



CAMDEN GOODS YARD

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WIND MICROCLIMATE TECHNICAL NOTE

March 2025

Camden Goods Yard Wind Microclimate - Technical Note

This document has been prepared by GIA on behalf of St George West London Limited ('the Applicant'), to assess Wind Microclimate of the February 2025 Amended Proposed Development to vary the extant planning permission for the Camden Goods Yard project. The Design and Access Statement (DAS) Addendum provides the full description of the development. The February 2025 Amended Proposed Development has been compared to the December 2020 Main Site Application, ref 2020/3116/P. This is because the extant permission, s73 dated 29 March 2023 ref 2022/3646/P, addressed the PFS changes only. Therefore the December 2020 Main Site Application is the appropriate comparison in this instance.

The February 2025 Amended Proposed Development comprises the proposed amendments in respect of Blocks C, D, E1, E2 and F of the Main Site Parcel, identified in the detail within the accompanying DAS Addendum and identified here for ease of reference:

- Insertion of secondary stairs to Blocks C, E1 and F in accordance with fire safety guidelines for residential buildings
- Reduction of affordable housing from 38% to 15% by habitable room (from 203 to 83 homes)
- Minor tenure and unit mix changes to approved plans
- Marginal increase to footprint of Block E1 (0.5m on the east, west and north elevations) to accommodate a secondary staircase
- Minor reduction in heights of Blocks C, D, E1, E2 and F

Of the above list, the amendments which would have the greatest potential for changing wind is the reduction of building height of Blocks C, D, E1, E2 and F. The largest reduction occurs on Blocks E1 and C, where a 3m reduction occurs or more than 5% reduction in height. This change in height would reduce the potential of the buildings to create downwash and as such would result in either negligible or calmer wind conditions at ground level around these buildings.

With regards to marginal increase to the footprint of Block E1, this would typically have a marginal increase in wind conditions due to the proximity to surrounding buildings, however it is highly unlikely to overcome the reduced wind conditions created by reducing the height of this block.

The wind tunnel test results (Configuration 2 for the December 2020 Main Site Application, 2020/3116/P) reported that conditions would be safe and suitable on the main site. In particular, the conditions around Building E1 would be suitable for a mixture of sitting, standing and walking. Conditions around Building C would be suitable for a mixture of sitting and standing in winter. The reduction in height of Blocks C, D, E1, E2 and F, will further calm conditions, and as such, the overall conditions around the main site should be the same or calmer than the December 2020 Main Site Application, 2020/3116/P.

In conclusion, the proposed amendments to the Main Site design would have a negligible or beneficial impact on the wind conditions on or around the site, and the results and conclusions of the wind microclimate assessment submitted with 2020/3116/P would remain valid.

Yours sincerely

For and on behalf of GIA



Chris Harley

Director



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