

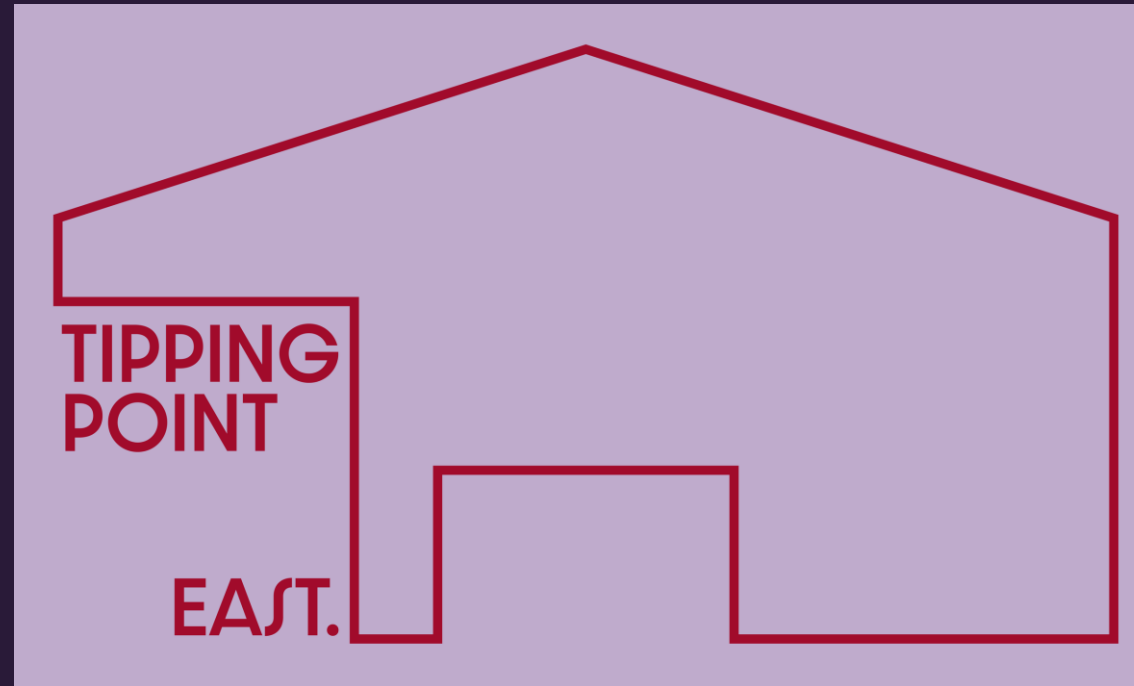
Talking Reuse: Regenerative Design

Agenda

1. Bryony Benn:
Journey from Sustainable to
Regenerative
2. Joel De Mowbray:
Yes Make
3. Flynn Simpson:
Letting Materials Lead the Way
4. Q+A

Please submit any questions
via Slido: #3021166





Site Seeing Social: Tipping Point East

23 June 2026, 12:00 – 13:30

tERC Members only

Book via the website. £10 per person

Only 30 spaces available – first come, first served

Journey from Sustainable to Regenerative

Bryony Benn – Elliott Wood

Journey from Sustainable to Regenerative

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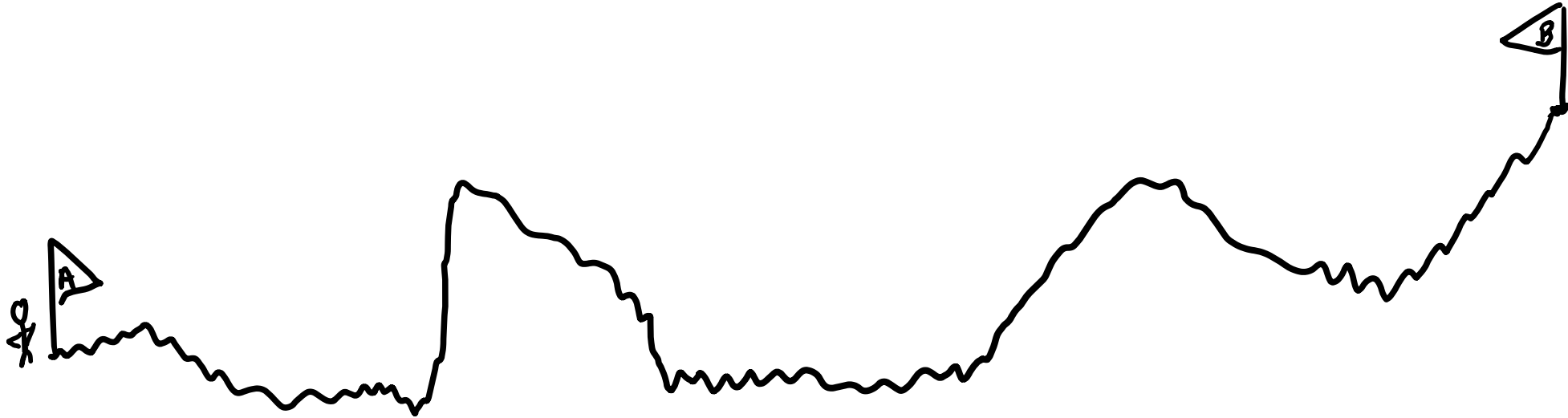
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“THE GREATEST THREAT
TO OUR PLANET IS THE
BELIEF THAT SOMEONE
ELSE WILL SAVE IT”

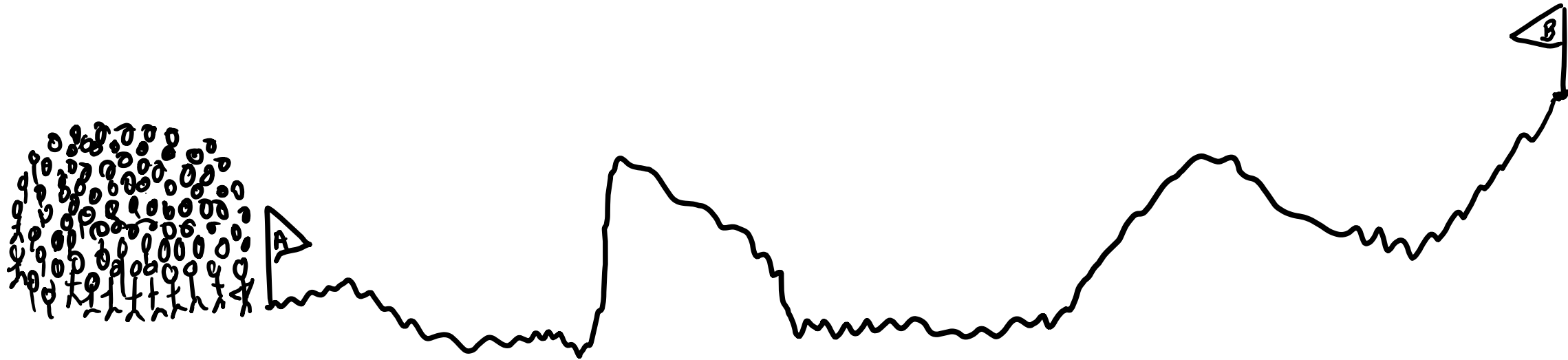
Robert Swan, Polar Explorer



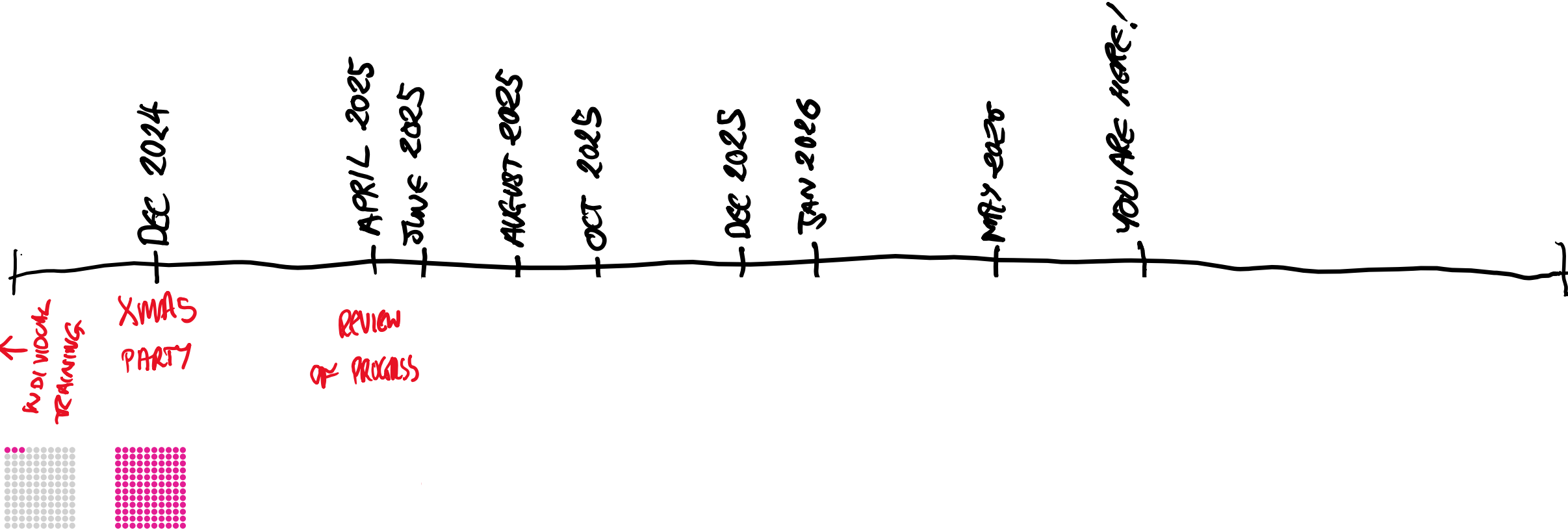
Journey



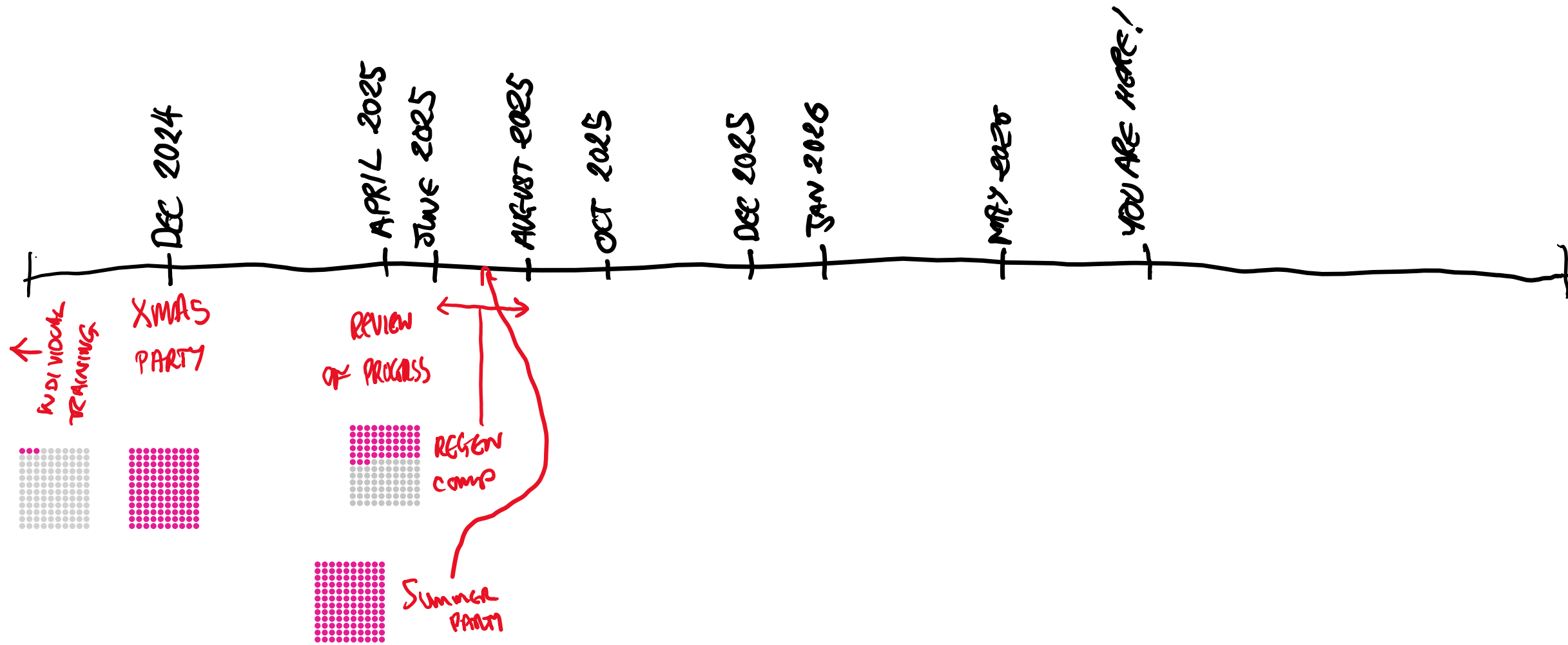
Journey



Journey



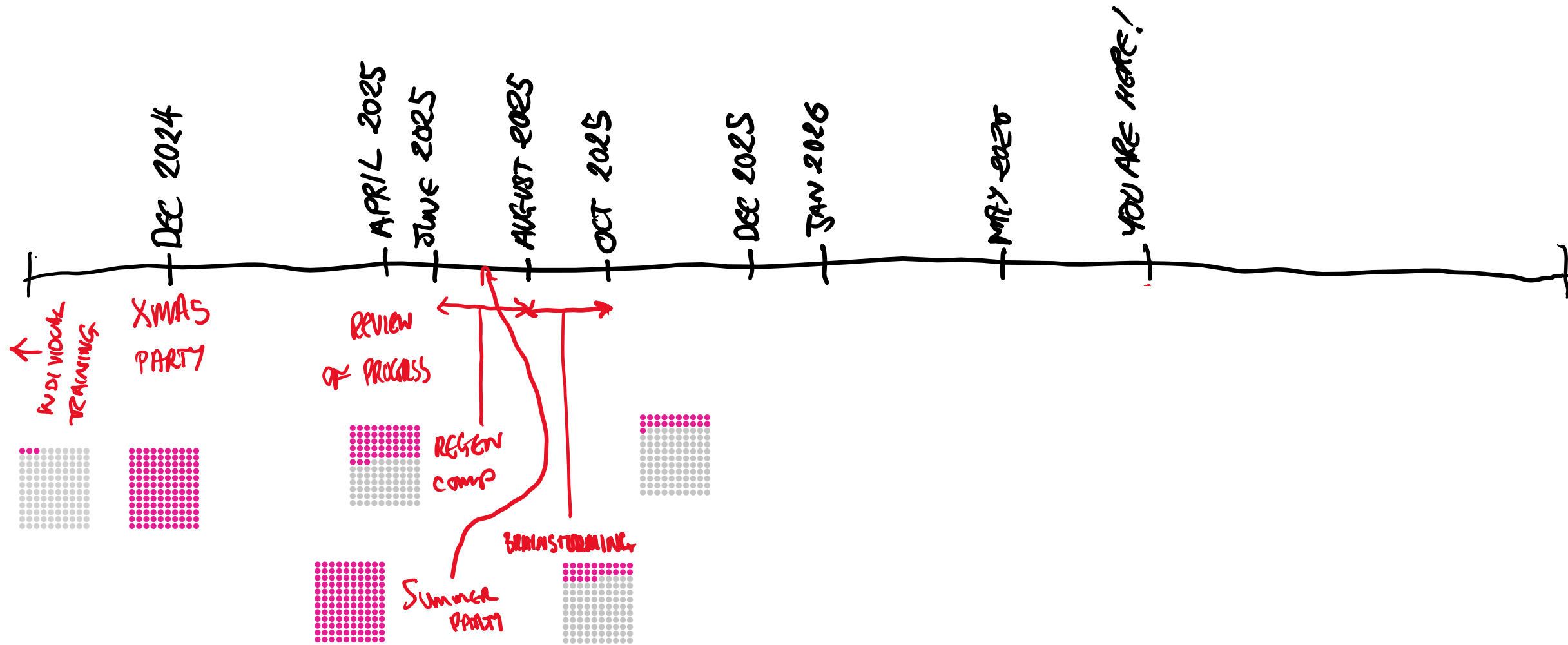
Journey



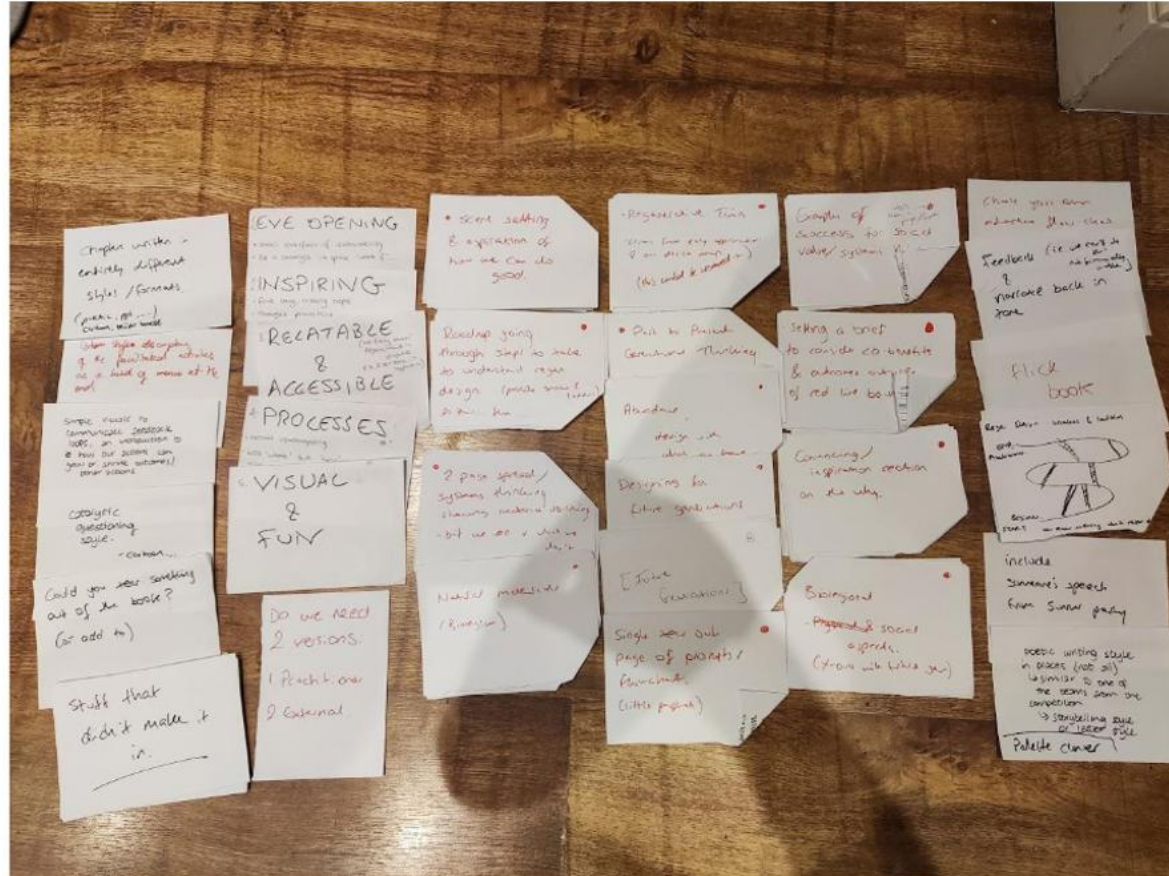
Regenerative Design Competition



Journey



Brainstorming



Brainstorming

1. Eye Opening

2. Inspiring

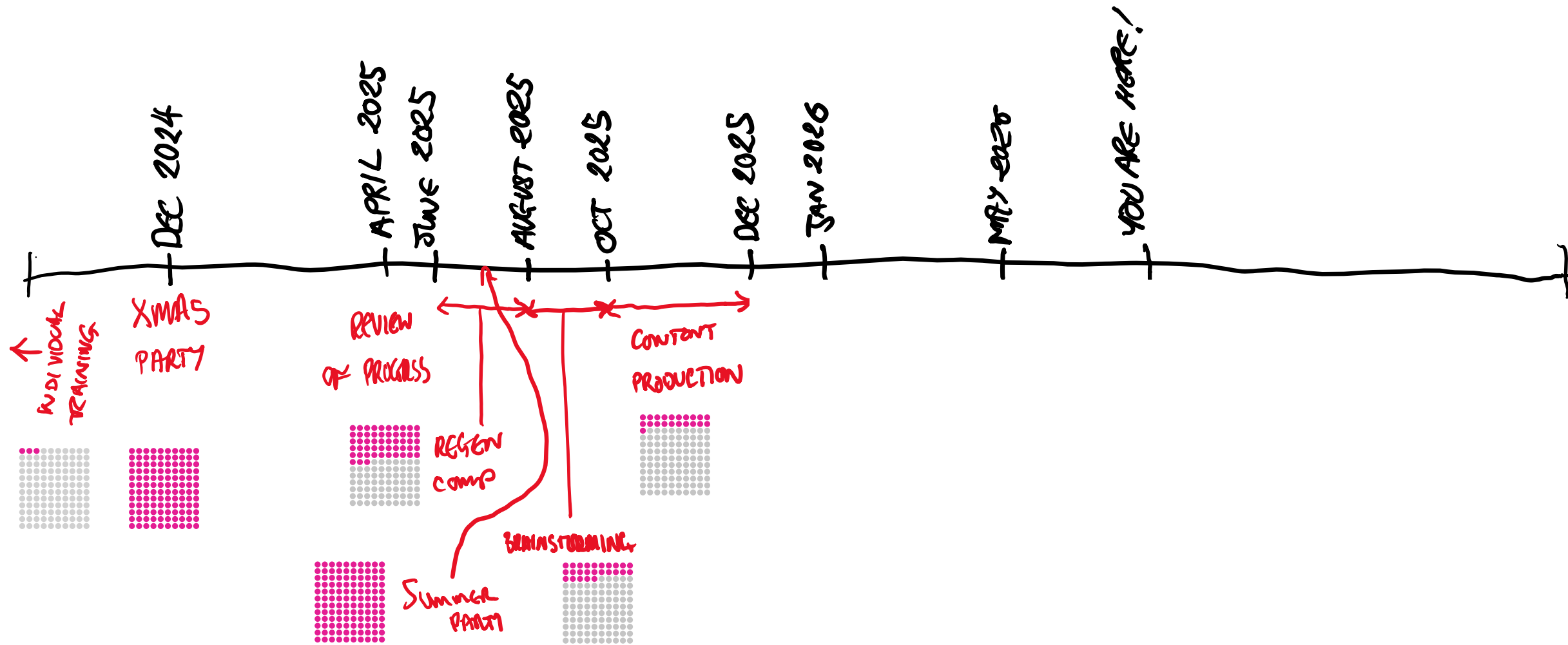
3. Relatable and Accessible

4. Focused on Processes

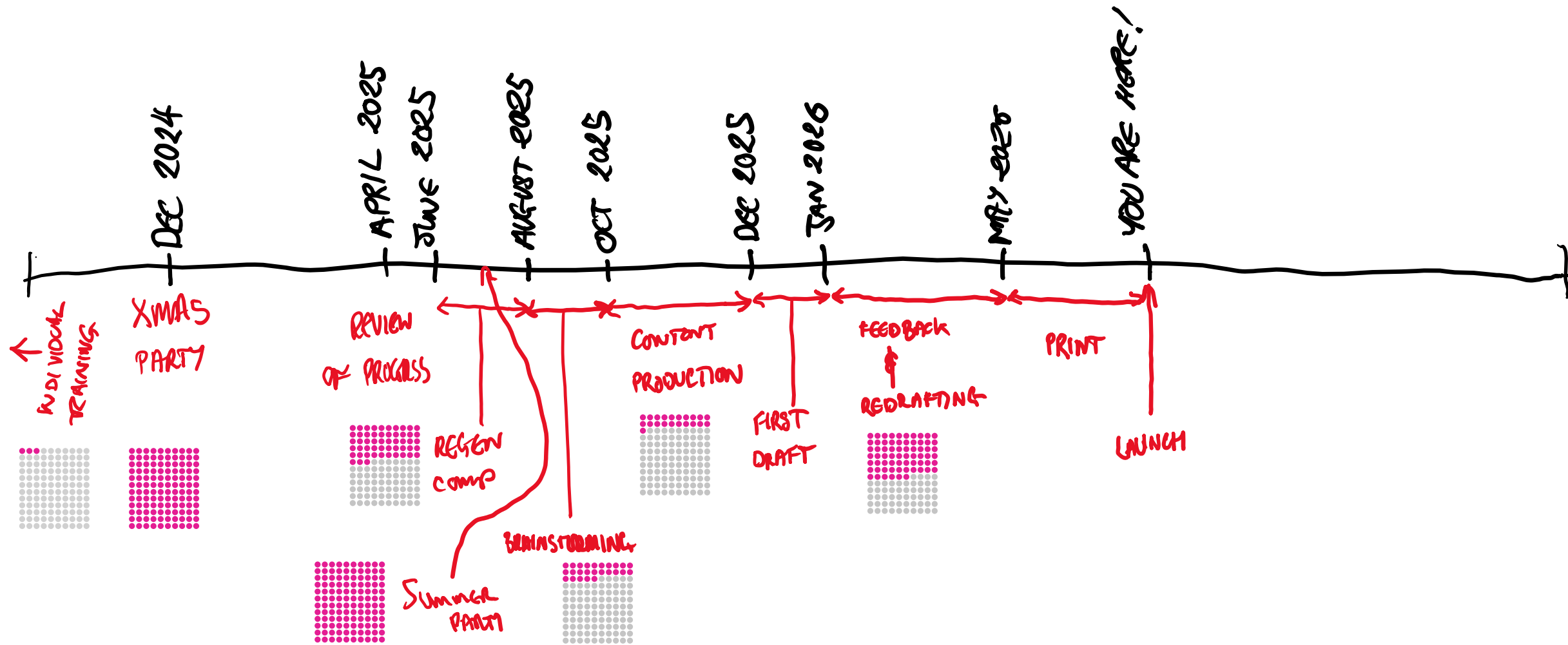
5. Visual and Fun

[illegible]

Journey

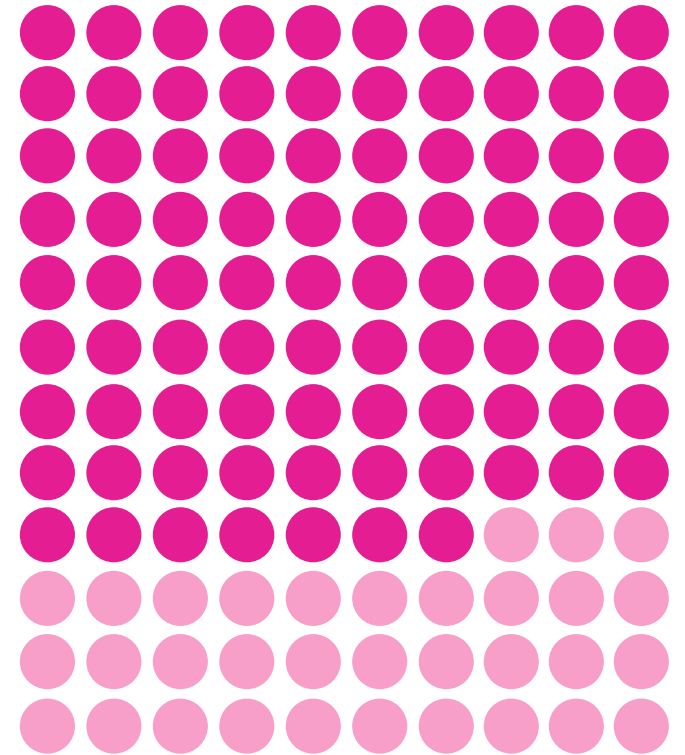


Journey



Engagement

Total



WHAT'S STOPPING YOU?

SEIZING THE MOMENT



● When faced with the scale of the challenge, it's easy to feel that our actions are too small to matter.

But making a difference isn't about being the loudest voice.

It's about taking action.

And studies show that when people are asked, 95% will act.

So, we are asking you: take action.

Change doesn't require everyone.

It starts with a few.

At just 2.5% participation, initiatives begin to take hold.

By 16%, they gain real momentum.

The question is not whether change is possible.

It's whether you choose to be part of it.

● To create change, we must understand the levers we can pull.

That may be using existing national and regional policy, green finance initiatives, linking people in our networks or tapping into alternative motivations such as cost, planning or aesthetics.

Instead of moaning about decisions made beyond our control, such as in policy, project finance, or in supply chains, we can make a

conscious effort to understand the financial systems and supply chains that shape our designs.

By doing so, we begin to see why decisions are made, and how to position our ideas in a way that supports them.

When we communicate the co-benefits of our proposals in the language that drives decision making, we increase the chances of meaningful change.

CONSIDER

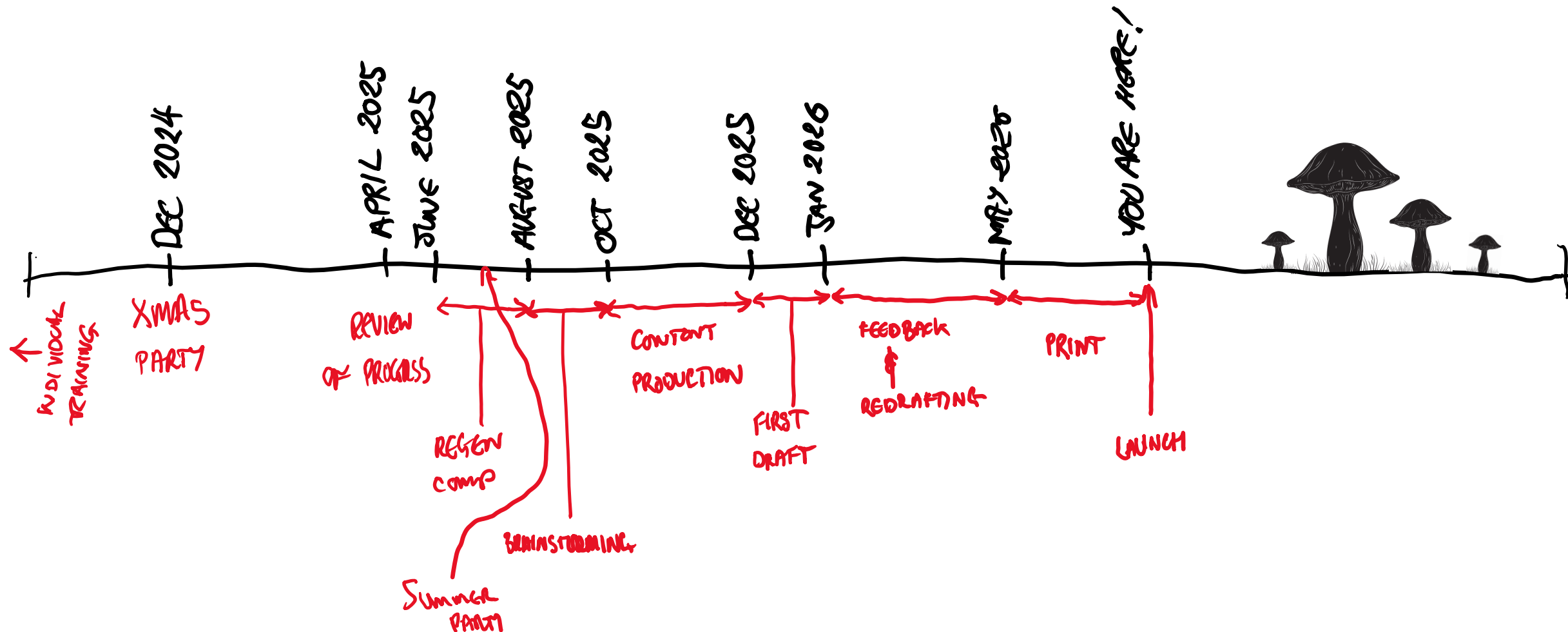
Do you know where the funding for your project comes from?

What do they care about?

Do you know the impact of materials at extraction?

What effect does this have on local communities of humans and non-humans?

And then...



Yes Make

Joel De Mowbray – Yes Make







COLLABORATIVE DESIGN AND BUILD

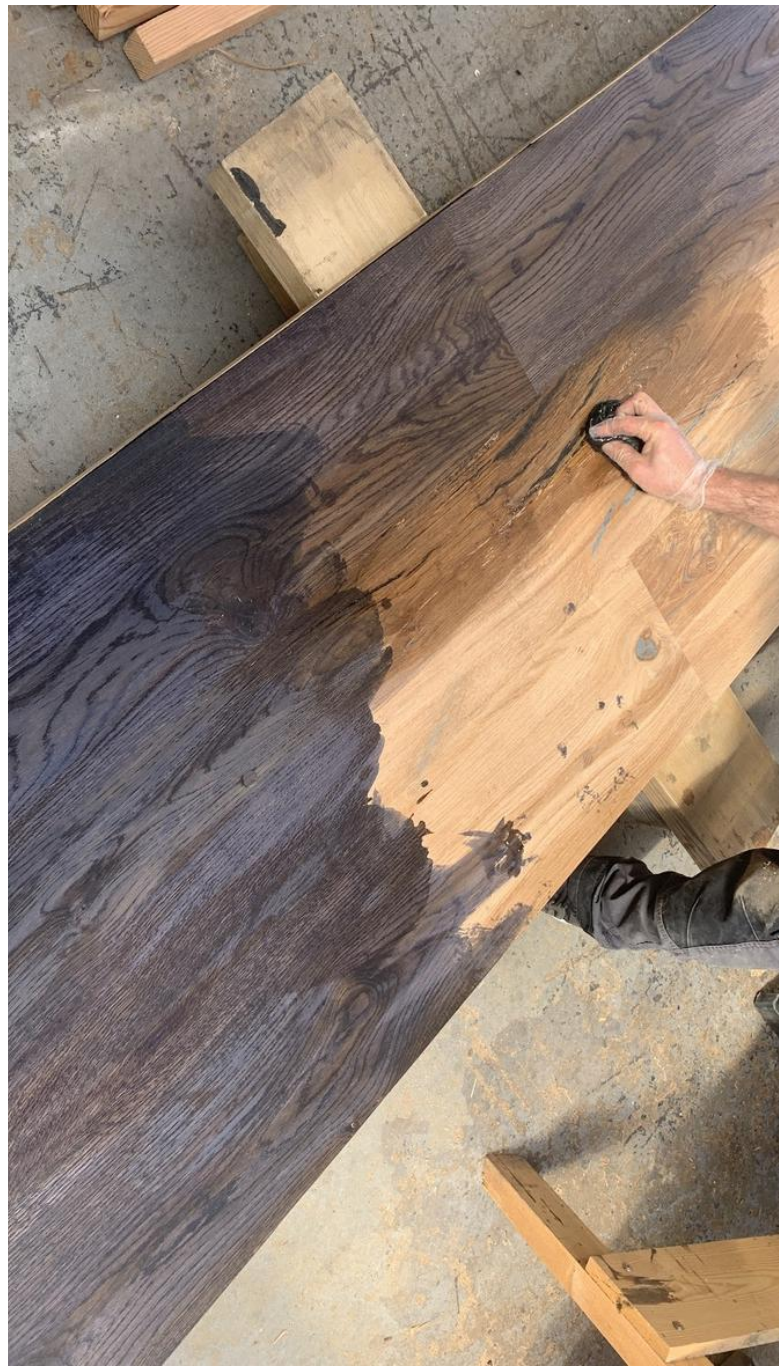
We deliver collaborative design and build of public spaces embedded in a local area. By working with the community we turn spaces into places.

By promoting the use of local reclaimed construction materials and activating local communities and social networks we maximise direct involvement in the design and build of our projects.

Collaborative design and building embeds public spaces in the local area and gives the community a genuine stake in their environment.







Yes Make is a regenerative design and build practice diverting city scale material waste back into reuse to create beautiful public spaces, buildings, exhibitions and furniture with and for local people in London.

We specialise in socially engaged circular practice, delivering high-quality design and build projects from RIBA stage 2-6 focussing on;

- Buildings & Pavilions
- Exhibitions
- Landscapes
- Public Realm
- Sculpture
- Furniture
- Collaborative Design & Build

Our team spans architecture, landscape architecture, structural engineering, fabrication, sculpture, construction and landscaping.

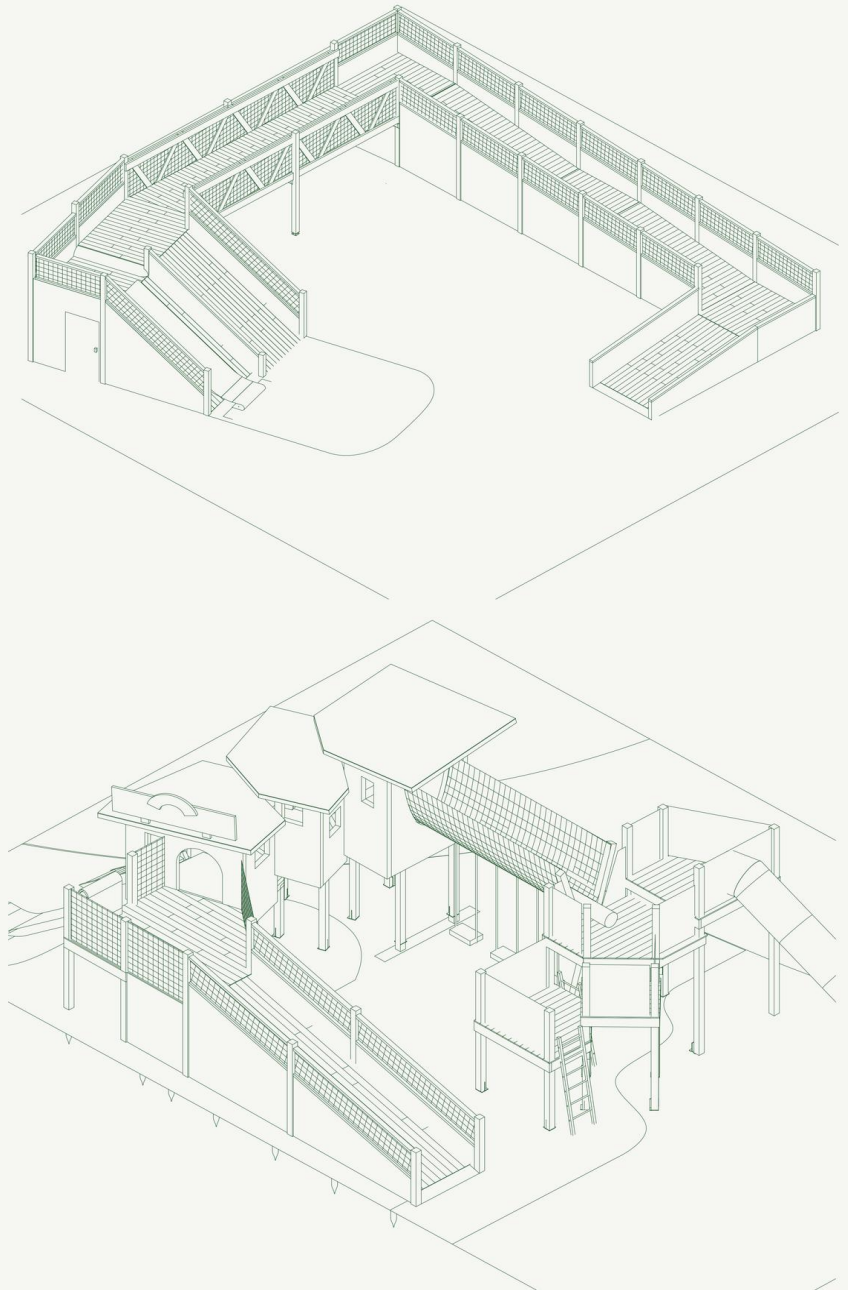




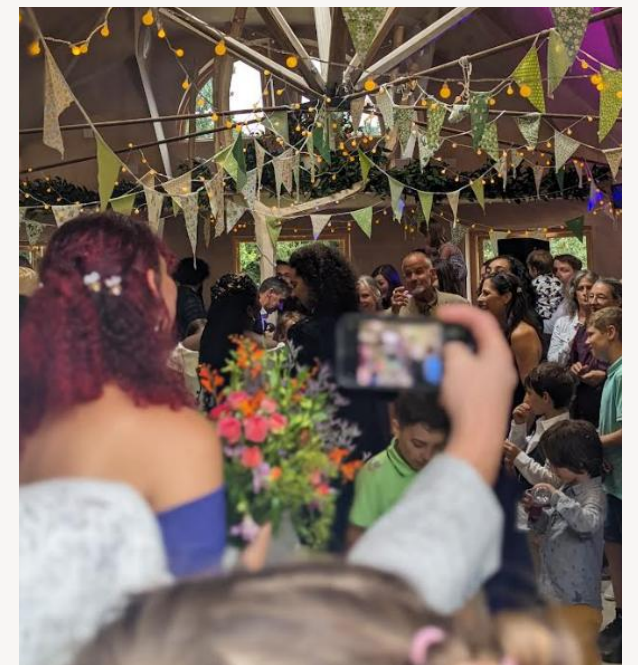
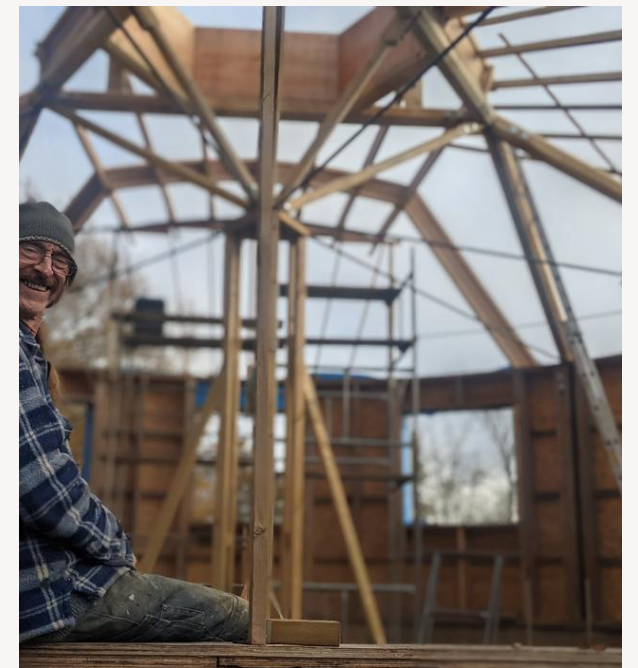
Left, Top Right: The Paper Garden, Canada Water Bottom Right: Carpenters Park Estate, 2025



WE DELIVER PROJECTS from RIBA Stage 2 through to Stage 6, working through a **material-led design model**. Once the performance, layout, massing, and aesthetic needs are defined, we programme specific materials into the design from the outset—ensuring coherent, intentional and buildable outcomes.

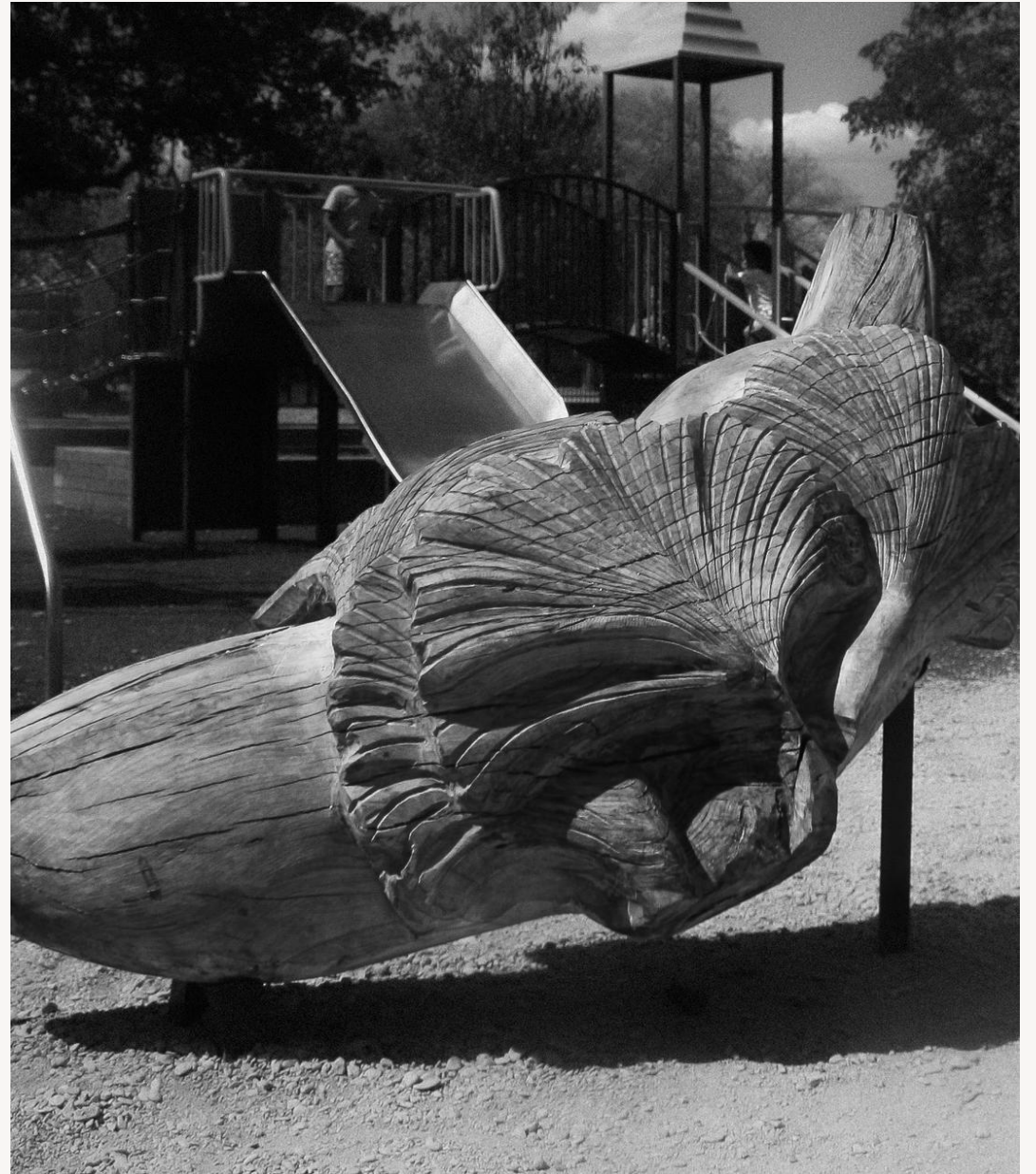


Left: HEJ Coffee Roastery Right: Carpenters Park Estate, Stratford





Landscape







OUR SITE

Phase 1: 6,500 m2 - Live Now

Phase 2: 14,000 m2 - 09/2026

Phase 3: 20,000 m2 - 04/2027





MATERIAL LED DESIGN

We expect to divert over 1000 tons of material waste from the built environment, cultural and film and TV sectors in 2026 alone, working towards 30,000 tons as our next milestone.

1. Material Extraction Plan (Pre-commencement)

We map what can be reused from buildings and productions due for de-rig or demolition. We plan the removal, stacking, handling, and logistics early enough for reuse to be the obvious route for materials that would otherwise be wasted and integrate this into the build programme for our builds and also third party builds.

2. Construction-Phase Reuse partner

We collect/receive materials during deinstalls/demolition and provide alternatives to the conventional skip, providing an easy and circular alternative to skips that increase the capacity, tidiness, and safety of work sites.

Every vehicle leaves full → fewer trips → lower emissions.

4. Re-manufacture + Resupply

We remanufacture materials in our East London branch ready for use back into material dependent sectors.

5. Carbon Receipts & Content Package

All materials received and supplied come with a clear, communicable carbon impact summary along with a content package that allows our partners to tell the story of their materials as they come to be reused.

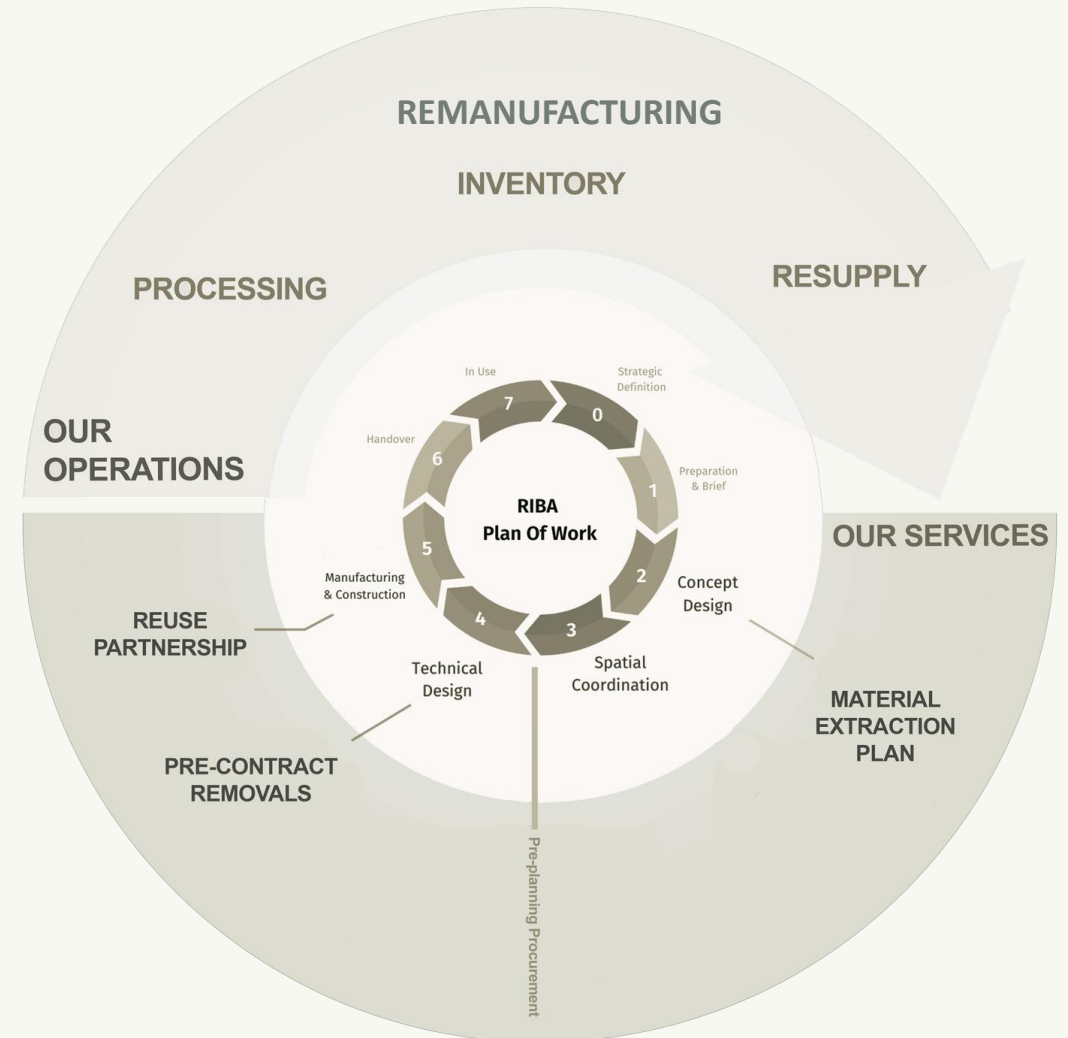
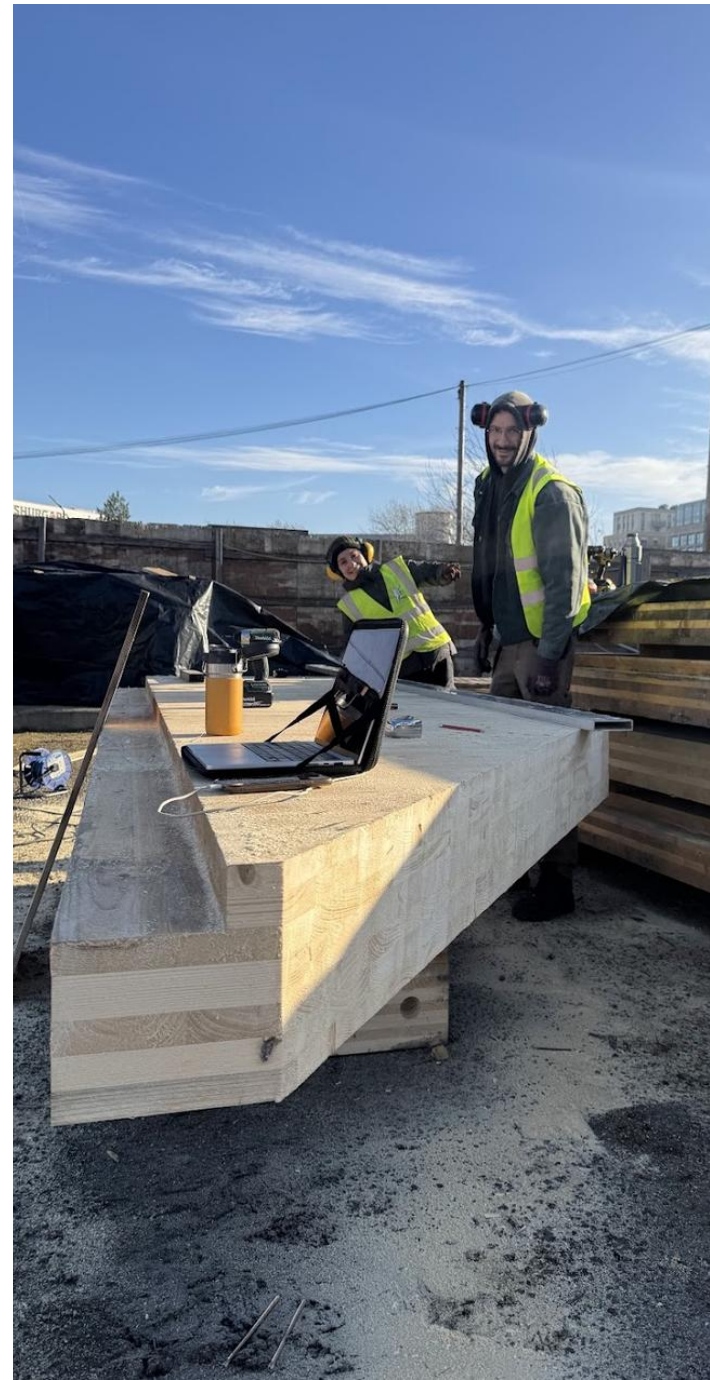


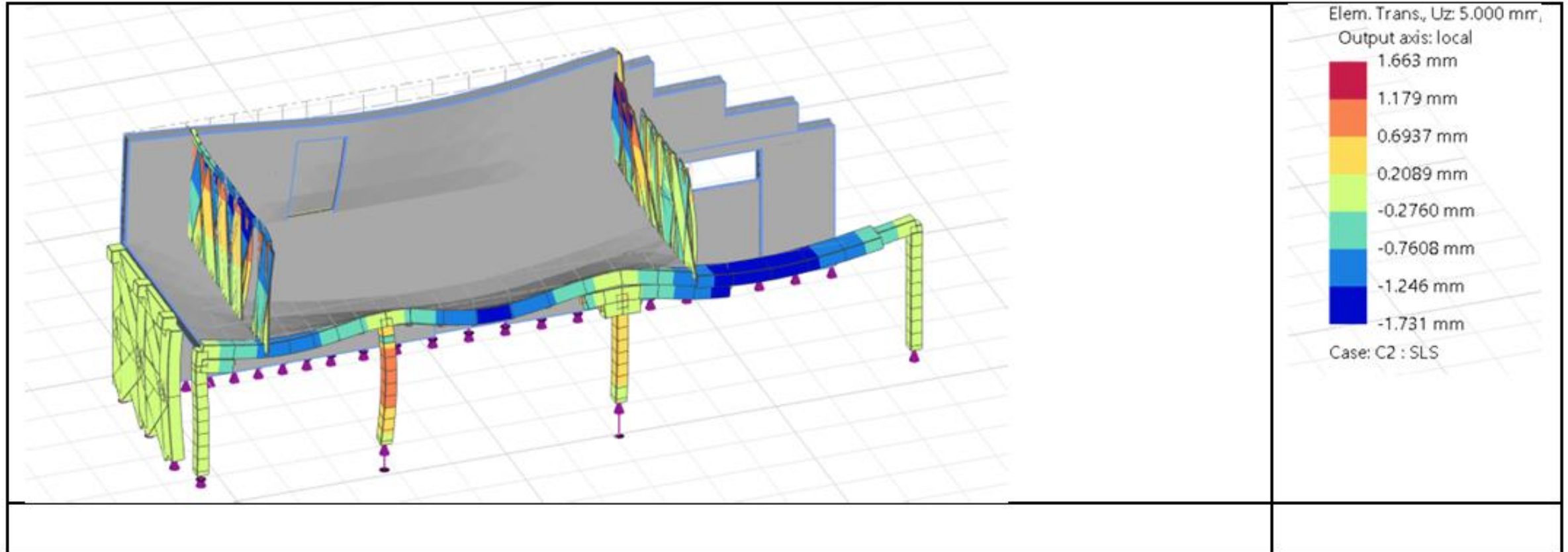
Fig 1. Yes Make's operations and services in RIBA POW Overlay





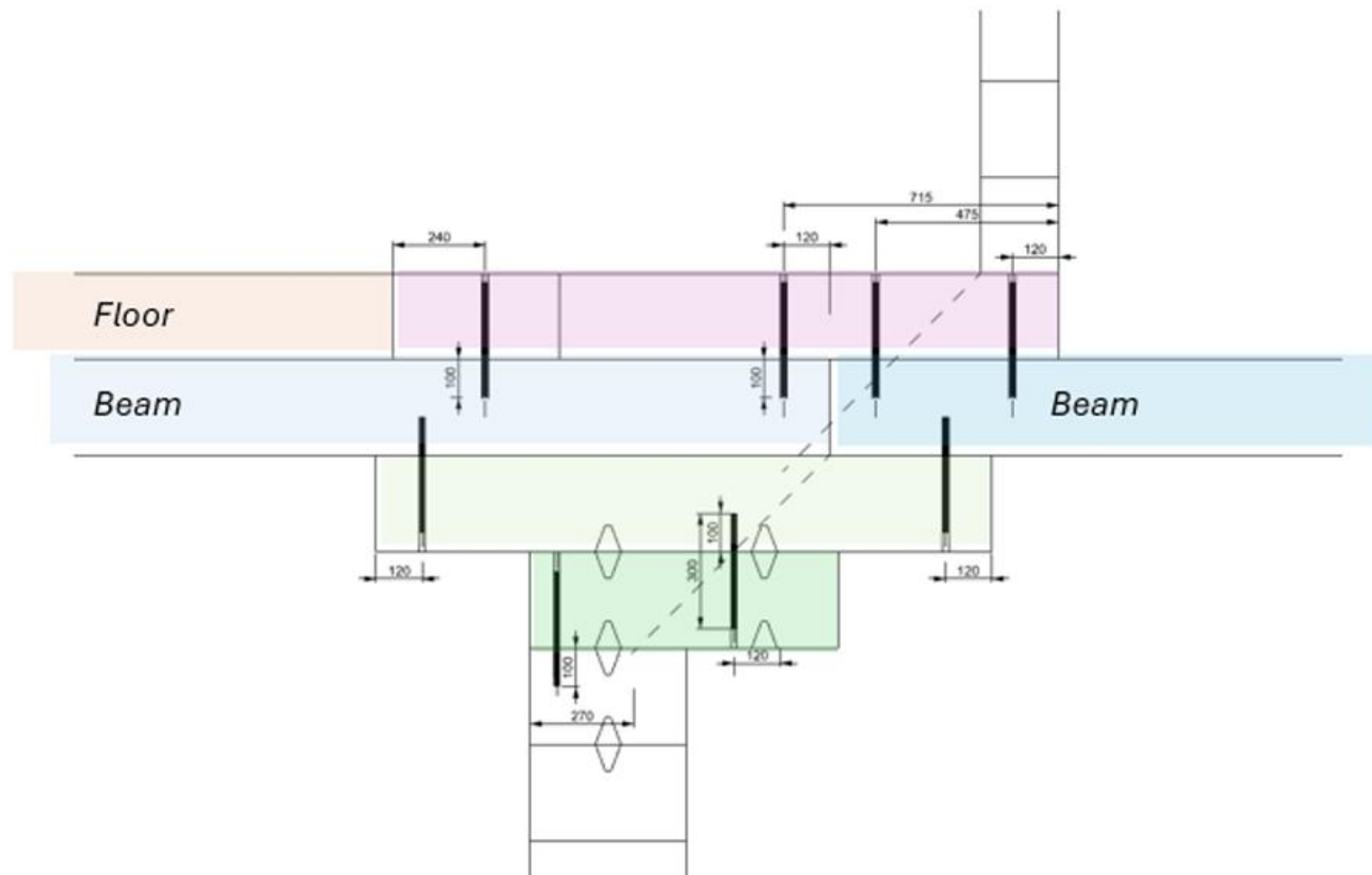
Maximum deflections when column heads are supporting the beams _ and the floor braces
the tops: 1.73 mm

$U_{\max}: 0.004 * L = 0.004 * 3700 = 14.8 \text{ mm} \gg 1.7 \text{ mm ok}$

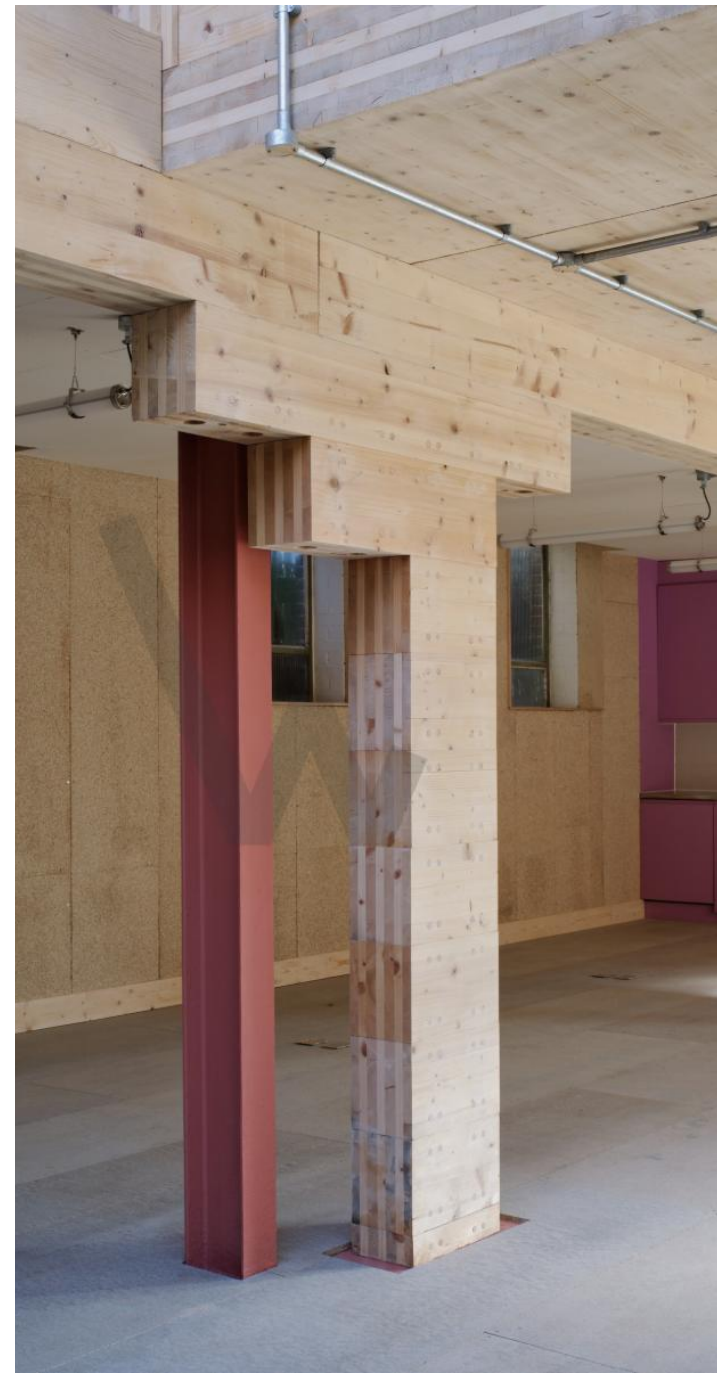


You can see the deflections will induce bending into the column.

See chapter 6 for out of plane bending checks for columns



Column 3





WASTE GENERATED — PER PROJECT

Each form represents waste output for a single project at that scale



 Form area = waste volume (tonnes)

VIRGIN MATERIAL CONSUMED — PER PROJECT

Each form represents material input for a single project at that scale



Form area = virgin material volume (tonnes)

BRE SmartWaste / DEFRA benchmarks

ANNUAL PROJECT VOLUME — BY SCALE

Each point represents annual project activity at that development scale

OUTBUILDING

EXTENSION

PD COMMERCIAL

REFIT

RETROFIT

MINOR RESIDENTIAL

MINOR COMMERCIAL

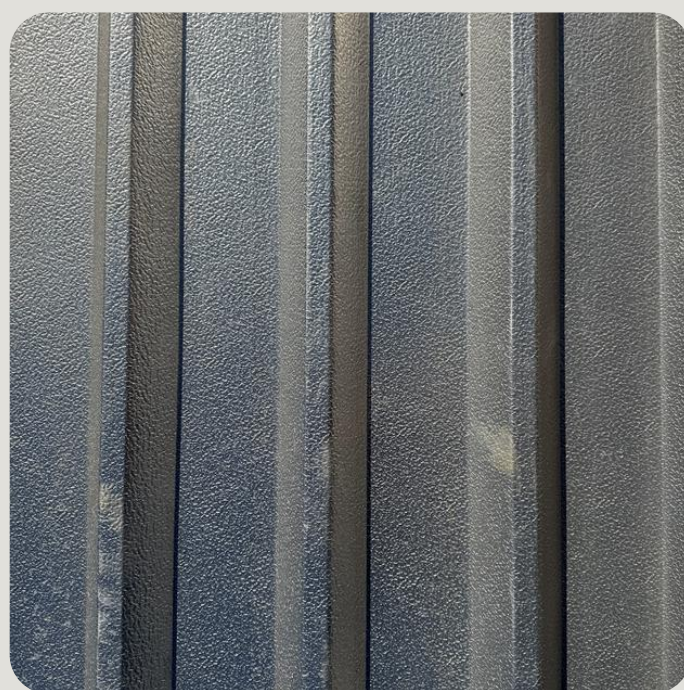
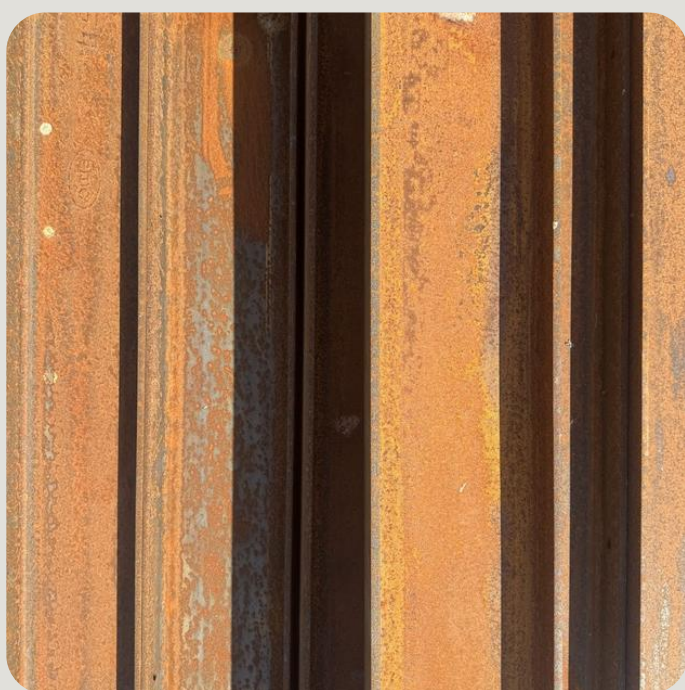
MAJOR RESIDENTIAL

MAJOR COMMERCIAL

STRATEGIC

• Dot density = number of projects per year





Get in touch now to arrange a visit to your site, or an online meeting to see how we can maximise your material re-use into and out of your projects.

Joel De Mowbray

Founder, Creative Director

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+447935063830

Jessica Peters

Head of Operations

jess@yesmake.co.uk

Yes Make

Tipping Point East,
Charles Street, E16 2BS,
London, UK



Letting Materials Lead the Way

Flynn Simpson – Engenuiti

The background image is a grayscale photograph of a workshop or construction site. It features several wooden frames and structures, some of which are partially covered with white plastic sheeting. There are various materials, tools, and equipment scattered throughout the space, suggesting an active workspace. The lighting is somewhat dim, with some areas being brighter than others.

ENGENUITI

Talking Reuse: Regenerative Design

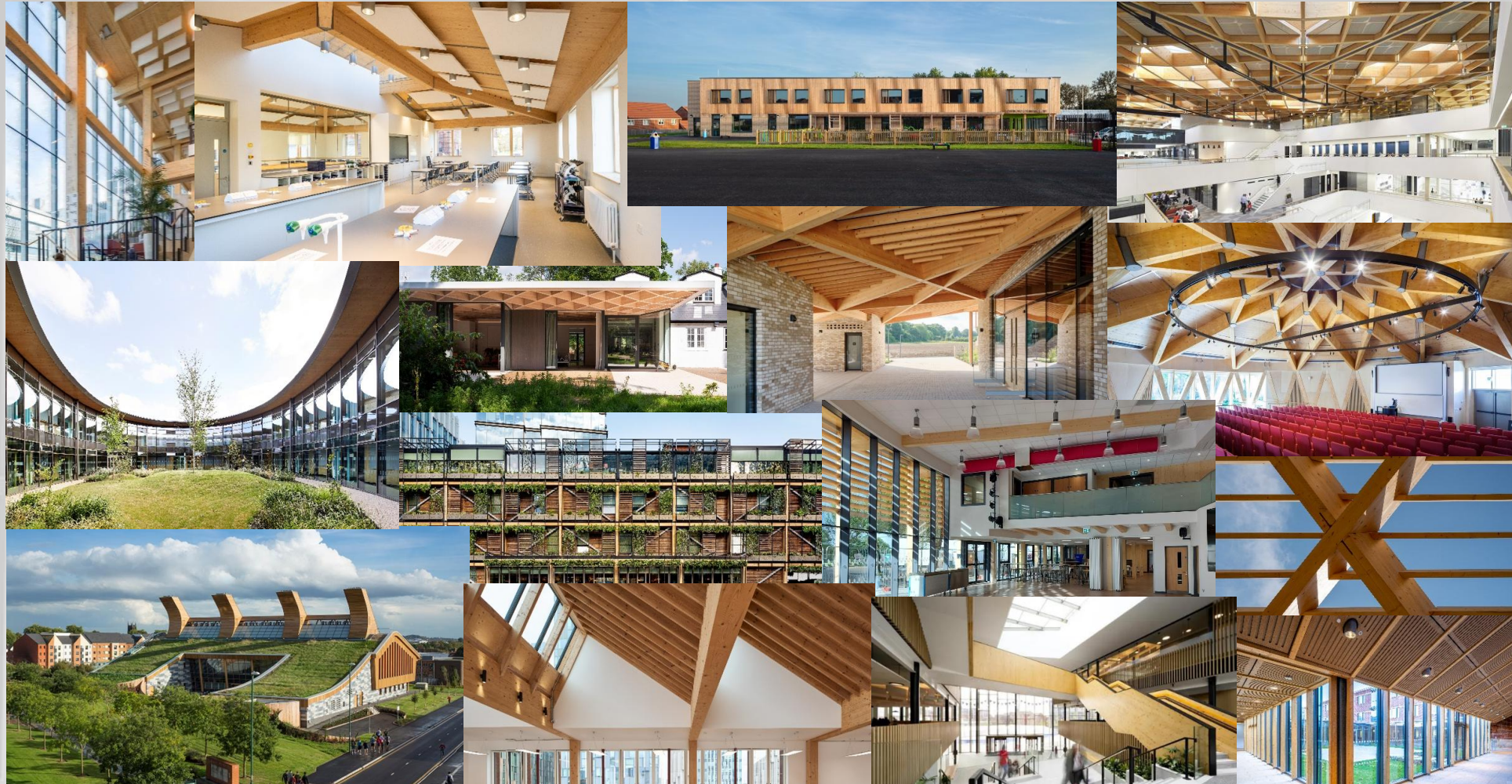
Letting Materials Lead the Way

A talk by Flynn Simpson

ENGENUITI - Who are we?



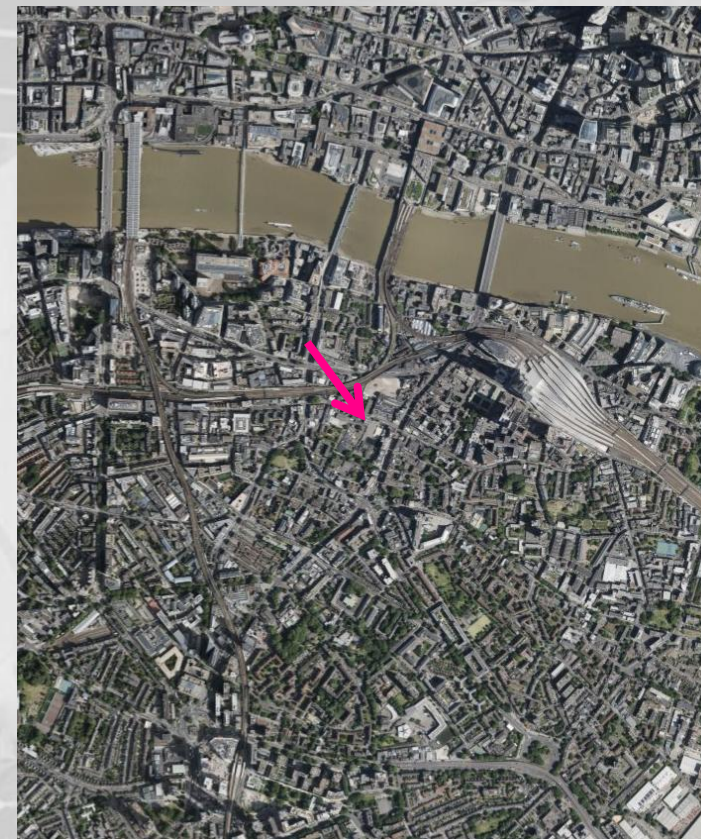
ENGENUITI - Who are we?



Today's Topic



Marlborough Sports Garden - Context



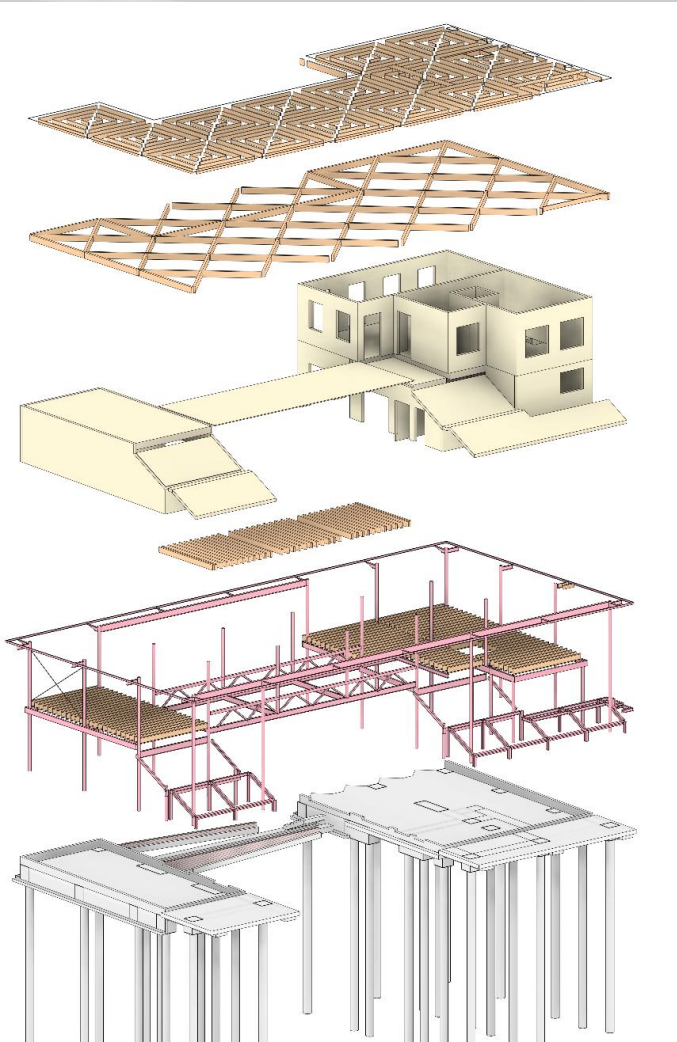
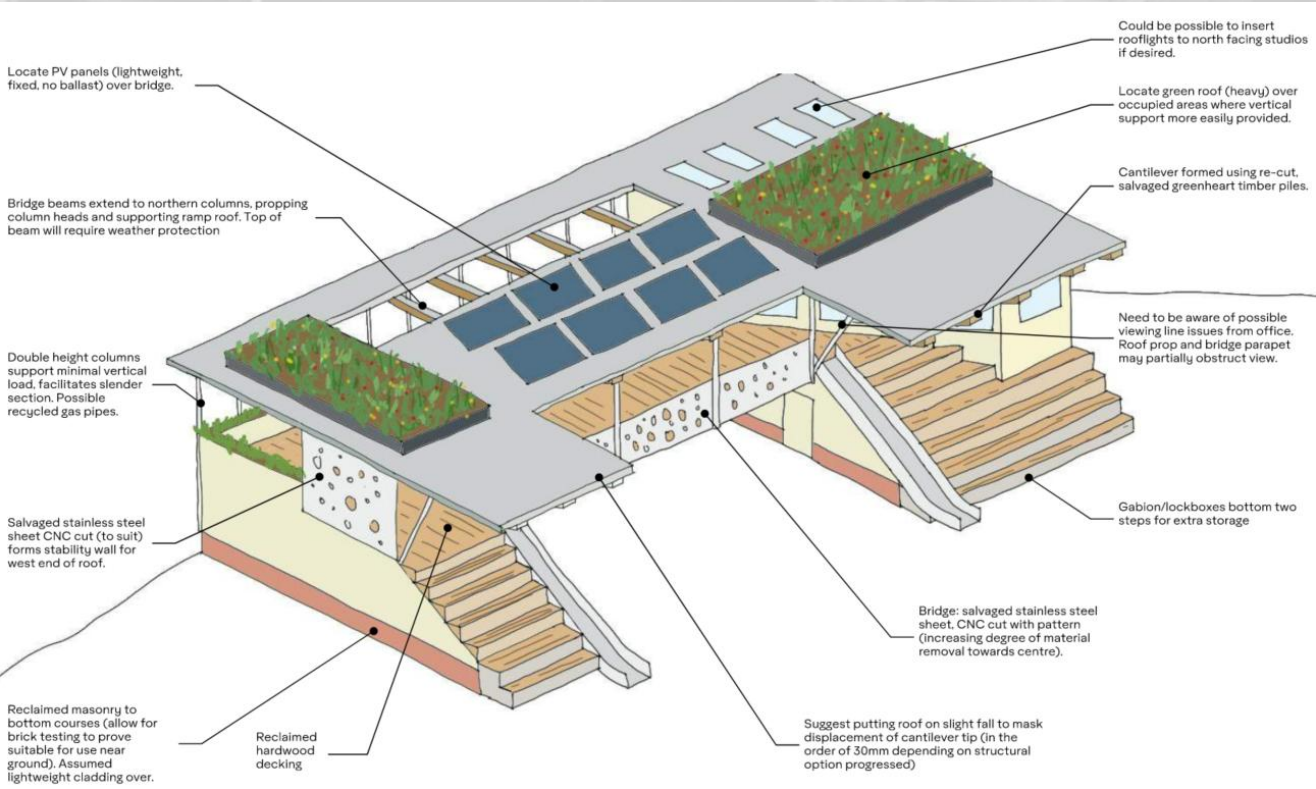
Marlborough Sports Garden - Context

“we aim to support the health and well-being of local residents by creating a sustainable, attractively designed and well-managed community space. The refurbishment will focus on the needs of local children and young people, making it easier for them to eat well, exercise more and develop a love for and proficiency in many sports.”



‘The building must be as ‘Green’ as possible, carbon neutral and circular economy compliant.’

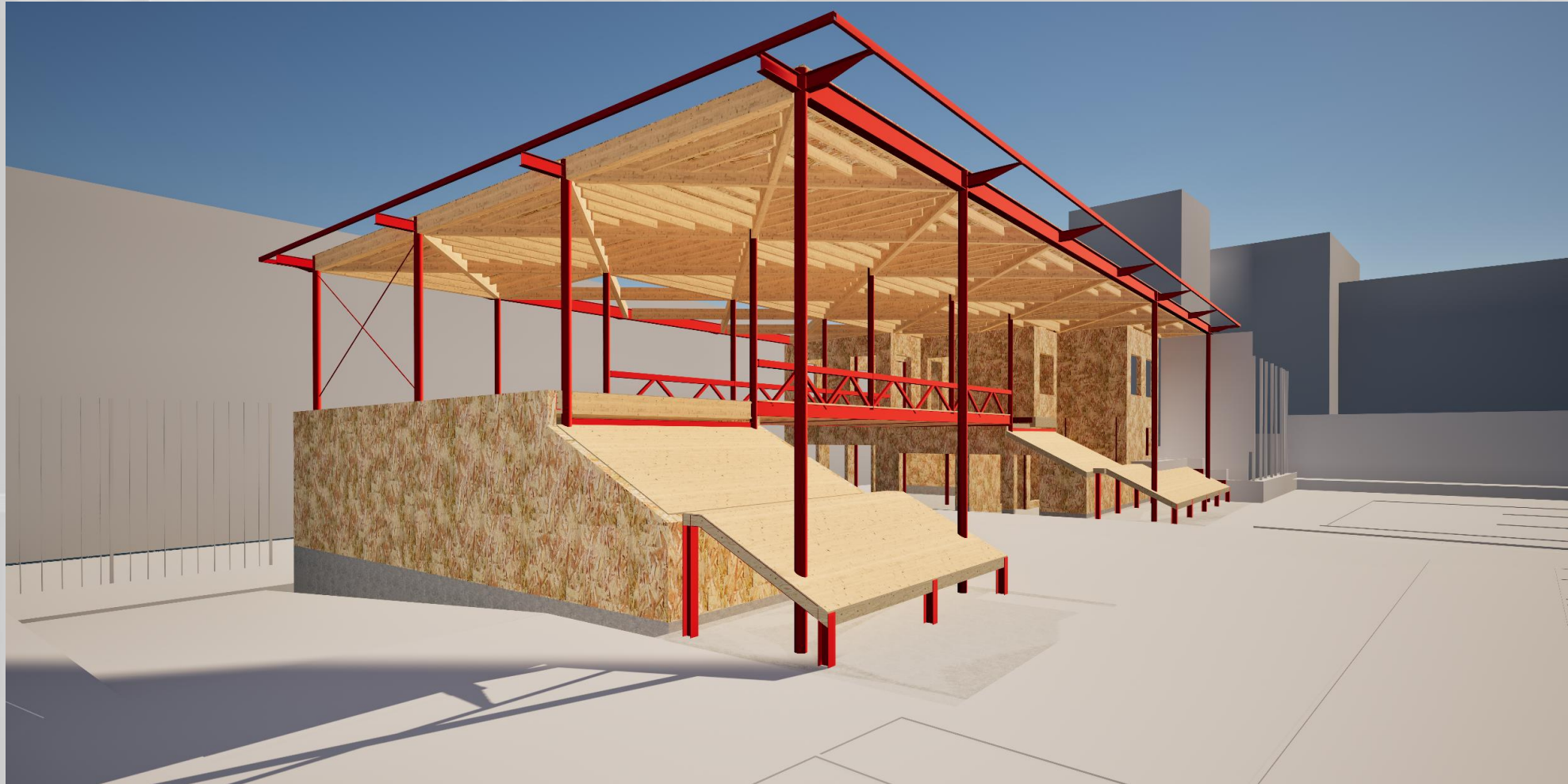
Marlborough Sports Garden Pavillion



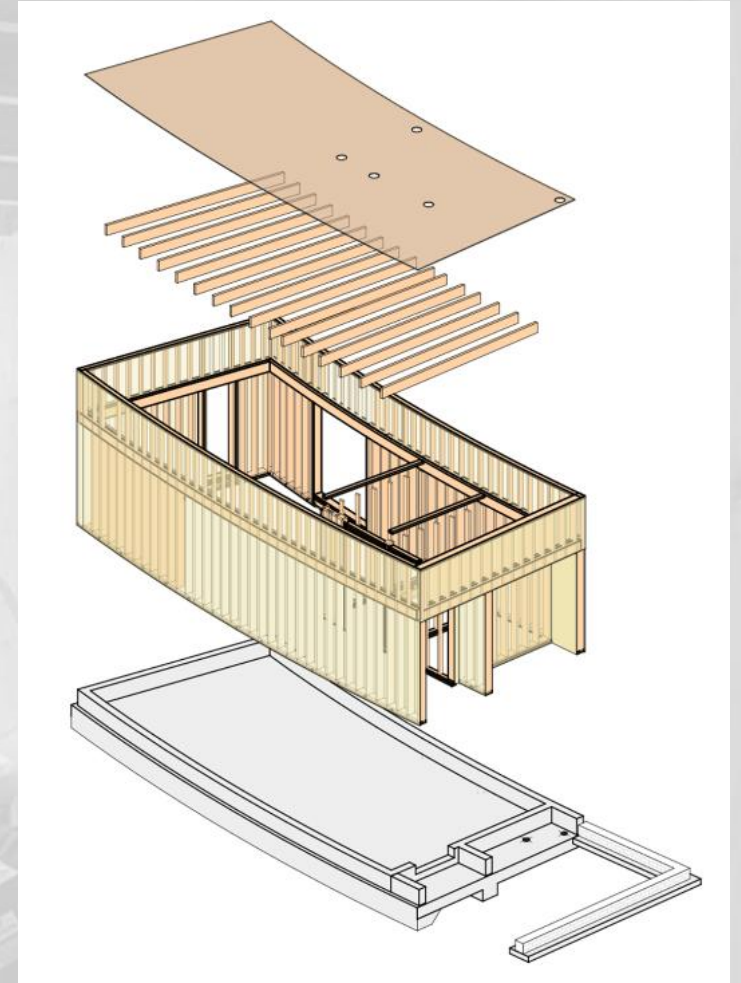
Repurposed Steel



Marlborough Sports Garden Pavillion



Finsbury Circus Gardens Office



Reclaimed Greenheart Timber



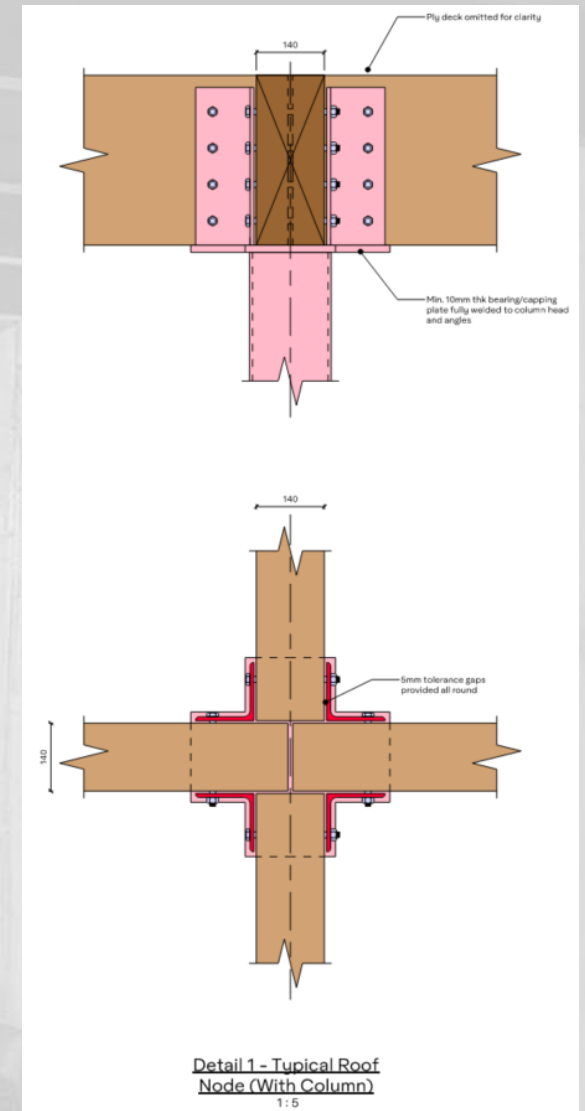
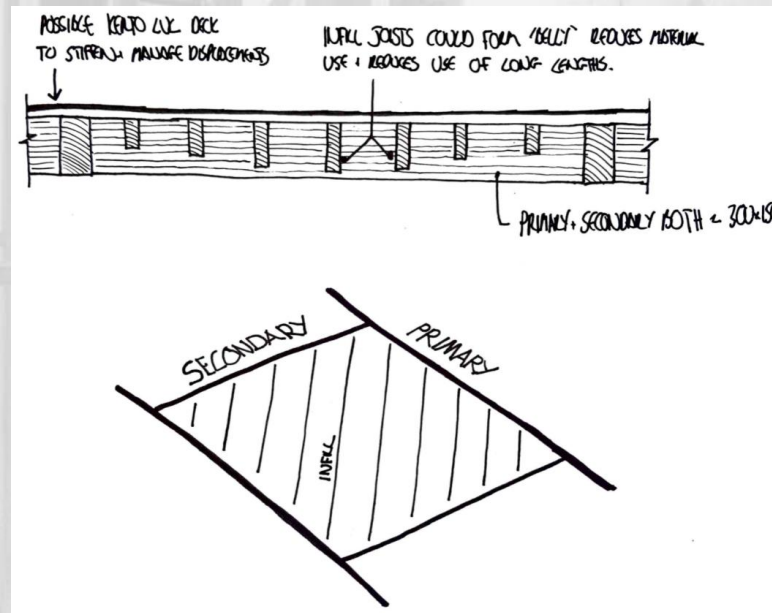
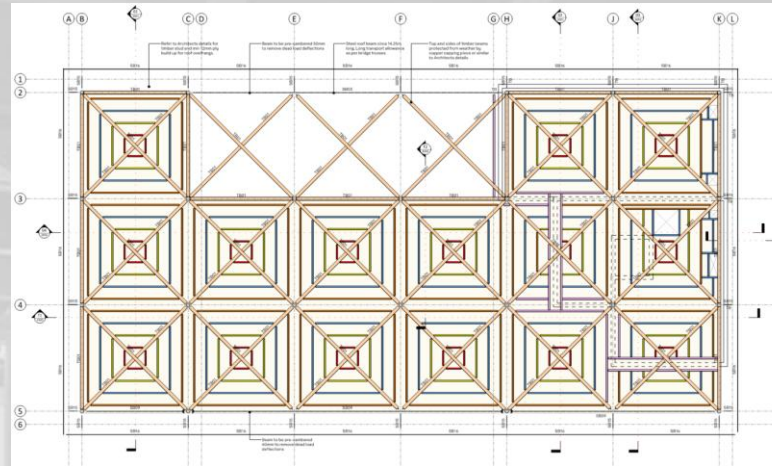
Greenheart as a Structural Material

- Very dense and strong (D70 assumed conservatively)
- Difficult to work – connection details must consider this
- Timber can apparently explode due to locked in stresses!
- Low PH requires stainless steel or specially coated fixings
- Ashwell's don't offer strength grading – requires a suitably qualified independent visual timber grader for your project

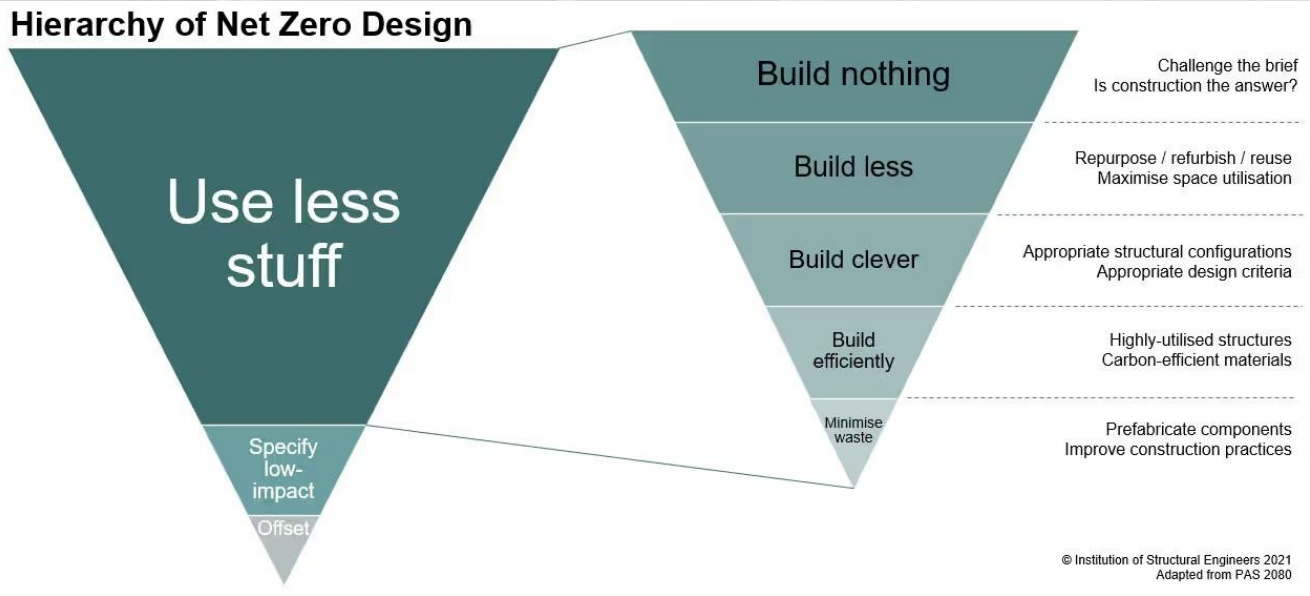


How Greenheart Shaped Our Design

- 4.8m diagrid took advantage of Greenheart's high strength and stiffness
- Varying lengths and depths of infill joists made the most of Ashwell's stock
- Connections were kept as simple as possible – typically square cut ends in bearing with minimal through bolts



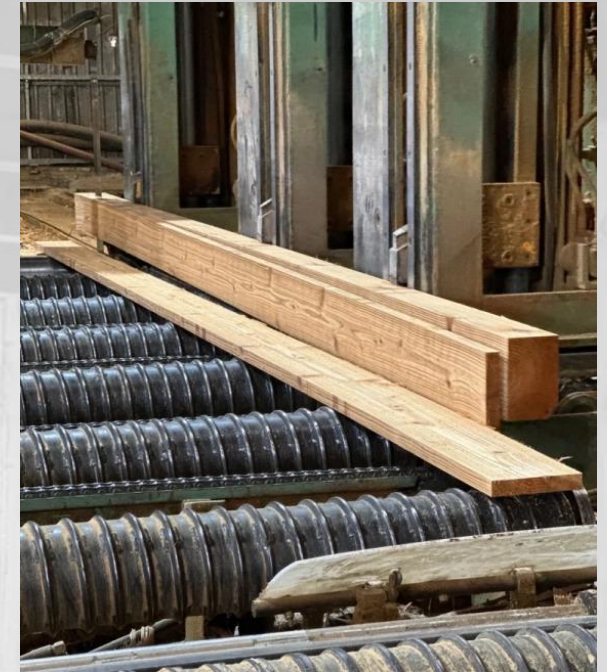
Greenheart Availability (Lack of)



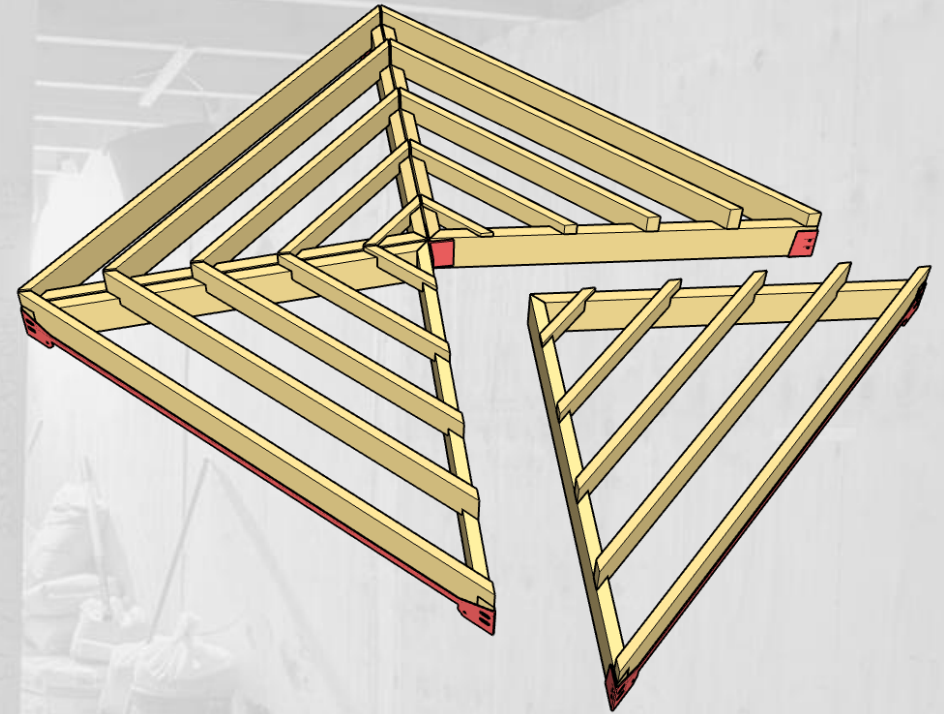
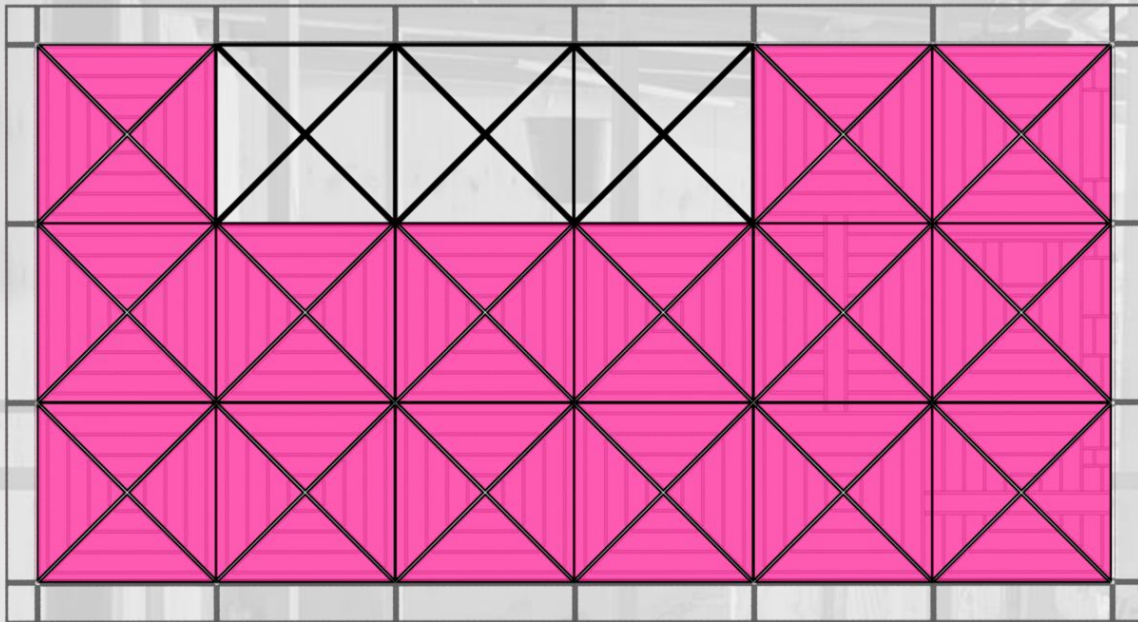
Locally Grown Timber Alternative



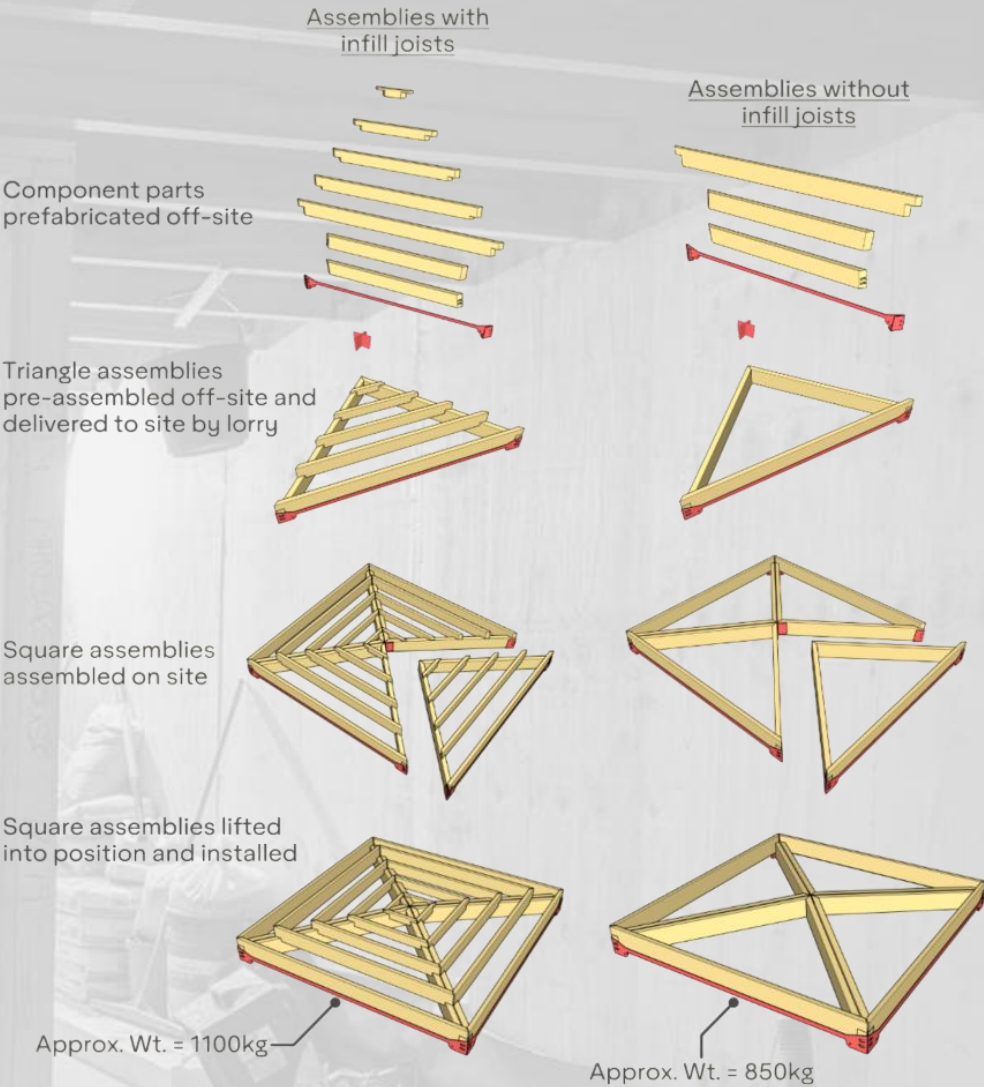
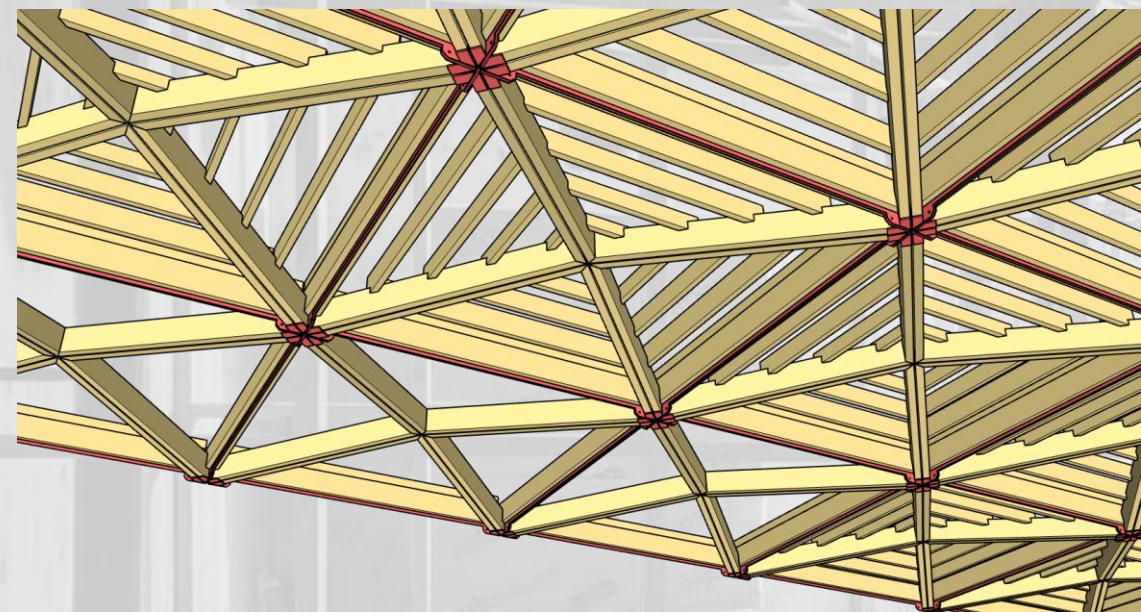
- Yes Make proposed Western Red Cedar grown locally in Dorset
- Logs up to around 500mm diameter, giving sawn sections up to about 150mm x 400mm maximum
- Lengths up to 6m but ideally less than 5m
- C14 strength grade
- Yes Make offer strength grading service!



Adapted Design for Western Red Cedar

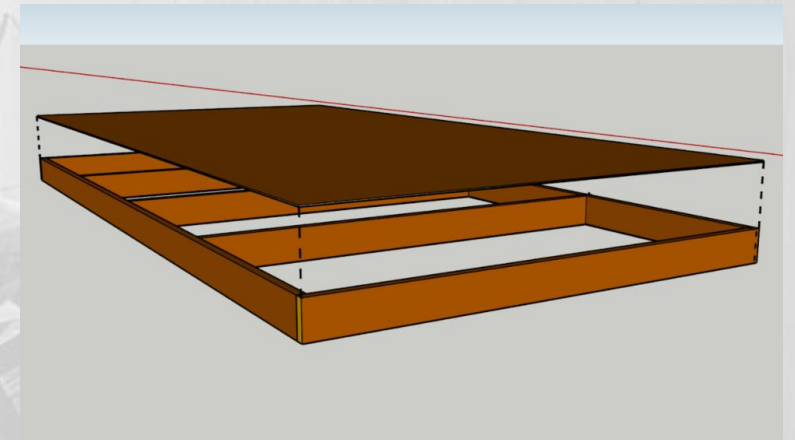
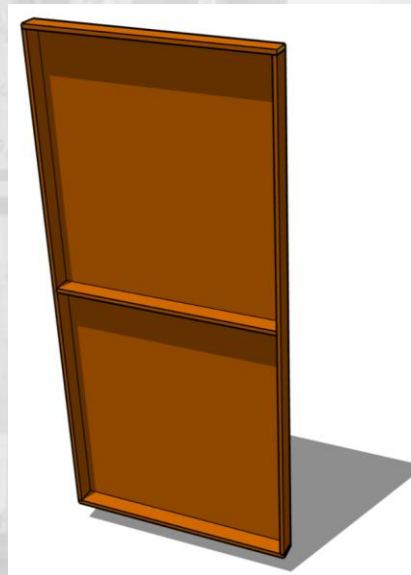


Adapted Design for Western Red Cedar



Other Circular Structural Materials

- Timber I-Joists from the TV and film industry
- Stud wall panels, also from TV and film
- Plywood from the V&A



Some Challenges

- Main contractor confidence / willingness
- Cost certainty
- Timing of material availability
- Lack of flexibility in contracts and procurement
- Lack of availability of reclaimed structural timber



Some Successes

- Successful adaptation of design for readily and locally available materials
- Remaining towards the top of the hierarchy, contributing to regeneration despite challenges
- Successful implementation of reclaimed timber in Finsbury Circus Gardens structure
- Working with Yes Make!



Working with Yes Make / Circular Construction Hubs

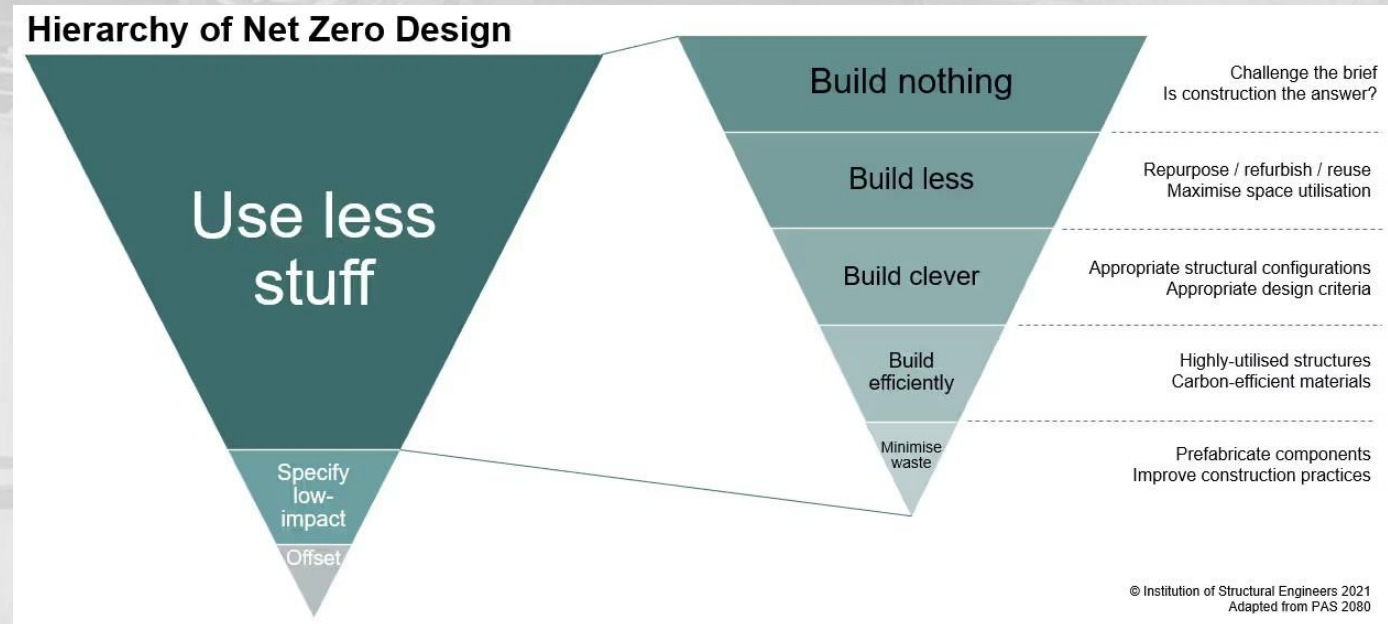


Working with Yes Make / Circular Construction Hubs



Key Takeaways

- Regenerative design requires a holistic approach, but circularity is core to it
- Circular construction hubs are key to actually putting circularity into practice
- Design for circularity from the outset, but be prepared to adapt
- Strive to put designs at the top of the hierarchy (and keep them there!)



ENGENUITI



Thanks for listening!

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Q+A



Thank you

