	Example of items	Additional Services
Before pre-demolition	> Furniture, appliances > Carpet tiles	Active 'matchmaking' and liaison with end users and organisation of logistics related to removing and storing the items.
Pre-demolition	> Fixed furniture & fittings > Sanitaryware, kitchen units > Doors, ceiling tiles, glass panelling > Lighting	Support in specifying strip out works, enabling reuse and support in finding next users.
		Further testing to feed into specification for demolition.
		Early prototyping to build supply chain.
		Triple bottom line cost benefit evaluation to compare the reuse and recycling options.
During demolition	> Structure, facade, core > High grade recyclability	Support in specifying demolition requirements.
		Support throughout demolition to promote circular economy outcomes.
Post demolition	> Follow-up on end location of items > Interviewing recipients, collecting evidence for reported benefits	Collation of results and provision of reports detailing actual reuse and recycling with embodied carbon savings.
		Associated benefits and photogc evidence for market use.

25.2 DATABASES AND CONTACTS

Below is a list of potential contacts and databases which can assist with reclamation of materials on-site

MATERIAL INDEX
For finding homes for reclaimed products, also a database of already reclaimed materials ready to be used.

Website: https://www.material-index.co.uk/

URBAN MINERS
Supplier of reclaimed products

Website: https://www.urban-miners.co.uk/

RECLAIMED BRICK COMPANY
Provider of reclaimed bricks, also will remove bricks during a site demolition

Website: https://reclaimedbrickcompany.co.uk/

FUTURE USE
Circular economy experts with reclaimed material database

Website: https://futureuse.co.uk/

CLEVELAND STEEL
Reused steel members. Will also reclaim and stress test existing steel.

Website: https://cleveland-steel.com/

26

26.0 QUANTITIES AND ASSUMPTIONS

26.1 QUANTITIES AND ASSUMPTIONS

ITEM	QUANTITY	UNIT	ELEMENT	WEIGHT (kg)
SUBSTRUCTURE				
Foundation concrete	156.14	m3	Concrete	374746
Foundation reinforcement	15614.4	kg	Ferrous Metal	15614
GF Slab	1,952	m2		
Slab concrete	390.36	m3	Concrete	936864
GF Reinforcement	39036	kg	Ferrous Metal	39036
Aggregate	97.59	m3	Aggregate	170783
DPM	1,952	m2	Vinyl/Plastics	976
SUPERSTRUCTURE				
Steel frame	84,518	kg	Ferrous Metal	84518
ROOF				
Roof cladding sheets	1,952	m2	Ferrous Metal	18269
Insulation	195	m3	Insulation	11711
Roof purlins	1,952	m2	Ferrous Metal	19518
Rooflight - 15%	293	m2	Vinyl/Plastics	1318
UPPER FLOOR				
Metal deck	463	m2	Ferrous Metal	3611
Concrete- 150mm	69	m3	Concrete	166680
A142 Mesh Reinforcement	463	m2	Ferrous Metal	2093
STAIRS AND RAMPS				
Steel stairs	3	nr	Ferrous Metal	9000
EXTERNAL WALLS				
Built-up system	2,044	m2	Ferrous Metal	19136
	245	m3	Insulation	14720
Composite walls	876	m2	Ferrous Metal	8201
	105	m3	Insulation	6308
CW	53	m2	Non-Ferrous Metal	1596
			Glass	798
2 piece eaves and flashing	96	lm	Non-Ferrous Metal	2888
Entrance detail flashing	42	lm	Non-Ferrous Metal	1273
EXTERNAL WINDOWS AND DOORS				
Windows	58	m2	Non-Ferrous Metal	1749
			Glass	874
Glazed door	3	nr	Non-Ferrous Metal	189
			Glass	95
Garage doors	63	m2	Non-Ferrous Metal	1901
Metal doors	3	nr	Ferrous Metal	240

ITEM	QUANTITY	UNIT	ELEMENT	WEIGHT (kg)
INTERNAL WALLS				
Insulated whitewall	119.6	m2	Non-Ferrous Metal	323
	12	m3	Insulation	717
Internal walls	301	m2		
Plasterboard	1,203	m2	Cementitious/Gypsum	9778
Metal studs	301	m2	Ferrous Metal	4513
25mm insulation	7.52	m3	Insulation	451
Blockwalls	480	m2	Blockwork	480000
			Mortar	12000
INTERNAL DOORS				
Doors	30	nr	Timber	900
WALL FINISHES				
Toilet tiles	15	m2	Ceramics	386
Paint	900	m2	Paint/Render	9004
Skim render	900	m2	Paint/Render	9004
FLOOR FINISHES				
Carpet - Offices	463	m2	Carpet	2315
Vinyl	31	m2	Vinyl/Plastics	154
CEILING FINISHES				
Suspended ceiling - offices	463	m2	Cementitious/Gypsum	4514
			Ferrous Metal	6945
FFE				
Kitchenette	3	nr	Timber	300
WC	9	nr	Ceramics	270
Sink	3	nr	Ceramics	18
Accessible WC	3	nr	Ceramics	360
SERVICES				
Ferrous Metals	41.61	t	Service Equipment	41610
Non-ferrous metals	32.83	t	Service Equipment	32830
Plastics	28.55	t	Service Equipment	28550
EXTERNAL WORKS				
Service yards - concrete	1075	m2		
	215	m3	Concrete	516000
	21500	kg	Ferrous Metal	21500
	107.5	m3	Aggregate	188125
Fence	118.3	lm	Ferrous Metal	4732

15-17 Middle Street
Brighton BN1 1AL
VAT Registration Number: 356720491