

2.1 Options Investigated

Development Principles and Assumptions

Upgrading the building stock to achieve net zero carbon standards presents both challenges and opportunities, and each building presents a unique set of location based, physical and historical characteristics.

Taking the Development and Design Brief summarised in chapter 1.O as a starting point, and informed by a detailed analysis of the existing condition and challenges of the site and existing buildings (chapter 4.O) the following assumptions were made to all development options explored:

- Office is the priority use for Selkirk House and all options assume an office-led scheme
- Remove the existing structure of the Car Park due to constraints related with the structural frame and loadings for reuse, floor to ceiling heights, ramped slabs and poor daylight levels
- Reuse the existing cores as much as possible and upgrade as needed to suit current building standards to provide future flexibility
- Renew all MEP services throughout
- Remove existing cladding and replace with new to meet current building regulations requirements and extend the building's lifespan
- Due to the constraints identified in chapter 2.0, floors 14-15 are replaced in options 2-3
- Where extension is proposed, the height is equivalent to the planning submission (73.95m AOD)
- All options assume a ceiling servicing zone due to the operational and user experience limitations of perimeter servicing (see chapter 4.0)

Establishing the Scenarios

In line with the Waste Hierarchy, first the condition of the existing site must be considered for any opportunities for a refurbishment in order to prevent waste prior to a new building being developed.

All development options have been designed with considerations for the state of the current building, and associated issues. Further details relating to the development options, including design assumptions, can be found in section 2.0.

This study investigated a series of development options for the Selkirk House and NCP car park, with a starting point of the retention and retrofit of the existing building. These options vary in the scope of their proposed development. This study was used to establish the scope of development required in order to address the problems of the existing site. These options have been informed by the design team. The report establishes and assesses five development options for the Selkirk House site (including the NCP car park).

The options considered and assessed as part of this report are listed here:

- Option 1 Maximum Retention & Retrofit
- Option 2 Maximum Retention & Extension
- Option 3 Partial Retention & Extension
- Option 4 Basement Retention & New Build
- Option 5 New Build

A comparison of each of the options and design assumptions is set out in the following page for clarity. It is important to note that an indicative design has been established for options 1-3, while options 4 and 5 reflect the developed design of the planning application scheme (with the addition of a new build basement for option 5). Therefore there is a greater extent of detail available for options 4 and 5.

> However the issues affecting the existing building and their implications (chapter 4.0) and analysis (chapter 5.0) apply equally, though in different degrees, to any alternative repurposing of the building for residential or hotel use – for example the limitations of the existing structure to the upper floors, the quality of space provided by the existing structure, deep floorplates on the lower levels and the existing ramped car park levels.

Alternative uses

This report assesses five options for a commercially-led development on the site of Selkirk House. The planning application scheme for the site is for a commercially-led mixed use development, with the existing Selkirk House being replaced by a commercial office building; this use is in line with the Council's Draft Site Allocations Plan (2020) which helped inform the brief for the site.

The methodology for the Whole Life Carbon Assessments of the options within this report requires a level of design, performance specification and materiality information for each of the options in order to enable factors such materials and operational performance to be accurately measured and modeled. The assessment within this report therefore utilises the design for the planning application scheme as a basis for these inputs.

Earlier proposals for the site - while in previous ownership - have explored alternative uses, such as a hotel. However residential or hotel in Selkirk House did not meet the wider brief requirements. Therefore a we have not carried out a design exercise to enable us to assess this option with a level of accuracy to enable comparison.

2.1 Options Investigated

	+53.6 m	+73.95 m	+73.95 m	+73.95 m	+73.95 m
	Option 1 Maximum retention and retrofit (no extension)	Option 2 Maximum retention and extension	Option 3 Partial Retention and extension	Option 4 Basement retention and new build (planning submission)	Option 5 New Basement and new build
Description	Light touch refurb with retention of existing building structure e.g. cores and structures. Minimal intervention and capital costs	Refurb of existing building structure to level 13 with demolition of two top floors and replacement with 5-storey new build extension	Retain existing building structure to level 13 and extend these existing floor plates by 800mm; demolition of two top floors and replacement with 5-storey new build extension	New build above ground to replace existing Selkirk House and NCP car park to deliver office, class E and residential accommodation alongside public realm improvements	New build (including new basement levels) to replace existing Selkirk House and NCP car park to deliver office, class E and residential accommodation alongside public realm improvements
Summary	 Retain existing Selkirk House tower and assess floor capacity of existing cores Demolish car park area and build new structure Retain lower levels (podium) along High Holborn Recladding the existing facade Renew all MEP services New residential building along West Central Street (where existing car park access ramp is located) 	 Demolish two storeys above level 14 Add 5no. new storeys Retain existing cores as much as possible and adjust/ add as necessary Demolish car park area and build new structure Retain lower levels (podium) along High Holborn Recladding the existing facade Renew all MEP services New residential building along West Central Street 	 Demolish two storeys above level 14 Add 5no. new storeys Extend typical slab edge by 800mm Adjust existing cores as needed / potential to introduce new stair core (external) Demolish car park area and build new structure Demolish lower levels along High Holborn and build new incorporating a new passageway (Vine Lane) Recladding the existing facade Renew all MEP services New residential building along West Central Street 	 Retain Selkirk House basement structure as much as practicable possible Demolish existing Selkirk House and NCP car park New set of buildings - One Museum Street, High Holborn and Vine Lane Buildings providing office and residential accommodation - alongside public realm improvements 	 Demolish existing Selkirk House, NCP car park and existing basement levels New set of buildings - One Museum Street, High Holborn and Vine Lane Buildings providing office and residential accommodation - alongside public realm improvements
Total GIA*	19,939 sqm**	21,907 sqm**	23,339 sqm**	27,733 sqm**	27,733 sqm**
* Gross Internal Areas (GIA) part of this technical report have Note that the GIA figures differ slightly to those reported with due the planning reportable GIA figures excluding external flo and amenity roof terraces), plant spaces, loading bays and ty represent the total built GIA as measured by IMPS. **Area excludes the West Central Street buildings	e been measured in accordance with IPMS. in the One Museum Street planning application or areas (i.e. covered terraces, external circulation pically uninhabited BOH. The figures in this line	Reta	ined & Retrofit	r-Build ■Extended floorplates ■	New-Build ■New-Build (Basement)



2.1 Options Investigated

2.1 Options investigated		+73,95 m	+73.95 m	+73.95 m	+73.95 m
	+53.6 m				
	Option 1 Maximum retention and retrofit (no extension)	Option 2 Maximum retention and extension	Option 3 Partial Retention and extension	Option 4 Basement retention and new build (planning submission)	Option 5 New Basement and new build
Demolition of existing car park and build new structure	Yes	Yes	Yes	Yes	Yes
Retain floors 14-15	Yes	No	No	No	No
Retain podium along High Holborn	Yes	Yes	No	No	No
Additional floors to Selkirk House	0	5	5	5 (equivalent)	5 (equivalent)
Temporary works required	Yes	Yes	Yes	Yes (to basement only)	Yes (to basement only)
Cores	Retained in situ	Partly retained with adjustments	Partly retained with adjustments	New cores	New cores
MEP renewal	Yes	Yes	Yes	Yes	Yes
Facade recladding	Reclad existing	Reclad existing and new facades for new build structures	No (new facades)	No	No
Reuse of existing basement structure and minimise excavation	Yes	Yes	Yes	Yes	No
New build along West Central St (where car park ramp is located) – to provide residential accommodation	Yes	Yes	Yes	Yes	Yes
		Retaine	ed & Retrofit Demolished & New-E	Build Extended floorplates Ne	ew-Build New-Build (Basement)

2.1 Options Investigated

The diagrams opposite show each phase of the options from demolition, new build elements and the finished scheme. These expand on the previous options diagrams and for clarity, the colours/key have been adjusted.



Option 5

2.2 Criteria for Evaluating Options

Based on the site context and development principles (chapter 1.0) and on the analysis of the existing building challenges and implications (chapter 4.0) the below criteria have been established to evaluate the five development options considered.

The criteria used are also aligned with the guidance on optioneering considerations part of Whole Lifecycle Carbon Optioneering, Planning Advice Note document commissioned by The City of London Corporation.

Efficient use of land

Assessing the site against current planning policies and its location, acknowledging the economic, social and cultural activity that should be supported through development.

The Selkirk House site is identified within the emerging 'Holborn Vision and Urban Strategy' as a 'Key Project' for potential redevelopment - its location makes it ideally situated to benefit from increased transport capacity and wider connectivity.

Construction Impacts

Assessing the options in terms of building complexity and construction impacts is also included. The building complexity will increase construction impacts - this includes programme and site disruption to residents and workers in the area.

Space Quality

Assessing the options in terms of overall space quality and flexibility to support office use, namely:

- clear head height / floor heights
- space planning and constraints of the structural grid _
- plan depth _
- access to natural daylight _

Ground Floor Activation

Review options against the existing condition of inactive street frontages and relationship with the surrounding public realm and how the options would improve the existing condition.

Floorspace provision and Employment capacity uplift

Review of the options in terms of the extent of additional floor area created, the direct employment capacity uplift generated and indirect benefits of this.

Public Realm enhancements

Ability to address the current challenges and contribute to the local and wider area including public realm enhancements, increased site permeability and biodiversity.

Housing offer

Ability to address the current challenges and contribute to the local and wider area to provide more new homes and affordable housing delivered on site.

Circular Economy, future flexibility, adaptability and resilience to climate change

To evaluate future proofing the full life cycle of a building should be considered alongside the six circular economy principles. Assess how the options would offer future flexibility in terms of adaptability and reuse; as well as overall offering a resilient design - addressing ecology / biodiversity, heath & wellbeing, etc.

Long-term economic sustainability and planning benefits

Review of the quality and quantum of space provided for creating an attractive and economically sustainable building which supports active management and maintenance. Ability of the option to support compliance with planning contributions.

Carbon Assessment

An assessment of the carbon impacts of each of the five options This has been worked through in detail for each of the options following the RICS methodology.

This assessment also explores carbon associated with additional factors we believe is worth consideration when comparing the development options. The scope and methodology used is described in Section 5.0.



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3.1 Assessment Summary

The following pages summarise the analysis in chapter 5.0 of the five development options considered. This identifies some of the key benefits and challenges associated with each options.

3.1 Assessment Summary

	Option 1 - Maximum Retention & Retrofit	Option 2 - Maximum Retention & Extension	
Carbon Assessment	 Overall embodied carbon (scope A-C) at 865 kgCO2e/m2 GIA 485 kgCO2e/m2 GIA Operational carbon 26,930 tCO2e total WLC and 1,351 kgCO2e/m2 GIA by m2 (RICS methodology) If carbon associated with projected CAT B fit-outs were to be included this would result in 2,431 kgCO2e/m2 GIA Whole life carbon Extensive temporary works and strengthening required to maintain existing structure above third floor during construction and to remove sloping slabs. Existing problems with the building persist which results in a more frequent refurbishment cycle, adding to total embodied and therefore whole life carbon. 	 Overall embodied carbon (scope A-C) at 862 kgCO2e/m2 GIA - lowest of all options 485 kgCO2e/m2 GIA Operational carbon 29,512 tCO2e total WLC and 1,347 kgCO2e/m2 GIA by m2 (RICS methodology) If carbon associated with projected CAT B fit-outs were to be included this would result in 2,427 kgCO2e/m2 GIA Whole life carbon Extensive temporary works and strengthening required to maintain existing structure above third floor during construction and to remove sloping slabs. Existing problems with the building persist which results in a more frequent refurbishment cycle, adding to total embodied and therefore whole life carbon. 	
Appropriate use of site	 No increase to site capacity in a central London location well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling LBC policy aspirations largely unmet (housing, new route etc) 	 Minor increase to site capacity in a central London location well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling LBC policy aspirations largely unmet (housing, new route etc) 	- Min locati and a - LBC route
Space Quality	 Poor head heights of 2.35m, below BCO minimum guidance for refurbishments of 2.45m Inflexible space planning due to structural grid Disjointed floor plates and compromised core location Constrained/ compartmentalised space on floors 14-15 Low floor to ceiling heights contribute to poor natural daylight as well as deep floor plates on lower levels Compromised building services provision due to constraints of existing structure & low ceiling heights Inadequate lift provision to accommodate modern office occupancy levels No wellbeing amenities (e.g. terraces) for occupants 	 Improved ceiling heights and space planning in new floors to min. 2.7m Poor head heights of 2.35m, below BCO minimum guidance for refurbishments of 2.45m in retained floors Inflexible space planning in retained floors due to structural grid Disjointed floor plates and compromised core location Low floor to ceiling heights contribute to poor natural daylight on retained floors as well as deep floor plates on lower levels Compromised building services provision due to constraints of existing structure & low floor to ceiling heights No wellbeing amenities (e.g. terraces) for occupants 	- Imp floors - Poo guida - Infle struc - Low dayliş - Cor const heigh - Lim terrad
Ground Floor Activation	 Street frontages remain largely inactive Deliveries would still happen on West Central Street which will result in increased traffic. 	 Street frontages remain largely inactive Deliveries would still happen on West Central Street which will result in increased traffic. 	- Add - Cor will re beco
Public realm enhancements	 No increase to existing public open space Minor public realm improvements due to inactive street frontages retained No substantial improvements on biodiversity across retained Selkirk House No increase to Urban Greening Factor (UGF) expected 	 No increase to existing public open space Minor public realm improvements due to inactive street frontages retained No substantial improvements on biodiversity across retained Selkirk House No increase to Urban Greening Factor (UGF) expected 	- Pub conne impro - Slig - Slig

Option 3 - Partial Retention & Extension

verall embodied carbon (scope A-C) at 904
85 kgCO2e/m2 GIA Operational carbon 2,426 tCO2e total WLC and 1,389 kgCO2e/m2 GIA n2 (RICS method)
carbon associated with projected CAT B fit-outs were e included this would result in 2,469 kgCO2e/m2 Whole life carbon
tensive temporary works and strengthening required naintain existing structure above third floor during struction and to remove sloping slabs. isting problems with the building persist which results more frequent refurbishment cycle, adding to total podied and therefore whole life carbon.
nor increase to site capacity in a central London ation well connected to jobs, services, infrastructure amenities by public transport, walking and cycling BC policy aspirations largely unmet (housing, new be etc)
proved ceiling heights and space planning in new rs to min. 2.7m
oor head heights of 2.35m, below BCO minimum lance for refurbishments of 2.45m in retained floors lexible space planning in retained floors due to ctural grid
w floor to ceiling heights contribute to poor natural light as well as deep floor plates on lower levels ompromised building services provision due to straints of existing structure & low floor to ceiling ths within retained structures
nited ability to integrate wellbeing amenities (e.g. aces) for occupants
lditional active frontages introduced onsolidated main servicing access off High Holborn reduce traffic on West Central Street and allow it to ome pedestrian and cyclists focused
Iblic realm improvements with new passageway necting West Central St. and High Holborn - roved site permeability ght increase to UGF expected
ght increase in public open space

3.1 Assessment Summary

	Option 4 - Basement Retention & New Build	Option 5 - New Build
Carbon Assessment	 Overall embodied carbon (scope A-C) at 1,112 kgCO2e/m2 GIA - second highest of all options 478 kgCO2e/m2 GIA Operational carbon 44,097 tCO2e total WLC and 1,590 kgCO2e/m2 GIA by m2 (RICS method) If CAT B were to be included this would result in 2,130 kgCO2e/m2 GIA Whole life carbon Less frequent refurbishment cycles expected Less frequent tenant refurbishments Design expected to meet Nabers 5* and BREEAM Excellent as minimum (targeting Outstanding) 	 Overall embodied carbon (scope A-C) at 1,184 kgCO2e/m2 GIA - highest of all options 478 kgCO2e/m2 GIA Operational carbon 46,097 tCO2e total WLC and 1,602 kgCO2e/m2 GIA by m2 (RICS method) If CAT B were to be included this would result in 2,202 kgCO2e/m2 GIA Whole life carbon Less frequent refurbishment cycles expected Less frequent tenant refurbishments Design expected to meet Nabers 5* and BREEAM Excellent as minimum (targeting Outstanding)
•••••••••••••••••••••••••••••••••••••••		
Appropriate use of site	 Increase to site capacity in a central London location well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling Contextually responsive appearance possible 	 Increase to site capacity in a central London location well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling Contextually responsive appearance possible
•••••••••••••••••••••••••••••••••••••••		
Space Quality	 New structural grid able to be designed to BCO guidance to enable efficient space planning Good floor to ceiling heights of 2.725m - within BCO guidance for new office space Flexible floor plates and flexible services Good daylight levels due to tall floor to ceiling heights Good wellbeing benefits for occupants, including outdoor amenity spaces High quality, flexible commercial office space delivered with generous floor to ceiling heights, open plan and good size floor plates with good daylight levels 	 New structural grid able to be designed to BCO guidance to enable efficient space planning Good floor to ceiling heights of 2.725m - within BCO guidance for new office space Flexible floor plates and flexible services Good daylight levels due to tall floor to ceiling heights Good wellbeing benefits for occupants, including outdoor amenity spaces High quality, flexible commercial office space delivered with generous floor to ceiling heights, open plan and good size floor plates with good daylight levels
Ground Floor Activation	 Creation of new public pedestrian route through the site which will link High Holborn with West Central St. increases site permeability Deliveries on High Holborn allow West Central Street to be more pedestrian focused 	 Creation of new public pedestrian route through the site which will link High Holborn with West Central St. increases site permeability Deliveries on High Holborn allow West Central Street to be more pedestrian focused
•••••••••••••••••••••••••••••••••••••••		
Public realm enhancements	 Public realm improvements that focus on maximising permeability through the site Increased UGF [0.3 within the red line] Public open space area increase by 28% Public realm improvements along Museum Street, West Central Street and Vine Lane new pedestrian route 	 Public realm improvements that focus on maximising permeability through the site Increased UGF [0.3 within the red line] Public open space area increase by 28% Public realm improvements along Museum Street, West Central Street and Vine Lane new pedestrian route

3.1 Assessment Summary

	Option 1 - Maximum Retention & Retrofit	Option 2 - Maximum Retention & Extension	
Opportunity to create additional floor area / Employment uplift	 Lower occupancy capacity due to no. lifts - 1:20 Total GIA of 12,676 sqm / NIA of 9,507 sqm Minimal uplift associated with car park conversion Low employment capacity - safe office capacity of c.592 workers. Selkirk house element would accommodate just 359 of these. 	 Possible to have 1:8 occupancy Total GIA of 14,644 m2 / NIA of 9,254 m2 Some uplift associated with car park conversion and more efficient new upper floors partially replacing existing building Office capacity of c.925 workers based on 1:10 occupancy. Selkirk house element would accommodate 692 of these. 	
Housing offer	 Some housing possible to be provided within masterplan - 3,473 sqm GIA (this includes WCS) Uplift required as residential accommodation would equate to approx. 943.50 sqm GIA Policy target for affordable housing would be 18% (equates to 170 sqm GIA) 	 Some housing possible to be provided within masterplan - 3,473 sqm GIA (this includes WCS) Uplift required as residential accommodation would equate to approx. 1,928 sqm GIA Policy target for affordable housing would be 38% (which equates to 733 sqm GIA) 	- Son maste - Upli equa - Poli (whic
Circular Economy, Future flexibility, adaptability and resilience to climate change	 Limited opportunity to design services to facilitate future adaptability (cellularisation, tenancy splits or change of use) in many areas due to constraints of existing structural grid. New reclad required Inflexibility of existing building maintained Development would not be expected to meet BREEAM Excellent or NABERS 5* Potential to use car park demolition material as backfill Working with contractors to recycle 95% of waste 	 Limited opportunity to design services to facilitate future adaptability (cellularisation, tenancy splits or change of use) in many areas due to constraints of existing structural grid. New reclad required Inflexibility of existing building maintained Development would not be expected to meet BREEAM Excellent or NABERS 5* Potential to use car park demolition material as backfill Working with contractors to recycle 95% of waste 	- Lim future chang existi - Nev - Infle - Dev Excel - Pote - Wor
Long-term economic sustainability and planning benefits	 Compromised office floorplates will have less appeal to occupiers and are more likely to achieve lower target rent levels and be let on shorter leases. Lower long-term investment in management and maintenance than options 4 and 5 It can reasonably be expected that lower quality and therefore lower value space would mean a reduction in planning benefits and S1O6 contributions compared to option 4 and a lower level of Business rates payable. 	 Compromised office floorplates will have less appeal to occupiers and are more likely to achieve lower target rent levels and be let on shorter leases. Lower long-term investment in management and maintenance than options 4 and 5 It can reasonably be expected that lower quality and therefore lower value space would mean a reduction in planning benefits and S1O6 contributions compared to option 4 and a lower level of Business rates payable. 	- Cor occup rent I - Low main - It ca there plann optio

Option 3 - Partial Retention & Extension

sible to have 1:8 occupancy tal GIA of 16,076 m2 / NIA of 10, 372 lift Modest – some additional floorspace created ugh extension and replacement of car park fice capacity of c.1,037 based on 1:10 occupancy, of ch 804 would be in Selkirk House.

me housing possible to be provided within terplan - 3,473 sqm GIA (this includes WCS) lift required as residential accommodation would ate to approx. 2,644 sqm GIA licy target for affordable housing would be 38% ich equates to 1,322 sqm GIA)

nited opportunity to design services to facilitate re adaptability (cellularisation, tenancy splits or nge of use) in many areas due to constraints of ting structural grid.

w reclad required to retained parts

lexibility of existing building maintained

velopment would not be expected to meet BREEAM ellent or NABERS 5*

tential to use car park demolition material as backfill orking with contractors to recycle 95% of waste

mpromised office floorplates will have less appeal to upiers and are more likely to achieve lower target levels and be let on shorter leases.

wer long-term investment in management and ntenance than options 4 and 5

can reasonably be expected that lower quality and efore lower value space would mean a reduction in ning benefits and S1O6 contributions compared to on 4 and a lower level of Business rates payable.

3.1 Assessment Summary

	Option 4 - Basement Retention & New Build	Option 5 - New Build
Opportunity to create additional floor area / Employment uplift	 Designed for 1:8 occupancy Total GIA of 21,491 m2 / NIA of 15, 707m2 Uplift substantial – 65% uplift in NIA compared to option 1 Standard occupancy would result in capacity of c.1,571 with opportunity to occupy at great densities. 	 Designed for 1:8 occupancy Total GIA of 21,491 m2 / NIA of 15, 707m2 Uplift substantial – 65% uplift in NIA compared to option 1 Standard occupancy would result in capacity of c.1,571 with opportunity to occupy at great densities.
Housing offer	 Maximises housing delivery within masterplan - 5,502m2 GIA Uplift required as residential accommodation would equate to 3,573 sqm GIA (excludes reprovision) Policy target for affordable housing would be 50% (which equates to 1,787 sqm GIA) Development option achieving 51% affordable housing across the whole site. 	 Maximises housing delivery within masterplan - 5,502m2 GIA Uplift required as residential accommodation would equate to 3,573 sqm GIA (excludes reprovision) Policy target for affordable housing would be 50% (which equates to 1,787 sqm GIA) Development option achieving 51% affordable housing across the whole site.
Circular Economy, Future flexibility, adaptability and resilience to climate change	 Less superstructure temporary works required than the refurbishment options Incorporation of SUDs and blue roofs Backfilling on site with demolition material Working with contractors to recycle 95% of waste Prefabrication off site of components possible Exploration of potential reuse of existing building elements in new building Designed to meet BREEAM Excellent as a minimum and targeting Outstanding; and NABERS 5* 	 Less superstructure temporary works required than the refurbishment options Incorporation of SUDs and blue roofs New basement structure will produce more waste Working with contractors to recycle 95% of waste Prefabrication off site of components possible Backfilling on site with demolition material Exploration of potential reuse of existing building elements in new building Designed to meet BREEAM Excellent as a minimum and targeting Outstanding; and NABERS 5*
Long-term economic sustainability and planning benefits	 Higher quality, flexible space with a wide appeal to occupiers is considered more likely to achieve target rent levels, be let on longer leases and to occupiers with strong covenant strength. This in turn supports service charges for ongoing investment in the building's fabric and performance resulting in better management and longer productive life of the building. Expected annual Business Rates are IRO £15m 	 Higher quality, flexible space with a wide appeal to occupiers is considered more likely to achieve target rent levels, be let on longer leases and to occupiers with strong covenant strength. This in turn supports service charges for ongoing investment in the building's fabric and performance resulting in better management and longer productive life of the building. Expected annual Business Rates are IRO £15m

3.1 Assessment Summary

The following table compares the high-level performance of the five options for each of the criteria analysed in the report. The following chapter captures the detailed quantitative and qualitative analysis underpinning the ranking assessment.

	Option 1 Maximum retention and retrofit (no extension)	Option 2 Maximum retention and extension	Option 3 Partial Retention and extension	Option 4 Basement retention and new build (planning submission)	Option 5 New Basement and new build
Efficient Use of Land	5	4	3	2	1
Construction Impacts	1	2	3	4	5
Space Quality	3	5	4	1	1
Ground floor activation	5	4	3	1	1
Employment capacity uplift	5	4	3	1	1
Public realm enhancements	5	4	3	1	1
Housing offer	5	4	3	1	1
Future flexibility	5	4	3	2	1
Long Term Economic Sustainability and Planning Benefits	4	5	3	2	1
Whole Life Carbon per m2	2	1	3	4	5
Total Embodied Carbon per m2 (RICS method)	2	1	3	4	5
Operational Carbon per m2	3	3	3	1	1



One Museum Street - Selkirk House Retention & Redevelopment Options & WLC Comparison DSDHA

Assessment Notes

Land-use efficiency informed by planning policy and context including public transport accessibility. The new build basement associated with option 5 would optimse the below ground space.

Retention of the existing structure would reduce the construction programme duration and potentially reduce the extent and/or duration of the most impactful works.

Focused on workspace quality; option 3 extends already constrained floorplates thereby exacerbating existing challenges. Option 2 reduces the NIA with additional cores further constraining space and layouts.

Ability to incorporate active frontages and address current building condition.

Options 4 & 5 would accommodate around 1,500 workers in the workspace compared to less 1,000 for option 2.

Options 3, 4 and 5 all introduce the new pedestrian route.

Options 4 & 5 would be required to deliver over 1,000sqm GIA more affordable housing than option 2 (equivalent to around 10 homes).

The additional floors delivered in options 2&3 enhance the building's flexibility somewhat. The new build basement in option 1 is considered to be more efficient that option 2 therefore improving future flexibility.

On balance the interventions required to option 2 increase cost without providing a commensurate uplift in NIA floorspace.

Modules A-C (kgCO2e/m2 GIA). For details on the methodology and results see 5.10

Modules A-C exc. B6&B7 (kgCO2e/m2 GIA). For details on the methodology and results see 5.10

Modules B6&B7 (kgCO2e/m2 GIA). For details on the methodology and results see 5.10



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4.1 Existing Condition

There are two constituents parts within the Site ownership boundary - Selkirk House and West Central Street buildings.

Selkirk House

The existing Selkirk House tower, podium and basement, including the NCP car park bounded by West Central Street and Shaftesbury Avenue to the north, Museum Street to the east, High Holborn to the south, and Grape Street to the west. This is the larger of the two blocks and it includes a tall hotel building (Selkirk House). It lies outside the Bloomsbury CA.

The public realm also forms part of the Site, including the pavements adjacent to the site boundary and all of the West Central Street.

Note that West Central Central buildings do not form part of this report analysis; the proposals for this part of the site combine sensitive retention and refurbishment with new build.



4.1 Existing Condition

Selkirk House

Selkirk House comprises a vacated 17 storey building, which includes two basement levels, and a further partial basement level. Selkirk House was, until 2020, occupied by the former Travelodge hotel building and NCP car park. The building provided overspill accommodation from the primary Travelodge hotel building on the opposite side of High Holborn, however, the hotel use at the site ceased all operation in June 2020. At lower levels there is an NCP car park set across basement to second floor level which closed in September 2020. The car park was reopened in February 2023 as a meanwhile use and is currently in operation.

The heart of the site suffers from low levels of footfall and anti-social behaviour, exacerbated by poor visibility and a number of conditions at ground level related with the defunct car park use, which detracts significantly from the surrounding conservation areas.

There are a number of issues with the existing Selkirk House and the NCP car park that are summarised in the following pages.



4.1 Existing Condition



View 1: In the west section of the site a fenced-off vehicular ramp leads down to the lowest basement level of the NCP Car Park. Very infrequently used, and terminating in a dead-end condition with poor over-looking, this area of West Central Street has been blighted with anti-social behaviour.





View 4: The facade of Selkirk House is in poor condition, presenting a significant area of blank, and ill-proportioned frontage.



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provide a more meaningful public realm in greater harmony with, and with

more to contribute to, the identity of the local area.



View 2: The Car Park ground floor condition is poorly activated and detracts significatly from the surrounding conservation areas. The lack of permeability at the building base leads to low levels of pedestrian traffic. The overall sense is one of neglect and discordance with surroundings.



4.2 Existing Building Challenges



View 5: Car park access ramp on West Central Street; due to the amount of inactive frontage West Central Street is infrequently used by pedestrians



View within existing car park with deep floor plates as ramped slabs and very little daylight



View 6: Existing lightwell between Selkirk House and the Embassy of Cuba highlights issues with overlooking



View of typical floor of former Travelodge corridor



4.2 Existing Building Challenges

1. Selkirk House - Structural Elements

The existing Selkirk House building is formed of five constituent parts each with a different structural approach to framing.

1: Basement 2: Car Park 3: Hotel: Podium 4: Hotel: Typical Floors 5: Hotel: Upper Floors

The Post Tunnels (6) run below the site.



Existing Building - Axonometric Diagram of Structure



4.2 Existing Building Challenges

1. Selkirk House - Structural Elements

Existing structural grid - Upper Floors

The upper two enclosed storeys (Floors 14 and 15) which housed previously HMO use utilise a shear wall structural arrangement. These span onto the columns on 13th floor, requiring structural transfer through 'dropheads' (of 450mm) which locally thicken the slab.

The shear wall arrangement makes these floors unusable for commercial purposes, and deeply inflexible for any other use.

The residential configuration on these floors as duplex units is non-compliant with the London Housing Design Standards in terms of minimum areas. The existing 2-beds units (equivalent to 2B3P) are configured as 2-storey dwellings of circa 57sqm and 65sqm - which are under minimum area of 70sqm.

The existing Selkirk House structure and it's complexity have clearly been designed for specific uses and less for flexibility and adaptability.



Axonometric Diagram of Existing Structure - Upper Floor



View within existing apartment (fourtheen floor)



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