

Energy and Sustainability Statement

190 High Holborn

July 2017

Turley

The Site

- 1.1 The site is situated in the London Borough of Camden and sits on the south side of High Holborn, located between the former Holborn Town Hall to the east, Smart's Place to the west, and Stukeley Street to the south.
- 1.2 190 High Holborn is a modern office building of nine storeys in height which is fully occupied by Pearson. The building occupies circa 10,000sqm of floorspace over 10 floors including basement. The area pertaining to this application comprises 828sqm of floorspace.

Development Proposals

- 1.3 Pearson Education Limited is seeking to change the use of the third floor of the building from Class B1 office use to Class D1 educational institution use to expand their education offer on the third floor of the building.

Existing Conditions

- 1.4 190 High Holborn has a PIR controlled LED lighting system.
- 1.5 Water meters are controlled by automated reading devices.
- 1.6 There are two gas fired boilers in the basement level of the building.

Transport

- 1.7 The site has a Public Transport Accessibility Level (PTAL) rating of 6b; PTAL is categorised in 6 levels, 1 to 6, where 6b represents a high level of public transport accessibility and 1 a low level of public transport accessibility. There are a number of underground stations and bus routes that operate within the vicinity of the site.
- 1.8 A Transport Statement is submitted alongside this application and provides further information. The proposed development does not incorporate car or cycle parking due to its excellent public transport accessibility rating.

Energy Usage

- 1.9 The proposed development is for a change of use within the envelope of the existing building. Staff who are within the existing third floor will be relocated within the building or at Pearson's head office at 80 Strand. The number of students who will be using the premises will be a maximum of 110-120, together with approximately 50 staff however, not all students and staff will be occupying the building at the one time. As a result there will be no uplift in the number of people within the building to the existing situation.
- 1.10 There are no changes proposed to the existing heating and water consumption.
- 1.11 The proposed development site lies within an Air Quality Management Area. As the proposed development is for a change of use only, they will be no discernible change to impacts on air quality.

Waste

- 1.12 The delivery and servicing of the building will remain as currently managed on site. There will be no changes to the servicing arrangements or times at the site which will still be managed by Pearson.
- 1.13 All waste is separated to include food waste for composting, mixed recycling, cardboard/paper and general waste. This is compliant with and audited against ISO14001 and 5001.

Conclusion

- 1.14 The energy demand and carbon dioxide emissions are not expected to change from the existing conditions.

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