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Hodder Associates,
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M1 6DW

For the attention of Mr Adam Gray

18th December 2007

Dear Adam,

Ref: Montpelier House, 62-66 Deansgate, Manchester, M3 2EN

Regarding your clients proposed building redevelopment scheme, comprising new works to the existing Montpelier House at the above location, you have instructed us to advise on reception of both digital and analogue Television and Radio signals following the construction of additional office accommodation on the roof.

This presents us with certain challenges, in this location terrestrial signals are received from the main transmitter station at Winter Hill in Bolton and also various relay stations throughout the area. Satellite signals (mainly SKY channels) are available at 28.2° East and 30° elevation. Radiated signals are propagated by direct line of sight and also reflected off solid objects, like buildings, hills, trees etc.etc. So until the scheme is finished we cannot accurately state the degree, if any, that signals may be affected. Although signals in the lee of the building are likely to be most at risk of signal degradation, adjacent buildings may be affected to a lesser degree.

However in our opinion as the existing properties that are sited adjacent to the development and in the local area, are effectively taller than your proposed development signal degradation would be negligible to terrestrial analogue signals. Please bare in mind that these signals are being switched off permanently in 2009 in the country-wide change to all digital transmissions, which are likely to be unaffected. Satellite signals are also not likely to be affected at all. While we cannot say if any other reception issues will be created, we can say that in similar situations an effective and satisfactory work-round solution can be found in the majority of cases.

N.B.
It is worth noting that experience tells us that the use of tall building cranes and other objects may affect signals during the construction phase, often to a varying degree as work progresses, as indicated above only time will tell if the effects are permanent.

Yours faithfully

Neil Paley
Deputy General Manager
nap@astbury.co.uk

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