

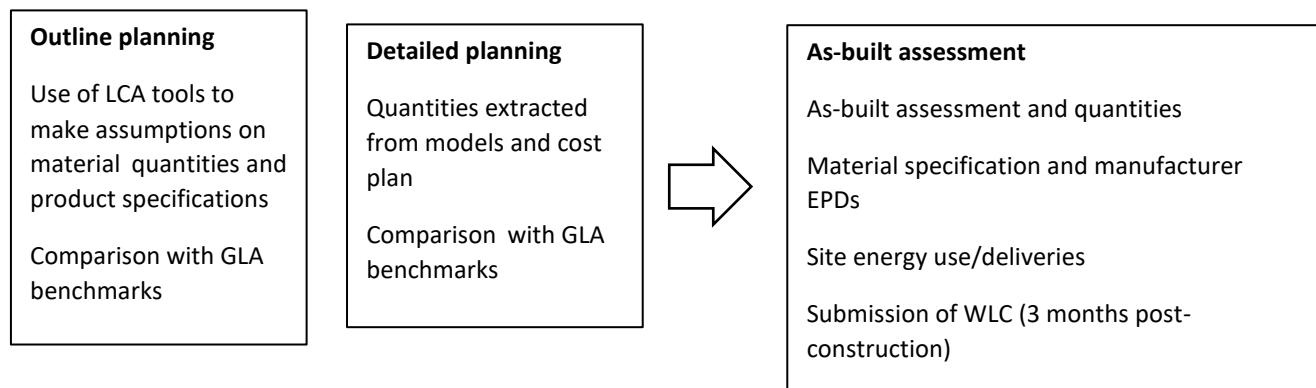
# Hyde Park Hayes

## Circular economy & Whole Life-cycle carbon (WLC) workshop

Meeting date: March 2025

Attendees:	Colin Sinclair	Montagu Evans
	Tiahna Joshi	Montagu Evans
	Nick Hirst	TP Bennett
	Katy Venables	Whitecode
	Ellen Huelin	Whitecode

- KV introduced the WLC and CE principles and the team, the focus on embodied carbon throughout the life cycle of the building
- Carbon emissions from the construction and use of the building over entire life, including demolition and disposal
- Policy requirements
- London Plan 2021 Policy SI2
- *'Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions'*
- Also require LCA assessment for BREEAM to be submitted pre-planning



- Data collection – use of One Click LCA, can use Carbon designer but better to have RFI completed by design team, combination of approaches to ensure accurate building weight

**Minimise the quantities of materials used incorporating WLC discussions**

- No basement
- The Proposed Developments will utilise concrete frames and concrete piles within its structure.
- Discussed the selection of materials with EPD e.g. plasterboard

**Minimise the quantities of other resources used**

- The Proposed Development will utilise a brownfield site in order to meet the needs of the brief, optimising use of London's limited available land.
- Further measures can be cited from the Energy Strategy and Sustainability Statement when available.
- Onsite monitoring of energy and water use

**Specify and source materials and other resources responsibly and sustainably**

- The use of GGBS content in concrete is being explored through the structural options, 30% GGBS in the structure
- There is opportunity to explore the use of materials with recycled content and those which are certified with a recognised scheme. The feasibility of adopting materials with Cradle-to-Cradle (C2C) certification can be explored.
- There is opportunity to explore alternatives to traditional construction methods and materials, including masonry for example:

*A minimum of 20% recycled content by value of materials will be met by the Proposed Development in line with the new London Plan, Policy SI 7 'Reducing waste and supporting the circular economy' and the GLA's Circular Economy Statement Guidance Draft for Consultation.*

**Design for longevity, adaptability or flexibility and reusability or recoverability**

- Adaptability for residential – hotel/student accommodation
- Adaptability of commercial spaces
- Scenario modelling could also be considered to support communication of feasible changes in use.
- There is potential for the MEP systems and servicing strategy to further support future adaptability and flexibility.

**Design out construction, demolition, excavation and municipal waste arising**

- The use of prefabricated utility cupboards and risers is being considered, which would benefit on-site waste generation, delivery requirements and snagging.
- The use of pre-cast columns for the mid-rise and low-rise elements of the scheme may be explored.

**Manage demolition waste**

Current buildings on site subject to pre redevelopment and pre demolition audit

*A minimum of 95% of demolition waste generated from the Proposed Development will be diverted from landfill for beneficial use in line with the new London Plan, Policy SI 7 'Reducing waste and supporting the circular economy.'*

**Manage excavation waste**

Kept to a minimum

*A minimum of 95% of excavation waste generated from the Proposed Development will be diverted from landfill for beneficial use in line with the new London Plan, Policy SI 7 'Reducing waste and supporting the circular economy.'*

**Principle 8: Manage construction waste**

A Sustainable Waste Management Plan/Resource Management Plan is being produced by the contractor for the Proposed Development.

A requirement within the tender documents to consult with specialist contractors to assist with reducing construction waste in the supply chain could be explored.

*A minimum of 95% of construction waste generated by the Proposed Development will be diverted from landfill for reuse, recycling or recovery in line with new London Plan, Policy SI 7 'Reducing waste and supporting the circular economy.'*

**Principle 9: Manage municipal waste**

A Municipal/Operational Waste Management Plan is being produced by TTP for the Proposed Development.

Reworking or demonstration of suitable flexibility and intent will be required to comply with London Plan Policy SI 7.

*A minimum of 65% of municipal waste generated by the Proposed Development will be diverted from landfill for reuse, recycling or recovery by 2030 in line with the new London Plan, Policy SI 7 'Reducing waste and supporting the circular economy.'*

**Short- and medium-term targets**

- Ensure the policy points as detailed under Principle 3, Principle 7, Principle 8 and Principle 9 are met through contractual arrangement with the appropriate party.
- Establish that the final destination landfills and ensure that they have sufficient capacity. Implement the Sustainable Waste Management Plan by the Lead Contractor.
- Set up a tracker for all the commitments and targets made in the Detailed Circular Economy Statement and review the progress on a regular basis.

**Programme/method for longer-term targets**

- Lead Contractor to provide evidence that all commitments are addressed in as-built building.
- Lead Contractor to provide written confirmation that the final destination landfills had sufficient capacity.
- Provide evidence that a minimum of 20% of the total value of the selected products and materials will include recycled and/or reused content.
- Ensure that the operators are aware of the overall waste management strategy and the targets for at least 65% diversion of the municipal waste from landfill for reuse, recycling or recovery.
- Provide a Post Completion Report to the GLA which includes lessons learned that can be fed into future projects.