



TOPIC	INFORMATION			
1. SITE PHOTOS VISUALS			 <p><i>* a proposed CGI</i></p>	
2. HEIGHT	EXISTING		PROPOSED	
	54.830m AOD		67.300m AOD	
3. FLOORSPACE/ GIA (SQM)	USES		EXISTING	PROPOSED
	Class E (g) (i) Office		13,067sqm	15,471sqm
	Sui Generis Local Community / Cultural		0sqm	71sqm
	TOTAL		13,067sqm	15,542sqm
			TOTAL UPLIFT:	18.3%
4. EMPLOYMENT NUMBERS	EXISTING		PROPOSED	
	<ul style="list-style-type: none"> 0 (hypothetical approx. 790FTE) 		<ul style="list-style-type: none"> Approx. 1,150FTE 	
5. VEHICLE/ CYCLE PARKING	EXISTING		PROPOSED	
	Car parking spaces	3	Car parking spaces	0
	Accessible car parking	0	Accessible car parking	0
	Cycle long stay	22	Cycle long stay	233 (222 plus 11 folding bike lockers)
	Cycle short stay	0	Cycle short stay	14
	Lockers	0	Lockers	176
	Showers	0	Showers	23
6. HIGHWAY LOSS / GAIN	5.096m proposed stopping up. 10.571m is proposed to be dedicated as public highway 5.475m net-gain of public highway.			

7. PUBLIC REALM GAIN	<ul style="list-style-type: none">Improvements to Cripplegate StreetImprovements to 1 Golden LaneFootway improvements to Brackley Street / Viscount Street.	
8. STREET TREES	EXISTING	PROPOSED
	2no. existing trees to Golden Lane be retained (Lime Street, Hazel Tree). Both to be subject to routine maintenance.	1no street tree (Silver birch) to be planted.
	1no Category C Elder tree to be removed.	
9. SERVICING VEHICLE TRIPS	EXISTING	PROPOSED
	Estimated 31	Maximum 17 with consolidation
10. VOLUME OF RETAINED FABRIC	<ul style="list-style-type: none">Structure (substructure and superstructure): 95%Fabric (external envelope inc. walls and roof): 77%Internal assemblies (all internal materials inc. non-load bearing walls, ceilings etc): 40%.	
11. OPERATIONAL CARBON EMISSION SAVINGS	<ul style="list-style-type: none">45% improvement against Part L 2013 using SAP 10 carbon factors (policy target 35% improvement) – offset to net zero carbon. <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div>45%</div></div>	
12. OPERATIONAL CARBON EMISSIONS	<div>257,286 kgCO2e/annum</div> <div>16 kgCO2e/m2/annum</div> <div>986 kgCO2e/m2 over 60 years</div> <div>(Covers Module B6 only. Based on current status of electricity grid)</div>	
13. EMBODIED CARBON EMISSIONS	PROJECT LIFE CYCLE EMISSIONS COMPARED TO GLA BENCHMARKS	
	<div><div><div>WLC Benchmark by stage kgCo2e/sqm GIA</div><div><div><div></div><div>450</div></div><div><div>950</div></div></div><div>WLC benchmark</div></div><div><div><div></div><div>370</div></div><div><div>600</div></div></div><div>Aspirational WLC</div></div> <div><div><div></div><div>310</div></div><div><div>291</div></div></div> <div>Proposed</div> <div><div>Modules A1-A5</div><div>Modules B-C (excluding B6 and B7)</div></div> <div>TOTAL: 10, 283 tonnesCO2eq/60 years</div>	

14. WHOLE LIFE CYCLE CARBON EMISSIONS (kgCo2e/m2 GIA)	<div> <div> <div>291</div> <div>Product and construction A1-A5</div> </div> <div> <div>306</div> <div>Use B1-B5</div> </div> <div> <div>988</div> <div>Operational energy and water use B6-B7</div> </div> <div> <div>4</div> <div>End of Life C1-C4</div> </div> </div> <p>TOTAL: 25,749 tonnesCO2eq/60 years (based on current status of electricity grid)</p>
15. TARGET BREEAM RATING	<div> <div>Policy target Excellent or Outstanding</div> <div> <div>G</div> <div>VG</div> <div>EXC</div> <div>OUT</div> </div> </div>
16. URBAN GREENING FACTOR	<ul style="list-style-type: none"> 0.301 (Policy target 0.3)
17. DAYLIGHT & SUNLIGHT	BRE Compliance to Ben Jonson House and Breton House, minor adverse impacts to properties in Cobalt Building, Tudor Rose Court, Prior Weston Primary School, Cuthbert Harrowing House, Bowater House and Jewin Chapel that are considered negligible overall. Minor adverse impact to daylight to the Denizen but acceptable in context.
18. AIR QUALITY	Air Quality Neutral for building emissions. All-electric building in day-to-day operation.