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London Borough of Hillingdon

Meadow School, Northwood Road

260386

Post Completion Circular Economy Statement

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1.0 Executive Summary

CPW have completed a Post Construction Circular Economy Statement to demonstrate how the Meadow School, has considered and implemented the principles of Circular Economy. This report builds upon the Circular Economy Statement provided at planning stage (Hydrock, 2023), to report on the actual performance against quantitative and qualitative commitments, while aiming to share key learnings that could inform best practice in the future.

The Circular Economy aspirations of the project, were to design out waste and pollution, keep products and materials in use via the promotion of recycling and reuse methods, and regenerate natural systems.

The development is situated in the London Borough of Hillingdon. The Meadow School development comprises the erection of an academic building (Use Class F1) and ancillary structures, including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.

The building development is situated on a brownfield site and has a total GIA of 2276.1m² GIA and has been proposed to provide more educational capacity to the area, to help accommodate for the increasing population and it's growing need for SEND capacity.

This statement takes into consideration the following requirements, with reference to The London Plan (2021) Policy SI7, and the development's aspirations:

- How the development has performed against the Circular Economy targets set at planning stage
- The materials used and their recycled and recyclable content
- How the development enables building materials, components, and products to be disassembled and re-used at the end of their useful life
- How the development has achieved its aspirations set at the planning stage
- Lessons learnt from this project to support future developments

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2.0 Description of the site and development

The proposed development forms part of the wider Harefield Academy campus, located on Northwood Road within the London Borough of Hillingdon. The site is situated adjacent to a number of residential neighbourhoods and is bounded by a number of local green spaces, including Northwood Way Open Space, Shepards Hill Gardens and Pearsons Wood. To the south-west, Northwood Road connects the site to Harefield Village Centre, which provides a range of community amenities, including retail, commercial and industrial premises, as well as Harefield Hospital. The site boundary and surrounding context are illustrated in Figure 1.

The existing building formerly operated as a school boarding block until July 2020 and was subsequently identified for demolition and redevelopment. The redevelopment supports Meadows Academy School, a local authority-maintained school, which holds additional capacity for Complex and Moderate Learning Difficulties. The project responds to an identified need for additional specialist education provision, by expanding the school's capacity by approximately 90 pupil places, a requirement that cannot be accommodated within existing facilities.

In accordance with the Greater London Authority's Circular Economy Statement guidance and the decision-making hierarchy for *New Buildings, Infrastructure and Major Refurbishments*, the potential retention and adaptation of the existing building was assessed during the design stage. However, the retention and repurposing of the structure was determined to be technically unviable due to planning constraints, safety considerations associated with the existing Cross Laminated Timber (CLT) structure, and limitations arising from the existing floor-to-floor height of approximately 3 metres. These constraints significantly restricted opportunities for adaptation to meet the functional, spatial and operational requirements of a modern specialist educational facility. Consequently, demolition and redevelopment were identified as most appropriate.

Circular economy principles have informed the design of the scheme. Recognising the typically long operational life of educational buildings and continued public ownership of the facility, the new development has been designed with adaptability as a key consideration. Flexibility of use, future reconfiguration needs and the ability to replace building elements over time have also been incorporated to support resource efficiency.

The proposed development comprises a new academic building within Use Class F1, providing approximately 2,276.1 m² Gross Internal Area (GIA), together with associated mechanical and electrical services, multi-use games area (MUGA), vehicular access arrangements, landscaping, car and cycle parking, and associated external works.

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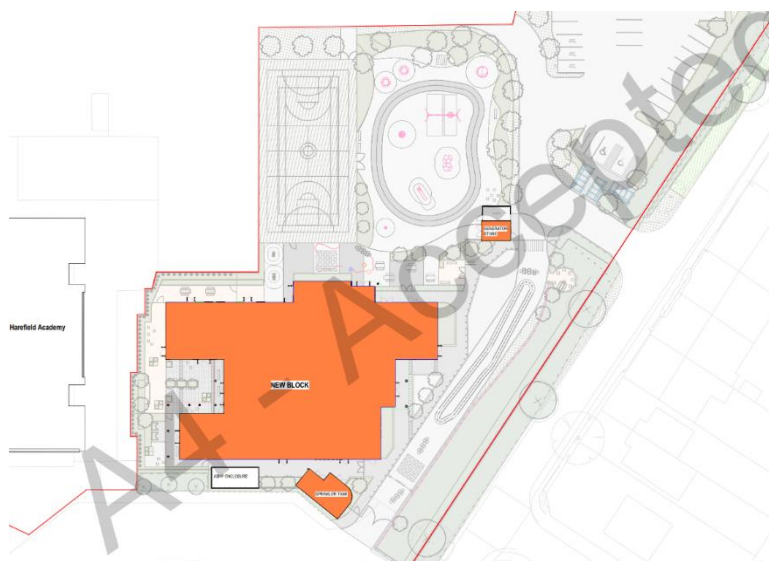


Figure 1: Site plan of the Meadow school.

3.0 Limitations

Demolition of the existing building, and construction of the substructure was undertaken by ISG. Note that ISG went into administration in September 2024, and Graham Construction have since been retained to take on the project, including provision of required data for the Circular Economy Statement. Therefore, records of prior demolition and substructure work carried out by ISG are unavailable and will not be included in the scope of this report.

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4.0 Policy and Requirements

As per requirement 7.14.9, this report will follow the Greater London Authority's (GLA) guidance, outlined in the following documents:

- **The London Plan (2021)** – Released March 2021, the next generation of the strategic plan for London, with updated targets to reflect the changing priorities in London's environmental, economic, and social development.
- **London Plan Guidance: Circular Economy Statements** – March 2022.

4.1 The London Plan: Policy S17 'Reducing waste and innovation and supporting the Circular Economy'

Policy S17 of The London Plan (2021), *Reducing waste and supporting the Circular Economy*, seeks to ensure that developments minimise waste, maximise resource efficiency and embed circular economy principles throughout the building lifecycle.

The development's Circular Economy approach was established at design stage, and this post-construction report provides an update based on as-built information and actual outcomes. This report will be submitted to the Greater London Authority and has been completed in line with the Post Construction reporting guidance as far as possible.

The following circular economy requirements have been adhered to and addressed:

- Encouraging waste minimisation and avoidance through the reuse of materials and using fewer resources, in the production and distribution of products.
- Ensuring there is zero biodegradable or recyclable waste by 2026.
- Meeting or exceeding the recycling targets for each waste stream;
- Municipal waste- 65% recycling by 2030.
- Construction, demolition and waste excavation- 95% diverted from landfill.

Ensuring educational institutions are designed with an adequate and easily accessible waste storage system that supports separate collection of dry recyclables and food waste.

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5.0 Circular Economy Aspirations and Targets

The aspirations for Circular Economy implementation for the development aligned with the principles set out by the Ellen MacArthur Foundation:

- **Design out waste and pollution** – Waste is a consequence of the design stage and not an accident. By changing the mindset to the idea that waste is a design flaw, new materials and technologies can be harnessed to ensure that waste and pollution are not created or are minimised in the first place.
- **Keep products and materials in use** – Change and build an economy so that products and components can be reused, repaired, and remanufactured and are kept in the economy rather than just disposed of after each use.
- **Regenerate natural systems** – The idea that the environment can not only be protected but potentially improved. In nature there is no waste and so instead of trying to do less harm, we should aim to do good and enhance the natural resources.

In order to minimise the use of new materials, the following circular economy principles highlighted in Policy S17, have been followed for this development:

4.1 Design out waste

Waste prevention and reduction have been considered at all key stages, from design through to end-of-life considerations. A final Site Waste Management Plan (SWMP) was implemented in line with Graham's environmental and waste policies. During the procurement stage, an individual was assigned to guide responsible procurement, by ensuring that the quantity and timing of material deliveries onsite do not generate unnecessary waste. The building was also designed using a lightweight modular steel frame, with an SFS infill, enabling efficient off-site fabrication that reduces material wastage during construction.. Any 'off cuts' that do arise from this design strategy, however, are fully recyclable and reusable elsewhere, further increasing resource efficiency, whilst minimising waste arisings. As the site was predominantly level, minimal excavation works took place. Where excavation arisings were generated, 100% was reused elsewhere onsite, in earthworks or landscaping, which helped meet diversion from landfill targets, by ensuring materials are kept in high value use as long as possible. These methods remain in line with Graham's company targets to reduce the quantity of avoidable construction waste by 65% in 2030 and 100% in 2040.

Specifically, the following waste targets were set which have subsequently been achieved and improved upon (See Section 5.2. for Reporting):

- Construction waste target of <47.1t/100 m²
- 95% diversion from landfill of excavation and construction waste

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4.2 Design for the long term

Durable and resilient materials were installed, via careful material specification and spatial planning, selected for longevity and resistance to degradation over time e.g., *weathering or pedestrianised activity*. For example, high specification steel cladding and robust brickwork were used for the external envelope where possible, due to their robustness and long service life, compared to their counterparts. This reduces the need for frequent maintenance and repairs, therefore contributing to greater longevity of the site. Furthermore, long-lasting, low-carbon materials products were specified for the internal finishes. Durable vinyl flooring was selected, particularly in high traffic areas such as circulation and teaching spaces. This helped to extend the building's life span, whilst simultaneously meeting additional durability requirements for SEND educational environments. Further replaceable internal durability finishes were employed to complement this structural design, as per design stage intent, including barrier matting installed in entrance areas, corner protection and impact resistant partition systems. These measures were employed to minimise operational damage, whilst meeting longer term robustness requirements and can be maintained or replaced, without impact to additional elements. All these materials were selected, following discussions with the wider design team, to design for an extended 60 year+ lifespan.

The façade has also been carefully designed and constructed to strict standards, to enhance longevity of the development, with triple glazing installed to achieve the required U-values in accordance with DfE standards, therefore improving thermal performance and reducing operational insulation. This further coincides with the consideration of longevity in the building design.

4.3 Designing for adaptability or flexibility

As a council-owned asset, the building is expected to remain in educational use throughout its lifespan. However, it has been designed to support adaptability and long-term value retention, aligning with key circular economy principles. The structure and internal layouts can accommodate evolving operational requirements within the education sector through the use of lightweight internal walls and partitions, alongside a recycled steel frame with mechanically fixed connections. These design features enable components to be dismantled, relocated, and reconfigured with minimal material waste, extending the useful life of the building and its constituent elements.

The façade has been designed as a consistent and adaptable external envelope, incorporating large openings that provide flexibility for future alterations to layouts, servicing strategies, and operational demands. In addition, generous floor-to-ceiling heights have been incorporated throughout the building, with classrooms typically providing heights of 2.85 m and corridors maintaining a clear height of 2.7 m. These increased spatial allowances facilitate future changes of use and service upgrades, supported by accessible service zones and access panels.

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The Air Handling Unit (AHU) has been sized to meet current building requirements; however, significant future capacity has been retained, with the system currently operating at approximately 30% of its available power while still achieving compliance. This provides flexibility to accommodate changes in occupancy patterns, operational demands, or performance standards throughout the building's lifecycle. In addition, the installed MVHR ventilation systems have been designed to facilitate the future retrofit of cooling units should thermal comfort requirements evolve over time. A regular structural grid and coordinated service strategy have also been implemented, enabling future alterations to internal layouts and building systems, while maintaining the integrity of the structure.

Collectively, these measures enhance the building's capacity for adaptation, reducing the need for significant refurbishment or replacement works and supporting a circular economy approach by maximising resource efficiency, prolonging asset life, and reducing embodied carbon over time.

4.4 Design for assembly, disassembly, and recoverability

A Disassembly Study (Appendix A) was undertaken by Noviun, to explore the ease of assembly, disassembly and recoverability options. This includes consideration of the following:

- The primary structure comprises a modular steel framework, with a reinforced concrete structure and reversible fixtures. This makes it easier to remove or replace if required, as all items can be easily disassembled and reassembled where required
- Lightweight plasterboard partitions have been installed, which are mechanically fixed to the main structural elements, allowing for ease of assembly, disassembly and recoverability. The external plant is also safely located, to provide safe access to building services, whilst mitigating further disruption to the building.
- Exposed and Reversible Connections: the steel-framed structure and layered construction design, allows for individual building elements to be reassembled, or replaced independently without compromising other structures.
- Curtain walling and glazing systems have also been designed as replaceable components, which allows for future upgrades with minimal disruption. All building services are concealed, but easily accessible. These are all located within cable trays, while ducts are mechanically fixed to facilitate disassembly.
- *Layer Independence*: The primary structure, including non-load bearing systems, the external envelope, internal partitions, finishes and building components have been designed as a coordinated development but with independent layers. This allows components with differing service lives to be replaced, without disruption to adjacent structural elements.

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- Plant rooms are further positioned adjacent to external walls, which helps facilitate future maintenance and disassembly needs, while the ASHP units are located within secure external enclosures, to address assembly, disassembly and recoverability needs.
- Modular construction systems and components have been incorporated into the development where feasible, including the steel frame, brickwork, aluminium cladding, glazing and internal partitions. The standardised nature of these arrangements makes it easier to disassemble and recover if required.

4.5 Material Selection

Graham Construction, as the main contractors on the project, have also prioritised suppliers with relevant responsible sourcing certifications, including FSC, ISO 14001 and BES 6001. Targeted material specification and procurement were carried out, in which priority was given to materials with Environmental Product Declarations (EPDs). A total of 38 materials with EPDs were utilised, which highlights a commitment to procure products with better environmental credentials, due to greater verification and traceability of life cycle based environmental data. This further promotes the principles of circular economy, with the minimisation of waste remaining central to all material procurement activities, even during early design stages.

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6.0 Bill of Materials

Table 2 details the estimated weight and material intensity for each building element. The information has been provided in line with the Whole Life Carbon Exercise. Information is representative of the final Bill of Quantities provided by Graham Construction Ltd. and therefore represents the 'as built' development at the time of writing.

Component Material	Material quantity (kg)	Material intensity (kg/m ² GIA)	GLA Sample Performance
1. Substructure	1,323,857	582	4 th Quartile
2.1. Superstructure: Frame	144,430	63	2 nd Quartile
2.2. Superstructure: Upper Floors	625,398	275	1 st Quartile
2.3. Superstructure: Roof	115,769	51	3 rd Quartile
2.4. Superstructure: Stairs and Ramps	41,356	18	n/a
2.5. Superstructure: External Walls	411,133	181	4 th Quartile
2.6. Superstructure: Windows and External doors	14,565	6	
2.7. Superstructure: Internal Walls and Partitions	109,320	48	2 nd Quartile
2.8. Superstructure: Internal doors	7,656	3	2 nd Quartile
3. Finishes	17,500	8	n/a
5. Services (MEP)	43,086	19	n/a
8. External works	1,401,889	616	n/a
Total	4,255,939	1,870	

Table 1: Building Weight and Material Intensity.

It is difficult to benchmark Material Intensity, as there is limited data, and figures vary significantly based on building type and structure. However, results are presented against GLA sample data where possible for an indication. The reported Material Intensity shows a 4% improvement compared to the planning stage estimate of 1,877kg/m². This demonstrates that the team have effectively delivered a material efficient design.

The overall recycled content value estimated is 8% of the total material weight. This falls short of the GLA target of 20%, however it should be noted that as the substructure design was carried out by ISG and the specification details are unknown, the concrete has been assumed as having 0% cement replacement, to give a conservative estimate. If the substructure included 50% cement replacement as specified at planning, the recycled content would be improved.

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7.0 Recycling and waste reporting form

7.1 Construction Waste

The development's Recycling and Waste metrics are reported below in line with GLA guidance. Construction waste data provided is based on Graham Construction site waste records (Appendix B) and are presented against site waste targets set at design stage. Demolition was undertaken under a separate contract by ISG. Therefore, the demolition records are not available at the time of writing the report and are not included in the below. The below excavation records also include Graham's waste records, and do not include the excavation undertaken for the building substructure by ISG.

		Excavation Waste		Construction Waste	
		Target	Actual	Target	Actual
Total estimate (t/100m ² GIA)		251.1	226.56	47.1	8.23
% Reused or recycled		≥95%	100%	≥95%	99.92%
% Not reused or recycled	% To landfill	≤5%	0%	≤5%	0.08%
	% To other Management	≤5%	0%	≤5%	0%

Table 2: Recycling and Waste Reporting – Construction waste.

100% of non-hazardous excavation waste and 99.92% of construction waste was diverted from landfill, which is in excess of the minimum GLA target (95%). The total construction waste generated equates to 8.23/100m² GIA (or 0.08t/m² GIA), which shows an 82.53% improvement, compared to the 47.1t/100m² waste forecast values set at the planning stage. The generated excavation waste produced 226.56t/100m², showing a 9.77% improvement compared to initial 251.1 tonnes/100m² target. While the scheme is not pursuing BREEAM, the generated construction waste volume would achieve 1 credit under BREEAM NC V6 and falls within the lower quartile of projects sampled by the GLA.

7.2 Municipal Waste

Refer to Appendix C which details the Operational Waste Management Strategy. This has been developed in line with the Waste Hierarchy, in which the operational waste strategy of the school is intended to avoid disposal to landfill of 65%, in line with the London Plan (2021) and GLA requirements. The following measures will be implemented, to achieve efficient waste management strategies:

- Provision of internal bins within classrooms and at key points around the school, to allow for effective separation of dry recycling and general waste.
- Promotion of effective municipal waste management via distribution of educational resources and instruction via teachers, to encourage pupils to separate dry recycling and general waste.

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- Scheduling of the daily collection of internal waste bins by cleaning staff, as well as monitoring of waste into relevant external waste bins. Refer to Appendix D (Delivery and Service Strategy) which states how the route for servicing vehicles and waste collection has changed (via Northwood Road rather than travelling through Harefield Academy Park). This has been changed due to provision of a more direct and efficient access route, which minimises interaction between refuse vehicles and pedestrians.
- Preparation of an Operational Waste Management Plan by Facilities Management, shared with school governors and staff.
- Assessment and recording of waste volumes per waste stream, at weekly point of collection.
- Building manager is to assess the internal and external bin storage, to ensure units are fully operational and clean.
- Building manager to submit an operational waste report to head teacher and governors on an annual basis, summarising how targets have been met and how improvements are to be made.
- Low volumes of medical waste are to be expected, but to be agreed prior within OWMP (guided by medical staff).
- Low volumes of green/vegetation waste are to be expected and agreed with Harefield Academy, as part of their wider OWMP.

		Municipal Waste
Total estimate (t/annum)		147
% Reused on or off site		0%
% Recycled or composted on or off site		68% (offsite only), no onsite recycling
% Not reused or recycled	% To landfill	32%
	% To other management	0%
Source of Information		Operational Waste Management Plan (Hydrock, Planning Stage Circular Economy Statement)

Table 3: Recycling and Waste Reporting – Municipal waste estimations

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8.0 End of life Strategy

As part of the development's wider sustainability brief, a Whole Life Carbon Assessment has been undertaken. The WLCA also considers end of life (EOL) scenarios. Based on the materials that have been specified and likely EOL scenarios, it is estimated that circa 72% the building materials (by weight) will be recycled at the end of the building's lifecycle. This is equivalent to 32% of the development's embodied carbon that could be 'saved' in the future by the recycling of the development's materials.

Material weight (kg/m ²)		
Total	Recyclable/ Reusable	%
1,870	1,353	72
Embodied carbon (kg CO ₂ e)		
Total (A-C)	EOL Savings (Module D)	%
1,895,485	600,547	32

Table 4: Estimated recyclable materials and resulting EOL Embodied Carbon 'savings' (Module D)

Embodied carbon 'savings,' are calculated according to EN 15 978/ EN 15804 and follow the categorization and EOL scenarios from DGNB International (German Sustainable Building Council) (2014). The assumed EOL scenarios for material groups are detailed in Table 11. It is important to note that EOL predictions hold a large degree of uncertainty and will be largely influenced by the organisation(s) undertaking future demolition. In the first instance materials should be put forward for reuse in other developments, however reuse has not been considered in these calculations due to uncertainty. Opportunities for reuse have been facilitated through the specification of standardised products and constructing for layer independence. It is also anticipated that by the building's end of life, the market will provide more and improved opportunities for reuse and recycling than at present.

Resource	EOL Process
In-situ concrete	Concrete crushed to aggregate (for sub-base layers)
PIR insulation boards	Plastic-based material incineration
Bitumen membrane	Landfilling (for inert materials)
Plastic products	Plastic-based material incineration
Precast concrete products	Rebar separated (2 %), concrete to aggregate
Aluminium	Aluminium recycling
Steel	Steel recycling
Brick	Brick/stone crushed to aggregate (for sub-base layers)
Mineral wool insulation	Landfilling (for inert materials)
Plasterboard	Gypsum recycling
Fabrics	Plastic-based material incineration
Glass and glazing	Glass recycling
Metal doors	Metal-containing product recycling (90 % metal)
Wooden doors	Wood-containing product incineration (80% wood)
Concrete blocks	Concrete crushed to aggregate (for sub-base layers)
Mortar	Cement/mortar use in a backfill
Porcelain/ mosaic/ ceramic tiles	Brick/stone crushed to aggregate (for sub-base layers)

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Resource	EOL Process
Bamboo (finishes)	Wood incineration
Fiberglass acoustic wall panels	Landfilling (for inert materials)
Cork floor tiles	Plastic-based material incineration
Timber lining	Wood incineration
Linoleum	Landfilling (for inert materials)
Cork acoustic insulation	Landfilling (for inert materials)
Engineered wood flooring	Plastic-based material incineration
Vinyl	Plastic-based material incineration
Building systems and installations	Metal-containing product recycling (90 % metal)

Table 5: Assumed End of Life scenarios for building materials, taken from One Click.

In addition, as per the BREEAM V6 Wst 06 requirements, a 'Building adaptability and disassembly guide' has been produced for future tenants. Refer to Appendix A.

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9.0 Conclusion

This report has been undertaken by CPW, to provide a Post Completion update to the Circular Economy Statement undertaken at the planning stage, to report on the actual performance against quantitative and qualitative targets and objectives.

The development has incorporated all key Circular Economy Measures i.e., flexibility, adaptability, and design for disassembly, as stipulated at the planning. Therefore, the development has successfully 'Designed Out Waste,' as far as possible and per the highest priority level for the Waste Mitigation Hierarchy.

9.1 Key Achievements

Following the effective implementation of Circular Economy Principles, as per Planning Stage intent, the development met or exceeded several Circular Economy based targets. These include:

- 100% diversion from landfill for excavation waste (via soft landscaping or earthworks)
- 99% diversion from landfill for construction waste was met, exceeding GLA requirements
- Material efficient design, including use of a lightweight frame and utilization of modular and standardised components
- Design for adaptability and durability: The building has been designed to support circular economy principles through use of a regular structural grid, flexible internal partitions, generous floor-to-ceiling heights, and accessible service routes to enable future modifications with minimal intervention, while durable materials and accessible plant areas support maintenance, repair, and replacement. Together, these measures extend the building's lifespan, reduce waste, and minimise whole-life carbon impacts.

The key aspirations of this project can therefore be considered met.

9.2 Lessons Learnt

However, while the development ascertained several key achievements related to the effective management of waste, via the incorporation of circular economy principles from early-stage planning, a few limitations occurred, which can be used as lessons for future projects:

- The absence of demolition records due to the previous contractor going into administration. This highlights the importance of good record keeping, to ensure completeness for the final report.
- The recycled content targets were not met, and cement replacement was also not included during the construction stage, as initially specified. This highlights the importance of incorporating specific recycling and reuse targets (%) within the tender requirements document, produced during design stage. These measures will be more easily implementable and must be adhered to through procurement. Despite this, it's also important to note that high recyclable content would not be suitable for all elements of the development, due to the high spec durability and robustness requirements for an SEND school requirement.

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10.0 Appendices

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Appendix A – Disassembly and Adaptability Study

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Appendix B- Construction Waste Records (Graham Construction)

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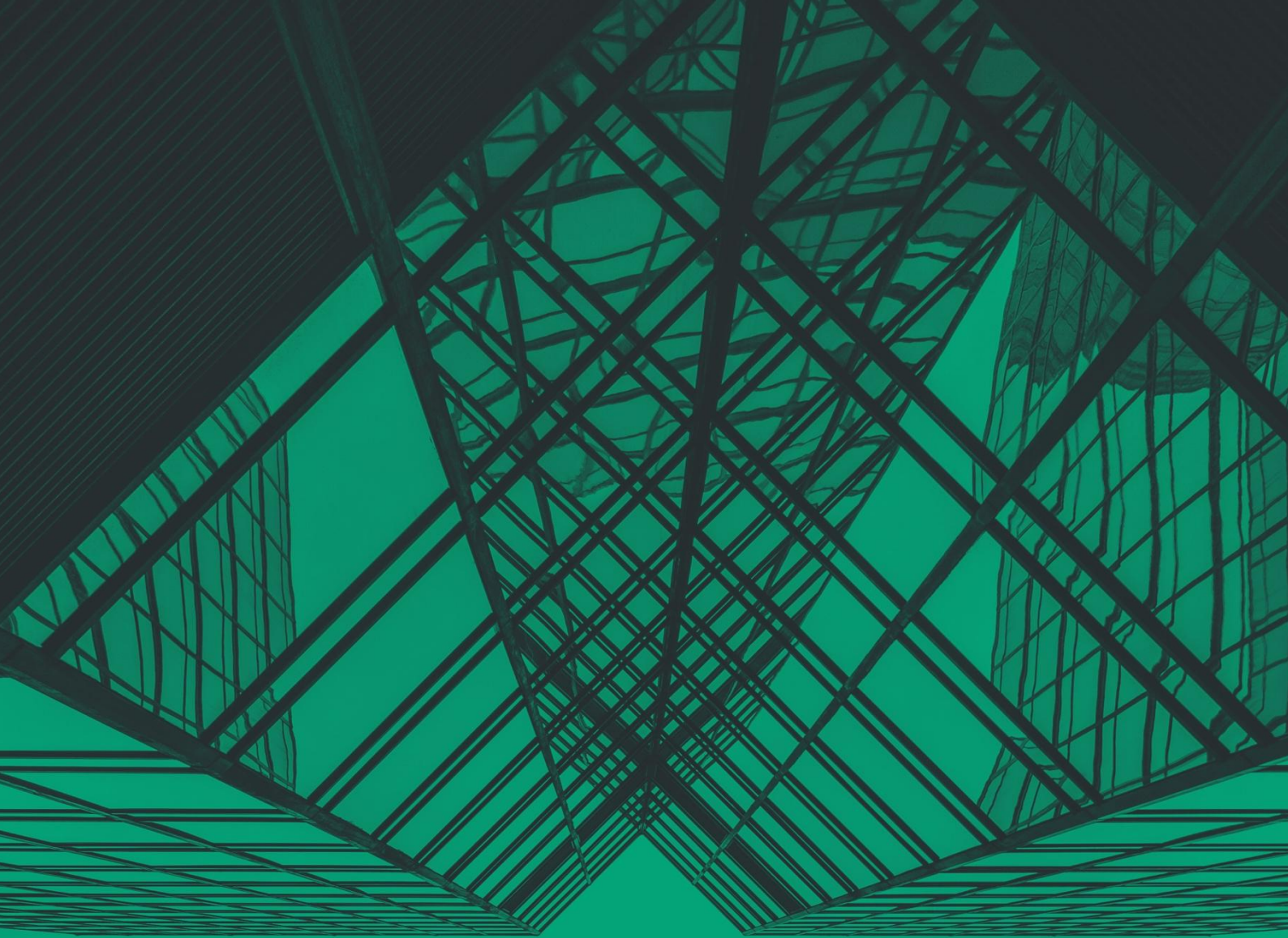


Appendix C- OWMP Plan (Design Stage)

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Appendix D- Delivery and Servicing Strategy



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