

London Borough of Camden
Planning and Borough Development
5 Pancras Square
c/o Judd Street
London
WC1H

14 October 2024

FAO: David Fowler

Dear David,

Re: EMBODIED CARBON: LETTER OF COMFORT.

Hoare Lea have undertaken a RIBA Stage 2 Lifecycle Carbon Assessment (LCA) of the One Museum Street building, part of the overall masterplan for the redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street; and works of part demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street, to support the Section 73 application being submitted by the Applicant 'Lab Selkirk House Ltd' in respect of planning permission ref: **2023/2510/P**.

The design changes can be grouped into the following categories:

- One Museum Street Ground Floor.
- One Museum Street Servicing Strategy.
- One Museum Street Basement Levels.
- One Museum Street Façade.

Refer to the Section 73 Design Statement produced by DSDHA for full details on the proposed design changes.

The purpose of this letter is to provide comfort that the proposed changes are not anticipated to have a negative impact on the estimated Upfront Carbon rate reported as part of the planning permission.

The planning permission scheme was assessed by Scotch Partners, stating an Upfront (A1-A5) Carbon rate of **752 kgCO₂e/m²** for the 1 Museum Street building. We have not verified the assessment made by Scotch Partners.

Hoare Lea have been appointed to undertake a revised assessment, consisting of a life cycle assessment (LCA) for life-cycle stages A1-A5 of the Proposed Development, in order to estimate its upfront embodied carbon, and identify its major carbon-intensive construction elements. The changes, and quantities captured in this assessment have been taken, without verification, from the Stage 2 Cost Plan (Ref: 240716 - SGQ Stage 2 Cost Plan - 1MS - ISSUE) provided by TT Alinea on the 2nd September 2024. Where detailed quantities were not provided within the Stage 2 Cost Plan, assumptions have been made based on standard rates within the Life Cycle Assessment tool (One Click LCA).

To assess the embodied carbon for the project, a Life Cycle Assessment (LCA) tool – One Click LCA – has been used to make allocations for the anticipated material quantities in an inventory analysis. The materials are represented within the model by using materials with associated Environmental Product Declarations (EPDs). EPDs are produced by manufacturers and identify the carbon emissions of a product. This assessment has been undertaken in line with the GLA guidance for undertaking WLC Assessments and therefore in line with the RICS Professional Statement: Whole Life Carbon Assessment for the Built Environment. All EPDs used within the LCA tool have been produced in line with the requirements of BS EN 15804:2012.

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It should be noted here that the LCA tool has a limited database of materials. In the scenario where a specified material isn't included in the database, a similar material in terms of material composition is selected instead. The assessment has utilised multiple data sources and is based on the level of detail available at the current stage of design.

The A1-A5 (upfront) carbon emissions from the RIBA Stage 2 Section 73 assessment indicate a rate of **681 kgCO₂e/m²** without any contingency factors applied, as per the RICS PS Version 1 methodology. A breakdown of the carbon emissions per RIBA category can be found in Figure 1.

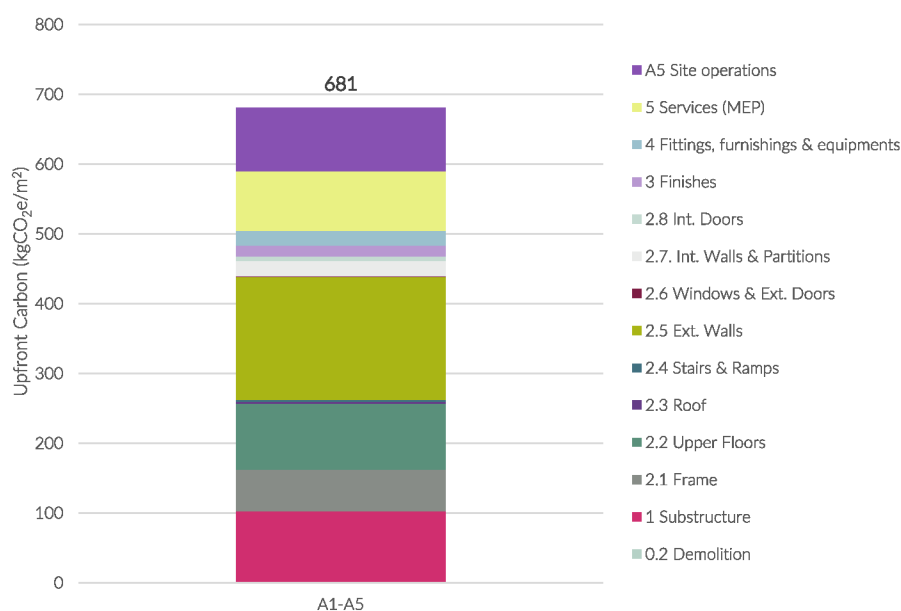


Figure 1: Upfront (A1-A5) carbon emissions (kgCo2e/m2).

In conclusion, Hoare Lea confirm that the upfront carbon results remain robust in comparison to the original London Plan Whole Life Carbon statement relating to the 1 Museum Street building; and suggest that the proposed design changes potentially demonstrate a reduction in upfront carbon emissions.

It is important to note that this is an early-stage estimation of embodied carbon emissions and is not a guarantee of performance. Assessment should be undertaken throughout further design development and construction phases to report on anticipated embodied carbon emissions associated with the Proposed Development. This letter and the LCA to which it refers has been prepared for Lab Selkirk House Ltd, and may not be relied on by any third party.

Yours sincerely,

Charlotte Dutton

Principal Sustainability Consultant

