MAYOR OF LONDON

OVERALL PROGRESS 100%

CURRENT REPORTING STAGE ---------- >>	Planning *

CONTEXTUAL DATA

Progress: 100%

+ ORGANISATION & CONTACT DETAILS

ORGANISATION DETAILS

Organisation Name	Lab Selkirk House Ltd *
Organisation Address	c/o Simten - 21 New Row, London WC2N 4LA *

CONTACT DETAILS

Contact Name	Lab Selkirk House Ltd c/o Simten Developments *
Email	mail@simten.co.uk *
Additional Email(s)	
Telephone No.	020 3405 8468 *
Mobile No.	

+ DEVELOPMENT INFORMATION

OVERALL DEVELOPMENT DETAILS

Planning Reference Number	TBC *
Name of Whole Development	One Museum Street *

DEVELOPMENT LOCATION

Development Address	
Address Line 1	Lab Selkirk House Ltd *
Address Line 2	Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street
Address Line 3	
Address Line 4	
London Borough	Camden *
Postcode	WC1A 1JR *
Ordnance Survey Reference	
Development UPRN (if available) *Please add if available ->*	
Geo-Location Coordinates	
Latitude (to 6 decimal places)	51.516
Longitude (to 6 decimal places, +ve or -ve)	-0.125

DEVELOPMENT TOTAL AREA BREAKDOWN

Residential		
Total Residential Floor Area	GIA m2	3,992 *
Dwelling Counts		
Flats	number	44 *
House	number	0 *
Non-Residential		
Non-Residential Floor Area Breakdown		*Please include complete non-resi details below*
Landlord Circulation (in Residential Blocks)	GIA m2	383 *
General office (A2, B1, B8, D1 planning classes)	GIA m2	22,650 *
High street agency (A2 planning classes)	GIA m2	*
General retail (A1, SG planning classes)	GIA m2	1,667 *
Large non-food shop (A1 planning classes)	GIA m2	*
Small food store	GIA m2	*
Large food store	GIA m2	*
Restaurant (A3, A5 planning classes)	GIA m2	*
Bar, pub or licensed club (A4 planning classes)	GIA m2	*
Hotel (C1 planning classes)	GIA m2	*
Cultural Activities	GIA m2	*
Entertainment halls (D2 planning classes)	GIA m2	*
Swimming pool centre	GIA m2	*
Fitness and health centre	GIA m2	*
Dry sports and leisure facility (D2 planning classes)	GIA m2	*
Covered car park	GIA m2	*
Public buildings with light usage (D1, SG planning clas	GIA m2	*
Schools and seasonal public buildings (D1, D2 planning	GIA m2	*
University campus	GIA m2	*

Clinic (D1 planning classes)	GIA m2	*
Hospital (clinical and research)	GIA m2	*
Long term residential (C1, C2, C2A planning classes)	GIA m2	*
General accommodation (C1, C2, C3 planning classes)	GIA m2	*
Emergency services (SG planning classes)	GIA m2	*
Laboratory or operating theatre	GIA m2	*
Public waiting or circulation (SG planning classes)	GIA m2	*
Terminal (B8 planning classes)	GIA m2	*
Workshop (B1, B2 planning classes)	GIA m2	*
Storage Facility (B8 planning classes)	GIA m2	*
Cold Storage (B8 planning classes)	GIA m2	*
Overall Development Summary		
Total Development Floor Area		
Residential	GIA m2	3,992
Non-Residential	GIA m2	24,700
Total	GIA m2	28,692
Total Non-Residential Uses		Landlord Circulation; General office; General retail

+ SUPPLEMENTARY FILES AND UPCOMING REPORTING STAGES

SUPPLEMENTARY FILES

Site Plan	
Does the development have a site plan?	Yes *
What is the site plan filename?	295A-P20.003-Proposed Site Plan_A *
Best Practice Documents	
Does the development have a predicted DEC?	No *
Is there a base building energy rating (in line with DFP)?	No *

ANTICIPATED DATES FOR UPCOMING REPORTING STAGES

As-Built Stage	1 Jan 2029 *
Operational Year 1 End	1 Jan 2030 *

DEVELOPMENT PERFORMANCE AND EMISSIONS

Progress: 100%

+ DEVELOPMENT PERFORMANCE

DEVELOPMENT OVERALL PREDICTED PERFORMANCE

Predicted Performance Calculation Details		
Fuel Carbon Intensity Source (aligned with planning energy statemen		SAP 10.2 *
Residential Elements of the development		
Predicted Annual Energy Use		*Fill in all applicable fuels below*
Annual Electricity Use	kWh/yr	437,850 *
Annual Gas Use	kWh/yr	0 *
Annual Oil Use (if applicable)	kWh/yr	*
Annual Biomass Use (if applicable)	kWh/yr	*
Annual District Htg Use (if applicable)	kWh/yr	*
Annual District Clg Use (if applicable)	kWh/yr	*
Elec Generation, Gross (if applicable)	kWh/yr	*
Solar Thermal Generation (if applicable)	kWh/yr	*
Predicted Annual Carbon Emissions	tCO2/yr	60 *
Non-Residential Elements of the development (Part L Calculation)		
Predicted Annual Energy Use		*Fill in all applicable fuels below*
Annual Electricity Use	kWh/yr	75,320 *
Annual Gas Use	kWh/yr	0 *
Annual Oil Use (if applicable)	kWh/yr	*
Annual Biomass Use (if applicable)	kWh/yr	*
Annual District Htg Use (if applicable)	kWh/yr	*
Annual District Clg Use (if applicable)	kWh/yr	*
Elec Generation, Gross (if applicable)	kWh/yr	*
Solar Thermal Generation (if applicable)	kWh/yr	*
Predicted Annual Carbon Emissions	tCO2/yr	58 *
Non-Residential Elements of the development (TM54 Calculation)		
Predicted Annual Energy Use		*Fill in all applicable fuels below*
Annual Electricity Use	kWh/yr	1,866,985 *
Annual Gas Use	kWh/yr	0 *
Annual Oil Use (if applicable)	kWh/yr	*
Annual Biomass Use (if applicable)	kWh/yr	*
Annual District Htg Use (if applicable)	kWh/yr	*
Annual District Clg Use (if applicable)	kWh/yr	*

Elec Generation, Gross (if applicable)	kWh/yr		*
Solar Thermal Generation (if applicable)	kWh/yr		*
Predicted Annual Carbon Emissions	tCO2/yr	254	*

CARBON OFFSETTING

Predicted Carbon Shortfall (aligned with planning energy st	tCO2	70	*
Total Committed Carbon Offset	£	198,882	*

END