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TECHNICAL MEMORANDUM

DATE:	2023-11-28	RWDI REFERENCE #: 2003256
TO:	Andreas Nolin Design Director St George	EMAIL: [REDACTED]
FROM:	Daniel Hackett Associate Principal / Practice Area Leader	EMAIL: [REDACTED]
	Richard Stainton Project Manager	EMAIL: [REDACTED]
RE:	Camden Goodsyard Wind Microclimate – Block A outstanding mitigation	

Introduction

In July 2020, RWDI assessed the wind microclimate around the proposed Camden Goodsyard development (the “Proposed Development”). The assessment concluded that most areas within and around the Proposed Development would have suitable wind conditions, but that a few localised instances remained where the conditions would be too windy for the intended use. The further mitigation of these outstanding areas was stipulated within a planning condition, with a further assessment to be submitted and approved by the local planning authority prior to the commencement of the relevant works.

Condition requirements

The planning condition relating to the wind microclimate stipulates the following:

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Prior to the commencement of the relevant works, a Wind Microclimate assessment including mitigation measures that demonstrates how the scheme would achieve a satisfactory wind environment (as per the Lawson Comfort Criteria - LDDC Variant) in the following receptor points (as identified by the Pedestrian Level Wind Microclimate Assessment dated 10 July 2020) should be submitted to and approved in writing by the local planning authority:



To levels suitable for 'sitting' during the summer season:

- *Ground level seating to the south and east of Block A (measured locations 112, 115, 128 and 129 on Figure 14);*
- *Ground level seating to the east of Block B (measured location 147 on Figure 14);*
- *Roof Terrace Amenity for Block F (measured location 199 on Figure 15).*

To levels suitable for 'standing' during the windiest season:

- *Entrance on the southern elevation of Block A (measured location 111 on Figure 8)*

To levels suitable for 'strolling' during the windiest season.

- *Thoroughfares to the north west of the PFS Block (measured location 173 on Figure 13).*

No strong winds are permitted in any areas accessible to the public.

The approved mitigation measures are required and shall be provided in their entirety prior to the first occupation of any of the new dwellings and permanently retained thereafter.

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Of the areas noted within the condition above, we would note that the seating/amenity locations 115, 129 and 147 and entrance location 111 were already sufficiently mitigated by the inclusion of the proposed landscaping scheme. This was tested and verified as effective as part the 2020 assessment (as "Configuration 3").

Roof terrace location 199 we understand will be addressed as part of a separate s73 application for Block F.

Thoroughfare location 173 is related to the design of the PFS block which, we understand, is now part of a separate application and will likewise be addressed separately.

This current document therefore addresses the outstanding need for wind mitigation identified at locations 112 and 128, near to Block A.

[Outstanding mitigation at locations 112 and 128](#)

Locations 112 and 128 represented areas of outdoor seating in the design as tested in 2020. The conditions within these areas were found to be suitable for standing during the summer and strolling during the windiest times of the year. These conditions would be



appropriate for thoroughfare use or for a park, but would be one category too windy for comfortable outdoor seating.

In the updated design, we understand that the seating at location 112 will be omitted. On this basis, we are happy to conclude that the conditions as they stand would be suitable, and that further mitigation in this area is not required.

Similarly, location 128 has since become the location for a play area in the updated design. Conditions suitable for standing in the summer (and strolling during the winter) are suitable for an area of active amenity use such as this. We can therefore conclude that the conditions as they stand are suitable and that further mitigation in this area is not required.

Conclusion

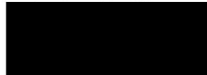
Given the change of use at locations 112 and 128 (from outdoor seating to active usage), we would conclude that the wind microclimate conditions reported as part of the 2020 assessment are suitable for the intended use, and that further wind mitigation is not required for these areas.

With regards to other areas identified within the planning condition, we note that the wind conditions at 115, 129, 147 and 111 were made suitable by the inclusion of the proposed landscaping scheme (included within the assessment at the time in "Configuration 3") and that further mitigation is not required for these areas.

The outstanding need for mitigation at locations 173 and 199 will be addressed within separate applications and are not covered here.

Yours sincerely,

Daniel Hackett



Associate Principal / Practice Area Leader

Richard Stainton



Project Manager



STATEMENT OF LIMITATIONS

This report entitled Wind Microclimate Technical Memorandum dated November 28th 2023, was prepared by RWDI for St George PLC. The findings and conclusions presented in this report have been prepared for the Client and are specific to the development described herein. The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final design stage to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.