

Planning & Transportation Committee – 1 February 2022
Addendum for Agenda item 4.

Planning application 21/00781/FULMAJ – 61-61 Holborn Viaduct

Corrections in the report in red:

Changes in green:

274. The previously existing building on site was demolished in 2020, with the exception of a single storey basement, the walls of which would be re-used. The submitted Whole Life-Cycle carbon assessment sets out the strategic approach to reduce operational and embodied carbon emissions and calculates the predicted performance that compares to the current GLA benchmarks as set out below.

Embodied carbon emissions

	Proposed Redevelopment	Benchmark	Benchmark Source
RICS Components	kgCO2/m2	kgCO2/m2	
A1-A5	620	850	GLA Standard
		500	GLA Aspirational
A-C (excluding B6-B7)	1145	1250	GLA Standard
		740	GLA Aspirational
A-C (including B6-B7)	2158		

275. The table demonstrates that the product and construction stage modules A1-A5 (materials, transport, manufacture, construction) of the development would result in 620 kg carbon emissions per sqm. which would reach a level between the GLA's Standard benchmark and Aspirational benchmark. The product, construction and use stages, modules B1-B5, and end of life stage module C (excluding operational energy and water use modules B6 and B7) would result in carbon emissions per sqm. that are a slight improvement on the GLA's Standard benchmark. There are currently no benchmarks for life-cycle stages A-C including operational energy and water use.

276. These figures would result in overall 44,174 tonnes CO2 being emitted over a 60-year period. The operational energy makes up 44% of the overall emissions (28% for regulated energy use, 16% for unregulated energy use), however this is likely to reduce significantly with the decarbonisation of the grid.

277. Over the proposed building's whole life-cycle, the embodied carbon emissions calculations at planning stage demonstrate that the GLA's Standard benchmark emissions target can be met. It is anticipated that during the detailed design stage further improvements can be achieved, in particular in the product stages A1 – A3 of

the building's life-cycle by careful choice of materials and structural optimisation. A detailed Whole Life-Cycle carbon assessment incorporating improvements that can be achieved through the detailed design stage, and a confirmation of the post-construction results have been requested by condition