



DATE / REF

15/02/2021
JW/13333

ADDRESS

THE WHITEHOUSE
BELVEDERE ROAD
LONDON SE1 8GA

By Email

Mr Kurt Gagen
City of London Corporation
Guildhall, PO Box 270
London
EC2P 2EJ



Dear Mr. Gagen,

Re: Application Reference Number 20/00816/FULEIA Proposed Redevelopment at 70 Gracechurch Street, London, EC3V 0HR – Impact on Flats A, B and C, 4 Bulls Head Passage, London EC3V 1LU

We are writing to respond to the letter dated 15th February submitted by Rights of Light Consulting on behalf of the owners of Flats A, B & C at 4 Bulls Head Passage.

It is our understanding that these three flats are located directly above the ground floor retail unit known as 2-3 Bulls Head Passage. Number 4 Bulls Head Passage sits directly next door to the west and has its own street entrance from the passage. As such the results summarised in our Addendum report on page 3 and in Tables 1 & 2 split the two properties. The 16 windows listed for 2-3 Bulls Head Passage relate to the windows for Flats A, B & C at 4 Bulls Head Passage.

We obtained plans for these properties from the City of London planning archives and as such we are aware of the room uses, sizes and layouts for each flat and these are taken fully into account in our model and analysis. There are 16 windows assessed and reported upon, as the curved windows in the brow of the building have to be modelled as two windows in order for the analysis to be undertaken as it does not recognise curved glassing. As such there are 6 windows at first and second floor and 4 windows at third floor.

The impacts discussed on page 3 of the Addendum, that Rights of Light Consulting refer, relate to 4 Bulls Head Passage as explained above.

The overall daylight impacts to the windows and rooms in Flats A, B & C at 4 Bulls Head Passage (previously labelled as 2-3 Bulls Head Passage) are considered to be Minor Adverse. The results for each individual window associated with Flats A, B & C at 4 Bulls Head Passage are included within our previously submitted Daylight & Sunlight Addendum on page 9 of the PDF version of the document. The 3 properties are specifically labelled as F01, F02 & F03.

The existing levels of VSC, NSL and APSH in these properties are low, due to the tight urban context that they are situated within. As such, small absolute reductions result in higher percentage changes. This does not correlate to greater noticeability and the focus has therefore to be upon the absolute reduction. As is set out in the Addendum, these are small (3% or less) It is widely held that absolute reductions of this quantum will not be noticeable.

As such I can confirm that each of the rooms in each of these three flats has been modelled according to plans and the impacts arising from the development proposed are minor and would not result in any noticeable harm to the daylight or sunlight amenity currently enjoyed.

Yours sincerely,



Jerome Webb
Senior Partner

