

# DESIGN NOTE

|            |                                                                    |
|------------|--------------------------------------------------------------------|
| Project    | NOMA Plots 2&3                                                     |
| Subject    | Planning Addendum, June 2024: Daylight, sunlight and overshadowing |
| Project no | 0050930                                                            |
| Date       | 19 August 2024                                                     |

| Revision | Description                                | Issued by | Date       | Approved (signature) |
|----------|--------------------------------------------|-----------|------------|----------------------|
| P01      | First Issue (Planning Addendum, June 2024) | NS        | 06/08/2024 | MV                   |
| P02      | Incorporating Deloitte comments            | NS        | 19/08/2024 | MV                   |

## 1 Executive Summary

This Design Note provides substantiating information confirming that the Planning Addendum submitted by Cartwright Pickard Architects in June 2024 regarding Plot 2 of Planning Permission Ref. 134307/FO/2022 for **2 & 3, Angel Square, NOMA**, will not incur any material impacts to the scheme’s planning daylight, sunlight and overshadowing studies carried out to support the planning application, including the assessment and conclusions of the Environmental Impact Assessment (EIA) Daylight, Sunlight and Overshadowing Chapter. Substantiating information is based on the guidance of BRE Report 209, Site layout planning for daylight and sunlight 2022.

The following sections expand upon the confirmation stated in this Executive Summary.

## 2 Introduction

This Design Note confirms that, on review of the proposed amendments applied for as part of this Minor-Material Amendment, there will be no material impacts to the scheme’s ES chapter 7, Daylight, sunlight and overshadowing, July 2022, and associated appendices, resulting from the submission of this planning amendment.

## 3 The proposed changes

The proposed changes of relevance to the daylight, sunlight and overshadowing microclimate assessment are limited to changes to the layout of the roof of Plot 2 of Planning Permission Ref. **134307/FO/2022**, as illustrated in Figure 3—1 and Figure 3—2, below. **The proposed amendments do not result in an increase in the height of the building but propose to alter the massing of the roofscape for areas which are located away from edges of the building.** Section 4, below, provides an assessment of the proposed amendments against the findings and conclusions of ES chapter **7, Daylight, sunlight and overshadowing, July 2022, and associated appendices.**

6. 2 Angel Square  
GA Elevation Comparison- NW

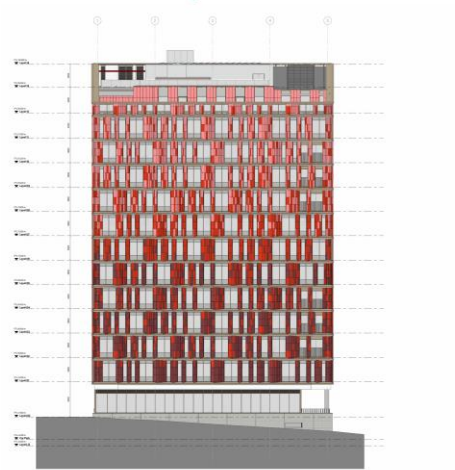


7. 2 Angel Square June 2024  
GA Elevation Comparison- SE



Figure 3—1 Consented and proposed massing - NW and SE

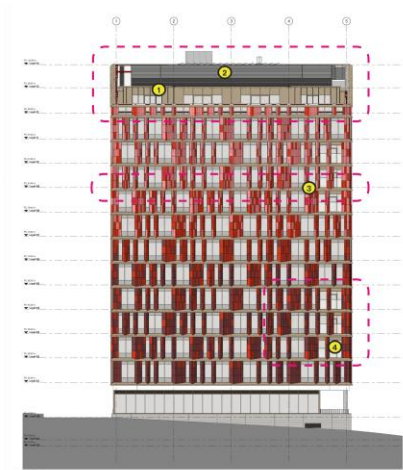
7. 2 Angel Square June 2024  
GA Elevation Comparison - NE



Consented Planning Drawing  
(138245/NMC/2023)

Note:  
\*Colour variation shown on current  
elevations is indicative of proposed

Cartwright Pickard MEPC – 2 Angel Square\_Rev P\_02



June 2024 Amendments Amendments from Planning

1. Level 12 envelope extended to suit revised layout. Bronze anodic aluminium cladding to level 12 terrace elevation.
2. Louvre screen extended to conceal revised roof top plant area.
3. Cladding material and profile adjusted to all floor levels.
4. Structural glass balustrading

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9. 2 Angel Square June 2024  
GA Elevation Comparison - SW



Consented Planning Drawing  
(138245/NMC/2023)

Note:  
\*Colour variation shown on current  
elevations is indicative of proposed

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June 2024 Amendments Amendments from Planning

1. Cladding material and profile adjusted to all floor levels.
2. Structural glass balustrading

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Figure 3—2 Consented and proposed massing - NE and SW

## 4 Effects of the proposed changes

Figure 4—1 and Figure 4—2 illustrate that the proposed increase in massing is not visible from adjacent residential windows, as any view of the proposed massing is blocked by the unaltered parapets at the roof edges. Access to daylight and sunlight at adjacent residential windows will, therefore, not be affected by the proposed massing.

With reference to Figure 4—3, the proposed massing is not visible from amenity spaces 1, to 5 and amenity spaces 6 and 7 are entirely to the south of Plot 2 so are not considered to be overshadowed by Plot 2 under the methodology of BR209 guidance. The proposed massing will, therefore, not cause any additional overshadowing of public realm amenity spaces.

As such, the impact of the proposed changes will be negligible and the report and results presented during the planning application 2022 remain unchanged, in light of the planning addendum submitted by Cartwright Pickard Architects. **On review, the daylight sunlight and overshadowing microclimate impacts previously assessed as part of the approved EIA are not materially affected by the proposed amendments.** It is therefore not considered necessary to update the Daylight, Sunlight and Overshadowing Chapter of the EIA and associated appendices.

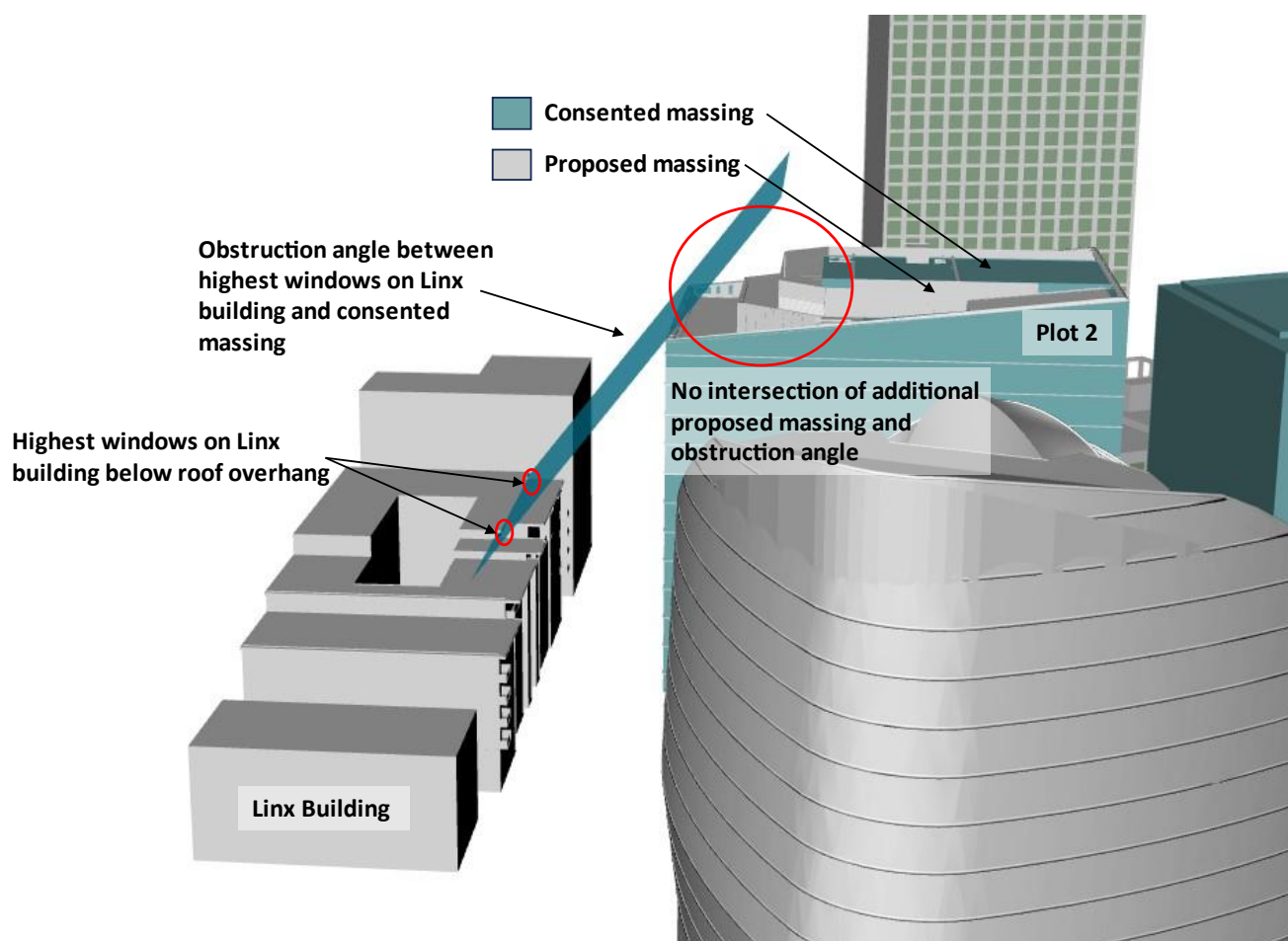


Figure 4—1 Obstruction angle between Plot 2 and Linx Building

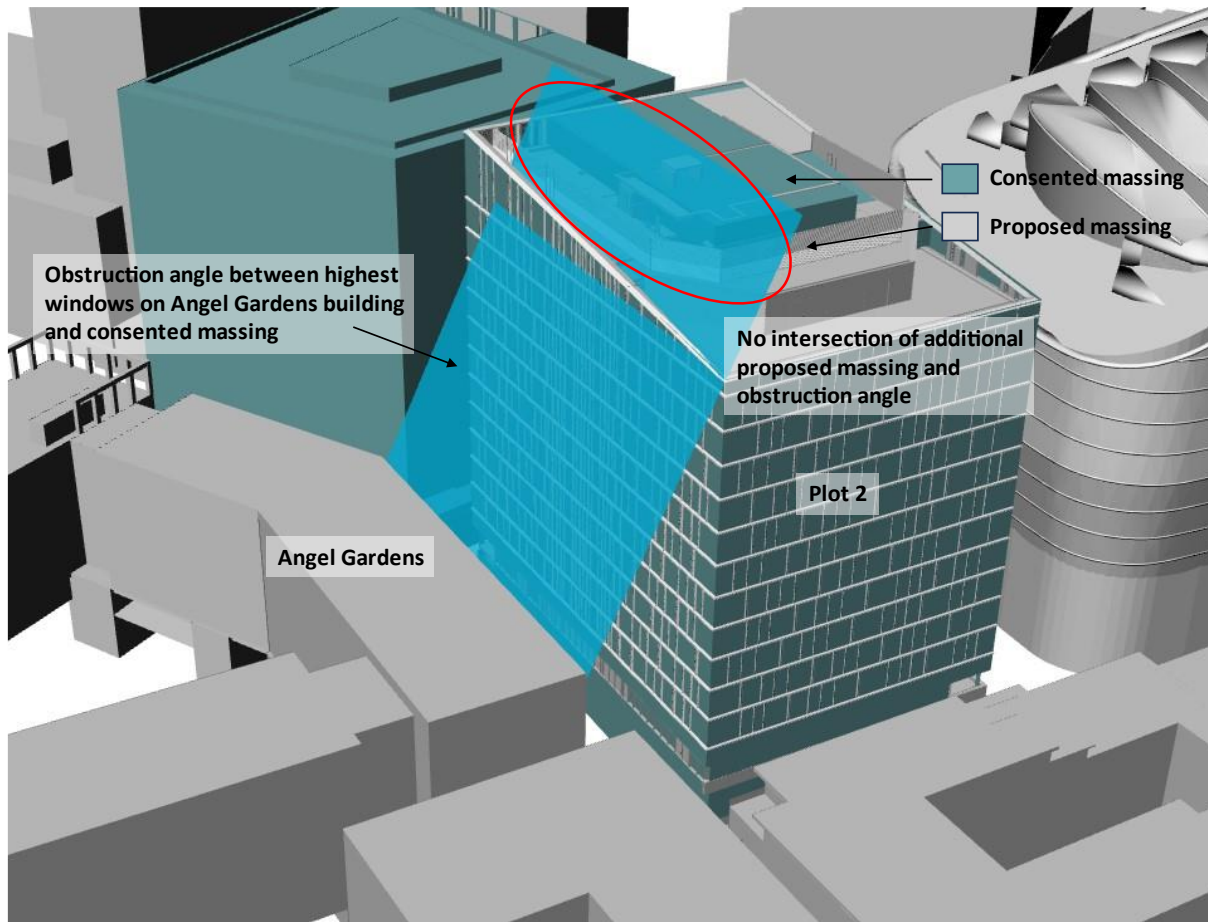


Figure 4—2 Obstruction angle between Plot 2 and Angel Gardens

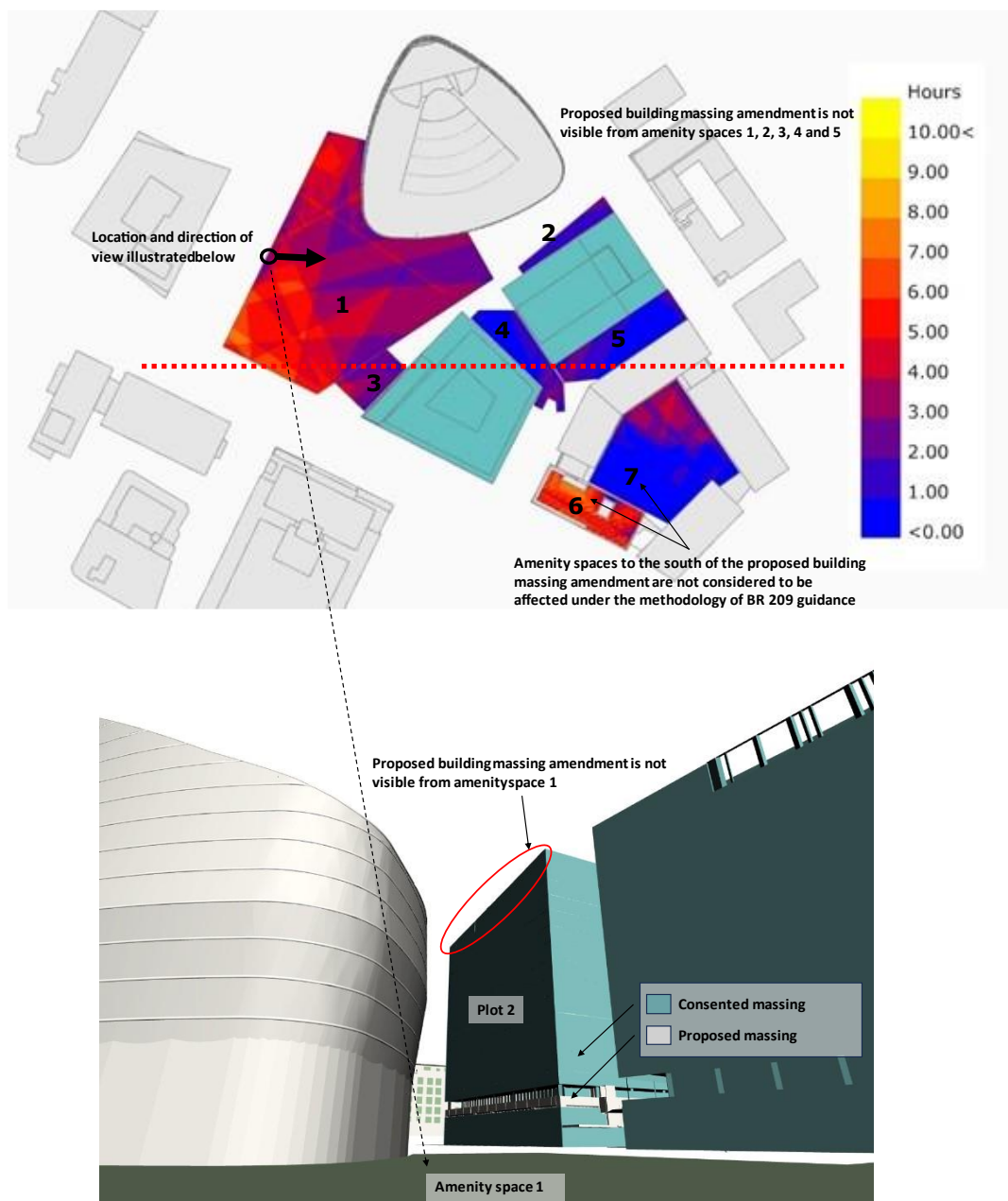


Figure 4—3 View from amenity space 1 towards Plot 2

## 5 Conclusion

Cartwright Pickard Architects have submitted a planning addendum document detailing proposed amendments to the consented scheme relating to **Plot 2 of Planning Permission Ref. 134307/FO/2022** in Manchester. This Design Note confirms that, as a result of these proposed amendments, there will not be any material impacts affecting the daylight, sunlight and overshadowing as assessed as part of the EIA for the consented scheme from 2022.