

22 January 2021

Our reference: 128886

Your reference:

Mr R. Pedersen
Union Living Limited
The Box
Horseshoe Lane
Alderley Edge
SK9 7QP

Dear Ralph,

THE GREEN ROOM AT T2 ST JOHN'S, MANCHESTER – DAYLIGHT AND SUNLIGHT AMENITY

Thank you for the further information received regarding your amended proposals for T2 St John's, known as The Green Room. Your planning consultants, Deloitte have provided the information to be reviewed in their email of the 15th January 2021.

You have asked that we review this information and confirm to you whether or not the analysis, conclusions and impact of the T2 scheme need to be revised as a result of the proposed amendments.

The Green Room

We understand that the proposals generally 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 west 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;

Watts Manchester St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
T: 0161 831 6180 E: manchester@watts.co.uk

Watts Group Limited is registered in England and Wales

Registered Office 1 Great Tower Street, London, EC3R 5AA

Registration number 5728557. VAT number 205 9609 61. Regulated by RICS

Directors Nick Winks (Chairman – Non-executive), Ian Ford (Managing Director), Trevor Rushton (Technical Director)
Corrina Ralph (Company Secretary)

watts.co.uk



Our reference:128886

Your reference:

- 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 alterations to the massing are at low level and as such we do not consider that this change in the massing will materially affect any of the receptors (windows) that formed part of our previous analysis.

In consideration of the proposed alterations we do not consider that the conclusions reached in the daylight and sunlight amenity chapter of the EIA are materially affected by the proposals.

I trust that the above meets with your requirements, but should you need anything further please do let me know.

Yours sincerely



Tom Kibblewhite BSc (Hons) MRICS

Lead Director - Manchester

Watts Group Limited

D: 0161 831 6080

E: tom.kibblewhite@watts.co.uk

