

Upfront Carbon (A1-A5) Summary

Project	Workspace in the City of London	RIBA Workstage	5
Typology	Office	Calculation Method	One Click LCA RICS Aligned (External)
Location	London, UK	Prepared by	Cundall (30.09.2025)
GIA Assumed	28,600 m ²	Checked by	HS (27.10.2025)

Project Overview
A refurbishment of a 2008 office building in Central London. The renovation is heavily led by M+E upgrades with a need for improved energy efficiency and a move to all electric operation, therefore the majority of the upfront carbon for the project is in the Building Services category. This assessment was undertaken by Cundall for the client. No changes have been made to the enclosure.

Simplified Approach to Reporting Carbon Data
This calculation is now relatively old and follows outdated practices for carbon assessment aligned with RICS V1. 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.

Building Element	A1-A5 TCO ₂ e	A1-A5 kgCO ₂ e/m ²	Contingency kgCO ₂ e/m ²	Comment
Demolition and Facilitating Works	-	-	-	Excluded from Reporting
Substructure	0	0	0	No works to the substructure.
Superstructure	158000	5.5	0.8	
Finishes	187000	6.5	1.0	
FF&E	7000	0.2	0.0	
Building Services	3016000	105.5	15.8	
Works to Existing Building	0	0	0	
External Works	20000	0.7	0.1	Excluded from Reporting
A5 Site Emissions (If Seperated)	360000	12.6	1.9	Most included within line items
Contingency (If Seperated)	-	-	-	Included in line items
Subtotals	3748000 TCO ₂ e	131 kgCO ₂ e/m ²	+ 20 kgCO ₂ e/m ²	Shell + Core, Cat A
Total		151 kgCO ₂ e/m ²		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	3728000 TCO ₂ e	131 kgCO ₂ e/m ²	+ 20 kgCO ₂ e/m ²	Shell + Core, Cat A
NZCBS Scope Uplift (if reqd.)		190 kgCO ₂ e/m ²		Uplift required for Cat B
NZCBS Aligned Estimated Total		341 kgCO ₂ e/m ²		Office, Whole Building (New)