

Luke Davies
Gerald Eve LLP
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08 February 2023

Dear Luke,

Re: ENERGY STRATEGY STATEMENT

Background

This letter has been prepared following a request from Landsec to advise on the likely implications on the Energy Strategy of adjustments made to the O2 Masterplan to accommodate the findings of a Secondary Escape Study carried out by AHMM.

On 23rd December 2022, Department for Levelling Up, Housing and Communities (DELUC) released a consultation document noting that 2 stair cores are required for all residential buildings taller than 30m. As such, Landsec's project team has reviewed the proposals to understand the potential impacts of the consultation on the design, although it is noted that the consultation / legislation is still evolving at pace.

Assessment

Hoare Lea has undertaken a review of the amendments to plots N3E, N4 and N5 proposed by AHMM (information provided by Landsec on 01/02/2023), in relation to potential implications of these changes on the energy strategy, energy consumption and CO₂ emissions against the assessments undertaken to inform the energy strategy dated January 2022.

It is our professional opinion that these amendments do not result in a change to the energy strategy, energy consumption or CO₂ emissions.

Conclusion

The changes are not significant enough to result in meaningful variance to the assessed performance in terms of energy consumption or CO₂ emissions, as per the energy strategy dated January 2022.

Yours sincerely,



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