

Upfront Carbon (A1-A5) Summary

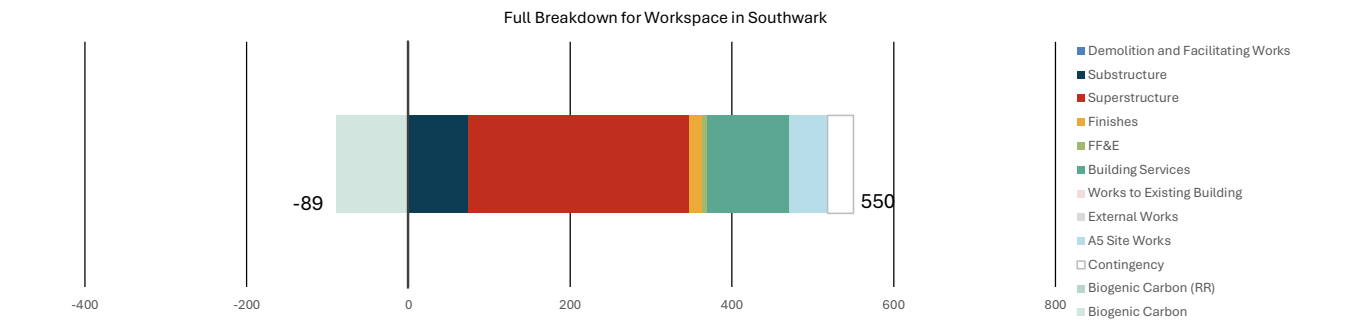
Project Workspace in Southwark
Typology Office
Location London, UK
GIA 51,908 m²
NIA (Existing | New) 9,743 m² | 25,801 m²

RIBA Workstage 5 (In progress)
Calculation Method One Click LCA RICS Aligned (External)
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Checked by HS (09.03.2025)

Project Overview
A development comprised of two buildings, one existing with a vertical extension and the other a full new build. The project uses a hybrid structure with CLT slabs and steel frame. Finishes are reduced through self-finishing materials and exposed structure. The assessment below is based on mid-stage 5 updates which uses a hybrid of stage 4 information and as-built to-date information.

Upfront Carbon per Module per Building Element (kgCO ₂ e/m ² GIA)									
	Building Element	A1-A3	A1-A3 (Seq.)	A4	A5.3	A1-A5	% Cont.	Contingency	Notes / Comments
Demolition and Facilitating Works	Toxic Material Treatment	0	0	0	0	0	6	0	
	Major Demolition Works	0	0	0	0	0	6	0	
	Facilitating Works	0	0	0	0	0	6	0	
Substructure	Foundations and piling	-	-	-	-	74	6	4	
	Retaining walls / lowest slab								
Superstructure	Frame								
	Upper Floors	-	-	-	-	181	6	11	All provided in aggregated total.
	Roof								
	Stairs and Ramp								
	External Walls and Roof Finish	-	-	-	-	73	6	4	All provided in aggregated total.
	Windows and External Doors								
	Internal Walls and Partitions	-	-	-	-	19	6	0	All provided in aggregated total.
Finishes	Internal Doors								
	Wall Finishes								
	Floor Finishes	-	-	-	-	17	6	1	All provided in aggregated total.
FF&E	Ceiling Finishes								
	FF&E (Fixed)	-	-	-	-	5	6	0	
	FF&E (non-fixed)	-	-	-	-	-	6	0	
Building Services	Building Services	-	-	-	-	102	6	6	
	Renewable Energy Generation	-	-	-	-	-	6	0	Excluded from scope.
Works to Existing Building	Pre-fab Building Units	-	-	-	-	0	6	0	
	Minor Demolition and Alterations	-	-	-	-	0	6	0	
External Works	External Works	-	-	-	-	4	6		Excluded from scope.
A5 Site Works	A5.1 Demolition	-	-	-	-	0	6	0	Data collected from Site
	A5.2 Site Activities	-	-	-	-	47	6	0	Benchmarked Rate at current
	A5.4 Workers and Transport	-	-	-	-	-	6	0	Not reported (optional)
SUBTOTAL		N/A	-89	N/A	N/A	518	+	32	Sequestration not reported.

Upfront Carbon Summary Totals		
Upfront Carbon	550 kgCO ₂ e/m ²	(A1-A5) Excludes Sequestration, includes Contingency
Sequestered Carbon	-89 kgCO ₂ e/m ²	(A1-A3)



Additional Notes
The data breakdown is provided in the most granular form available, based upon the original reporting document. Contingency is added until the as-built assessment can be undertaken.