

Pre-Demolition Audit Report

Sproughton, 22 Courtenay Avenue

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Pre-Demolition Audit Report

Sproughton, 22 Courtenay Avenue

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Executive Summary

Overview

The aim of this report is to contribute to the sustainable management of materials arising from the proposed redevelopment and demolition works to Sproughton, 22 Courtenay Avenue, London, N6 4LR.

The results of audit can help identify and formalise options for reuse and recycling of products and materials involved within the demolition process and to divert them from landfill where possible.

A non-invasive visual survey of the site was carried out on Tuesday 14th July 2023.

Waste arising

An overall total of 700 tonnes of construction material is predicted to arise because of the proposed redevelopment work, with an estimated volume of 434 cubic metres.

The waste materials have been divided into Key Demolition Products (KDP).

Brick is the largest KDP arising 415 tonnes, followed by concrete (214 tonnes), timber (40 tonnes), Clay roof tiles (17 tonnes), and steel (6 tonnes). There are also smaller amounts of ceramic, glass, carpet, and acrylics.

Targets

It is recommended that a target of 95% diversion of waste from landfill (by weight) should be set, with a minimum 20% target for material reuse on site to meet the aspirational targets set by the Greater London Authority (GLA).

Results summary

Reuse, rather than recycling, of items should always be prioritised. Approximately 275 tonnes of material could potentially be reused, representing around 40% of total weight of arisings.

A reuse target of 40% by weight is therefore recommended, this is twice as high as the 20% aspirational target set by GLA.

An estimate of the total percentage of waste materials that can be repurposed or recycled is 58% by weight. A total diversion from landfill target of 95% (Reuse + Recycle) by weight is therefore achieved.

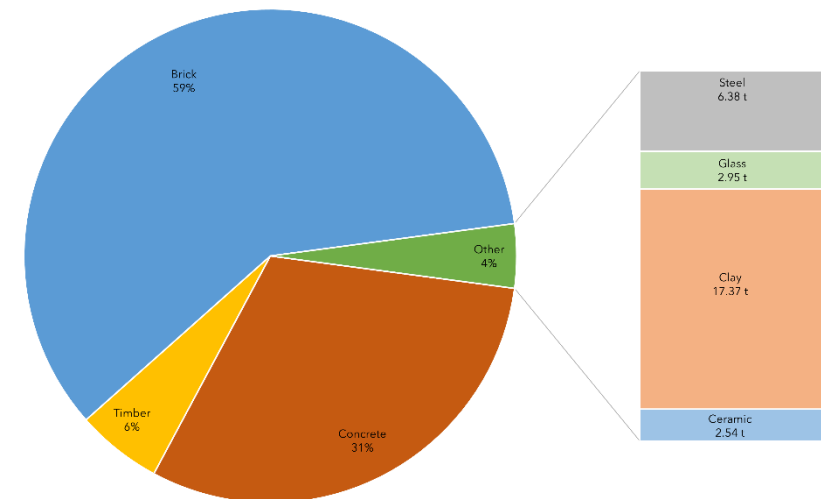


Figure a: Percentage weights by material

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The Requirement

Eight Versa has been appointed to carry out a Pre-Demolition Audit of Sproughton, 22 Courtenay Avenue, London, N6 4LR.

The aim of the audit is:

- To provide an understanding of the types and amounts of products and materials arising during the redevelopment/ demolition.
- To optimise the management of products and materials from the demolition and provide recommendations to the design team and demolition contractor in line with the waste hierarchy i.e., maximise reuse and recycling and minimise waste to landfill.
- To provide technical advice on the reuse of products and recycling of material on site
- To facilitate better links and communication within the supply chain and provide details of local charities, organisations and companies who may be able to deal with the products and materials arising.
- To provide data to help with populating the Resource Management Plan.
- To advise on targets for the reuse and recycling of products and materials arising during the demolition

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Site Details

The site

Sproughton is located at the northwest end of Courtenay Avenue in the Bishops sub-area of the Highgate Conservation Area. The Highgate Conservation Area, designated in 1967 (Haringey) straddles both the London Boroughs of Haringey and Camden, with the subject site located in the former of the two.

Sproughton is neither statutorily listed, nor locally listed; it is not identified as a positive contributor to the Conservation area and is not aligned with a key vista as prescribed by the London Borough of Haringey.

Sproughton has been altered over time both internally and externally, with the addition of a conservatory to the garden side of the house, a new portico, and the extension of the garage and accommodation annexe in the 1960s.

The main construction material of Sproughton is red brick external façade with concrete and timber structure. An investigation on buildings constructed in the same period reveals that most houses had shallow brick strip footing and concrete ground floor slabs used for the extension works. External wall are one brick thick solid walls in Flemish bond. Upper Floors are made of softwood joists built into walls. Internal walls were constructed with half brick walls covered with lime plaster. Internal doors are made of softwood and external with hardwood. External windows are single glazed with wooden frame and roof is covered with clay tiles.



Fig 1a: Existing elevation of Sproughton

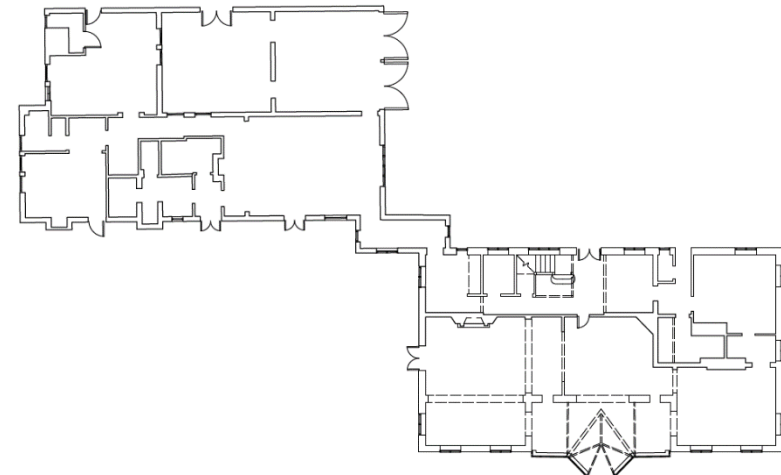


Fig 1b: Existing ground floor plan

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The proposed project

The proposed project will replace the existing property with a new single dwelling that aims to have the highest possible environmental sustainability performance, alongside improved internal accommodation, and facilities more appropriate for a house in this area.

The design was driven by sustainability, which dictated the selection of materiality and enabled the power strategy to be informed by modern technology. The new house is proposed to be two stories above ground with a roof space, plus a two-level basement.

The location and sitting within the site are broadly similar to the existing building, although the orientation is changed as the sun path was the predominant driver in the design.

The substructure will use carbon capture and storage (CCS) by mixing an 8-10% mix of Biochar in the concrete, which reduces the CO₂ footprint of cement. The aggregate will be used from onsite rubble from demolished building masonry that wasn't suitable for re-use.

The superstructure will be constructed out of CLT and timber as the structural components. The external lime render on the facade is a natural, breathable material. The insulation will be made of hempcrete, which is carbon negative. The timber ceiling joists will be filled with air-dried clay plates, a hygroscopic material that ensures a comfortable indoor climate by controlling the humidity and tempering the temperature variations via absorption.

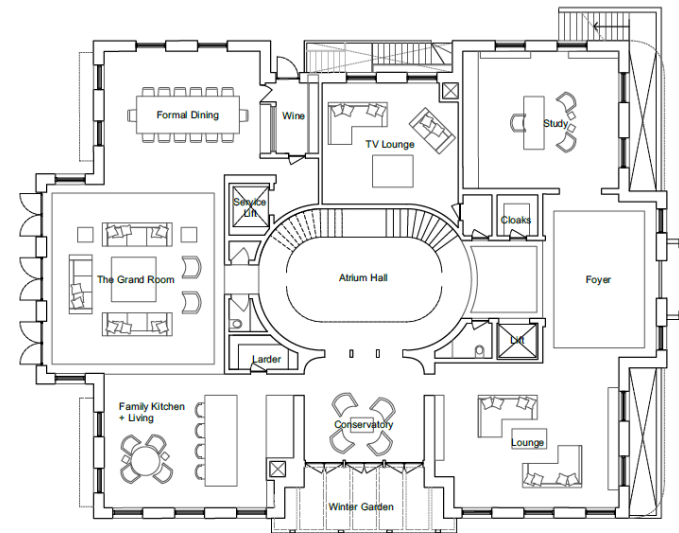


Fig 1c: Proposed development ground floor plan

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The Pre-Demolition Audit

Site visit

A site visit was undertaken on Tuesday 14th July 2023, consisting of a non-invasive visual survey of the site and buildings. Observations, measurements, and photographs were taken of key features and materials.

Access to all areas within the site proposed for redevelopment was provided by the current occupier.

Methodology

Based on information gathered and provided, a full analysis of materials arising from the redevelopment has been undertaken, with results reported in both weight and volume. The weight has been calculated using standard density figures for the materials identified.

Please note that as the survey was non-invasive, certain aspects have been assumed based on typical practice, including but not limited to the substructure design, cross-sectional area of structural elements and dimensions of hidden elements and features. The foundation and super structure design, wall build-up of both external and internal walls, upper floor slab and roof was assumed based on typical construction practices from the period of construction combined with onsite observations.

Waste Electrical and Electronic Equipment (WEEE) and MEP have been noted where visible, e.g., lighting; weight/volume figures are not included; however, items have been logged and any relevant reuse options suggested within the report.

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Results Summary

Total estimated waste arising

An overall total of 700 tonnes of construction material is predicted to arise as a result of the proposed redevelopment works, with an estimated volume of 434 cubic metres.

By material

The waste materials have been divided into Key Demolition Products (KDP).

Brick is the largest KDP arising 415 tonnes, followed by concrete (214 tonnes), timber (40 tonnes), Clay roof tiles (17 tonnes), and steel (6 tonnes). There are also smaller amounts of ceramic, glass, carpet, and acrylics.

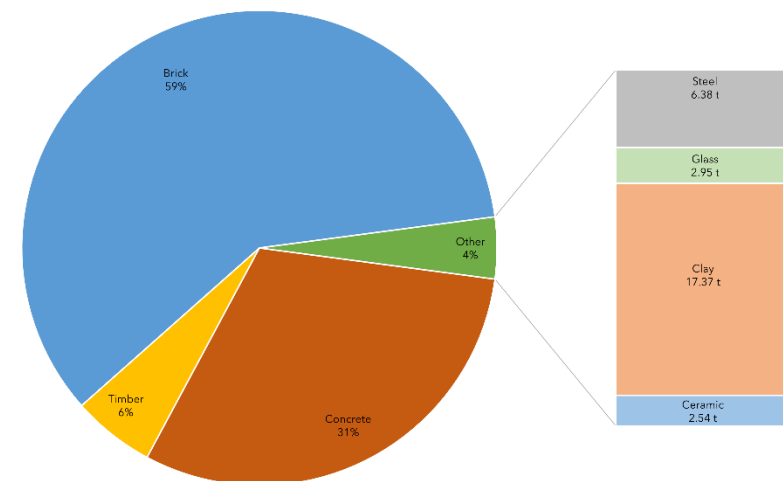
The KDP by weight and volume are shown with their associated European Waste Codes (EWC) in the table below.

KDP	Weight (t)	Volume (m³)	EWC
Brick	414.69	243.94	17 01 02
Concrete	214.41	93.22	17 01 01
Wood	39.17	82.85	17 02 01
Clay	17.37	5.79	17 01 03
Steel	6.38	0.81	17 04 05
Glass	2.95	1.18	17 02 02
Ceramics	2.54	1.04	17 01 03
Carpet	1.13	0.75	19 12 08
Acrylic	0.30	0.04	17 02 03
Vinyl	0.05	0.02	17 02 03
Gypsum/ plaster	0.04	4.40	17 08 01
Totals	699.03	434.04	

The percentage weights by material are shown in the chart below.

The individual KDPs are described in more detail within the following sections, along with associated management options and potential for reuse.

Percentage weights by material



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Brick

Brick accounts for an estimated 415 tonnes and 244 m³ of waste arisings. This represents 59% of total waste arisings by weight, and 56% of total waste arisings by volume.

Material sources

The main source of red brick in the existing development is the external walls (one brick thick solid wall), internal walls (half brick walls), foundation (strip footing) and floor finishes (rear entrance area).

Item	Weight (t)	Reuse potential	Repurpose potential
External walls	237.75	60%	40%
Internal walls	162.47	60%	40%
Foundation	8.56	0%	95%
Floor finish	5.89	60%	40%
Totals	~ 415 tonnes	~ 244 tonnes	~ 170 tonnes

Potential for reuse

It is possible to reuse a certain proportion of the bricks, depending on the strength of the cement mortar they are bonded with. At present a nominal value of 60% has been provided for walls and floor finishes since the practicability is unknown – further investigation is recommended, after which the target may be revised.

Repurposing, recycling, and diversion from landfill

It is recommended that bricks that are unable to be reused are segregated onsite and crushed to produce recycled aggregate (RA) which can be used as fill material. Finished recycled aggregates should not contain more than 1% (by weight) of clay, soil, metals, wood, plastic, rubber, and gypsum plaster, in line with the limits set within the aggregate's standards. The Environment Agency Quality Protocol for inert materials should be followed.

Waste management options

Local waste management companies that could manage the waste arising include:

- Brewsters Waste - <https://brewsterswaste.co.uk/> - 020 7474 3535
- Ohara Bros - <http://oharabros.co.uk/services/aggregates-recycling> - 020 8424 2220
- RTS Waste - www.rtswaste.co.uk - 020 7232 1711
- Days Group - <http://www.daygroup.co.uk/> - 0845 065 4655

Alternatively, licensed waste management contractors/demolition contractors should be able to reprocess the brick waste into aggregates.

If any of the bricks are suitable for reclamation, then local reclamation companies that can be contacted with regard to reclaiming the bricks and the value in doing so include:

- London Reclaimed Brick Merchants - www.lrbm.com - 020 8452 1111
- Premier Reclaimed Bricks - <http://www.premierreclaimedbricks.co.uk/> - 020 8684 3537
- Salvo - <https://www.salvoweb.com/>

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Figure 2: Major brick elements on site

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Concrete

Concrete accounts for an estimated 214 tonnes and 93 m³ of waste arisings. This represents 31% of total waste arisings by weight, and 21% of total waste arisings by volume.

Material Sources

The main source of concrete is the ground floor slab of both the original construction and extension.

Item	Weight (t)	Reuse potential	Repurpose potential
Ground floor – Original	109.55	0%	95%
Ground floor – Extension	104.85	0%	95%
Totals	~ 214 tonnes	0 tonnes	~ 204 tonnes

Potential for reuse

Concrete foundation cannot be reused as a sub-base for the proposed development as two basements are planned for the new build and the entire foundation needs to be demolished to excavate the basements.

Repurposing, Recycling, and diversion from landfill

It is recommended that 95% of concrete from both the foundations be repurposed by segregation and crushing to produce recycled concrete aggregate (RCA) in accordance with the WRAP Quality Protocol for aggregates from inert waste (<https://www.gov.uk/government/publications/quality-protocol-production-of-aggregates-from-inert-waste>).

It can also be used for lower-value applications such as mats and temporary/permanent fill (infilling). The mortar will be bonded to the brickwork and as such is likely to be treated with the brick waste as RA. Recycled concrete aggregates can be used in:

1. Bitumen-bound materials – Recycled concrete aggregate can be used may be used in a variety of base course and binder course mixtures.
2. Concrete – Recycled concrete aggregate is permitted for use in certain grades of concrete. It is generally acknowledged that RCA can potentially be used to replace 20% of the coarse aggregate in concrete up to Grade 50.
3. Pipe bedding – suitably graded recycled concrete aggregate is used in pipe bedding.

4. Hydraulically bound mixtures (HBM) for subbase and base-recycled concrete aggregate can be suitable for use in HBMs. These can be used in the construction of car parks, estate/minor roads and hard standing.
5. Unbound mixtures for subbase – suitably graded recycled concrete aggregate is used as subbase.
6. Capping – Recycled concrete aggregate is suitable for capping applications.

Waste management options

Local waste management companies that could manage the waste arising include:

- Power day - <https://www.powerday.co.uk> - 020 3858 0504
- Norris Skips - <https://norriskips.co.uk/skip-hire/> - 020 8698 8000
- RTS Waste - www.rtswaste.co.uk - 020 7232 1711
- Days Group - <http://www.daygroup.co.uk/> - 0845 065 4655

Alternatively, licensed waste management contractors or demolition contractors should be able to reprocess concrete waste into aggregates.

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Figure 3: Major Concrete elements on site - Ground floor slab

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Timber

Timber accounts for an estimated 39 tonnes or 6% of total waste arisings by weight; this represents 19% of the total volume of waste arising.

Material Sources

The largest source is the upper floors construction and roof construction, which is assumed to be timber in the pitched roof of the main building (rafters, ridge board, purlins, wall plates, and battens) as well as in extensions. Other sources of timber include external and internal doors, staircases, and windows (including frames and sills).

Item	Weight (t)	Reuse potential	Repurpose potential
Upper floor structure	14.90	50%	45%
Roof structure	10.22	50%	45%
Staircases	6.75	10%	85%
Upper floorboards	2.97	50%	45%
Doors and windows	4.32	0%	95%
Totals	~ 39 tonnes	~15 tonnes	~ 22 tonnes

Potential for reuse

Although difficult to ascertain, some of the timber elements in the roof and floor structure may be reusable, however these were not visible during the site visit, so their quality, condition, and reversibility is not known. Therefore, 50% reusability potential is assumed at this stage for the structural elements and boards- further investigation is recommended, after which the target may be revised. Additionally, the solid timber balusters and handrails are reusable for the proposed development. The doors and windows are not reusable because of current fire safety standards and thermal performance requirements of the proposed development.

The estimated percentage of reusable material is shown by item in the table above and images of items for potential reuse are shown on the next page. Overall, approximately 15 tonnes of the timber is estimated to be reusable on and off site for other projects.

Recycling and diversion from landfill

Most of the solid timber can be recycled, usually into chipboard. For the panel-based products, these will be suitable for energy recovery. It is recommended that a local wood recycling organization is contacted to see what timber items are suitable for reclamation and reuse. Where reclamation is not possible the timber should be segregated on site if space permits, or offsite and sent to a licensed waste management contractor for recycling.

Due to the age of the building some of the timber may be hazardous. It is recommended that the Waste Wood Guide is followed.

<https://condemwaste.org/wp-content/uploads/2021/07/CIWM-CD-Waste-Wood-Guide-v1.0.pdf>

Reuse companies

Local companies that could assist with reuse include:

- Community Wood Recycling - www.communitywoodrecycling.org.uk - 01273 20 30 40
- Solo Wood Recycling - www.solowoodrecycling.co.uk - 07444 729 521
- LASSCO - www.lassco.co.uk/locations/brunswick-house/ - 020 7394 2100
- SALVO - www.salvo.co.uk lists details of architectural salvage and can list demolition projects.

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Figure 4: Major timber elements on site – Doors, upper floor and roof construction, staircases, and window frames

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Clay tiles

Clay tiles accounts for an estimated 17.37 tonnes and 5.79 m³ of waste arisings. This represents 2.48% of total waste arisings by weight, and 1.33% of total waste arisings by volume.

Material sources

The main source of clay on the site is the roof tiles of both the original house and extension.

Item	Weight (t)	Reuse potential	Repurpose potential
Clay roof tiles	17.37	95%	5%
Totals	~ 17.5 tonnes	~ 16.5 tonnes	~ 0.86 tonnes

Potential for reuse

Most of the clay tiles have potential for reuse on site for the proposed development or off site for other projects. The damaged quantities on site can be repurposed as fill material and crushed aggregate.

Where onsite opportunities are not identified with the design team and client, then local reclamation companies can be contacted for reclaiming the tiles, including Salvo (<https://www.salvoweb.com/>). Additionally, material marketplaces such as Globe chain (www.globechain.com) could be utilised.

Recycling and diversion from landfill

The damaged or broken tiles on site are also suitable for use as backfill, however based on the opportunity for reusing and upcycling this would be of relatively low value to the client and project.

Waste management options

Local waste management companies that could manage the waste arising include:

- Brewsters Waste - <https://brewsterswaste.co.uk/> - 020 7474 3535
- Ohara Bros - <http://oharabros.co.uk/services/aggregates-recycling> - 020 8424 2220
- RTS Waste - www.rtswaste.co.uk - 020 7232 1711
- Days Group - <http://www.daygroup.co.uk/> - 0845 065 4655

Alternatively, licensed waste management contractors/demolition contractors should be able to reprocess the tile waste into aggregates.

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Figure 4: Major clay elements on site – Roof tiles

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Steel

Metals account for an estimated 6.38 tonnes and 0.81 m³ of waste arisings. This represents 0.91% of total waste arisings by weight, and volume.

Material sources

The largest source is steel is present in the substructures (Ground floor slab of original house and extension).

Item	Weight (t)	Reuse potential	Recycle potential
Ground floor slab rebar	6.38	0%*	95%
Fencing and gates	To be retained	100%	0%
Totals	~ 6.4 tonnes	~ 17.8 tonnes	~ 17.8 tonnes

The rebar in ground floor slab cannot be reused as the slab needs to be demolished to accommodate two basement floors.

Potential for reuse

There is no potential to reuse rebar from the existing buildings on site as the limited quantity in foundation will be demolished to accommodate the basements.

Recycling and diversion from landfill

Any metal items including rebars that are unsuitable for reuse should be segregated on site and sent for recycling.

Reuse companies

The following companies are active in sourcing steel for reuse, as long as it meets the Steel Construction Institute Protocol for Reuse

- Cleveland Steel and Tubes - <https://cleveland-steel.com/sustainability> 01845 577789
- EMR Group - <http://www.emrgroup.com/>

Waste management options

Local waste management companies that could manage the waste arising include:

- Capital Metal Recycling - <http://capitalmetalrecycling.co.uk/> - 0208 964 2120
- London Scrap Metal Recycling - <http://www.londonscrapmetalrecycling.com> - 0208 809 1019

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Other Materials

Any material that accounts for less than 1% by weight of the total construction materials resulting from the proposed demolition has been covered in this section. These materials have limited potential to be reused on site and options to repurpose and recycle are discussed below.

Ceramic

Ceramics accounts for an estimated 2.54 tonnes of total waste arisings by weight. Major source of ceramics is the floor finishes and sanitary fittings. These materials are at the end of their service life and cannot be reused in their current condition on the future development. However, they have the potential to be reused off site. These materials can be donated to organizations that reuse them or waste processors. Some of the tiles have potential to be damaged based on the bond that they are set in, in case of damage these tiles can be repurposed on site as recycled aggregate or fill material.

Glass

Glass accounts for an estimated 2.95 tonnes of total waste arisings by weight, all within the windows and conservatory. These windows cannot be reused in their entirety because their thermal performance would not permit reuse on site or elsewhere without upgrades e.g., secondary glazing. However, the glazing itself could be reused as secondary glazing off site.

There are some schemes that will take back flat glass for recycling. If some of the glass is damaged during the deconstruction process it is recommended to be crushed into aggregate with the other inert waste. If it is to be segregated on site for reuse/recycling, there is a health and safety consideration for the workforce as it needs to be handled carefully and have no contamination from other materials. Glass recyclers are:

- RTS Waste - www.rtswaste.co.uk - 020 7232 1711 (note they may require the glass to be removed and stacked as panels)
- Berryman Glass Recycling - www.berrymanglassrecycling.com - info@berryman-uk.co.uk
- Viridor www.viridor.co.uk/siteassets/document-repository/brochures/glass-recycling-ukviridor-low-res.pdf

Carpet

Carpet accounts for an estimated 1.13 tonnes of total waste arisings by weight, in the form of carpet flooring which is in poor condition and at the end of its service life.

Carpet cannot be reused on site or off site in their entirety but there are some schemes that will take back carpet for recycling. It is recommendation that every possible effort is made to divert this waste from sending it to landfill.

Carpet recyclers are:

- Enviro cycle London Ltd - www.envirocyclelondon.com - 07549 448123
- Carpet Recycling London - www.surreywasteremoval.co.uk - Info@surreywasteremoval.co.uk
- Carpet tile recycling - www.carpettilerecycling.co.uk

WEEE

Several WEEE items, including radiators, space heaters, and lighting (bulkhead and strip lighting) were observed during the site visit, however their weight was too small to include in overall quantifications. There may be scope for reuse of some items dependent on their condition, performance, and potential value, however options are few.

Furniture

The house is currently fully furnished with excessive amount of wooden furniture including sofas, bed, wardrobes, and cupboards. These materials are not part of the building and loose fittings are not part of pre demolition audit. However, every effort should be made to divert them from being sent to waste management facilities or landfill as these can be donated to people in need and the furniture is in good condition to be reused offsite.

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Maximising Reuse

General guidance

Experts advise that a long lead-in time and maximum exposure are required to enable the reuse of products and components. The best chances for reuse, with the best environmental and economic benefits, are as near to site as possible:

- Used by the same client locally.
- Sold or given away locally.

Specific recommendations

The following recommendations may assist in maximising the reclamation potential of KDPs identified:

- Consult the design team for the new project to consider any options for onsite re-use as recommended in this report.
- Consider setting aside storage on site for segregation of salvage items.
- Advertise specific salvage items for free on www.salvo.co.uk or low value materials or use companies such as Globe Chain (www.globechain.com); Reyooz (www.reyooz.com/about/clients) and Collect eco: <https://www.collecteco.co.uk/> Salvo also operate a demolition/refurbishment alert service on their website which serves to bring forthcoming demolition products to the attention of potential buyers or users.
- For smaller items e.g. white goods, fans etc, use local organisations such as the Reuse Network: <https://reuse-network.org.uk/donate-items/#/>
- Contact local architectural salvage merchants about specific items. Salvo publish a directory on their website (<https://www.salvoweb.com/>). Ensure that salvaged items are removed and stored in such a way that all components remain together, e.g. hinges and fixings with doors, etc.
- Material exchange websites can be searched at https://www.supplychainschool.co.uk/log-in/?redirect_url=https%3A%2F%2Flearn.supplychainschool.co.uk%2Flocal%2Ftactionplans%2Fresource_intro.php%3Fid%3D4291%26amp%3Bmodtype%3Durl (Note, you will need to create a log in but there is no charge to use the site).

Key items for reuse/upcycling

There are several items potentially suitable for reuse, as discussed in the individual KDP sections above:

- Red brick
- Concrete
- Timber
- Lampposts
- Fencing/gate
- Some furniture

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Targets

Material reuse

Reuse, rather than recycling, of items should always be prioritised. It is believed that approximately 275 tonnes of material could potentially be reused, representing around 40% of total weight of arisings. Whilst this is an apparently high figure, it is justified for several reasons. There are large quantities of weighty materials – such as red brick and concrete that the design team has already expressed an interest in reusing/ downcycling, and which can be relatively easily incorporated into the new development.

A reuse target of 40% by weight is therefore recommended, this is twice as high as the 20% aspirational target set by GLA.

Material repurposing - Diversion from landfill

It is recommended that an overall repurposing and recycling target is set prior to the project commencing based on the recommendations of this report and liaison with the selected contractor(s).

An estimate of the total percentage of waste materials that can be repurposed or recycled is 58% by weight.

A total diversion from landfill target of 95% (Reuse + Recycle) by weight is therefore achieved.

Note that BREEAM also sets an ambitious target of 95% diversion from landfill representing an exemplary level practice.