



#### General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation or taxation.

Do not scale this drawing for construction purposes. All dimensions and such dimensions to be taken from the contractor and such dimensions to be taken from the contractor.

All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

#### Notes

All SEW drawings are based on survey information by CSL Surveys, dated May 2021

- Hayes Park West Boundary
- Hayes Park Masterplan Boundary

#### Key Plan

1	20m
1:500	
Project No.	0489
Project Name	Hayes Park West
Checked by	GLJ

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## A2. LOWER GROUND FLOOR PLANS

DRAFT



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### A3. GENERAL NOTES

- A3.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A3.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A3.3 No site visits have been carried out, unless otherwise specified.
- A3.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
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## Appendix E – Recycled content by value.

Component	Quantity (kg)	Recycled content (kg)	Total cost (£)	Recycled content by mass (%)	Recycled content by value (£)	Recycled content by value (%)
Metering devices, calculated average for United Kingdom, 2.1 kg/unit (One Click L)	16.8	0.88	51768	0.052380952	2711.657143	0.052380952
Pendant fire sprinkler for residential buildings, K-factor: 4.9, max working pressure	0.72	0.023	65888	0.031944444	2104.755556	0.031944444
Electric radiant panel vertical radiator, wall mounted, with towel hanger, 17 kg/unit	270.4	0	5600	0	0	0
Ceramic washbasin, 9.51 kg/unit (HANSGROHE SE)	152.16	0	8000	0	0	0
Ceramic toilet bowl, 23 kg/unit, 600 x 360 x 430 mm (One Click LCA)	368	0	9600	0	0	0
Ceramic shower tray, 33.3 kg/unit, 900 x 900 x 80 mm (One Click LCA)	532.8	0	28800	0	0	0
Ceramic shower tray, 33.3 kg/unit, 900 x 900 x 80 mm (One Click LCA)	532.8	0	28800	0	0	0
Semi-frameless shower enclosure, 50 kg/unit, 875 x 875 x 1950 mm, tempered gl	800	0	9600	0	0	0
Semi-frameless shower enclosure, 50 kg/unit, 875 x 875 x 1950 mm, tempered gl	800	0	9600	0	0	0
Pendant fire sprinkler for residential buildings, K-factor: 4.9, max working pressure	1.44	0.046	30800	0.031944444	983.8888889	0.031944444
Metering devices, calculated average for United Kingdom, 2.1 kg/unit (One Click L)	44.1	2.3	3600	0.052154195	187.755102	0.052154195
Electric radiant panel vertical radiator, wall mounted, with towel hanger, 17 kg/unit	405.6	0	8400	0	0	0
Ceramic washbasin, 9.51 kg/unit (HANSGROHE SE)	228.24	0	12000	0	0	0
Ceramic toilet bowl, 23 kg/unit, 600 x 360 x 430 mm (One Click LCA)	552	0	14400	0	0	0
Metering devices, calculated average for United Kingdom, 2.1 kg/unit (One Click L)	58.8	3.07	3600	0.052210884	187.9591837	0.052210884
Pendant fire sprinkler for residential buildings, K-factor: 4.9, max working pressure	2.52	0.08	93816	0.031746032	2978.285714	0.031746032
Lighting components, calculated averages for United Kingdom, 0.3 kg/unit (One C	12.3	0	29430	0	0	0
Ceramic shower tray, 33.3 kg/unit, 900 x 900 x 80 mm (One Click LCA)	3729.6	0	201600	0	0	0
Semi-frameless shower enclosure, 50 kg/unit, 875 x 875 x 1950 mm, tempered gl	5600	0	67200	0	0	0
Electric radiant panel vertical radiator, wall mounted, with towel hanger, 17 kg/unit	2366	0	49000	0	0	0
Ceramic washbasin, 9.51 kg/unit (HANSGROHE SE)	1331.4	0	70000	0	0	0
Ceramic toilet bowl, 23 kg/unit, 600 x 360 x 430 mm (One Click LCA)	3220	0	84000	0	0	0
Radiators, calculated average for United Kingdom, 55 kg/unit (One Click LCA)	27500	1600.72	0	0.058208	0	0
Structural open rolled steel sections, global average (IStructE (2025))	20000	18000	110000	0.9	99000	0.9
Structural open rolled steel sections, global average (IStructE (2025))	60000	54000	330000	0.9	297000	0.9
Prefabricated concrete-FRP composite pile, circular, 300 mm diameter, 169.65 kg/	59547.15	0	67500	0	0	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	2959971	117209.4	223020	0.039598158	8831.181247	0.039598158
Galvanized profiled steel decking, for composite floor slabs/decks, 0.9 mm, 1000 m	82067.31	57447.12	973830	0.700000037	681681.0356	0.700000037
Carbon steel reinforcing bar (secondary production route - scrap), 97.07% recycle	117745	114318.62	270814	0.970899996	262933.3114	0.970899996
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor t	12.91	0	520	0	0	0
Laminate flooring, 8.8 kg/m <sup>2</sup> (Kronospan Ltd.)	457.6	164.28	4680	0.359003497	1680.136364	0.359003497
Calcium sulphate flooring panel with alufoil backing, ceramic tile covering, 600x60	7710.08	2588.54	15680	0.335734519	5264.317257	0.335734519
Calcium sulphate flooring panel with alufoil backing, ceramic tile covering, 600x60	7710.08	2588.54	15680	0.335734519	5264.317257	0.335734519
Liquid-applied waterproofing membrane sealant, 2.711 kg/m <sup>2</sup> , Flexitec Platinum (f	607.26	19.68	11200	0.032407865	362.9680862	0.032407865
Liquid-applied waterproofing membrane sealant, 2.711 kg/m <sup>2</sup> , Flexitec Platinum (f	607.26	19.68	11200	0.032407865	362.9680862	0.032407865
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor t	68.29	0	2750	0	0	0
Laminate flooring, 8.8 kg/m <sup>2</sup> (Kronospan Ltd.)	2420	868.78	24750	0.359	8885.25	0.359
Ceramic tiles for bathrooms, 4 mm, 10.22 kg/m <sup>2</sup> , DEKTON (Cosentino Surfaces F	3658.76	0	50120	0	0	0
Calcium sulphate flooring panel with alufoil backing, ceramic tile covering, 600x60	30840.32	10354.18	62720	0.335735167	21057.3097	0.335735167
Ceramic tiles for bathrooms, 4 mm, 10.22 kg/m <sup>2</sup> , DEKTON (Cosentino Surfaces F	6407.94	0	87780	0	0	0
Laminate flooring, 8.8 kg/m <sup>2</sup> (Kronospan Ltd.)	6758.4	2426.27	69120	0.359000651	24814.125	0.359000651
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	2688	0	30720	0	0	0
Laminate flooring, 8.8 kg/m <sup>2</sup> (Kronospan Ltd.)	7295.2	2618.98	74610	0.359000439	26785.02273	0.359000439
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	2901.5	0	33160	0	0	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	2978.5	0	34040	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	9127.27	5768.44	17020	0.632000587	10756.65	0.632000587
Laminated skirting board, biogenic CO <sub>2</sub> not subtracted (for CML), 0.53 kg/m, heig	457.92	0	17280	0	0	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	3059	0	34960	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	9373.96	5924.34	17480	0.63199971	11047.35493	0.63199971
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor t	218.52	0	8800	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	9438.31	5965.01	105600	0.631999797	66739.17852	0.631999797
Liquid-applied waterproofing membrane sealant, 2.711 kg/m <sup>2</sup> , Flexitec Platinum (f	2429.06	78.7	44800	0.032399364	1451.491523	0.032399364

Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor	233.67	0	9410	0	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	10092.56	6378.49	112920	0.631999215	71365.35139	0.631999215	0
Laminated skirting board, biogenic CO <sub>2</sub> not subtracted (for CML), 0.53 kg/m, height	525.76	0	19840	0	0	0	0
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor	375.96	0	15140	0	0	0	0
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor	422.64	0	17020	0	0	0	0
Ceramic tiles for bathrooms, 4 mm, 10.22 kg/m <sup>2</sup> , DEKTON (Cosentino Surfaces F	29648.22	0	406140	0	0	0	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	14542.5	0	166200	0	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	44563.83	28164.34	83100	0.631999987	52519.19896	0.631999987	0
Laminate flooring, 8.8 kg/m <sup>2</sup> (Kronospan Ltd.)	37338.4	13404.49	381870	0.359000118	137091.375	0.359000118	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	14850.5	0	169720	0	0	0	0
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor	1164.87	0	46910	0	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	50312.62	31797.58	562920	0.632000083	355765.4865	0.632000083	0
Laminated skirting board, biogenic CO <sub>2</sub> not subtracted (for CML), 0.53 kg/m, height	2982.84	0	112560	0	0	0	0
Wall paints for interior use, 0.16 mm, 0.249 kg/m <sup>2</sup> , 1552 kg/m <sup>3</sup> , Alpha unidecor	1653.31	0	66580	0	0	0	0
Galvanized steel stud framing profiles per m <sup>2</sup> (air gap included), UD and CD profile	7065	4945.5	67824	0.7	47476.8	0.7	0
Galvanized steel stud framing profiles per m <sup>2</sup> (air gap included), UD and CD profile	7251	5075.7	69610	0.7	48727	0.7	0
Galvanized steel stud framing profiles per m <sup>2</sup> (air gap included), UD and CD profile	34488	24141.6	331085	0.7	231759.5	0.7	0
Precast concrete part stairs, 1965 kg/unit, 1.1 m wide, 9 steps each 16 cm, EN158	1965	0	300000	0	0	0	0
Speedgate for secure vehicle access control, 649 kg/unit, XENTRY STS Speedgate	649	0	50000	0	0	0	0
Precast concrete paving products, 2350 kg/m <sup>3</sup> (BPCF)	23500	0	30000	0	0	0	0
Precast concrete paving products, 2350 kg/m <sup>3</sup> (BPCF)	96350	0	147000	0	0	0	0
Precast concrete paving products, 2350 kg/m <sup>3</sup> (BPCF)	115150	0	122500	0	0	0	0
Precast dense concrete masonry blocks, 190 kg/m <sup>2</sup> (Mineral Products Association)	28120	61.86	207200	0.002199858	455.8105263	0.002199858	0
Sub-base gravel for soil stabilization, 1750 kg/m <sup>3</sup> , Bundskring (Nymølle Stenindus	875000	0	175000	0	0	0	0
Sewage water drainage piping network, per m <sup>2</sup> GIFA (residential buildings) (One C	153.05	0	224400	0	0	0	0
Acrylic water-based decorative emulsions for external applications, 0.1179 kg/m <sup>2</sup>	153.27	0	169000	0	0	0	0
Gravel, dry bulk density, 1680 kg/m <sup>3</sup> (One Click LCA (2025))	304752	0	190470	0	0	0	0
Self-levelling screed, 1 mm, 2.25 kg/m <sup>2</sup> , Gyloron® EXCELIO (Anhydritec)	801000	0	284920	0	0	0	0
Glassfibre Reinforced Concrete (GRC) panel, 65 kg/m <sup>2</sup> , 12 mm + 3 mm GRC thick	39520	0	405000	0	0	0	0
Terracotta cladding panels, 74 kg/m <sup>2</sup> (Maple Façades Ltd.)	62604	16527.46	439936	0.264000064	116143.1321	0.264000064	0
Aluminium framework system for fixing the facade cladding, 1.65 kg/m <sup>2</sup> , ossature	1395.9	0	100000	0	0	0	0
Glassfibre Reinforced Concrete (GRC) panel, 65 kg/m <sup>2</sup> , 12 mm + 3 mm GRC thick	194958.4	0	1000000	0	0	0	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	13457.5	0	69701	0	0	0	0
Calcium silicate sheathing board for ventilated facade constructions, L = 0.22 W/n	33159.28	0	69381	0	0	0	0
Gypsum plaster board, regular, 60% recycled gypsum, 6.5-25 mm (0.25-0.98 in), 1	41238.97	26063.03	76900	0.632000023	48600.80179	0.632000023	0
Galvanized steel stud framing profiles per m <sup>2</sup> (air gap included), UD and CD profile	23995	16796.5	889597	0.7	622717.9	0.7	0
Galvanized steel stud framing profiles per m <sup>2</sup> (air gap included), UD and CD profile	140340	98238	1684080	0.7	1178856	0.7	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	86959.6	3443.44	9100	0.039598158	360.3432398	0.039598158	0
Carbon steel reinforcing bar (secondary production route - scrap), 97.07% recycle	101000	98060.9	232	0.9709	225.2488	0.9709	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	298625	11825	15000	0.039598158	593.9723734	0.039598158	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	387018	15325.2	19440	0.039598158	769.7881959	0.039598158	0
Aggregate (crushed gravel), generic, dry bulk density, 1600 kg/m <sup>3</sup> (One Click LCA)	600000	0	86875	0	0	0	0
PIR insulation, calculated average for United Kingdom, L = 0.022-0.03 W/mK, 100	13125	0	137500	0	0	0	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	1110885	43989	106950	0.039598158	4235.023022	0.039598158	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	1791750	70950	94751	0.039598158	3751.96509	0.039598158	0
EPS compressible panels with laminated polypropylene twin walls, 85-220 mm, 1.8	4500	0	112500	0	0	0	0
Composite bitumen waterproofing membranes, calculated average for United King	11250	0	137500	0	0	0	0
Carbon steel reinforcing bar (secondary production route - scrap), 97.07% recycle	15390	14942.15	35397	0.970899935	34366.945	0.970899935	0
Carbon steel reinforcing bar (secondary production route - scrap), 97.07% recycle	44175	42889.51	101602	0.970900057	98645.38755	0.970900057	0
Skylight or roof light - with frame	99	0	33600	0	0	0	0
Ready-mix concrete, generic, C32/40 (4600/5800 PSI), XC1, CEM II/A-S portland	1469235	58179	123000	0.039598158	4870.573462	0.039598158	0
Stone wool insulation (stone wool), L = 0.044 W/mK, R = 1 m2K/W, 44 mm, 0.96	15216.3	11412.23	230550	0.750000329	172912.5758	0.750000329	0
Vapour control layer, 0.11 kg/m <sup>2</sup> , VARA PLUS (Partel)	338.14	0	122960	0	0	0	0

Natural stone roofing slate, per m2 of roof covered, 5 mm, 33.483 kg/m2, 2800 k	102926.74	0	23767	0	0	0
Carbon steel reinforcing bar (secondary production route - scrap), 97.07% recycle	58406	56706.39	134334	0.970900079	130424.8912	0.970900079
Steel door with mineral wool core, fire rated, 900x2000 mm, 74 kg/unit (One Click LCA)	370	37	0	0.1	0	0
Sandwich panel with mineral wool core and metal facing, calculated average for United Kingdom, 12.5 mm	77154	13591.96	468435	0.176166628	82522.61429	0.176166628
Fire resistant gypsum plasterboard, calculated average for United Kingdom, 12.5 mm	110220	6580.89	55110	0.059706859	3290.445	0.059706859
Wall paints for interior use, 0.16 mm, 0.249 kg/m2, 1552 kg/m3, Alpha unidecor	1368.49	0	55110	0	0	0
Thin steel sheet beams for joists and studs, Z, Sigma, C - shaped (CTICM)	45738	27442.8	64091	0.6	38454.6	0.6
Staircase from MDF, plywood, softwood, 144.8 kg/unit (Stairway Joinery Ltd)	2316.8	17.61	128000	0.007601001	972.9281768	0.007601001
Stainless steel handrails, 17.58 kg/m, HRWS-6C, HRWS-6CLB, HRWS-6CW, HRV	843.84	506.3	64000	0.59999526	38399.69662	0.59999526
Staircase from MDF, plywood, softwood, 144.8 kg/unit (Stairway Joinery Ltd)	12163.2	92.44	672000	0.007599974	5107.18232	0.007599974
Stainless steel handrails, 17.58 kg/m, HRWS-6C, HRWS-6CLB, HRWS-6CW, HRV	4430.16	2658.1	336000	0.600000903	201600.3034	0.600000903
Steel door with mineral wool core, fire rated, 900x2000 mm, 74 kg/unit (One Click LCA)	444	44.4	24000	0.1	2400	0.1
Door and window handles, 0.75 kg/unit (Union nationale des industries de la quincaillerie)	24	0	16000	0	0	0
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	1555.2	46.17	11200	0.0296875	332.5	0.0296875
Door and window handles, 0.75 kg/unit (Union nationale des industries de la quincaillerie)	48	0	16000	0	0	0
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	3110.4	92.35	22400	0.029690715	665.0720165	0.029690715
European/Exotic wooden - steel railings with balustrades, 12.56 kg/m (Union des Bois)	1456.96	0	58000	0	0	0
Entrance metal door with metal frame, 28.7 kg/m2, - ATHENA STANDARD ISOLA	4018	0	130000	0	0	0
Operable wooden framed windows, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	5720	0	121941	0	0	0
Manual interior roller blind, 4.63 kg/m2 (Groupement ACTIBAIE)	662.09	0	17160	0	0	0
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	5443.2	161.61	39200	0.029690256	1163.858025	0.029690256
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	6220.8	184.69	22400	0.029689108	665.0360082	0.029689108
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	6220.8	184.69	44800	0.029689108	1330.072016	0.029689108
Exterior rendering from soil-lime mixtire, ép. 5 cm, A4 > 500 km, Revêtement extérieur	8817.9	0	11050	0	0	0
Precast dense concrete masonry blocks, 190 kg/m2 (Mineral Products Association)	41990	92.38	44200	0.002200048	97.24210526	0.002200048
Exterior wooden door and windows, double glazed, 24mm, 1.48m x 0.9mm, 36.8kg	11334.4	0	547200	0	0	0
Door and window handles, 0.75 kg/unit (Union nationale des industries de la quincaillerie)	252	0	84000	0	0	0
Exterior wooden door and windows, double glazed, 24mm, 1.48m x 0.9mm, 36.8kg	12916.8	0	975000	0	0	0
European/Exotic wooden - steel railings with balustrades, 12.56 kg/m (Union des Bois)	8716.64	0	249840	0	0	0
Ceramic tiles for facade, 4 mm, 10.22 kg/m2, DEKTON (Cosentino Surfaces Franc)	7716.1	0	196300	0	0	0
Wooden doors, calculated average for United Kingdom, 1.23x2.18 m, 36 kg/m2, 9	32659.2	969.64	235200	0.029689643	6983.004115	0.029689643
Liquid-applied waterproofing membrane sealant, 2.711 kg/m2, Flexitec Platinum (Flame)	2643.23	85.64	34125	0.032399753	1105.641582	0.032399753
Cement board for indoor usage, 12.5 mm, 12.1 kg/m2, Knauf AQUAPANEL Indoor	12765.5	0	158250	0	0	0
Self-levelling screed, 1 mm, 2.16 kg/m2, Gyvlon® ECO, ECO SP, ECO FD E2C (Arl)	280260	0	77850	0	0	0
Cement mortar (One Click LCA)	6299	0	6299	0	0	0
Various building services equipment - no recycled content	84294.3	0	1711889	0	0	0

Total material value (£) of all costed materials	£21,131,378.00
Total recycled content by value (£) of all costed materials	£5,290,796.18
Total recycled content % by value	25%



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