

## Upfront Carbon (A1-A5) Summary

Project 11-21 Canal Reach  
 Typology Office  
 Location London, UK  
 GIA 54,656 m<sup>2</sup>  
 NIA (Existing | New) 0 m<sup>2</sup> | 54,656 m<sup>2</sup>

RIBA Workstage 7  
 Calculation Method Other Informal (External)  
 Prepared by BAM  
 Checked by BH

### Project Overview

When completed in 2021, 11-21 Canal Reach was the largest and most significant office development to date for King's Cross Central Limited Partnership. The development provides over 400,000 sq ft of modern (new build) office space with flexible floorplates. It is now the primary office location and largest of the 5 offices for Meta employees in the UK. The carbon assessment formed one of the first LETI Embodied Carbon declarations.

### Simplified Approach to Reporting Carbon Data

This calculation is now relatively old and follows outdated practices for carbon assessment. As such, we have chosen to provide a more high level breakdown of the data, and the project total is provided as an upper limit rather than an absolute value.

Project Upper Limit	<775 kgCO <sub>2</sub> e/m <sup>2</sup>
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Building Element	A1-A5 TCO <sub>2</sub> e	A1-A5 kgCO <sub>2</sub> e/m <sup>2</sup>	Contingency kgCO <sub>2</sub> e/m <sup>2</sup>	Comment
Demolition and Facilitating Works	-	-	-	Excluded from Reporting
Substructure	5356	98	10	
Superstructure	20223	370	37	
Finishes	4263	78	8	
FF&E	191	4	0	
Building Services	8144	149	15	
Works to Existing Building	0	0	0	
External Works	-	-	-	Excluded from Reporting
A5 Site Emissions (If Separated)	328	6	1	Most included within line items
Contingency (If Separated)	-	-	-	Included in line items
Subtotals	38505 TCO <sub>2</sub> e	705 kgCO <sub>2</sub> e/m <sup>2</sup>	+ 70 kgCO <sub>2</sub> e/m <sup>2</sup>	Shell + Core, Cat A
Total		775 kgCO <sub>2</sub> e/m <sup>2</sup>		Inclusive of Contingency

### Benchmarking against the UK Net Zero Carbon Building Standard

As a practice Bennetts Associates has supported the development of the UK Net Zero Carbon Building Standard and support the role it can play in providing a single unified definition of Net Zero. As such, we have adopted the standard as a default for benchmarking our projects against. We are not claiming alignment with the standard, only aiming to reference against the limits stated. Often our LCAs are conducted for Shell + Core and Cat A (as per LETI Targets' scope) and so where required, an uplift has been applied as a benchmark rate to align with the UK NZCBS scope of assessment.

Upfront Carbon Total	38505 TCO <sub>2</sub> e	705 kgCO <sub>2</sub> e/m <sup>2</sup>	+ 70 kgCO <sub>2</sub> e/m <sup>2</sup>	Shell + Core, Cat A
NZCBS Scope Uplift (if reqd.)		190 kgCO <sub>2</sub> e/m <sup>2</sup>		Uplift required for Cat B
NZCBS Aligned Estimated Total		965 kgCO <sub>2</sub> e/m <sup>2</sup>		Office, Whole Building (New)