

CIRCULAR ECONOMY - SITE WIDE DEMOLITION STRATEGY

The existing buildings on the site will be broken down and kept on site for hardcore where possible to limit cart-away.

Re-use of material for site levelling is a BREEAM requirement that the team intend to achieve.

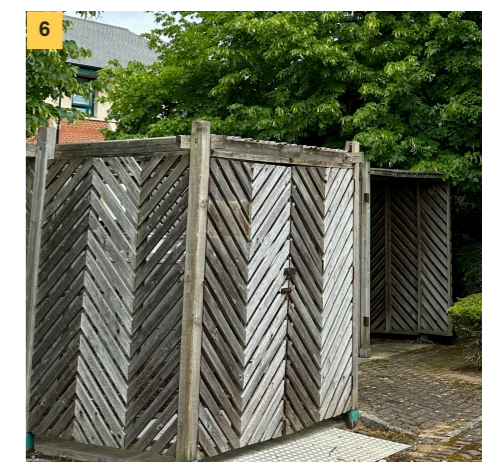
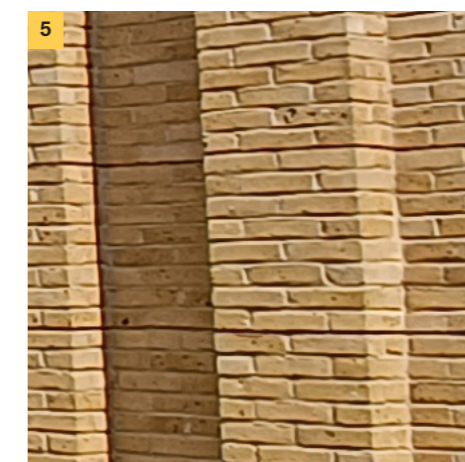
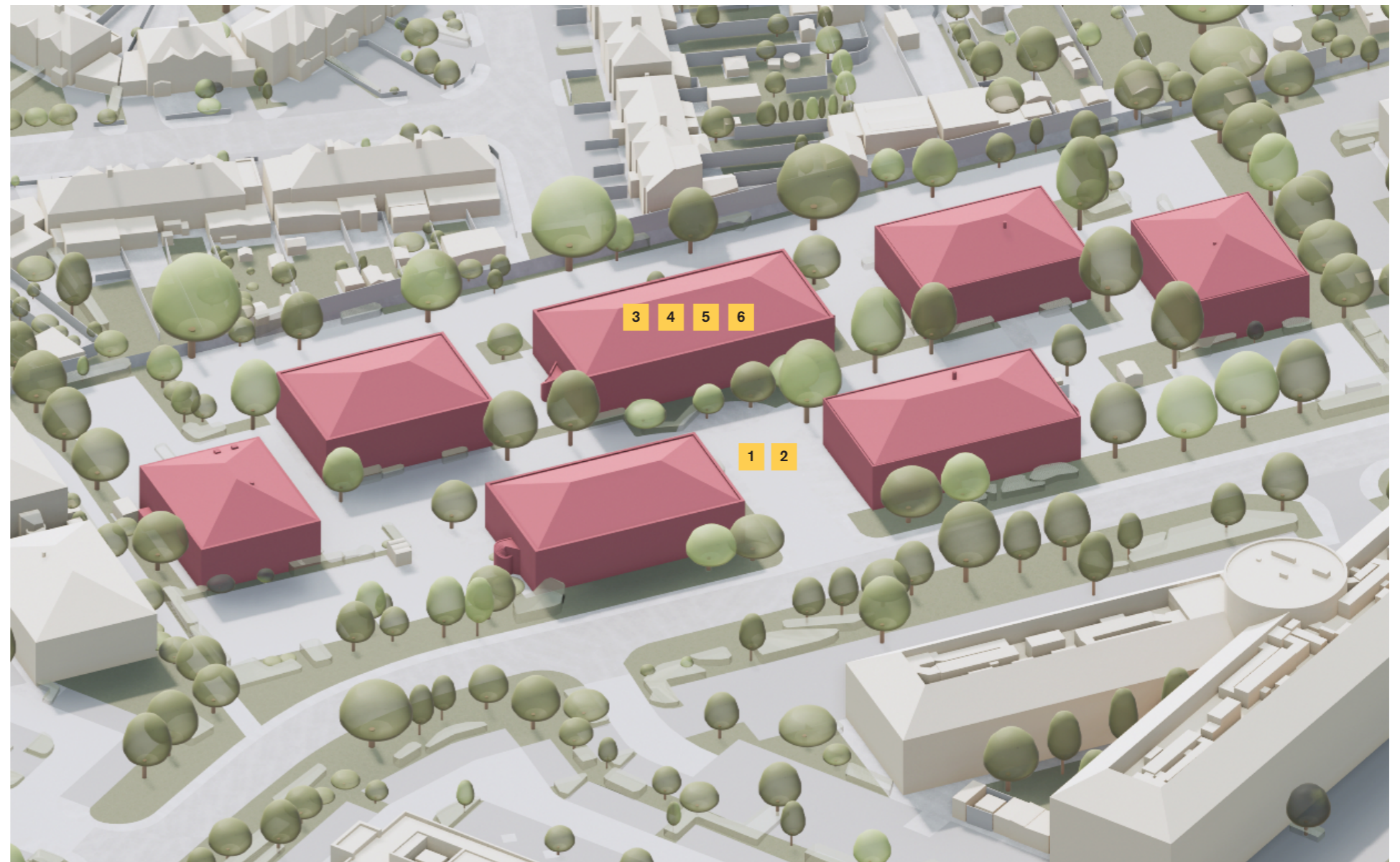
The Ground Floor FFL has been proposed to limit the amount of excavation across plot 4200 while keeping landscape and drainage strategies in mind.

POTENTIAL MATERIAL REUSE

The existing building in its current form is not suitable for incorporation into the proposed development but could support a strategy for reuse and recycling which we propose to explore with demolition contractors post planning.

This includes opportunities to:

1. To lift brick paving in the car parks for reuse. Options being explored for Collect Eco to re-use elsewhere within the local area.
2. To retain the sub base to the block pavings and the entire areas of asphalt car parking as a construction platform.
3. To crush stone, brick and pre-cast concrete from the building for initial re-use on site as hardcore and as a piling mat before removing it for similar re use elsewhere along with the car park sub base.
4. To recycle the raised floor / ceiling tiles
5. To recycle both structural steelwork and reinforcement within the concrete.
6. To separate timber from other materials during demolition to enable it to be reused as structural timber or to be chipped for use in energy production.



CIRCULAR ECONOMY - PROPOSED DISASSEMBLY STRATEGY

This disassembly statement outlines the procedures for the responsible removal and storage of various building elements to maximize their potential for future reuse or recycling, contributing to sustainability and reducing waste.

Key elements outlined can be considered for future dismantling and re-use and with a brief strategy outlining methodology for element re-allocation or recycling as appropriate.

The implementation of a material passports system could also provide a valuable resource for future refurbishment and eventual demolition of the building.



1. Stacked Plantrooms:

The structure is fully de-mountable from the building and will be easily adapted and removable for servicing and maintenance. Panels will be removable and full building M&E plant can be craned into the building and fully replaced on a floor by floor basis. The steel frame could be removed and reassembled elsewhere on another project.

2. Glazed Demountable Partitions and Doors:

Carefully remove and label glazed partitions and doors during disassembly. Store these components in a designated area with protective packaging to prevent damage. Maintain an inventory of salvaged parts for future re installation or re purposing.

3. Raised Access Floors:

Disassemble raised access floors systematically, preserving the panels and support structures. Store access floor components in a climate-controlled area to prevent warping or deterioration. Keep a record of dimensions and specifications for ease of re installation.

4. Lightweight Plasterboard Partitioning Systems:

Carefully dismantle plasterboard partitions, ensuring minimal damage. Keep track of reusable sections and store them securely. Document assembly instructions for potential future reassembly.

5. Photovoltaic Panels:

Remove photovoltaic panels with care to prevent damage. Store panels safely, maintaining their electrical connections. Seek opportunities for reuse on-site or donate to organizations promoting renewable energy.

6. Door-sets Throughout:

Remove door-sets intact, including frames and hardware. Store door-sets in a dry and secure area, preserving their functionality. Keep a record of door dimensions and types for potential future use.

7. Ceilings (Grids and Tiles):

Dismantle ceiling grids and tiles systematically, avoiding damage. Store components in an organized manner. Record grid configurations and ceiling tile specifications for future re installation.

8. Lab and Office Furniture (Client Reallocation):

Collaborate with the client to identify furniture for reuse. Disassemble furniture carefully, labelling components. Store selected items in a designated area for client reallocation or refurbishment.

9. Electrical and Data Cabling:

Identify salvageable electrical and data cables. Coil and label cables for future use or recycling. Ensure compliance with safety and electrical codes during removal.

10. Architectural Finishes (e.g., Carpet Tiles):

Carefully remove carpet tiles and store them neatly. Collaborate with suppliers to explore "take back" schemes for recycling. Seek opportunities to re purpose or donate finishes to local charities.

11. Luminaries:

Identify luminaries for potential reuse. Carefully remove and store luminaries in working condition. Consider donating or selling them to organizations in need (such as Collect Eco).

12. Joinery Items (e.g., Kitchenettes):

Disassemble joinery items systematically, preserving structural components. Store dismantled items and associated finishes securely. Collaborate with the client on potential re-installation elsewhere or allocation to other site with refreshed finishes. . Store selected items in a designated area for client reallocation or refurbishment.

13. Electrical and Data Cabling:

Identify salvageable electrical and data cables. Coil and label cables for future use or recycling. Ensure compliance with safety and electrical codes during removal.

14. Architectural Finishes (e.g., Carpet Tiles):

Carefully remove carpet tiles and store them neatly. Collaborate with suppliers to explore "take back" schemes for recycling. Seek opportunities to re purpose or donate finishes to local charities.