

# Circle Square 3

## Life Cycle Assessment



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**Client:** Bruntwood SciTech  
**Sector:** Commercial  
**Project completion:** October 2022  
**RIBA stages:** 2 and 4

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### Our Services:

- Concept and Technical Design life cycle assessments (LCA) in line with the BREEAM IMPACT and RICS Professional Statement. In order to calculate the total global warming potential (GWP) of the scheme, which is expressed in terms of carbon emissions (kgCO<sub>2</sub>e).

### Added Value:

- LCA formed part of a wider service offer, supporting the scheme through planning and providing BREEAM 'Excellent' certification
- Measured the GWP of the scheme across its entire lifecycle. Highlighting the largest emitting construction categories and materials, in order to allow the design team to make informed design improvements to reduce the scheme's embodied carbon.
- The results were then assessed against the LETI and internal Bruntwood benchmark targets, to allow for accurate comparisons against similar building types.
- The client also committed to verify the contractor's performance and constructed the office building in accordance with the embodied carbon targets.

### Development Description:

- New build, fifteen storey, commercial development, which includes office to the upper floors, ground floor/mezzanine café area, retail premises, bike store and shower facilities.
- Targeting **net zero embodied carbon** during construction, **BREEAM 'Excellent'** rating, a **NABERS 5-star** rating and an **EPC A** rating.

