



**Great North Leisure Park
Regal GNLP Ltd
Pre-redevelopment Audit
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Revision B**

Pre-redevelopment Audit

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Executive Summary

This Pre-redevelopment Audit is prepared for Regal GNLP Ltd. and submitted in support of the planning application (ref. 25/0213/FUL) which seeks permission for the comprehensive redevelopment of the Great North Leisure Park, Leisure Way, London, N12 0GL ('the Site') within the London Borough of Barnet (LBB).

This report presents the findings of the Pre-redevelopment Audit undertaken to support the proposed redevelopment of the Great North Leisure Park site within the London Borough of Barnet. The audit has been prepared in line with London Plan requirements and relevant circular economy guidance, with the aim of establishing a clear understanding of the existing buildings and identifying opportunities for retention, refurbishment, and material reuse prior to redevelopment.

The audit provides a structured review of the age, form, structural systems, key materials, and condition of the existing buildings on site, supported by photographic records and historic drawings. It assesses the potential for retaining or adapting existing structures, refurbishing buildings in preference to demolition, and reusing structural components and materials within the proposed scheme. The audit also considers the design implications of the findings, including justification for demolition where proposed and the opportunities to reduce embodied carbon impacts through reuse and recovery of materials.

While full retention of existing buildings is not feasible, the audit demonstrates substantial opportunity for material reuse and recovery, particularly structural steel and masonry, ensuring alignment with London Plan Policy SI 7 and Whole Life Carbon and Circular Economy objectives. The conclusions of this audit have informed the emerging design strategy and sustainability approach for the redevelopment and provide supporting evidence for the project's Circular Economy and Whole Life-Cycle Carbon submissions.

Pre-redevelopment Audit

1 Introduction

This Pre-redevelopment Audit is prepared for Regal GNLP Ltd. and submitted in support of the planning application (ref. 25/0213/FUL) which seeks permission for the comprehensive redevelopment of the Great North Leisure Park, Leisure Way, London, N12 0GL ('the Site') within the London Borough of Barnet (LBB).

Vector Design are an innovative building services design and consultancy. Located in the South Oxfordshire village of Stadhampton, Vector Design provide services in the fields of mechanical, electrical, and environmental design to all sectors of the UK construction industry.

The aim of this pre-redevelopment audit is to establish a comprehensive understanding of the existing buildings and site, and to assess opportunities for retention, reuse and refurbishment in line with Whole Life Carbon (WLC) and Circular Economy (CE) principles. The audit provides an evidence base to inform early design decisions and support the minimisation of embodied carbon impacts associated with redevelopment.

The following objectives help to achieve this aim:

- Document the existing buildings, including their age, structural form, key materials, and current condition, supported by photographs and site plans.
- Assess the potential for retaining or adapting existing structures, refurbishing buildings in lieu of demolition, and reusing materials or components within the proposed scheme.
- Identify the implications of the audit findings on the design approach, including justification for demolition where proposed and opportunities to reduce embodied carbon through material efficiency, reuse, and retention.

1.1 The Site and Project Overview

The site is Great North Leisure Park, Leisure Way, London, N12 0GL ('the Site'), as show in Figure 1



Figure 1: Existing GNLP site (left – source: Google Maps) and proposed GNLP site (right – source: JTP Architects)

The Site is located at the junction of A1000 (High Road) and Leisure Way, within the administrative boundary of London Borough of Barnet (LBB) (the Local Planning Authority (LPA)).

The Site forms an irregular shaped plot. It comprises the Great North Leisure Park and surface level car park, which together form the main part of the Site. To the north of the leisure park, the Site

includes an area of soft and hard landscaping, including additional surface level car parking which encompass the Glebelands Indoor Bowls Club. An access road connecting the Site to Summers Lane is also within the site boundary.

For the avoidance of doubt, the Site does not include the David Lloyd centre, Ramada Hotel or Gokyuzu restaurant, including their associated parking and landscape areas. The Glebelands Indoor Bowls Club also falls outside of the site boundary.

The surrounding area is characterised by a mix of residential and commercial uses characteristic with the Site's out of centre location.

Immediately to the north of the Site is formed by commercial and leisure uses, including a leisure centre, hotel and restaurant. Building heights range from two-four storeys. Further north, beyond Summers Lane, the area is predominantly characteristically low-level two-storey residential buildings.

The west of the site comprises Finchley Memorial Hospital. A number of residential buildings, ranging from two to four storeys forms the western side of the High Road.

To the south of the Site is the two-storey Finchley Squadron Air Training Corps and Middlesex North West London ACF complex, and a "n" shaped apartment block comprising buildings ranging up to nine storeys.

To the east of the Site lies the Glebelands Local Nature Reserve and the wider Glebelands Open Space.

The redevelopment consists of demolition of existing buildings and phased redevelopment to provide up to 1485 residential dwellings (Use Class C3) across 20 buildings (with links) up to 25 storeys in height; a new 2 storey leisure centre (Use Class E(d)); flexible commercial space (Use Class E); a single storey sports changing pavilion (Use Class F2(c)); and landscaping, parking, access, and associated works.

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2 Applicable Policies and Guidance

The Pre-redevelopment Audit has been prepared in response to planning requirements and guidelines outlined in the following documents:

- The London Plan 2021 – The Spatial Development Strategy for Greater London - Greater London Authority (GLA)
- London Plan Guidance – Circular Economy Statements (March 2022) (GLA)
- Barnet Local Plan (2025)

2.1 The London Plan (2021) – The Spatial Development Strategy for Greater London

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

The London Plan Chapter 9: Sustainable Infrastructure, sets out the new targets for sustainable design.

Within this, Policy SI 7 requires applications to demonstrate circular economy outcomes through a CE Statement, including how materials arising from demolition will be reused or recycled, how the design reduces material demand, and how opportunities for on-site waste management and reuse have been maximised. The policy sets a target of 95% reuse, recycling or recovery for construction and demolition waste, and encourages developments to be designed for adaptability, disassembly and future reuse.

In this context, pre-redevelopment audits play a key supporting role by providing early-stage evidence on the condition, materials and reuse potential of existing buildings. The findings of such audits inform decisions on retention, refurbishment or demolition and support compliance with Policy SI 7 by demonstrating that opportunities for material reuse and waste reduction have been fully explored in line with circular economy principles.

2.2 London Plan Guidance – Circular Economy Statements (March 2022)

This guidance sets out the role of a pre-redevelopment in understanding existing buildings and assessing opportunities for retention, refurbishment and material reuse prior to redevelopment. The audits should be undertaken early in the design process to inform design decisions and minimise unnecessary demolition.

The guidance strongly encourages independently verified or peer-reviewed pre-redevelopment audits where existing buildings are present, requiring a robust assessment of options to retain or refurbish structures and incorporate existing materials into the new development before demolition is considered. Applicants are expected to submit the audit as supporting evidence to WLC or EC statements, where a comprehensive assessment has not already been completed.

The audit should describe the existing buildings on site, including their age, key materials, and state of repair, supported by photographs of typical internal spaces and facades, and site plans showing existing structures.

2.3 Barnet Local Plan (2025)

London Borough of Barnet adopted its Local Plan in 2025.

The new Local Plan establishes the Council's vision for growth and development in Barnet over a 15-year period (2021-2036) and forms the Development Plan for Barnet. The Development Plan is the basis upon which planning applications will be determined. The Local Plan takes account of new national planning policy in the form of the National Planning Policy Framework (NPPF) and the London Plan (2021).

Policy ECC01 – Mitigating Climate Change – looks for developments to demonstrate how sustainable design and construction methods are incorporated into the proposal to enable the development to mitigate and adapt to climate change over its intended lifetime.

3 Proposed Works and the Justification to the Adopted Approach

Circular Economy Statements LPG requires justification for the circular economy design approach, as per the decision tree. In this instance, it is proposed to follow the demolition and recycle approach, which includes traditional demolition, with elements and materials processed into new elements, materials and objects for use on the site or on another site.

Consideration has been given to whether retain and retrofit (full or partial) and re-use could be accommodated at the Site. This has been outlined below, however, is discussed in greater detail in the accompanying Design and Access Statement (document ref. GNLP01) and Planning Statement (document ref. GNLP03A).

3.1 Planning Context for Redevelopment

The National Planning Policy Framework (paras 61 and 125 c and d) and Development Plan (London Plan Policies GSS11, GSS12, and D3), particularly Local Plan Site Allocation 58 provide a strong imperative to optimise this brownfield, out-of-centre leisure park for housing intensification, alongside replacement sports and recreation facilities. Therefore, the principle of redeveloping the Site is strongly supported at all levels of Policy.

3.2 Heritage and Cultural Value

None of the existing buildings are listed, locally listed, nor located within a Conservation Area; therefore, there are no heritage-based policy restrictions over their demolition.

3.3 Existing Buildings

The existing buildings on Site are comprised of large footprint shed-style forms and are demonstrably unsuitable for residential use, which is necessary to deliver the aims of the Site Allocation and Development Plan Policies.

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4 Aims and Objectives

4.1 Aim

The aim of this Pre-redevelopment Audit is to establish a comprehensive understanding of the existing buildings and materials on site to minimise waste generation and embodied carbon impacts through circular economy focused decision making.

4.2 Objectives

The objectives of the audit are to:

- Identify the age, form, structural systems, and materials of existing buildings.
- Assess opportunities for retention, refurbishment, and reuse in preference to demolition.
- Identify materials suitable for reuse, recycling, or recovery.
- Inform the demolition strategy and Circular Economy Statement.
- Support embodied carbon reduction in line with the project's Whole Life-Cycle Carbon assessment.

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5 Key Principles

The key principles guiding the audit are the waste hierarchy and the circular economy, which together seek to minimise waste, retain material value, and reduce embodied carbon impacts associated with redevelopment.

5.1 The Waste Hierarchy

The audit adopts the waste hierarchy as the primary decision-making framework for assessing the future treatment of existing buildings and materials. The hierarchy prioritises actions in the following order:

1. Prevention – avoiding waste through retention of existing buildings or components where feasible.
2. Reuse – retaining or reusing materials and components with minimal reprocessing.
3. Recycling – processing materials to recover value where direct reuse is not viable.
4. Recovery – recovering energy or low-grade value as a secondary option.
5. Disposal – landfill or disposal as a last resort only.

In line with this hierarchy, the audit first considers whether existing buildings can be retained or refurbished in preference to demolition. Where full retention is not feasible, the audit evaluates opportunities for partial retention, selective dismantling, and the reuse of materials and components. Only after these options have been properly assessed are recycling and recovery routes considered.

This hierarchy-led approach ensures that demolition is justified only where necessary and that waste generation is minimised, supporting the London Plan target of 95% reuse, recycling, or recovery of construction and demolition waste.

5.2 The Circular Economy

The audit is informed by circular economy principles, which look to retain materials at their highest possible value for as long as possible and reduce reliance on virgin resources. In accordance with London Plan Guidance, the audit focuses on the following core circular economy outcomes:

- Identifying materials and components with potential for direct reuse, particularly structural elements with high embodied carbon value.
- Treating demolition as a controlled deconstruction process to enable recovery of materials in a reusable condition.
- Reducing material demand in the proposed redevelopment through reuse of existing materials, where feasible, and by informing efficient design and foundation strategies.
- Prioritising actions that deliver embodied carbon savings, particularly through reuse of structural steel and reuse or on-site processing of masonry.
- Informing the wider project strategy so that recovered materials can be reintegrated into the new development or supply chains that support future reuse.

The findings of this audit directly inform the project's Circular Economy Statement and Whole Life-Cycle Carbon assessment by identifying reuse and recovery opportunities prior to demolition. The audit therefore provides the evidence base required to demonstrate that circular economy considerations have been embedded early in the design process, in accordance with London Plan Policy SI 7.

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6 Methodology

The methodology has been designed to provide a robust, balanced assessment of the existing buildings and materials on site at an early design stage to inform decisions on demolition, reuse, waste reduction, and embodied carbon mitigation.

6.1 Scope of the Audit

The scope of the audit includes all permanent buildings located within the planning application boundary, specifically:

- The Entertainment Building
- The Leisure Centre
- The Restaurant Building

The audit focuses on the primary structure and major building elements, including:

- Structural frames
- Foundations
- External walls and masonry
- Roof structures

The audit does not extend to a detailed inventory of fixtures, fittings, or building services, which would normally be addressed at a later stage through specialist audits or contractor-led resource recovery plans.

6.2 Site Visit and Information Sources

The methodology draws upon a combination of desktop review and site-based assessment, including the following information sources:

- Structural Condition Report prepared by SD Engineers, which provides detailed commentary on the structural form, materials, and observable condition of the existing buildings (included as Appendix A).
- Archived drawings and planning records where available, to establish age, construction typology, and foundation assumptions.
- Site walkover inspections, including visual observation of accessible internal and external areas.
- Photographic records of the buildings and site context, used to support observations and material identification.
- Design information associated with the proposed redevelopment, to assess compatibility between the existing buildings and the emerging masterplan.

6.3 Assumptions and Limitations

The following assumptions and limitations apply to this report:

- No intrusive investigations were undertaken during the site visits. Observations are therefore based on visual inspection only where structure was accessible.
- Construction details could not always be verified, and assumptions were made where confirmation was not possible, particularly for concealed elements.
- Only small areas of steelwork were visible, and it is therefore assumed that the visible structural arrangement is representative of the rest of the building.
- The report is primarily a desk study and visual condition assessment, supplemented by two site visits only, with no opening-up works or testing undertaken.

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7 Pre-redevelopment Audit Summary

7.1 Description of the Existing Buildings

7.1.1 Site Overview

Great North Leisure Park (GNLP) is a circa 3.65-acre site in Finchley, North London, bounded by the North Circular Road to the south and High Road (A100) to the west, with sports pitches and clubs to the north and east.

The site currently comprises three principal buildings:

- An Entertainment Building (cinema and bowling alley)
- A Leisure Centre (gym, swimming pools and studios)
- A Restaurant Building (four single-storey restaurant units)

7.1.2 Age of the Buildings

All existing buildings were constructed in the mid-1990s, confirmed through Barnet Council planning archives and consultation with the original project team.

7.1.3 Structural System and Key Materials

7.1.3.1.1 Entertainment Building

- Primary steel-framed structure with long-span steel roof trusses (circa 15 m span).
- Steel column grid ranging from approximately 7–14 m, with columns up to 10 m high.
- Perimeter blockwork walls with applied external façade/render.
- Roof structure formed from steel trusses with lightweight steel roof decking.
- Services and plant located at roof level, supported by steelwork.
- Foundations are assumed to be piled, based on building scale and typology, though confirmation is required.

7.1.3.1.2 Leisure Centre

- Predominantly steel frame and blockwork construction, similar to the Entertainment Building.
- Double-height steel columns and trusses forming large open pool hall spaces.
- Foundations confirmed from archived drawings as 750 mm wide mass concrete strip footings.
- An external swimming pool appears to have been infilled with concrete and is no longer operational.

7.1.3.1.3 Restaurant Building

- Single-storey blockwork construction with glazed front elevations.
- Roof structure not confirmed, though likely lightweight steel supported on steel beams.
- Foundations are assumed to be mass concrete strip footings, consistent with the leisure centre.
- Limited information available due to lack of drawings and internal access.

7.1.4 Current Condition / State of Repair

- Visible steelwork within the Entertainment Building was generally observed to be in good condition, with minimal surface blemishing noted during non-intrusive inspections.
- No intrusive opening-up works were undertaken and therefore, the internal condition of concealed structural elements could not be fully verified.
- In the Leisure Centre, limited access prevented close inspection of steelwork; potential durability risks are noted due to the humid pool environment, although protective coatings are assumed.
- The Restaurant Building condition could not be fully assessed due to lack of access and records so further investigation is required.

7.1.5 Photos and Site Plans

- Internal and external photographs of all buildings are included in Appendix A of the Structural Condition Report by SD Engineers.
- Further photographs of the existing site are included in Appendix B of this report.

7.2 Assessment of Reuse and Retention Options

7.2.1 Retention or Extension of Existing Structures

- The existing buildings were not designed for vertical or spatial extension to accommodate the proposed higher-density redevelopment.
- The current structural grid, foundation systems, and storey heights are not compatible with the proposed residential-led scheme, limiting scope for wholesale retention of entire buildings.
- Full structural retention is therefore considered unviable, though selective reuse of elements is feasible.

7.2.2 Refurbishment vs Demolition

Refurbishment of the existing buildings is constrained by:

- Their mid-1990s design, which does not align with current spatial, accessibility, or residential performance requirements.
- Structural systems and foundations that are unsuitable for the proposed massing and height.

As a result, demolition is proposed, however, the audit confirms that demolition should be managed as a deconstruction exercise to maximise recovery and reuse of materials.

7.2.3 Reuse of Components and Materials

7.2.3.1.1 Structural Steel

- Significant quantities of steel beams, columns and trusses are present and considered to have high reuse potential.
- Larger primary members are particularly well-suited for reuse in permanent or temporary works, subject to testing and certification.
- Steel reuse is aligned with circular economy principles and offers clear carbon benefits over recycling or replacement with new steel.
- A defined steel reclamation and verification process is set out in the report, including CE marking in accordance with BS EN 1090.

7.2.3.1.2 Blockwork

Large volumes of blockwork are likely to arise from demolition. Direct reuse may be possible but likely to be cost-prohibitive due to careful deconstruction requirements.

Crushing blockwork on site for use as, either:

- Aggregate replacement in concrete.
- Hardcore for groundworks.
- Drainage and permeable pavement sub-bases, is considered a highly viable and low-carbon option, provided processing costs are comparable to virgin material supply.

7.2.3.1.3 Piled Foundations

- Existing piles beneath the Entertainment Building may be present and could potentially be reused.
- Reuse feasibility depends on confirming pile location, condition and load capacity through integrity testing.
- Where reuse is not feasible, avoiding piles within new layouts is likely preferable to removal due to cost and programme impacts.

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7.3 Design Implications

7.3.1 Influence on Design Approach

The audit supports a circular economy-led design approach, prioritising:

- Early identification of reusable materials.
- Careful demolition processes.
- Integration of reclaimed materials where feasible.

Findings inform demolition sequencing, foundation strategy, and procurement planning, particularly for structural steel and aggregates.

7.3.2 Justification for Demolition

Demolition is proposed due to:

- Incompatibility of existing structures with the proposed residential scale and layout.
- Inadequate foundations and grids for increased building height and loading.
- Inability to adapt existing buildings to meet contemporary performance, planning, and occupancy requirements.

This audit demonstrates that demolition has been considered only after retention and refurbishment options were explored, and that demolition waste will be managed in line with circular economy principles

7.3.3 Materials and Embodied Carbon Considerations

- Reuse of existing steel offers the greatest embodied carbon reduction opportunity.
- On-site processing and reuse of blockwork reduces transport emissions and virgin material demand.
- Potential pile reuse or avoidance reduces additional groundworks and embodied carbon.
- Further testing, surveys and early contractor engagement are identified as next steps to maximise carbon savings and material recovery

8 Embodied Carbon Context

The Pre-redevelopment Audit plays a key role in informing the project's embodied carbon strategy by identifying existing buildings, structural systems, and materials and assessing whether their retention, reuse, or recovery could reduce Whole Life-cycle carbon impacts. In accordance with London Plan Policy SI 7 and related guidance, embodied carbon considerations have been integrated at this early stage of decision-making, prior to demolition.

The audit does not seek to replicate the detailed calculations presented within the project's WLC assessment or CE Statement. Instead, it provides the basis for those assessments by identifying where embodied carbon risks and opportunities arise from the existing buildings.

The embodied carbon associated with the existing buildings is primarily contained within the structural frame, foundations, and external envelope, with structural steel representing the highest proportion of retained embodied carbon value.

8.1 Existing Building Embodied Carbon

Based on the assessment of building typology, age, and construction form, the following elements are identified as the principal contributors to embodied carbon within the existing buildings:

- Structural steel frames and roof trusses, particularly within the Entertainment Building and Leisure Centre, which comprise large quantities of long-span primary steel members.
- Concrete foundations, including mass concrete strip footings and potential piles.
- Blockwork masonry, forming the primary external wall construction of all buildings.

Of these elements, structural steel offers the greatest potential for embodied carbon savings through direct reuse, as reuse avoids the emissions associated with new steel manufacture and significantly outperforms recycling in carbon terms. Concrete and masonry elements offer more limited direct reuse potential but present opportunities for embodied carbon reduction through reuse of existing foundations where feasible, or on-site processing of masonry to offset the use of virgin aggregate.

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9 Waste Reduction and Reuse Opportunities

This section identifies opportunities to minimise waste generation and retain material value arising from the redevelopment of the Site, in line with the waste hierarchy and circular economy principles set out within the London Plan. The opportunities identified respond directly to the findings of the Pre-redevelopment Audit and inform the proposed demolition, deconstruction, and material recovery strategy.

9.1 Retention and Refurbishment Considerations

In accordance with the waste hierarchy, the audit first considers whether waste can be avoided through retention or refurbishment of the existing buildings.

The potential for retaining or refurbishing the existing buildings has been assessed regarding:

- Structural form, grid spacing, and load capacity
- Foundation type and suitability for increased height
- Storey heights and spatial constraints
- Compatibility with the proposed residential-led masterplan

The assessment concludes that full retention or refurbishment of the existing buildings is not viable due to:

- Structural grids and foundation systems that are unsuitable for the proposed building heights and loading.
- Floor-to-ceiling heights and layouts that do not meet contemporary residential and leisure requirements.
- Incompatibility between the existing building footprints and the proposed masterplan, which seeks a significantly higher density and different mix of uses.

While wholesale retention is not feasible, the audit confirms that demolition is justified only after retention and refurbishment options have been fully explored, satisfying the intent of London Plan Policy SI 7. Selective reuse of materials and components therefore becomes the primary mechanism for waste reduction.

9.2 Material Reuse Opportunities

Where prevention through retention is not achievable, the audit identifies opportunities for direct material reuse, prioritising components with high embodied carbon value and reuse potential.

9.2.1 Structural Steel

Structural steel represents the most significant reuse opportunity on the site. The existing Entertainment Building and Leisure Centre comprise substantial quantities of primary steel beams, columns, and long-span roof trusses, many of which are of standardised sections and observed to be in generally good condition.

Opportunities include:

- Direct reuse of primary members in permanent works within the new development, subject to testing and verification.
- Off-site reuse within other construction projects via specialist steel reclamation contractors.
- Temporary works reuse (e.g., propping, temporary structures) where permanent reuse is not feasible.

Direct steel reuse offers substantial embodied carbon savings when compared to recycling or replacement with new steel and aligns strongly with CE objectives.

9.2.2 Concrete Foundations and Substructure

Opportunities for reuse or avoidance are identified in relation to foundations:

- Existing mass concrete strip footings and potential piles may be retained and reused where the new layout allows, subject to survey and testing.
- Where reuse is not feasible, design strategies to avoid interference with existing foundations may reduce the need for removal, thereby minimising waste and embodied carbon impacts.

Further intrusive investigation will be required to confirm feasibility at later design stages.

9.2.3 Masonry and Blockwork

Large volumes of masonry and blockwork will arise from demolition. While direct reuse of individual units is unlikely to be viable due to labor intensity and handling requirements, alternative reuse pathways exist:

- On-site crushing of masonry for reuse as sub-base, drainage layers, or aggregate replacement.
- Use in landscaping, temporary haul roads, or other non-structural applications.

On-site processing significantly reduces haulage, disposal, and demand for virgin materials and is therefore strongly supported from both waste and carbon perspectives.

9.3 Recycling and Recovery

Where direct reuse is not practicable, materials will be managed through high-value recycling and recovery routes, in line with the lower tiers of the waste hierarchy.

Materials anticipated to be suitable for recycling include:

- Structural steel and secondary metals not suitable for direct reuse.
- Concrete and masonry not required for on-site reuse.
- Glazing and other non-hazardous construction materials, subject to separation.

Waste management measures will include:

- Segregation of materials at source during demolition.
- Use of licensed waste contractors and recyclers.
- Monitoring and reporting of waste streams to demonstrate compliance with the London Plan target of 95% reuse, recycling, or recovery.

Disposal to landfill will be avoided wherever possible and used only where no viable reuse, recycling, or recovery options exist.

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10 Management of Demolition Materials

The strategy outlined below provides the framework that will be developed further at later stages through contractor engagement and detailed demolition planning.

10.1 Demolition as Deconstruction

In line with London Plan Guidance, demolition of the existing buildings will be approached as a controlled deconstruction process, rather than conventional mechanical demolition.

Deconstruction will involve:

- Sequenced dismantling of buildings to allow recovery of materials in a reusable or recyclable condition.
- Early removal and stockpiling of materials identified for reuse, particularly structural steel.
- Avoidance of unnecessary contamination or commingling of waste streams.

This approach is essential to achieving high rates of material recovery and enables the reuse opportunities identified in this audit to be realised in practice. It also supports embodied carbon reduction by preserving the integrity and value of reclaimed materials, particularly those with high carbon intensity.

10.2 On-site Segregation and Processing

Effective management of demolition materials will be supported through on-site segregation and processing, minimising off-site transport and maximising recovery rates.

Key measures are expected to include:

- Segregation of major material streams at source, including steel, masonry, concrete, timber, and mixed waste.
- Designated areas for sorting, storage, and processing of reclaimed materials.
- On-site crushing of masonry and concrete for reuse as sub-base, fill, or aggregate replacement where feasible.
- Safe storage of reusable components to prevent damage or contamination prior to onward use or removal.

On-site processing of suitable materials significantly reduces the need for haulage, disposal, and import of virgin materials, offering both environmental and programme benefits. The feasibility and extent of on-site processing will be confirmed through detailed demolition planning and consultation with specialist contractors.

10.3 Compliance with Waste Targets

The approach to demolition material management has been developed to enable compliance with relevant policy targets and regulatory requirements, including:

- The London Plan target of at least 95% reuse, recycling, or recovery of construction and demolition waste.
- Site Waste Management principles.

Monitoring and reporting mechanisms will be implemented during demolition to track material quantities, destinations, and recovery rates. This will allow performance against waste targets to be demonstrated and will provide auditable evidence of compliance with policy requirements.

Materials that cannot reasonably be reused, recycled, or recovered will be disposed of via licensed facilities as a last resort. Hazardous materials, where present, will be managed separately in accordance with statutory requirements and will be addressed through dedicated surveys and mitigation measures outside the scope of this audit.

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11 Conclusion and Next Steps

11.1 Conclusion

This Pre-redevelopment Audit has been undertaken to support the proposed redevelopment of the GNLP site and to ensure that opportunities for retention, refurbishment, and material reuse have been fully and robustly considered at an early stage. Prepared in accordance with London Plan requirements and relevant circular economy and whole life carbon guidance, the audit establishes a clear understanding of the existing buildings and their suitability for incorporation into the proposed development.

The audit has reviewed the age, form, structural systems, key materials, and condition of the existing buildings, supported by photographic records and historical information. It has assessed options for retaining or adapting existing structures, refurbishing buildings in preference to demolition, and reusing structural components and materials where feasible. The implications of these findings for the emerging design have also been considered, including the justification for demolition where full retention is not feasible and the opportunities to reduce embodied carbon through material reuse and recovery.

Consideration has been given to the reuse and retrofit of any of the existing structures for the Proposed Development. As reported within the Whole Life-Cycle Carbon Assessment (document ref. GNLP11A). The Assessment concludes that the reuse or retrofit of any of the existing buildings or structures would not be feasible on the grounds that the existing steel structure is lightweight and the structural spans of the existing leisure centre do not align with residential standards. It also notes that the upper levels are not suitable for residential conversion and are not physically capable of supporting an upward extension without extensive works. As such, the retention of the existing buildings would restrict the capacity of the Site to accommodate new development, particularly residential development, which would conflict with the Site Allocation and broader policy requirements to optimise the capacity of the Site.

While the retention of the existing buildings in their entirety has been discounted due to incompatibility with the proposed redevelopment, the audit identifies significant opportunities for material reuse and recovery, particularly in relation to structural steel and masonry. These opportunities support alignment with London Plan Policy SI 7 and the project's Circular Economy and Whole Life-Cycle Carbon objectives. The conclusions of this audit have informed the evolving design and sustainability strategy and provide a robust evidence base to support the accompanying Circular Economy and WLC submissions.

The conclusions of this audit demonstrate that demolition has been proposed only after viable alternatives have been fully explored and that demolition will be managed as a resource-efficient process. The audit therefore provides a robust and transparent evidence base to support the planning application and the accompanying sustainability documentation.

11.2 Next Steps

To maximise circular economy outcomes and ensure that the opportunities identified in this audit are realised during delivery, the following next steps are proposed.

11.2.1 Surveys and Further Investigation

As the project progresses, further technical surveys will be required to refine reuse potential and inform demolition planning, including:

- Intrusive structural investigations and material testing to confirm the suitability of structural steel for reuse.

- Foundation investigations to determine feasibility of reuse, retention, or avoidance.
- Specialist surveys (e.g., hazardous materials) to inform safe and compliant demolition and material handling.

These surveys will enable refinement of material quantities, verification of reuse assumptions, and more detailed integration with the Whole Life-Cycle Carbon assessment.

11.2.2 Contractor Engagement

Early engagement with demolition and construction contractors will be essential to delivering the circular economy objectives identified in this audit. This is expected to include:

- Development of a detailed deconstruction and materials recovery plan.
- Input from specialist steel reclamation and materials recovery providers.
- Confirmation of logistics, storage, and segregation arrangements for reusable materials.
- Agreement on monitoring and reporting procedures to demonstrate compliance with policy waste targets.

Embedding these requirements at an early stage will support efficient delivery, reduce risk, and ensure that material reuse and waste reduction are practically achievable.

11.2.3 Integration with Detailed Design and Construction

The findings of this audit will continue to inform:

- The detailed demolition and phasing strategy.
- Procurement decisions and material specifications.
- Ongoing refinement of the Circular Economy Statement and WLC assessment.

Through this continued integration, the audit will help ensure that circular economy principles are embedded throughout the design and construction process, supporting the delivery of a policy-compliant, low-carbon redevelopment of the GNLP site.

**12 Appendix A 1744-SDE-XX-XX-RP-S-0001 - Structural Condition
Report**

Structural Condition Report

Great North Leisure Park

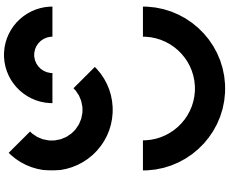
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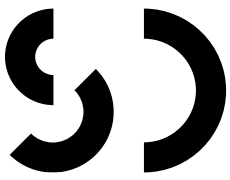
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1. Introduction

Great North Leisure Park (GNLP) is a 3.65-acre retail unit located in Finchley, North London. Three buildings currently sit on the site: a leisure centre, entertainment complex and a smaller building housing several restaurant units. The site is bounded by the North Circular on its southern side and High Road, A100 to the west. Both the northern and eastern sides are home to sports pitches and clubs. Looking through local planning authority archives showed the buildings were constructed in the mid-1990s, suggesting all the buildings were designed and built to similar standards as found today.

The point of this report is to advise on the potential of reusing some of the existing structure/materials found on site, highlighting what is available on site and the process and potential of reusing the material. This will be done by looking through all the relevant archived information available on GNLP, engaging with the local authority, Barnet Council, and the previous architects and engineers involved with constructing the existing buildings. This research will be supplemented with visits to the site, with internal investigations to view the structure and inspect its condition where possible.

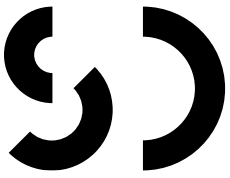
Primarily, the report looks at the superstructure, which is mostly steel and blockwork. Consideration of the substructure is also included. Where confirmation of the construction types was not possible, some assumptions have been made, however, most of the construction type was confirmed.

Several parties will be required to achieve material reuse at GNLP, with the costs of repurposing any material against buying new to be evaluated. Furthermore, a consideration of the carbon benefits should be considered with reusing any material as recycling may not prove to be the most carbon efficient.

All the above has been evaluated in the following chapters, with the primary aim of the report to highlight how to best deal with the existing structures at GNLP. That may be reuse in the new permanent structure or use within the temporary works, all the options should be considered.



Figure 1 - Aerial view of GNLP taken from Google Maps (ref:google.com)



2. Existing Structure

The remaining sections where the existing structure is discussed will be split into three sub-sections, in line with the references from Figure 1. To avoid repeating the same points, the following information is consistent for all the buildings:

- The bedrock geology is London Clay, with superficial deposits of Lowestoft formation found for most of the site. Towards the southeastern border, superficial deposits of Dollis Hill Gravel can be found. Local boreholes show made ground overlaying clay and silt. See Appendix C for more information and maps by BGS.
- The buildings were constructed in the mid-1990s. This was confirmed by searching Barnet Councils planning archive and consulting with the original architect. Original drawings can be found in Appendices D&B, by the previous structural engineer and from Barnets planning archive respectively.

Photographs taken from two site visits can be found in Appendix A.

2.1. Entertainment Building

The largest building on site is the entertainment building, housing a cinema and bowling alley. A site visit to view the building revealed the building to be a steel framed structure, utilising 1.8m deep steel trusses for the roof to allow for large open spaces within. The steel column grid is spaced at varying sizes, from 7-14m. Vertically, the columns rise to 10m, with smaller 5m ones found elsewhere. The boxed dimensions of the columns ranged from 600x600mm to 800x800mm, suggesting some large columns have been used. The perimeter walls were found to be blockwork, with a façade or render applied externally.

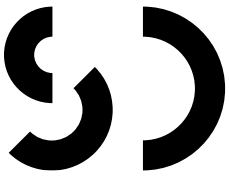
On the roof, services and plant equipment was found. This was supported by steel roof trusses which spans circa. 15m. Double steel box sections make up the bottom chord of the truss, with single chord box sections for the truss web. The roof deck was found to span 7m between trusses. Only a small section of the roof structure was seen during the site visit, however, its assumed that this structural pattern is consistent throughout the entertainment building roof.

No intrusive investigative works took place during the site visits; however, due to its size, it's assumed that the building is supported on piled foundations. This should be confirmed as soon as possible. If found to be true, a strategy to reuse, avoid or remove the piles should be determined. Further guidance on this is set out in chapter 4, section 4.3.

Where the steel could be inspected, the condition appeared to be good with few signs of blemishes. As no openings were undertaken, the structure could only be viewed in a few places and therefore, a more thorough investigation should be undertaken to examine the steelwork. It's assumed the steelwork will be mostly in a good condition considering the building is relatively young.

2.2. Leisure Centre

Slightly smaller in size, the leisure centre has a gym, two swimming pools and studios for classes. The building uses similar construction methods to the Entertainment building, with mainly steelwork and blockwork used for the structure. Double height steel columns supporting steel trusses allow for a large, open plan internal space for the swimming pool. Smaller steel sections are assumed to have been used elsewhere in the steel frame.



Limited access to the leisure centre meant close up inspection of the steelwork was not possible. As the trusses are above the swimming pool, there is a chance the increased moisture content may have caused damage to the steelwork over time. It's expected the steelwork is stainless, galvanised or protected with paint to protect it from the environment so this may not have occurred, however, should be looked at more closely to confirm if it is to be reused.

Old structural drawings obtained from the original architects show the foundations for the Leisure Centre as 750mm wide mass concrete strip footings. It's unlikely these will be useable within the proposed development, and so should be removed. The original engineer's foundation and ground floor plans for the Leisure Centre can be found in Appendix B.

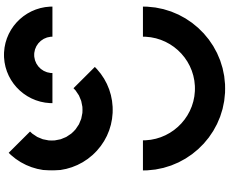
The outdoor swimming pool looks to no longer be in use, with it appearing to have been filled in with concrete.

2.3. Restaurant Building

The smallest of all the buildings on site, the restaurant building is made up of four restaurant chains. Externally, the building is of masonry blockwork construction, with glazing on the front elevations. It's assumed the building is a single storey high, with the roof structure unknown. It's likely to be a lightweight steel roof supported on steel beams, similar to what was found in the entertainment building.

No internal investigation was undertaken in this building, nor could any drawings from the previous architect be sourced. However, as its construction is known to be at the same time as the larger buildings, it's assumed that the Restaurant Building is primarily a blockwork building, with steel beams supported off the external block walls. The foundations, like the Leisure Centre, are assumed to be mass concrete strip footings.

With little known about the structure and its condition, further investigation should take place in this building to confirm its reuse potential. At this stage, much like the other buildings on site, its assumed there is some potential for the existing buildings structural materials to be used within the proposed development.



3. Proposed Structure

The overall proposal includes over 1000 new homes as part of six individual residential blocks, a new leisure centre and a teardrop building for commercial purposes. Further information is provided on each of the developments below, with an additional section for the basement carpark of the residential blocks.

3.1. Residential Blocks

Viewed from the road, the proposed development will appear to be around 15 towers of varying height, with the tallest proposed to be 25 storeys. However, lower down the buildings split into six main blocks, with two of the larger blocks sharing a basement carpark. The residential blocks will occupy the area of the three main buildings and carpark of the existing GNLP.

The residential blocks will be primarily of reinforced concrete (RC) construction. Flat slabs and blade columns will be used, with larger column section sizes found lower down in the building. Generally, the columns will be set out in a 6m x 6m grid, with 200-225mm deep slabs used throughout. This is subject to change following the detailed design stage.

For stability, RC cores will be built around the stair and lifts of the blocks.

The main residential blocks will be built off deep piled foundations. The piles will likely be 25m deep and range in diameter from 450-900mm, depending on which block they are supporting. As the proposed residential units sit on the same footprint as the entertainment building, care should be taken to avoid proposed and existing piles from clashing.

3.2. Basement Carpark

Below four of the residential blocks, a carpark is proposed to be built within the basement. Following the rest of the superstructure, the carpark will be built using reinforced concrete.

The changing column grid between the carpark and the residential buildings will likely result in a deep transfer structure required at the ground floor level. Preferably, the transfer structure will be RC beams as this is the most economical solution, however, a larger transfer slab may be required.

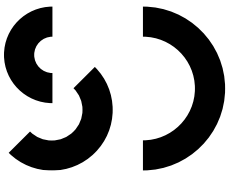
Due to reduced site constraints, the basement is proposed to be built using an open cut process. This will remove the need of a piled wall.

3.3. New Leisure Centre

The New Leisure Centre is set to be positioned at the northern edge of the proposed development. Currently, the land has no building on it and was previously used as a bowls pitch.

Like the existing leisure centre, a steel framed building is proposed with trusses spanning over the swimming pool. The trusses are proposed to be 1m deep and span 16m with composite deck construction for the floors. A basement is also proposed for the new leisure centre for the plant equipment, with RC retaining walls to be used around its perimeter.

Below the basement, the substructure will be built off RC piles reaching a depth of 25m. The piles will range from 450-900mm in diameter.



RC cores will provide lateral stability to the building with additional cross bracing used in areas where there is no diaphragm action back to the core, such as above the swimming pool.

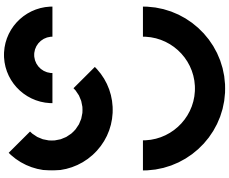
3.4. Teardrop Building

The Teardrop building is set to be a commercial restaurant unit on the ground floor with office space above. The building is proposed to be built in the northwest of the site, on currently unused land.

Two structural proposals are currently under evaluation for the building: one timber frame and the other steel. Both follow a similar grid layout, with extra columns in the timber scheme to accommodate the reduced capacity of timber. This also impacts the depth of beams in the timber scheme, with deeper beams required.

A combination of bracing and RC cores will be used for the Teardrops stability, with further design required for the size and position of the stability members.

Unlike the other new buildings on site, a mass concrete raft slab will transfer the load from the teardrop to the ground. The slab will be approximately 300mm deep with edge thickenings.



4. Proposed Structure Re-use

From the existing buildings, three structural elements have the potential to be reused in some capacity. They are:

- Existing steel elements (Beams, columns and trusses)
- Blockwork walls
- Piled foundations

The following section will outline where each of these elements can be reused, with the necessary procedures to reuse described.

4.1. Existing Steel

With a substantial amount of steel used in the existing buildings, there's scope to retain the steel and use it within the proposed works. The primary, larger steel sections should certainly be considered for reuse, with a strong likelihood they can be used within the proposal. Smaller sections should also not be ignored, as if in good condition may they provide a cost-effective solution to the proposed development. Given at least one building will be steel framed within the proposed works, reusing the existing steel should be scrutinized.

A more in-depth outline of the steel reclamation process can be found in Section 5, however a brief description is small samples of the steel are taken to be tested; their capacities are confirmed which then can be used in the permanent or temporary structure.

Once certified by a specialist, if the steel sections are too big to fit within the proposal, they can be cut down to suit the required size. Alternatively, if they're deemed an unviable option for the permanent structure, they could be utilised for the temporary works or propping. Confirmation of the most suitable reuse is subject to further detailed design.

The insurer for the project should be contacted to ensure that reusing existing steelwork is compliant with the policy and any required warranties from the fabricator/ certifier are provided.

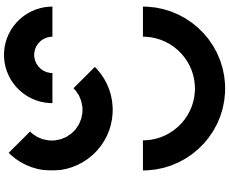
If, after careful consideration, the existing steels are determined as not having a use for the proposal, the option of selling the steel to a third party is available.

Reusing the steel has a number of benefits over purchasing new steel sections. If the existing are the correct size and strength, then can be directly used in the proposed building saving substantial costs in manufacture and transportation. This will also have considerable carbon benefits, with less new steel needed in the proposed design.

The overall design shouldn't be adjusted to accommodate any existing steels, however, if viable, the financial and carbon benefits of using any existing steel could be an excellent choice.

4.2. Blockwork

The walls of all the existing buildings utilised blockwork in some capacity, suggesting there is large volume of blockwork to deal with when demolition takes place. Transporting all this blockwork off site adds a significant cost to the construction budget, whilst also using carbon intensive lorries to remove the waste. If possible, any blockwork should therefore be reclaimed or recycled.



Carefully deconstructed blockwork has the potential to be repurposed and used again in the same manner. This requires a lot of care and so would dramatically slow down the demolition process and likely be cost negative.

Crushed blockwork can work as an ideal replacement for aggregate, wherever this may be required. As a large amount of concrete is proposed in the plans, the existing blockwork could be crushed on site and used for the aggregate in the concrete mix. Alternatively, the blockwork would work as an ideal replacement for the hardcore required for the groundwork, either for the main structures or pavement design.

Additionally, the crushed blockwork may be useable in the civils design. This can be within the proposed drainage, where coarse aggregate is required for water storage within permeable pavements or for hardcore whilst laying pipes below ground.

The key drawback of this is the processing cost of breaking down the blockwork. This can be done on site; however, the hiring and operating costs of the required plant equipment should be evaluated against the cost of purchasing and transporting new aggregate. If similar in cost, the carbon benefits should deem reusing the existing blockwork the optimal solution.

4.3. Piled Foundations

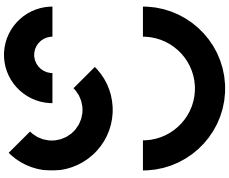
Based on the assumption that the entertainment building is piled, there may be scope to reuse some of the existing piles within the proposed development. To be reused to support the proposed buildings, the pile capacity and position must be considered. All of which require engagement with various parties for the piles to be confirmed as a viable reuse option.

Pile reuse will require testing to confirm the pile capacity. The most common is known as Pile or Sonic Integrity Test (PIT/SIT) which allows for the capacity of a pile to be determined when only the top or upper part of the pile is accessible. Not only can the capacity be determined but should any cracking or necking have occurred to the pile this will all be picked up by the test.

If piles are found and not reused, a decision to remove or avoid the piles must be made. To avoid the piles, surveying of the existing pile locations will be required so that the new piles do not clash. Leaving the existing piles in the ground may reduce the capacity of the new piles, leading to an increased number of piles going into the ground. Consultation with a geotechnical engineer should be undertaken to confirm the impact once the foundation scheme is developed.

Removing the piles will be a costly undertaking. A piling specialist should be involved to determine the cost of this. It would likely be more efficient to trim down the existing piles and leave them in place, whilst designing the new piles for the influence of the existing.

With their presence and position currently unknown, it's difficult to provide an optimal approach to how to deal with the potential piles beneath the Entertainment Building. Further investigations should happen to confirm this as early as possible.



5. Steel Reuse Process

The process of reusing the steel can be broadly summarised into the following areas:

- Visual Inspection of steel members to confirm viability
- Building deconstructed with care taken to not damage steel
- Reusable steel sorted, inspected and stored
- Steel shipped to fabricator for testing
- Steel meets requirements of BS EN 1090 and is CE marked
- Steel is sold or reused where applicable

An initial visual inspection has been undertaken with the evidence appearing to suggest that there is scope to reuse the existing steel. However, a further, more detailed inspection must be undertaken on all the existing steels to confirm their viability. The key features to look out involve, but are not limited to, are the following: confirmation of the structures age, description of the structure and its use, a preliminary list of the structural elements, inspection for any signs of damage and any evidence of plasticity. This data should be compiled prior to deconstruction.

Once deconstructed, it's important to put the members into groups. To be considered as the same group, the following requirements must be met:

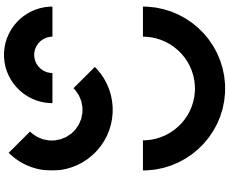
- Structural steel erected after 1970.
- Of the same serial size.
- Same structural function e.g. column, beams, rafter etc.
- Identical detailing (length, connections etc.)

Steels in the same group require only one sample to be tested, minimising the volume of steel required to be transported to and from site for testing. For the most accurate testing and non-compromised steel capacity, the demolition phase should be carefully done. This will impact the program time, with the measured demolition approach likely to slow down the process and therefore, will incur greater costs.

A steel stockholder will then take the steel and compile its own database of information on the members. From there, testing can commence to confirm the steels strength, elongation and other material properties. More testing is required if the reused steel is to be welded.

To be confirmed as suitable for reuse, the reclaimed steel must be CE marked. This will be a result of the testing process and will allow for the steel to be sold on to a third party if desired.

Although the recycled steel process is something we're familiar with, engagement with a specialist should be undertaken so all the necessary measures and regulations are met.



6. Conclusion

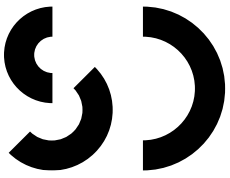
From the information shared above and the current condition of the structure at Great North Leisure Park, there is a great potential for material re-use within the proposed development. Further analysis is required through inspection and testing, but the initial findings provide a positive outlook.

Testing and careful demolition is needed for the steel to be reused. Both add costs to the project, but also may allow for considerable financial savings in the proposed structure. Given the size of steel members seen within the entertainment building, it is likely they could be reused in many areas of the proposed leisure centre. Furthermore, reusing steel from an existing building onsite is the optimal recycling opportunity, embodying a key circular economy principle of maximising reuse.

Another key circular economy principle is to minimise impact and waste. Repurposing the existing blockwork for hardcore aligns perfectly with this, with the opportunity to create zero waste from the masonry a real possibility.

Elsewhere, more investigation is needed to confirm the piled foundations below the entertainment building. Should they be found, testing to confirm their capacities may show that they're able to be incorporated into the proposed foundation plan. Alternatively, they'll likely be avoided in the proposed plans. This will add program time between the demolition of the existing buildings and the construction of the new as the piles will need to be surveyed and the foundation design updated.

Initial desk studies and two visits to site show promising signs for material reuse at GNL. The appropriate next steps have been described in the following section, which if undertaken, should show more clearly what can be reused and incorporated into the proposed GNL.



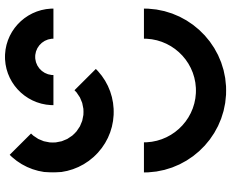
7. Next Steps

As outlined in the previous chapters, site investigation and testing are required to progress the potential of reusing the existing materials. This will require engagement with various other specialists and consultants. Below, a table running through the most appropriate steps to take next has been produced, with the most critical steps highlighted.

The table uses the following terminology for the necessity of each next step:

- High – Undertake work as soon as possible.
- Moderate – Should take place at feasibility stage, after more important steps are taken.
- Low – Be aware of this step, however, may not be necessary.

Next Step	Purpose	Importance
Opening Up Work Investigation	Locally breakout floor slab in Entertainment building to verify existence of piles.	High
Engage with recycled steel stockholder	Verify existing steel capacities and reuse potential	Moderate
Sonic/Pile Integrity Test	Verify pile capacities and condition	Moderate
Engage with blockwork recycling specialist	Understand cost of onsite blockwork processing	Moderate
Engage with insurance company	Understand viability and premium uplift if any to compare against new steel saving	High



Appendix A – Site Photographs



Figure 2 – Steel encased columns from inside of entertainment building

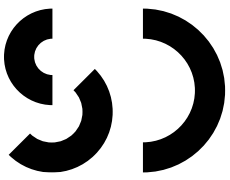


Figure 3 - Steel frame structure seen from ground floor of entertainment building

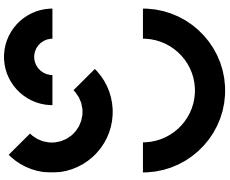


Figure 4 - Steel structure found in roof space of entertainment building



Figure 5 - Blockwork wall viewed internally

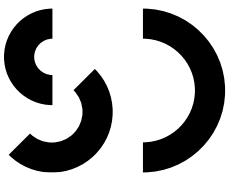


Figure 6 - External view of entertainment building.

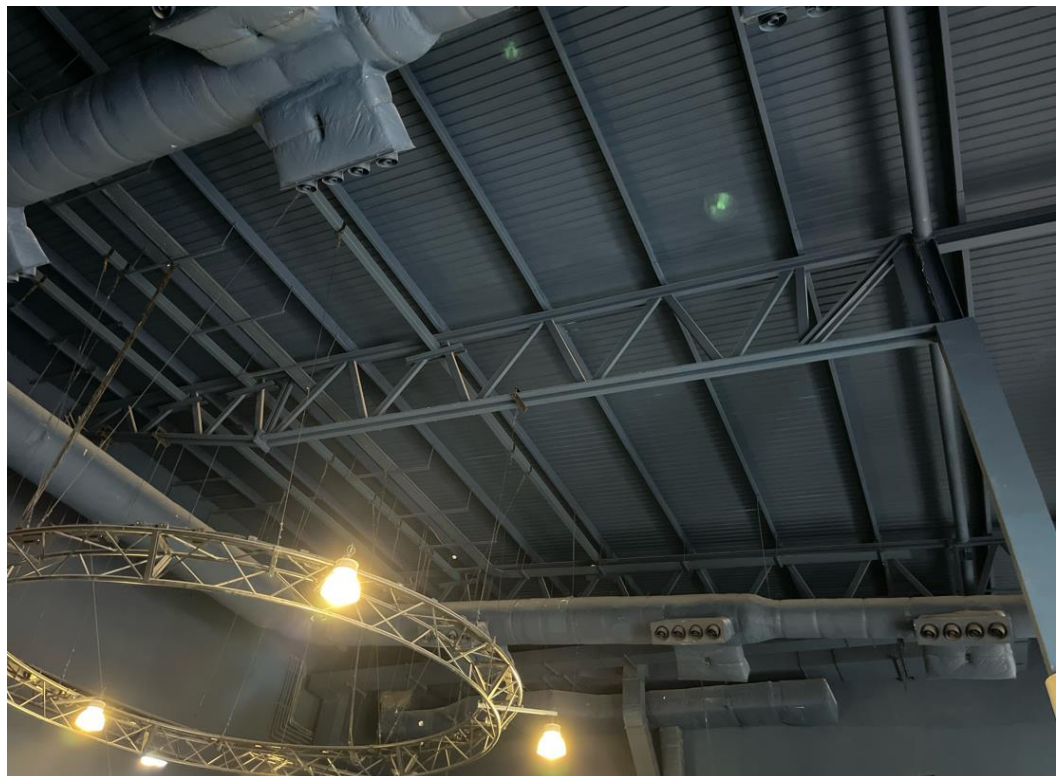


Figure 7 - Exposed steel truss supporting roof of entertainment building.

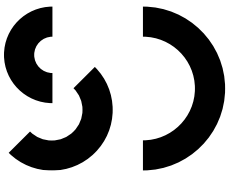
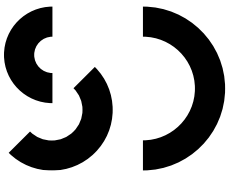
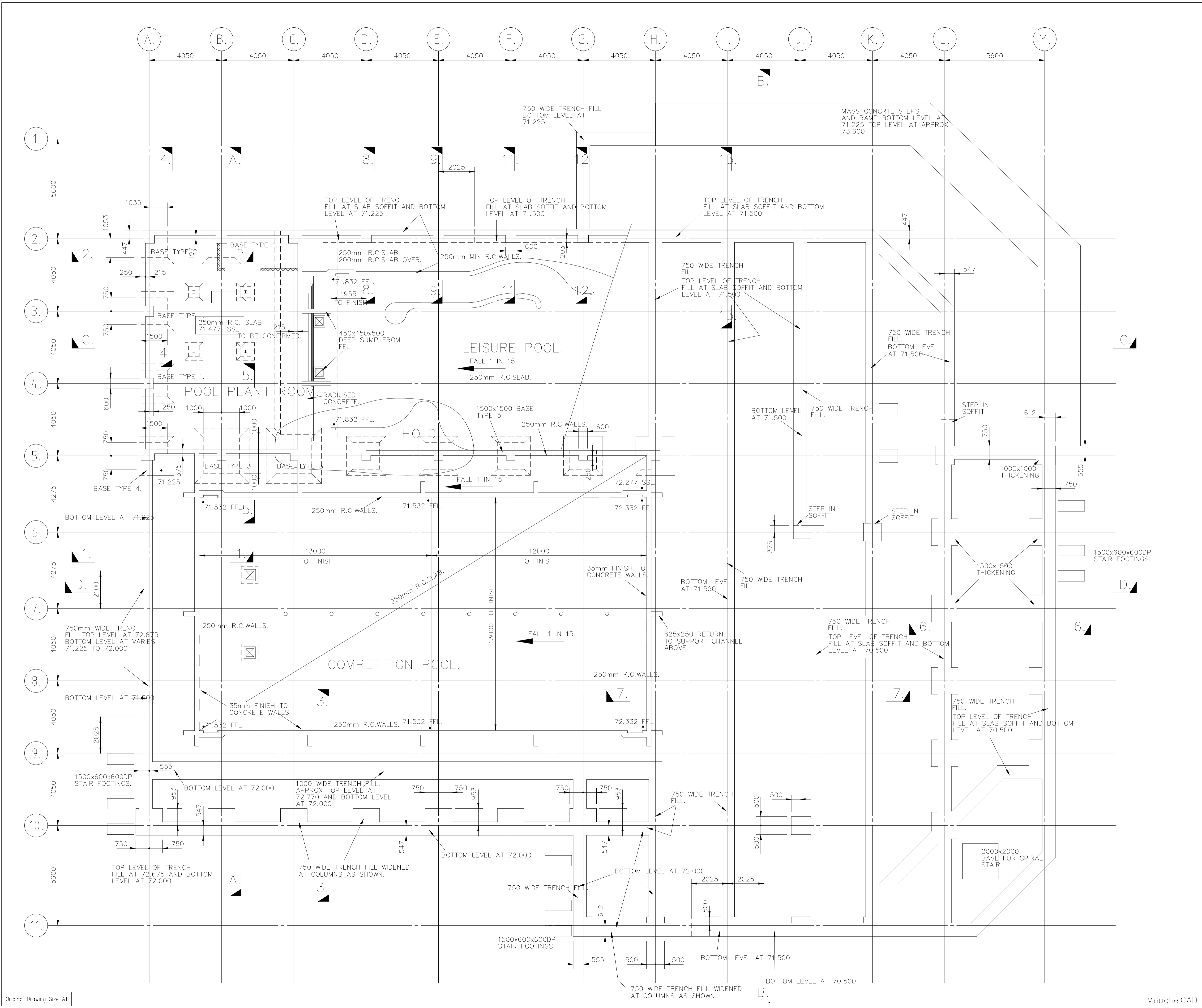


Figure 8 - Steel roof structure supporting lightweight steel roof deck



Appendix B – Old Structural Drawings

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DATE PLOTTED : 29/07/94



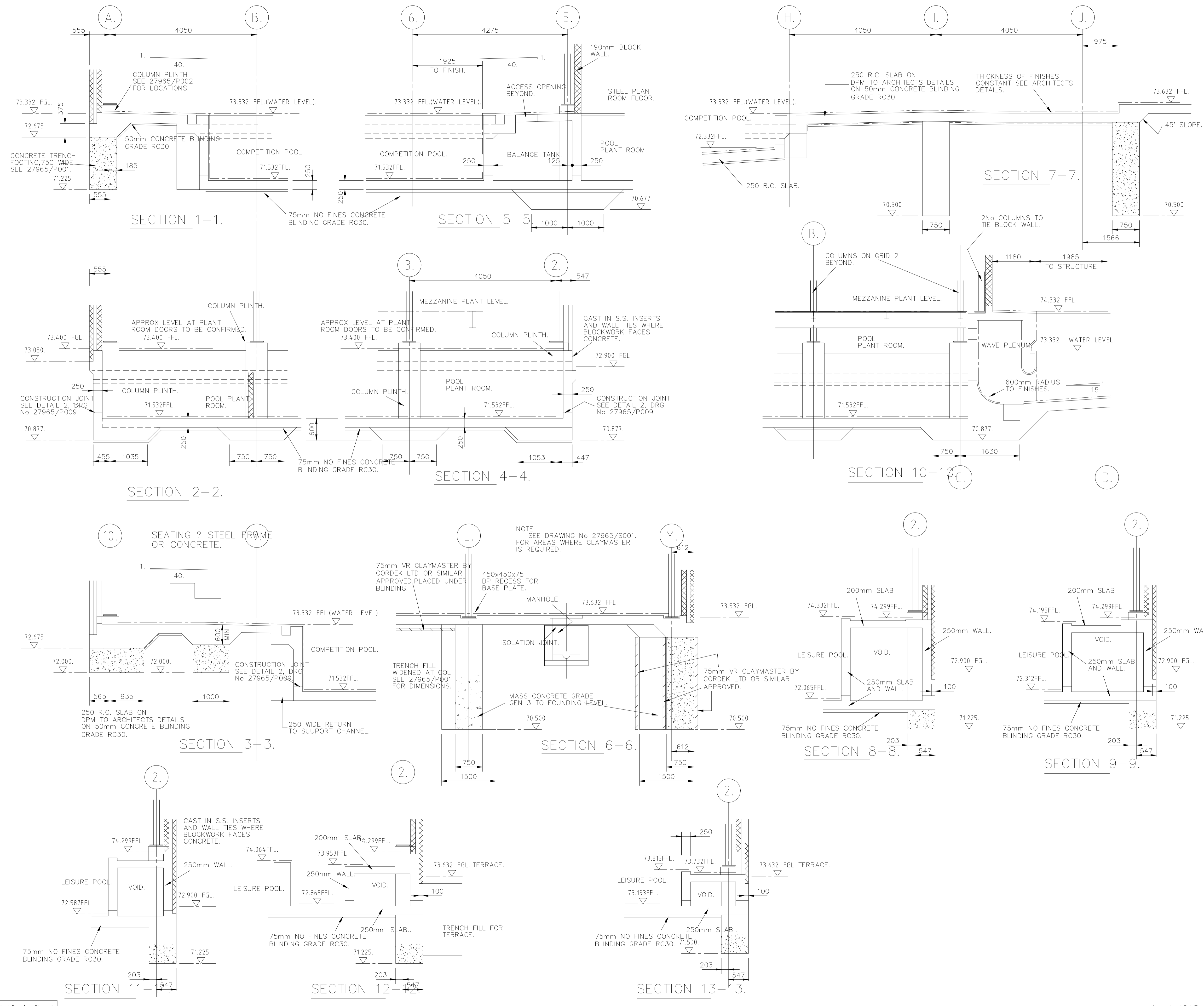
- NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
 - FOR SECTIONS REFERRED TO ON THIS DRAWING SEE LGM DRAWING NoS 27965/P005, P006 AND P007.
 - FOUNDATIONS ARE TO BE EXCAVATED TO THE DEPTH SHOWN AND INSPECTED. IF THE GROUND IS INCAPABLE OF SUPPORTING A PRESSURE OF 150KN/M², IS DESICCATED CLAY OR CONTAINS TREE ROOTS THEN THE DEPTH IS TO BE INCREASED SUFFICIENT TO GIVE A COMPETENT FOUNDATION.

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Client Drawing No.		LGM Drawing No.				
		P001.				

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- NOTES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS.
 - SECTIONS SHOWN ON THIS DRAWING REFER TO LGM PLAN NoS 27965/ P001 AND P/002.

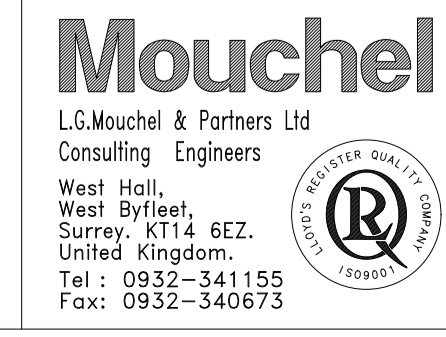


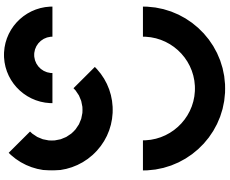
Rev.	A.	ORIGINAL ISSUE.	By	Checked	Date	Approved
Rev.		Amendment				
SUB CONTRACT TENDER.						
Issued Only For Purpose Indicated					Date	Approved
Microfilm Ref. No.						
Cod Ref. No.		K:\F27965\P005				
FINCHLEY LEISURE COMPLEX.						
POOL.						
G.A. GROUND FLOOR SECTIONS.						
Drawn	Date	Checked	Date	Approved	Date	
JC.	31.5.94.					
Scale		1=50.				
Job No.		27965.				
Client Drawing No.		LGM Drawing No.				
		P005.				

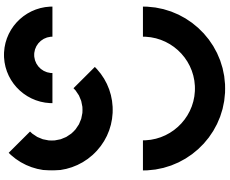
DRAWING LOCATION : P005
DATE PLOTTED : 29/07/94

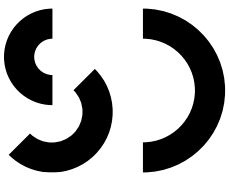
Original Drawing Size A1

MouchelCAD









Appendix C – BGS Maps and borehole records

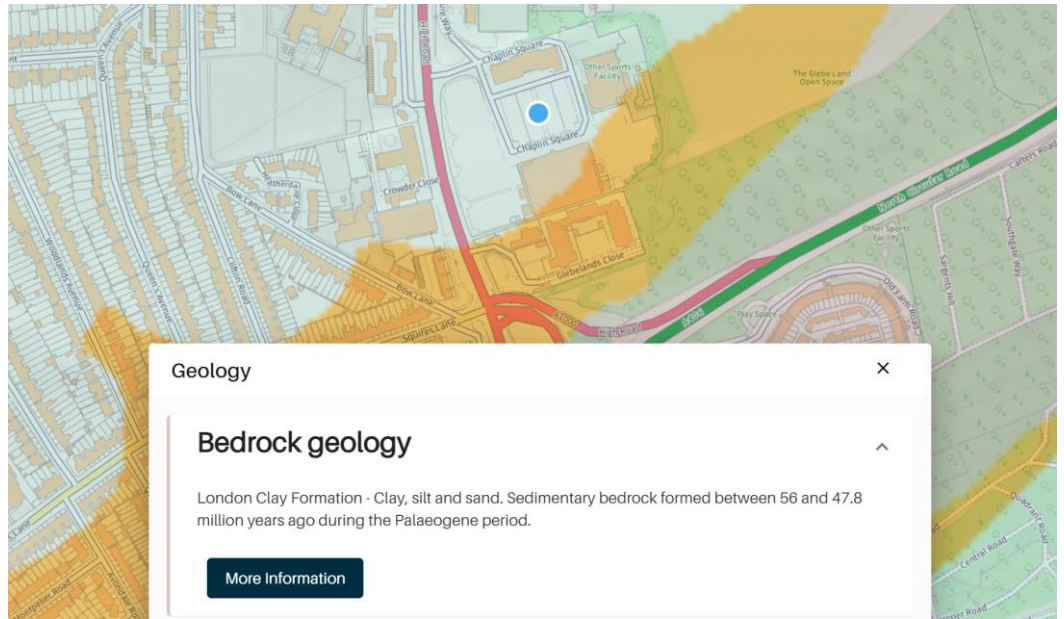


Figure 9 - Bedrock Geology of GNLP

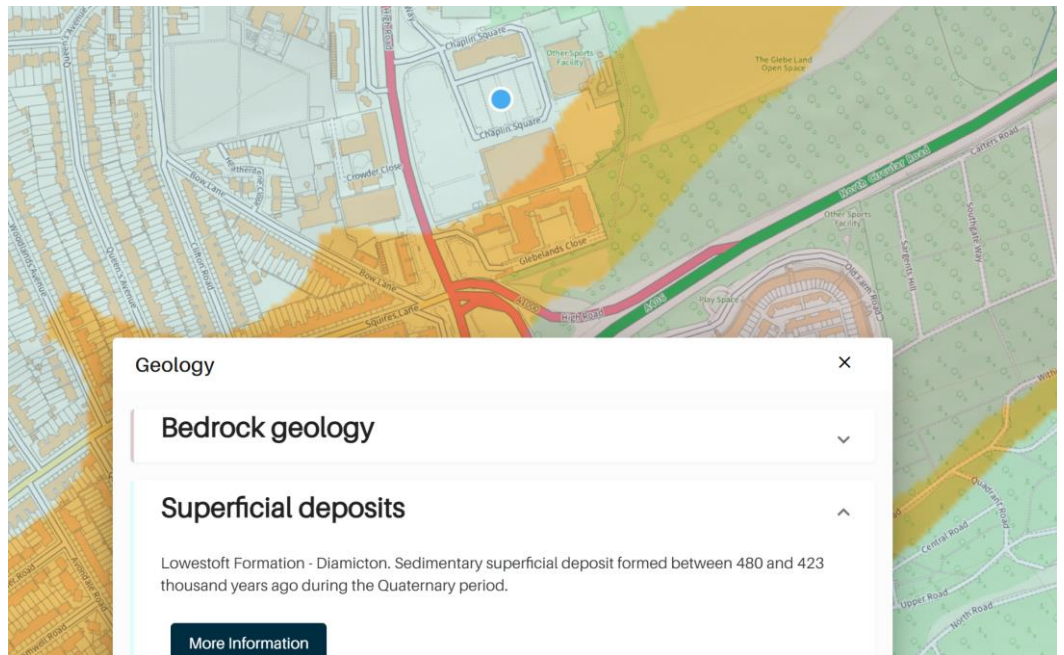


Figure 10 - Majority of the site has superficial deposits of Lowestoft Formation

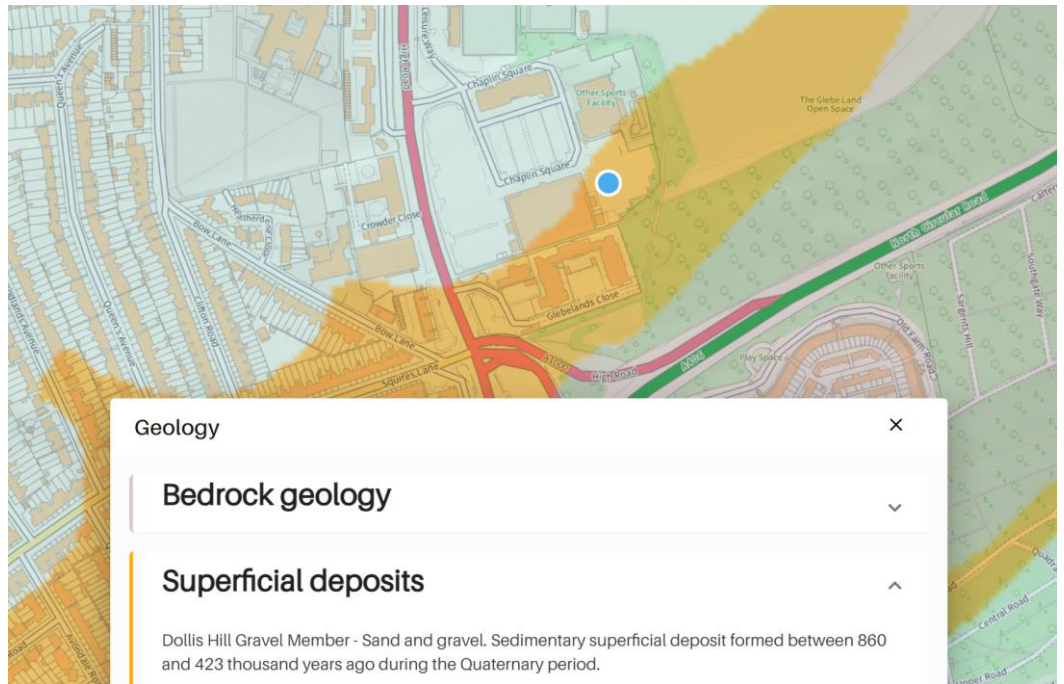
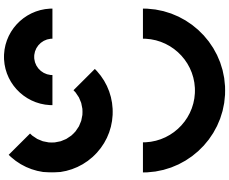


Figure 11 - Southeastern portion of site with Dollis Hill Gravel superficial deposits

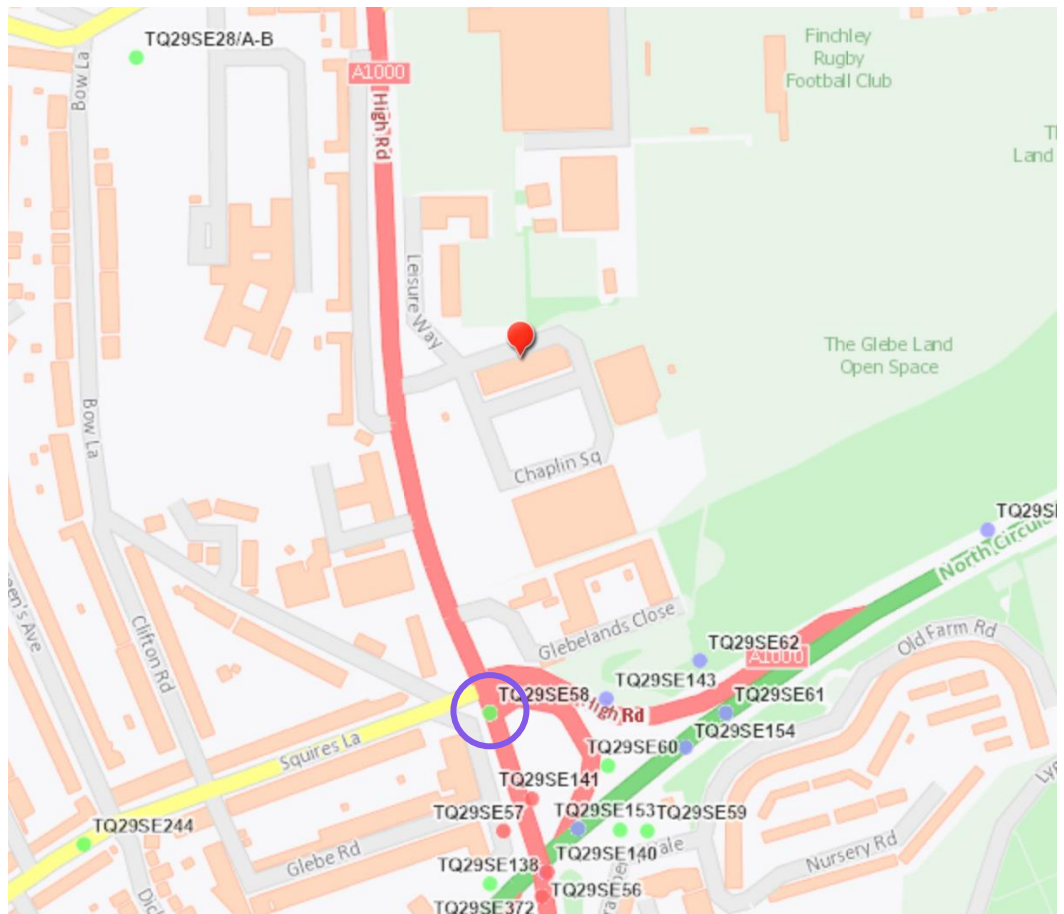
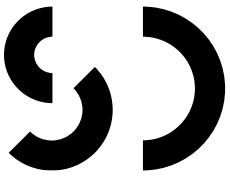


Figure 12 - Borehole location, shown by purple circle, near GNLP



Appendix D – Archived Drawings from Barnet Council

FINCHLEY LIDO

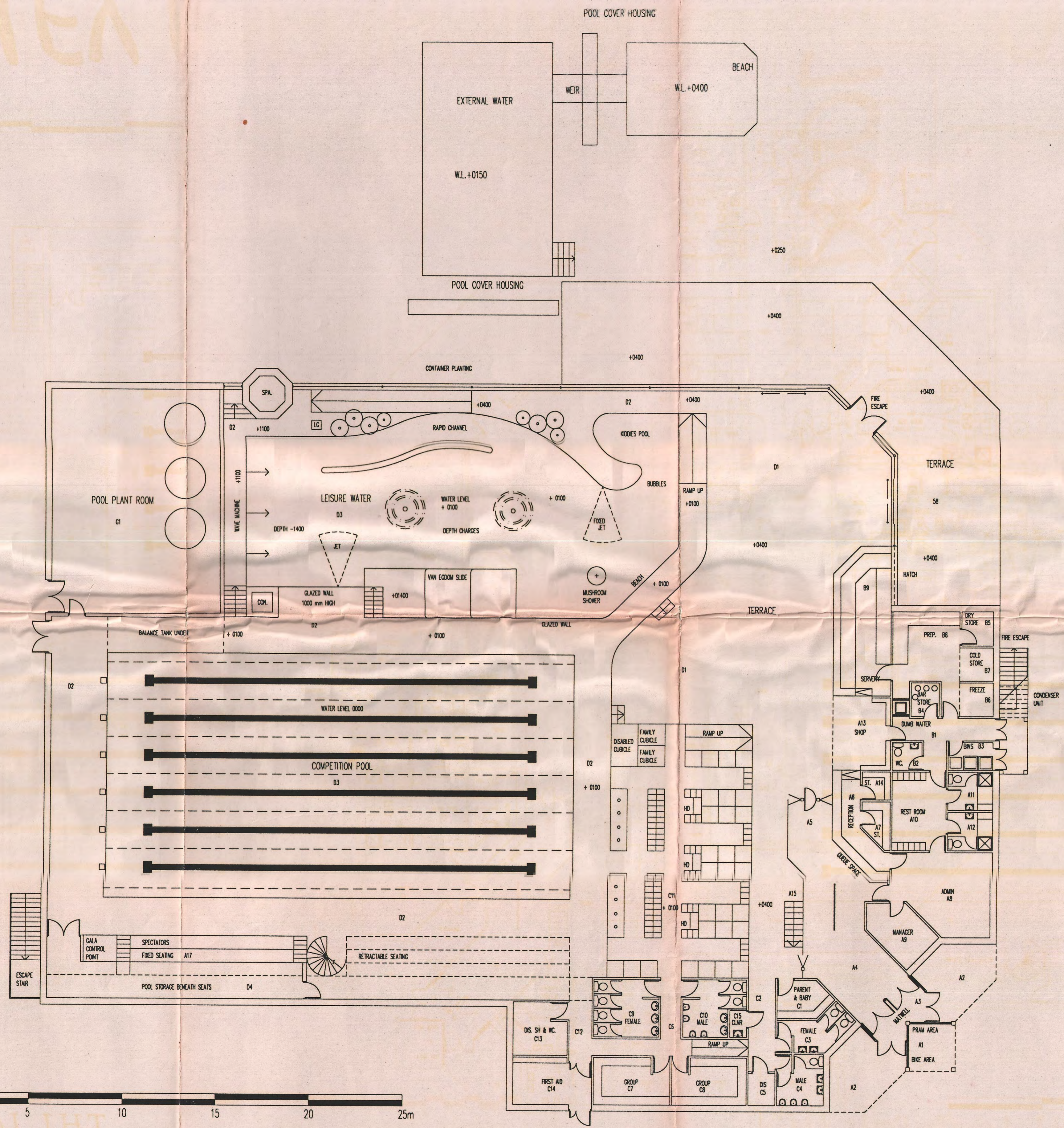
GROUND

POOL

REGISTERED DATE 30.03.93

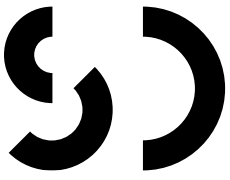
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scale 1:125

AMENDED PLAN



FINCHLEY LIDO

T.H.I. Leisure Parks Ltd.
with
HIGGS & HILL
and
ELLIS WILLIAMS PARTNERSHIP





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sd-engineers.com

13 Appendix B Further external photographs



Image 1: View of car park



Image 2: Existing entertainment building



Image 3: Existing restaurant buildings



Image 4: Existing leisure centre building