

Berkeley Homes (South East London) Limited  
India House  
45 Curlew Street  
London SE1 2ND

6 March 2019

By email only

Dear Sirs

**Re: (ROL7034) Malt Street Redevelopment 2019 Application Scheme – light conditions within the proposed scheme.**

Following the 2018 application scheme, we have been made aware of some minor changes to the massing. We have been asked to comment on how these changes will impact the light within results reported for the 2018 Application Scheme. In summary we have come to the conclusion from desktop review that these massing changes are likely to leave the previously reported proposed results unchanged or result in a minor improvement to the light levels within the proposed residential units.

The changes to the 2018 application scheme include the reduction in footprint of the outline blocks included within the proposed development scheme. There has also been a minor change in the building heights for Block 3 and Block 6.

The outline blocks were previously analysed in 2018 for potential light within conditions by using façade mapping for the daylight VSC analysis and sunlight APSH analysis. Given the 2019 Application Scheme now includes smaller outline block footprints, the building-to-building separation between the blocks has now increased. We would therefore expect the façade mapping results to show a minor betterment in the overall adherence rates to both VSC and APSH levels. Looking at the 2018 façade mapping images, the minor changes in block height are not going to change the overall conclusions previously drawn.

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As part of the 2018 Application Scheme submission, we also tested the detailed blocks for ADF and APSH analysis, given that the internal room layouts and window positions had been designed. The reduction in footprint of the outline blocks in the 2019 Application Scheme, again means the building-to-building separations between the outline and detailed blocks will have increased. Therefore again, we would expect that the BRE adherence rates for both ADF and APSH would increase. The minor changes to the block heights will not change the overall conclusions drawn for the light within adherence levels for the detailed blocks.

Additionally, as part of the 2018 application, the proposed amenity areas within the 2018 Application Scheme were tested for the BRE two hours sun on ground analysis. Again, because of the reduction in the footprint of the outline blocks in the 2019 Application Scheme, we would expect the greater building to building separation to allow more sunlight to filter between the proposed blocks. Therefore, we would expect a slight increase in the sun on ground levels previously reported in the 2019 light within report.

Given the above minor changes, we have deemed it unnecessary to re-run the light within analysis and sun on ground analysis for the 2019 Application Scheme. Accordingly, the conclusions drawn in the 2018 light within report will remain unchanged or in some cases, will see a small betterment in the results.

If you would to discuss any of the above, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Chapman".

Rebecca Chapman