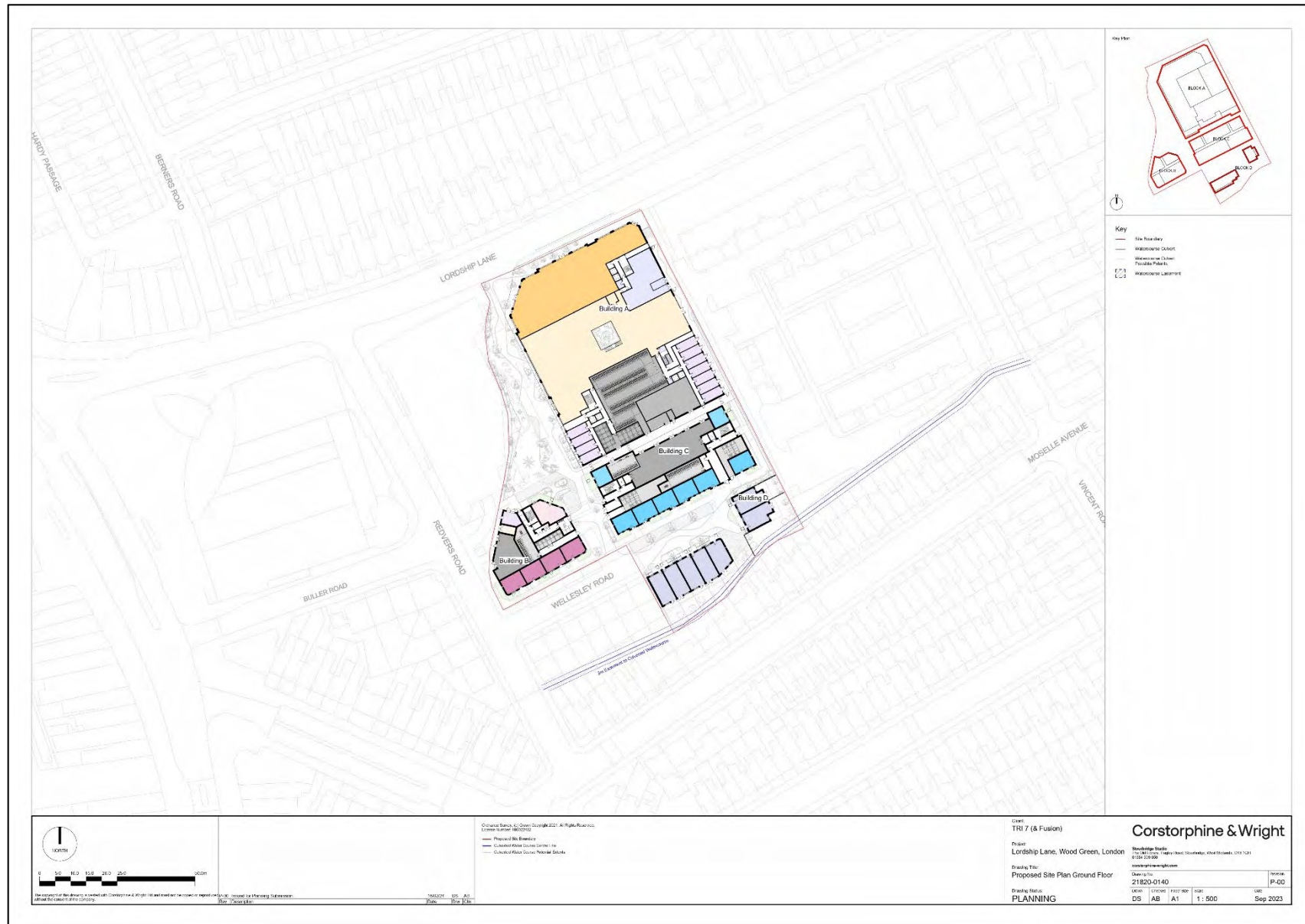


Appendices

A. Site Plans – Building A, B, C & D Ground Floors



B. Key Local Planning Policy Requirements

London Plan (2021)

Policy GG5: Growing a good economy

To conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must:

- A) promote the strength and potential of the wider city region
- B) seek to ensure that London's economy diversifies and that the benefits of economic success are shared more equitably across London
- C) plan for sufficient employment and industrial space in the right locations to support economic development and regeneration
- D) ensure that sufficient high-quality and affordable housing, as well as physical and social infrastructure is provided to support London's growth
- E) ensure that London continues to provide leadership in innovation, research, policy and ideas, supporting its role as an international incubator and centre for learning
- F) promote and support London's rich heritage and cultural assets, and its role as a 24-hour city
- G) make the fullest use of London's existing and future public transport, walking and cycling network, as well as its network of town centres, to support agglomeration and economic activity
- H) recognise and promote the benefits of a transition to a low carbon circular economy to strengthen London's economic success.

Policy GG6: Increasing efficiency and resilience

To help London become a more efficient and resilient city, those involved in planning and development must:

- A) seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050
- B) ensure buildings and infrastructure are designed to adapt to a changing climate, making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating and avoiding contributing to the urban heat island effect
- C) create a safe and secure environment which is resilient the impact of emergencies including fire and terrorism
- D) take an integrated and smart approach to the delivery of strategic and local infrastructure by ensuring that public, private, community and voluntary sectors plan and work together.

Policy D3: Optimising site capacity through the design-led approach

The design-led approach

- A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.
- B) Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C) In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D) Development proposals should:

Form and layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area.
- 3) be street-based with clearly defined public and private environments.
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users.

Experience

- 5) achieve safe, secure and inclusive environments.
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest.
- 7) deliver appropriate outlook, privacy and amenity.
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity.
- 9) help prevent or mitigate the impacts of noise and poor air quality.
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use.

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.
- 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy.
- 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E) Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

Policy SI7: Reducing waste and supporting the circular economy

A) Resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:

- 1) promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible.
- 2) encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products.
- 3) ensure that there is zero biodegradable or recyclable waste to landfill by 2026.
- 4) meet or exceed the municipal waste recycling target of 65 per cent by 2030.
- 5) meet or exceed the targets for each of the following waste and material streams:

- a) construction and demolition – 95 per cent reuse/recycling/recovery.
 - b) excavation – 95 per cent beneficial use.
- 6) design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.
- B) Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:
 - 1) how all materials arising from demolition and remediation works will be re-used and/or recycled.
 - 2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and reused at the end of their useful life.
 - 3) opportunities for managing as much waste as possible on site.
 - 4) adequate and easily accessible storage space and collection systems to support recycling and re-use.
 - 5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy.
 - 6) how performance will be monitored and reported.
- C) Development Plans that apply circular economy principles and set local lower thresholds for the application of Circular Economy Statements for development proposals are supported.

Policy SI8: Waste capacity and net waste self-sufficiency

- A) In order to manage London's waste sustainably:
 - 1) the equivalent of 100 per cent of London's waste should be managed within London (i.e. net self-sufficiency) by 2026.
 - 2) existing waste management sites should be safeguarded (see Policy SI 9 Safeguarded waste sites).
 - 3) the waste management capacity of existing sites should be optimised.
 - 4) new waste management sites should be provided where required.
 - 5) environmental, social and economic benefits from waste and secondary materials management should be created.
- B) Development Plans should:
 - 1) plan for identified waste needs.
 - 2) identify how waste will be reduced, in line with the principles of the Circular Economy and how remaining quantum of waste will be managed.
 - 3) allocate sufficient sites, identify suitable areas, and identify waste management facilities to provide the capacity to manage the apportioned tonnages of waste, as set out in Table 9.2 - boroughs are encouraged to collaborate by pooling their apportionment requirements.
 - 4) identify the following as suitable locations to manage borough waste apportionments:
 - a) existing waste and secondary material sites/land, particularly waste transfer facilities, with a view to maximising their capacity.
 - b) Strategic Industrial Locations and Locally Significant Industrial Sites.
 - c) safeguarded wharves with an existing or future potential for waste and secondary material management.
- C) Mayoral Development Corporations must cooperate with host boroughs to meet identified waste needs.
- D) Development proposals for materials and waste management sites are encouraged where they:
 - 1) deliver a range of complementary waste management and secondary material processing facilities on a single site.

- 2) support prolonged product life and secondary repair, refurbishment and remanufacture of materials and assets.
 - 3) contribute towards renewable energy generation, especially renewable gas technologies from organic/biomass waste, and/or
 - 4) are linked to low emission combined heat and power and/or combined cooling heat and power (CHP is only acceptable where it will enable the delivery or extension of an area-wide heat network consistent with Policy SI 3 Energy Infrastructure Part D1c)
- E) Developments proposals for new waste sites or to increase the capacity of existing sites should be evaluated against the following criteria:
- 1) the nature of the activity, its scale and location.
 - 2) effective implementation of the waste hierarchy and its contribution to London's circular economy
 - 3) achieving a positive carbon outcome (i.e. re-using and recycling high carbon content materials) resulting in significant greenhouse gas savings – all facilities generating energy from waste will need to meet, or demonstrate that steps are in place to meet, a minimum performance of 400g of CO₂ equivalent per kilowatt hour of electricity produced.
 - 4) the impact on amenity in surrounding areas (including but not limited to noise, odours, air quality and visual impact) - where a site is likely to produce significant air quality, dust or noise impacts, it should be fully enclosed.
 - 5) the transport and environmental impacts of all vehicle movements related to the proposal - the use of renewable fuels from waste sources and the use of rail and waterway networks to transport waste should be supported.
- F) When planning for new waste sites or to increase the capacity at existing sites the following should be considered:
- 1) job creation and social value benefits, including skills, training and apprenticeship opportunities.
 - 2) local need.
 - 3) accessibility of services for local communities and businesses.

North London Waste Plan (Adopted 2022)

Policy 1: Existing Waste Management Sites

All existing waste management sites identified in Schedule 1: Existing safeguarded waste sites in North London, and any other sites that are given planning permission for waste use, are safeguarded for waste use.

Expansion or intensification of operations at existing waste sites will be permitted where the proposal is in line with relevant aims and policies in the North London Waste Plan, the London Plan, Local Plans and related guidance.

Applications for non-waste uses on safeguarded waste sites will only be permitted where it is clearly demonstrated by the developer to the satisfaction of the relevant borough that compensatory capacity will be delivered in line with the spatial principles on a suitable replacement site in North London, that must at least meet, and, if possible, exceed, the maximum achievable throughput of the site proposed to be lost and help to promote the increased geographical spread of waste sites across the plan area.

Development proposals which would prevent or prejudice the use of existing waste sites for waste purposes will be resisted under the agent of change principle unless design standards or other suitable mitigation measures are adopted to ensure that the amenity of any new residents would not be significantly adversely impacted by the continuation of waste use at that location or suitable compensatory provision has been made for the waste use elsewhere within the Plan area.

Policy 4: Re-use & Recycling Centres

Proposals for Re-use & Recycling Centres will be permitted where:

- a) They improve the coverage of centres across the North London Boroughs, in particular in an area of identified need for new facilities in Barnet or Enfield and;
- b) They are in line with relevant aims and policies in the North London Waste Plan, London Plan, Local Plans and other related guidance.

Local Planning Policy Framework

Haringey's Local Plan Strategic Policies (2013; consolidated with alterations since 2017)

Policy SP4: Working Towards a Low Carbon Haringey

Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

1. In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:
 - a. From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards; and
 - b. From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019.
2. The Council will promote low- and zero-carbon energy generation through the following measures:
 - a. Requiring all developments to assess, identify and implement, where viable, site-wide and area-wide decentralised energy facilities including the potential to link into a wider network;
 - b. Establishing local networks of decentralized heat and energy facilities by requiring developers to prioritise connection to existing or planned networks where feasible;
 - c. Working with neighbouring boroughs and other partners to explore ways of implementing sub-regional decentralised energy networks including the potential in the Upper Lee Valley Opportunity Area; and
 - d. All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

Policy SP6: Waste and Recycling

The Council supports the objectives of sustainable waste management set out by the Government in PPS10 Planning for Sustainable Waste Management and the Mayor's London Plan. To achieve these, the Council shall:

- Safeguard existing waste sites unless compensatory provision is made;
- Maximise self-sufficiency in waste management capacity;
- Seek to minimise waste creation, increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets;
- Address waste as a resource and look to disposal as the last option, in line with the Mayor's waste hierarchy;
- Require integrated, well-designed recycling facilities to be incorporated into all new developments;
- Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal; and
- Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of 1.9 2.1m tonnes and the Haringey apportionment of 237,000 182,000 tonnes.

Haringey will require Site Waste Management Plans for all major applications to identify volume and types of demolition and construction waste and to demonstrate how waste will be minimised and managed during construction and occupation. New waste management facilities will be required to take into account and minimise pollution and nuisance issues. This is addressed in more detail in the Development Management Policies document.

Policy SP11: Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

Haringey's Local Plan Strategic Policies (2013; consolidated with alterations since 2017)

Policy DM4: Provision and Design of Waste Management Facilities

- A) All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments.
- B) All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:
 - a. Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;
 - b. Provide accessible and safe access to onsite storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy;
 - c. Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and
 - d. For mixed-use development, suitably separate household and commercial waste.
- C) In addition, proposals for new multi-storey flatted residential development will be required to make provision for:
 - a. Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials;
 - b. Adequate communal storage for waste, including separate storage for recyclables, pending its collection; and

- c. Storage and collection systems at each floor (such as dedicated rooms, storage areas and chutes or underground waste collection systems) which are sensitively integrated into the development, with the Council giving preference to basement servicing over the use of forecourts or ground floor internal storage.

Policy DM21: Sustainable Design, layout and Construction

- A) All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should:
 - a. Apply the energy hierarchy to minimize energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements;
 - b. Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems;
 - c. Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls
 - d. Wherever possible, use building materials with high environmental performance ratings; and
 - e. Seek opportunities for locally sourced labour.
- B) The Council will support appropriate measures to sustainably retrofit existing homes and nonresidential buildings.
- C) Proposals that fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted.
- D) Consideration will be given to the use of carbon offset payments, to be secured by planning obligations, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.

Policy DM23: Environmental Protection

Air Quality

- A) All development proposals should consider air quality and be designed to:
- B) Improve or mitigate the impact on air quality in the Borough; and
- C) Improve or mitigate the impact on air quality for the occupiers of the building or users of the development.
- D) Air quality assessments will be required for all major development and other development proposals, where appropriate.
- E) Where necessary, adequate mitigation must be provided.

Noise and Vibration

- F) The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Proposals for potentially noisy development must suitably demonstrate that measures will be implemented to mitigate its impact.
- G) A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate noise.

Light Pollution

- H) Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where appropriate, proposals will be required to submit details demonstrating that external lighting is:
 - I) Appropriate for its purpose in its setting;
 - J) Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats, including watercourses; and

K) Energy efficient.

Contaminated Land

- L) Proposals for new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe.
- M) All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy.

Hazardous Substances

- N) Proposals for development of new hazardous installations, or development of sites located within the vicinity of existing installations, will only be permitted where it is demonstrated that necessary safeguards are incorporated to ensure the development is safe.

C. Lean Design Options Appraisal

This lean design options appraisal has been produced to consider how to avoid unnecessary material use arising from over specification, without compromising structural stability, durability or the service life of the building. The aim of this is to:

- Reduce cost via optimising material use in building design.
- Encourage the reuse of existing materials and those with higher levels of recycled content.
- Promote greater understanding of alternative design and construction methods that result in lower material usage and waste levels.

Item	Opportunity	Actions to improve on Material Efficiency	Responsibility
1	Layout	The overall configuration of the blocks and internal layouts leaves minimal column locations in lettable spaces to maximise future flexibility.	Architect, Structural engineer
2	Core design simplification	The vertical core of the blocks (staircases & lifts) has been optimised to be more modular and align at each floor. Could be installed using precast stairs or standardised steel sections.	Architect, Structural engineer
3	To improve coordination efficiency	The fire engineer and acoustician will review partition acoustics and fire performance to ensure that the internal partition performance is not over-specified, avoiding any unnecessary material use.	Architect, Acoustic and Fire engineers
4	To standardize design components	Standard window and façade panel sizes will be used as much as possible to reduce wastage from bespoke sized units.	Architect, door supplier
5	Façade design simplification	The façade approach is modular in nature to enable plentiful future internal configurations.	Architect
6	Consideration for future adaptability	The structure has been designed to give future flexibility in term of usage. Whilst this may increase material use initially, it permits future change of use without significant alterations to the building and thus increases the longevity of the development as well as the materials used.	Architect, Structural engineer

D. Adaptability Appraisal & Scenario Modelling

From Discussion with Architect – Corstorphine & Wright

The proposals look to provide a range of uses from PBSA to traditional residential. Opportunities for adaptation of the Building A PBSA to residential have been explored and documented in the Design and Access Statement. This would require works to the internal structure and will need to be considerate of relevant housing design policy.



Building B and C are traditional residential of Shared Ownership and Social Rent tenures respectively - the buildings have been designed to allow for the tenures to flip in the future for adaptability.

The commercial space provided on the ground floor of Building A has been designed to allow for multiple types of uses to function in this space by providing space and plant requirements to facilitate a variety of uses e.g. opportunity for kitchen exhaust ducting to allow for an industrial kitchen. Clear head heights to allow for office, retail and food and beverage uses. The Design and Access Statement shows the town centre use flexibility.

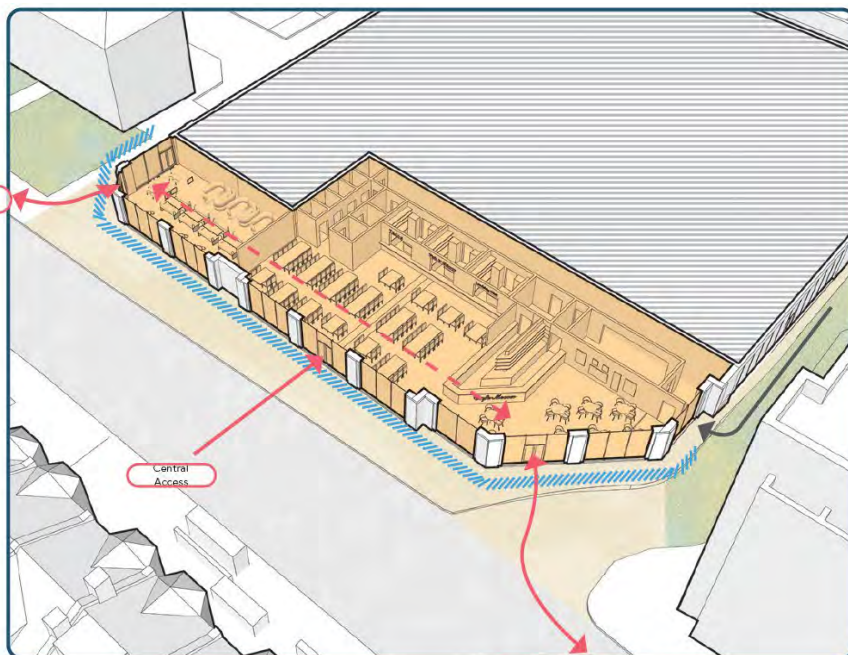


Key:
 Access
 Active Frontages
 Internal Connection

Access from
West Wood Green

Central
Access

Access from
Wood Green Town Centre



The Community Cafe



Community Cafe/hub to provide a social space for the public, students, staff and residents to meet and socialise



Opportunity for a community led art installation to celebrate Wood Green's art community



The Food Hall



Food Hall creating all day activity whilst catering to a variety of users



180 degree, cafe/bar allows for flexibility and adaptation of space during the day



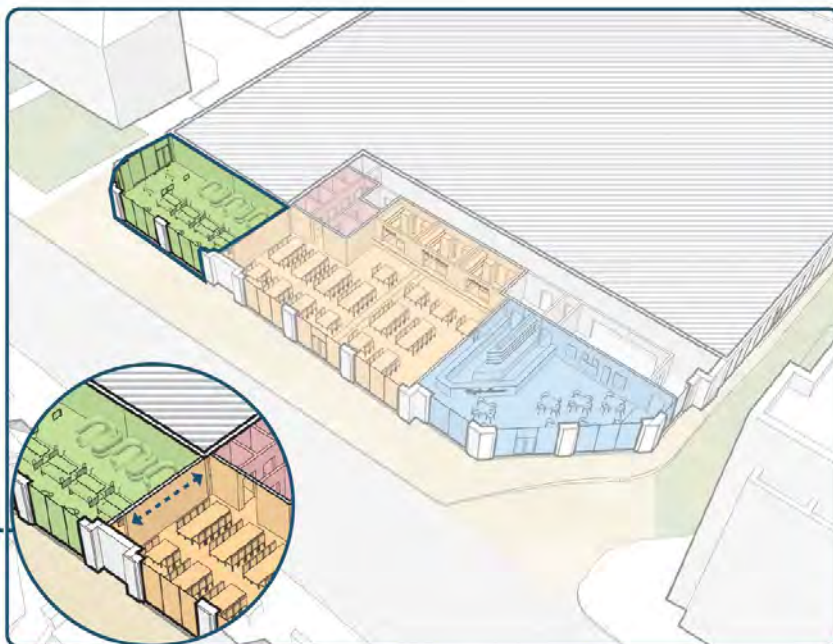
The Work Space



Workspace to cater to group working and individuals bringing local professionals, community groups and students together



Sliding screens provide flexibility to adjust privacy/noise whilst allows the space to open up to the food hall



E. Circular Economy Workshop



5A Catherine Place | London | SW1E 6DV

+44 (0) 20 7846 8040 | W: www.enspheregroup.com

M&E and Sustainability Workshop – Circular Economy Strategy Meeting Note (12/12/23)

Site: Lordship Lane, Wood Green

Meeting Organiser:	Jack Timothy (Rhomco)
Meeting Host:	Ensphere Group Ltd
Project Number:	23-E033
Applicant:	Atri7 2 Limited & Fusion Global Management LLP
Meeting Address:	Microsoft Teams
Invitees:	Jack Timothy, Julian Gauregui (Rhomco) Julian Evans, Philip Rowe (Fusion Group) Pete Jeavons, Danielle Cawley (Ensphere) Taylor Vernon, Tim Holtham, Amelia Johnson (DP9) Ameya Bhusari, Spencer John (CW Architects) Alan Howell, Chris Callaghan (Amber Management)

Meeting Objective

To discuss the key issues relevant to the achievement of circular economy and energy objectives for client review, as well as to highlight immediate actions.

Record of Discussion

Circular Economy Strategy

- Review of circular economy measures and discussions on the specific commitments the project aims to implement that go beyond standard practice. Ensphere to contact CW Architects for details.
- Rhomco to provide pre-demolition information to ensure efficient use of materials on site.
- Monitoring operational waste discussed – typical student accommodation but will be dependent on building management in operation (see D&A).
- Bin allocations for recycled and general waste to be confirmed. Drawings to be provided by CW Architects once finalised.
- SWMP completed by Ensphere – to be issued as part of CE statement.
- Lean design options appraisal and adaptability of building – further discussions on what has been produced and evidence required. Ensphere to confirm with Architect.

Other Actions Discussed

- Other issues were summarised in the meeting including M&E design, TM54 Analysis, BREEAM targets, Sustainability and Whole Life Carbon Assumptions.

Ensphere is the trading name of Ensphere Group Limited. Registered in England No. 09623509
Registered Office: Jubilee House, East Beach, Lytham St Annes, Lancashire, FY8 5FT



Actions

- **ACTION 1** – **Ensphere** to consult Architect on several actions (including circular economy measures etc.).
- **ACTION 2** – **Rhomco** to provide pre-demolition audit from relevant contractor.



Danielle Cawley
SENIOR CONSULTANT

F. Pre-Demolition Audit

↳ BREEAM UK RFO 2014 WST-01 Pre-refurbishment Audit



PROJECT

Mecca Bingo – Lordship Lane

Activity:	Strip-out / Demolition
Prepared by:	Daniel Leung AIIRSM / BREEAM AP
Date:	27-Nov-23
Issued to:	Jack Timothy [Rhomco]
Revision No:	0
Revision Date:	N/A
Summary of Amendments:	N/A
Title:	Environmental
Number:	IMS-ENV-001 – Version 3.0
Document Controlled:	31-July-2023

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www.General-Demolition.co.uk

Title of Document
BREEAM UK RFO 2014 WST01-
Pre-demolition/Refurbishment audit

Number
IMS-ENV-001 – Version 3.0

Document controlled:
31-July-2023



Project Reference

23044

Project Name	Mecca Bingo
Project Address	707-725 Lordship Lane, Wood Green, London, N22 5JY
Project Use Class	Commercial
Gross Internal Floor Area	c40,000 sq. ft (c3,716sqm)
Description	Pre-refurbishment Audit in accordance with BREEAM WST 01 Guidance and GLA Circular Economy Statement.
Prepared by	Daniel Leung AIIRSM /BREEAM AP
Signed	<i>Daniel Leung</i>
Dated	27-Nov-23
Approved by	Daniel Leung AIIRSM /BREEAM AP
Signed	<i>Daniel Leung</i>
Dated	27-Nov-23

Executive Summary

The main objective of this document is to contribute to the sustainable management of all materials arising from the enabling work / strip-out activities being undertaken at:

Mecca Bingo – Lordship Lane

All the recommendations contained within this report are based on all associated documents, plans and drawings which were provided to General Demolition Ltd. by the contract administrator/client's representative.

Subsequent site visits were also undertaken, to:

- **Identify and ascertain the types of products & materials that are present.**
- **The quantities & quality of the products & materials.**
- **The feasibility for re-use / recycling.**
- **Assist the decision-making process for the proposed development at RIBA Stage 1. The embodied carbon has also been estimated.**
- **Provide evidence for external assessments, including BREEAM.**

A non-invasive visual survey of the existing building fabric at Mecca Bingo was undertaken by our Sustainability Compliance Manager, Daniel Leung AIRSM / BREEAM AP.

Access to certain areas of the building were unavailable, due to the nature of its occupancy as well as its associated activities.

It is our recommendation that a target of 95% diversion of waste from landfill (by weight) can be achieved. A re-use target of 40% has been set for this project.

The estimated Key Demolition Products (KDP) by weight (tonnage) and volume (M³) are listed on the following page.

EWK codes	Estimated Key Demolition Product	Weight (tonnes)	Volume (M ³)	Re-used	Recycled
17-01-02	Bricks	160.58	454.71	100%	
17-01-01	Concrete	90.39	255.95		100%
16-02-14	Electricals – WEEE items (inc. lighting)	12.68	35.90	10%	90%
20-01-11	Floor Coverings	5.66	16.02	95%	5%
17-02-02	Glass	40.88	115.75		100%
17-08-02	Gypsum (plasterboard & ceiling tiles)	16.68	47.23		100%
17-06-04	Insulation	4.68	13.25		100%
17-04-07	Metal Roof Sheets	9.55	27.04	100%	
17-04-07	Mixed Metal	40.2	113.83		100%
17-09-04	Mixed Waste	9.1	25.76		100%
03-01-04	Raised Access Flooring	7.8	22.08	100%	
17-01-03	Tiles & Ceramics	3.44	9.74		100%
17-02-01	Timber	57.8	163.67	10%	90%
Total:		459.44	1,300.93		

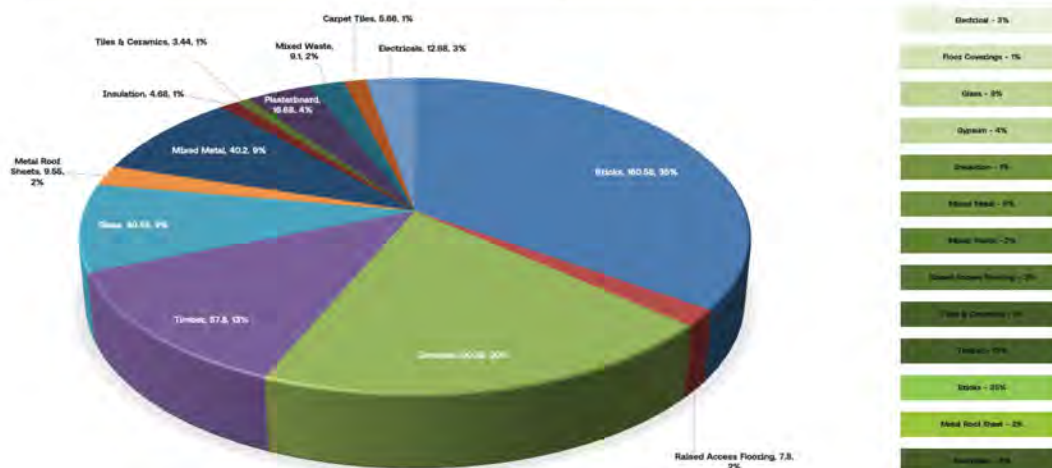


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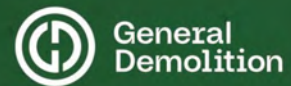


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4.2 The Refurbishment Scope
4.3 Project Targets
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CONSIDERATE
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SCHEME

1.0

Introduction

↗ Enabling the future

↗ www.General-Demolition.co.uk

1.0 Introduction

At General Demolition Ltd., we are committed to more sustainable demolition services and 'Sustainable Development Goals (SDGs)' set out in the UN's 2030 Agenda for Sustainable Development. We recognise the importance of ending poverty and deprivation with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working towards the preservation of our oceans and forests.

We take every effort to ensure that we are acting in the most environmentally responsible way throughout all our operations.

We recognise the importance of our role in reducing the impact we make on the environment both locally and globally. As a company, we have designed and implemented several initiatives to combat our carbon emissions, innovate our waste management processes and to always source supplies and suppliers locally wherever possible.

Our mission is to raise the standards of responsible demolition/enabling works, so that the actions we take today, build a better tomorrow.

Our values.

- **Progressive** – to strive for better.
- **Determined** – to lead by example.
- **Integrity** – to take responsibility.

Considered – to respect our people, clients, community, and environment, are visible in all that we do.

General Demolition Ltd. is guided by our ISO14001:2015 accreditation for environmental management. Which enables us to identify issues and improve our environmental performance through continual monitoring and support.

ISO14001:2015 Environmental Management System (EMS) is an integral part of our overall Integrated Management System (IMS).

General Demolition Ltd. are committed to the delivery of more sustainable demolition and enabling services and are proud that more than 98% of the waste removed from our sites are re-used within the build environment.

General Demolition Ltd. are on our sustainability journey, recognising the ongoing process of assessment, research, and strive for continual improvement.

We consider the immediate and ongoing effects that our processes might have on the environment and provide solutions to mitigate any adverse effects. We do this with the aim of securing a better, more sustainable environment for the enjoyment of future generations.

We are committed to reducing our carbon footprint. To achieve this, we have set annual reduction targets at 6% to ensure we meet a 50% reduction by the year 2030.

The ways in which we lower our carbon emissions is through utilising suppliers and facilities that are located within close proximity to the project, reducing the distance travelled by our vehicles. This enables General Demolition Ltd. to support local businesses and labour supplies through economic contribution.

We will assess the environment in which we are working in, and act responsibly for the protection of fauna and flora. We are implementing a Carbon Reduction Plan to ensure that we are in line with global commitments to achieve Net Zero carbon emissions by 2030.

We review our 'Carbon footprint' regularly and investigate alternative methods of reducing and offsetting our carbon emissions.

Through our management we:

- Manage the operation to minimise waste and avoid pollution to air and water in accordance with Environment Agency best practice guidelines.
- Set targets for reduction of waste to landfill and increase recycling.
- Establish a good neighbour policy and to implement an active communication strategy with stakeholders.
- Achieve consistently high scores under the Considerate Constructor Scheme (CCS).
- Select materials of low intrinsic environmental impact and low cost in use.
- Encourage the use of recycled aggregates in preference to virgin aggregate when these can be sourced within a sustainable distance.
- Protect, preserve, and enhance existing ecology.
- Consult with users and other stakeholders to establish the detailed brief for the buildings and their removal.
- Encourage a review of transport policy for staff, to encourage the use of alternatives to private car use.
- Recycled materials, landfill, and hazardous waste

The systematic approach General Demolition Ltd. implement during the strip-out and demolition process are key to the achievement of excellent sustainability levels throughout the lifecycle of our projects.

General Demolition Ltd. operates its own recycling facility which is situated in Walton-on-Thames. As well as through longstanding relationships with local waste re-use and recycling partners, enables us to operate at the forefront of sustainable delivery.

The pre-planned soft strip dismantling process that we implement, allows for the separation of materials into alternative waste streams at source. Removing the requirement for the re-sorting or need of further waste management at a later stage of the recycling process.

It is our key objective to provide sustainable value and to ensure that all waste materials are correctly categorised, and that General Demolition Ltd.'s carbon output is minimised.

General Demolition Ltd. aims for 100% recyclability on all its projects and takes pride in avoiding landfill, for all non-hazardous material.

Hazardous waste material is always handled in a responsible manner by licensed specialists and taken to an appropriate facility for disposal.

Through ongoing professional training and diligent management, our operatives are fully aware of and subscribe to the core values that General Demolition Ltd. upholds in its approach to sustainability and recycling.

Environmental training courses offered by the BRE Academy are encouraged across our site teams to enhance their knowledge and awareness.

Each secured project will be subject to a WST01-pre-demolition/refurbishment audit (SWMP), which is carried out at part of the pre-start activities. This will be created in-line with the BREEAM requirements provided for the redevelopment scheme.

As part of General Demolition Ltd.'s commitment to BREEAM and ISO14001:2015 Environmental Standard, a WST01-pre-demolition/refurbishment audit is undertaken prior to commencement of all projects in-order-to identify opportunities to "re-home" any items including (desks, chairs, blinds, cupboards, IT equipment, etc.) which can be re-purposed and to avoid landfill.