



DESIGN NOTE

TO: Ralph Pederson
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FROM: Tom Reade
DATE: 22/01/2021
FILE REF: 29854-DN-001
PROJECT: T2, Union – St John’s Masterplan
SUBJECT: Air Quality Design Note to Support a New Planning Application for The Green Room

Introduction

It is understood that a new planning application is being submitted for ‘The Green Room’ at T2, Union St John’s, which comprises the enlargement of the food and beverage unit at ground floor and mezzanine level and to open it out to the historic canal basin. The proposals currently comprise the following:

- New extension to form new commercial area at ground floor and mezzanine level, with new entrance to commercial unit;
- Introduction of a terrace with outdoor seating to the north and south elevation and canopy incorporated to the north of the new commercial extension. The canopy to the south elevation has also been reduced in length;
- Relocation of post room;
- Mezzanine level reduced to plant rooms only;
- Introduction of a roof terrace at level 1 to the roof of the proposed new commercial extension;
- Ground Floor to Level 01 floor to floor height reduced by approximately 1.0m;
- Windows to Level 01 increased in height; and
- Silver/grey grid-frame to main tower revised at Level 01 on south and west elevation.

The purpose of this air quality design note is to determine if the proposals are likely to impact the findings of the Air Quality ES Chapter that formed part of the submitted planning application (Ref: 126648/FO/2020).

Road Traffic Data

Consultation has been undertaken with the Transport Consultant (Vectos) for the project and it has been confirmed that the proposals do not impact the traffic data used as part of the original Air Quality Assessment. On that basis, no further assessment work has been undertaken.



Proposed Energy Strategy

Consultation has been undertaken with the Energy Consultant (Futureserv) for the project and it has been confirmed that the proposals do not materially change the energy strategy including the operation of the onsite Combined Heat and Power (CHP) Unit and gas-fired boilers assessed as part of the original Air Quality Assessment. On that basis, no further assessment work has been undertaken.

Summary

It has been determined that the proposals for 'The Green Room' are unlikely to affect the conclusions identified in the Air Quality Assessment that formed part of the submitted planning application (Ref: 126648/FO/2020).