



Best Court
119 East Road
London E15 3QS

Pre-Demolition Audit

Date	Revision	Notes
12/07/2021	PI	Planning Stage

Pre-Demolition audit of the existing building at Best Court, 119 East Road, London E15 3QS

CONTENTS

1. Introduction
2. Existing Building
3. Site Setup & Demolition Work
4. Demolition Waste & Material
5. Liaison and Communication
6. Onsite Pollutants

I. Introduction

New Wave London have been asked by Thomas-McBrien Architects to prepare a Pre-Demolition Audit of the existing building in order to satisfy concerns raised in the pre-application report (planning ref: 20/00994/PRE).

The purpose of this Pre-Demolition Audit ("the Plan") at this planning stage is to provide detailed information on existing materials that can be reclaimed and recycled, so reducing the cost and environmental impact of waste disposal, bringing savings from re-using existing materials and earnings from selling those that aren't needed.

It is envisaged this report will form the framework setting targets and objectives going forward to ensure best practice in resource efficiency is adopted by the design team and appointed building contractor.

2. Existing Building

2.1 Existing Site & Building

Court (119 East Road) is a back land site with an alleyway accessed via East Road, E15.

There is an existing block of flats on the site (granted planning in 2005 – planning ref: 05/1117). The building is 3storeys high and is located centrally on the rear portion of the site. The building is approx. 12.8m in length and approx 11.1m wide. The building is on a north-south axis and spans across the entire width of the site, sitting adjacent to rear boundaries of the East Road and Brooks Road residential terraces.

The existing building is constructed in facing brick (brick-block cavity assumed), with timber floor and roof structure. The roof is finished with a mix of slate and concrete cement tiles. uPVC doors and windows have been installed throughout with projected metal balconies at the rear. The front of the site (driveway and parking area) are covered in tarmac. The rear communal garden/terrace is completely covered with concrete paving slabs. A timber panel fence and concrete post system has been installed along the entire perimeter of the site. A metal gate has been installed at the site entrance and is controlled by an intercom system.

The property falls within the London Borough of Newham.

Photos of the existing building and site have been provided overleaf.



Fig 01 : Best Court – Site entrance and undercroft



Fig 02 : Best Court – Entrance Driveway



Fig 03 : Best Court – Front Elevation



Fig 04 : Best Court – Rear Elevation

3. Site Setup & Demolition Work

3.1 Demolition Works

A secure gate will be erected at the entrance to the site. A site office will be located inside the confines of the site. 3-storeys of scaffolding will be erected both sides of the existing building and a temporary roof will be constructed over the entire building. The building and scaffolding will be wrapped in Monarflex protective scaffold sheeting. The temporary roof and protective sheeting will ensure minimal spread of dust and debris. It will also enable the demolition team to work continuously, even through unpleasant weather conditions.

Five of the eight car parking spaces will be retired as this area will be used for the storage of waste materials. Material which is intended to be reused or recycled will be storage under protective cover in the northern portion of the site. A delivery drop-off area will be dedicated and wheel wash facility setup in the entrance driveway. The existing building will be demolished from the top down. Soft strip on the interior will commence prior to the demolition of the main structure. Materials to be reused will be set aside. Materials to be recycled will be set aside also for collection. Refer to the 'Demolition, Construction & Pollution Management Plan' for further details.

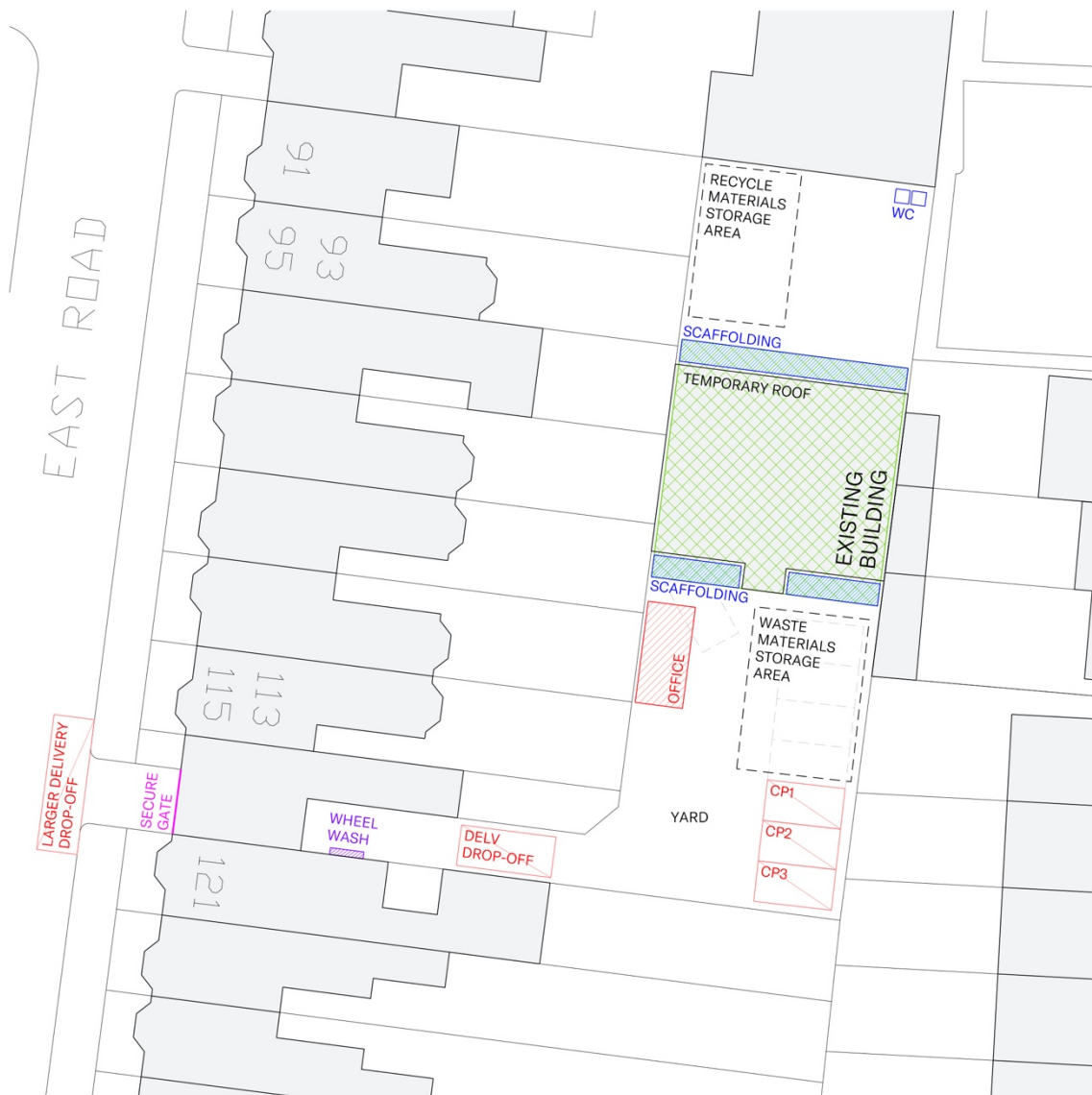


Fig 05 : Best Court – Site Setup for Demolition Works

3.2 Working Hours

Working hours on site will be as follows

- Between 08:00 and 18:00 Monday to Friday.
- Between 08:00 and 13:00 on Saturday.
- Not at all on Sunday, bank holidays and public holidays

Noise will be kept to an absolute minimum wherever possible and will not take place outside the above working hours without obtaining prior approval from Newham Council.

4. Demolition Waste & Materials

4.1 Type, Predictions & Applications

Waste type	Predicted Quantity	Potential application
Bricks	Approx. 25/30t	<p>To be segregated. Damaged and/or broken bricks to be reused and crush and fill. Good bricks to be collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>The Old Slate Yard Reclaimed Slates & Bricks 460 Sebert Road London E7 0NW</p> <p>Approx. 2-miles from site</p>
Blocks	Approx. 25/30t	To be crushed on site and used as crush and fill
Glass	Approx. 55sqm of double glazed glass	<p>To be segregated and collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>May Glass Recycling Ltd 5a Salomons Way Rainham RM13 9UL</p> <p>Approx. 9-miles from site</p>
uPVC Window & Door Frames	Approx 1/2t	<p>To be segregated and collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>Eurocell Bow Unit 8, Crescent Court Business Centre Cody Road, Bow London E16 4TG</p> <p>Approx. 2-miles from site</p>
Structural Timber	Approx 3/4t	To be segregated and stored onsite. To be reused as floor joists in the new building (if suitable) and/or for temporary works in the construction of the new building
Slate Tiles	Approx 1/2t	<p>To be segregated. Damaged and/or broken bricks to be reused and crush and fill. Good bricks to be collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p>

		<p>The Old Slate Yard Reclaimed Slates & Bricks 460 Sebert Road London E7 0NW</p> <p>Approx. 2-miles from site</p>
Concrete Tiles	Approx 1/2t	To be crushed on site and used as crush and fill
Insulation (Rockwool & Rigid/PIR)	N/A	<p>Insulation can be disposed of at a local household Waste Recycling Centre. Insulation to be bagged and sealed before transporting.</p> <p>Returning materials through take back schemes offered by manufacturers should be considered. For example: Rockwool insulation can be recycled at Rockwool UK recycling facility in Bridgend, Wales.</p>
PVC Rainwater Goods	Approx 50 lin/m of PVC	<p>To be segregated and collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>Metplast Plastics Recycling Ltd 27-31 Garman Road London N17 0YU</p> <p>Approx. 12-miles from site</p>
Rooflights	6no Velux rooflights	Returning materials through take back schemes offered by manufacturers should be considered and/or offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc
Mild Steel (Gates, Balconies & Stairs)	Approx. 1/2tn	<p>To be segregated and collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>East London Metal & Waste Recycling Bidder Street London E16 4ST</p> <p>Approx. 2-miles from site</p>
Concrete Fence Posts	Approx 80/90no	To be segregated and stored onsite. Could be offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc could be considered

Timber Panelled Fencing	Approx 80 lin/m	To be segregated and stored onsite. Damaged panels sent to landfill. A number of panels could be used as site hoarding/security fencing. Could be offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc
Tarmac	Approx 350sqm	To be crushed on site and used as crush and fill
Concrete Pavers	Approx 145sqm	To be lifted and stored onsite. Pavers to be reused within the landscape design – refer to architects drawing '2002_EST_P-1 14_PR Landscape Plan_P1' for further details
Mild Steel (Gates, Balconies & Stairs)	Approx. 1/2tn	To be segregated and collected by suitable waste contractor for recycling off site.
Kitchens	6no	Damaged carcasses sent to landfill. Good carasses could be offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc
Radiators, Tapware & Sanitary Ware	Various Items	To be segregated and collected by local charity. Items offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc. Damaged metal goods sent to local metal scrap yard
Household Appliances & Whitegoods	Various Items	<p>To be segregated and collected by local charity such as British Heart Foundation or local second hand store. Items could also be offered for sale through local online classified advertisement and community websites such as Gumtree, Freecycle etc</p> <p>Local suitable second hand store:</p> <p>TCL Reuse Centre 330-348 Uphall Road Ilford IG1 2JJ</p> <p>Approx. 3-miles from site</p>
Gas Boilers	6no	<p>To be segregated and collected by suitable waste contractor for recycling off site.</p> <p>Potential/local waste contractor:</p> <p>Boiler Recycling Ltd 62 Cantley Gardens Ilford IG2 6QB</p> <p>Approx. 6-miles from site</p>

Electrical (Copper & Alu wiring etc)	Approx 150-200 lin/ms	<p>To be segregated and collected by suitable waste contractor for recycling off site</p> <p>Potential/local waste contractor:</p> <p>T&C Cable & Wiring Recycling Ltd 208 Railway Arches London E11 4AJ</p> <p>Approx. 3-miles from site</p>
---	-----------------------	---

As outlined above, there are a number of waste and recycle contactors within a max12mile radius of the site who could recycle a lot of existing materials and products. The client, design team and demolition contractor should consider the table above in the detailed design and tendering in the later stages of the projects.

5. Liaison and Communication

5.1 Communication with Regulatory Bodies

The Main Contractor will be responsible for communicating with Newham Council and other regulatory bodies as and when deemed necessary.

Any required reports or statements will be submitted to Newham Council as and when requested. All CDM / H&S documentation will be available in hard copy at the Site Office and in digital copy upon request from the relevant regulatory body.

5.2 Community Liaison Manager

The Main Contractor will appoint an identified contact who will be responsible for fulfilling the role of Community Liaison Manager for the development as a whole. The Community Liaison Manager's responsibilities will include the following:

- Recording and responding to enquiries or complaints from the local community and the general public
- Communicating to the local community with regards to the nature of the construction work that will be carried out
- Communicating the programme of works to the local community, specifically highlighting any works that may result in complaints (e.g. noisy activities)
- Updating the local community of any changes to the nature of the works or programme of works as necessary
- Establishing and maintaining good relationships with local stakeholder groups.

5.3 Complaints Procedure

The Community Liaison Manager (CLM) will inform stakeholders of the complaint's procedure as part of the communication programme. The complaints procedure must satisfy the following requirements:

- Publication of contact details for all relevant contacts, including their telephone and email contact details
- Implementation and maintenance of a complaints register which records all communications (whether verbal or written) received from the general public or stakeholders
- Classification of the nature of each communication (above) by category (e.g. complaint, enquiry, comment)
- If a piece of communication requires action, then the CLM will assign the task to an appropriate member of the Management Team
- Ensure completion of actions and ensure the complaints register is updated with a record of all actions and outcomes

6. Onsite Pollutants

6.1 Offset of Pollutants

Refer to the 'Energy & Sustainability Statement' prepared by eb7 for further details.

6.2 Noise, Dust & Dirt Control Measures

Refer to the 'Demolition, Construction & Pollution Management Plan' prepared by New Wave London for further details.

6.3 Pollution & Waste Management

Refer to the 'Demolition, Construction & Pollution Management Plan' prepared by New Wave London for further details.

< < < END > > >