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6th February 2015

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Re: Response to comments from the Sustainability Officer

Dear Maria,

Introduction

During December 2014 RWDI was retained to assess the wind microclimate around the Proposed 403 Liddell Road Development. On the 30th of January 2015 we received a request to provide a clarification with regard to the wind environment within the on-site amenity spaces and further assessment of the off-site Maygrove Peace Park to the west.

Comments from the Sustainability Officer

Impacts on Maygrove Peace Park (western boundary of development)

It does not appear to be clear what level of open space contribution the develop needs to make, or how this is balanced between on-site provision and off site financial contributions. Both phases of the development will result in increased use of the adjacent Maygrove Peace Park and we would expect a Section 106 contribution to mitigate any impacts of this increased use. The extent to which this financial contribution is offset by on site provision needs to be made explicit to ensure that it is appropriate

An analysis of wind and shading of the public open spaces was requested at an internal consultation meeting in 2014 to assess the impact of the development on the usability of the proposed public open spaces within Phase 2. A wind study has not been provided and the sunlight, daylight and overshadowing surveys provided with the application do not appear to have considered the impact on the open spaces.

The impact of shading and wind on the adjacent Maygrove Peace Park (western boundary), in particular the MUGA, outdoor gym and area of natural green space has also not been addressed – For example, it's not currently clear whether the tall building is set back enough from the park to avoid shading the wildwood area and the park itself.

This analysis should be undertaken and considered in determining the quality of the proposed open space provision, appropriate mitigation measures and associated impacts on existing spaces & we would suggest that this analysis should influence the open space contributions.

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RWDI Response

With regard to on-site amenity space:

- On-Site amenity spaces are expected to be relatively well sheltered and will be suitable for sitting during the summer season, which is appropriate for an amenity space (see appended Figure 9).

With regard to the adjacent Maygrove Peace Park:

- Maygrove Peace Park is situated to the west of the Proposed Development. As the prevailing (strongest and most frequent) wind approaches the Site from the southwest, the wind would typically blow across the park before interacting with the Proposed Development. As such, we would not expect the Proposed Development to cause adverse effects within the Park.
- As shown in the wind comfort plots appended, the MUGA space is likely to experience wind conditions suitable for standing/ entrance use during the summer season and leisure walking during the windiest seasons which, considering the sort of activity expected within a games area, is expected to be suitable. These conditions are expected to be the same when the Proposed Development is in place as already exists in the baseline scenario (i.e. no significant effect resulting from the Proposed Development).
- At the outdoor Gym which is situated on the south side of the MUGA, conditions within this space are also expected to be suitable for standing/entrance conditions during the summer and leisure walking during winter. As for the MUGA noted above, conditions within this space are considered to be acceptable for the intended use of the area, due to the higher levels of activity (compared to a typical outdoor seating area) expected within the gym.

Overall, we would conclude that the amenity spaces within and around the site are expected to be suitable for their intended use (with regard to the wind microclimate) when the Proposed Development is in place.

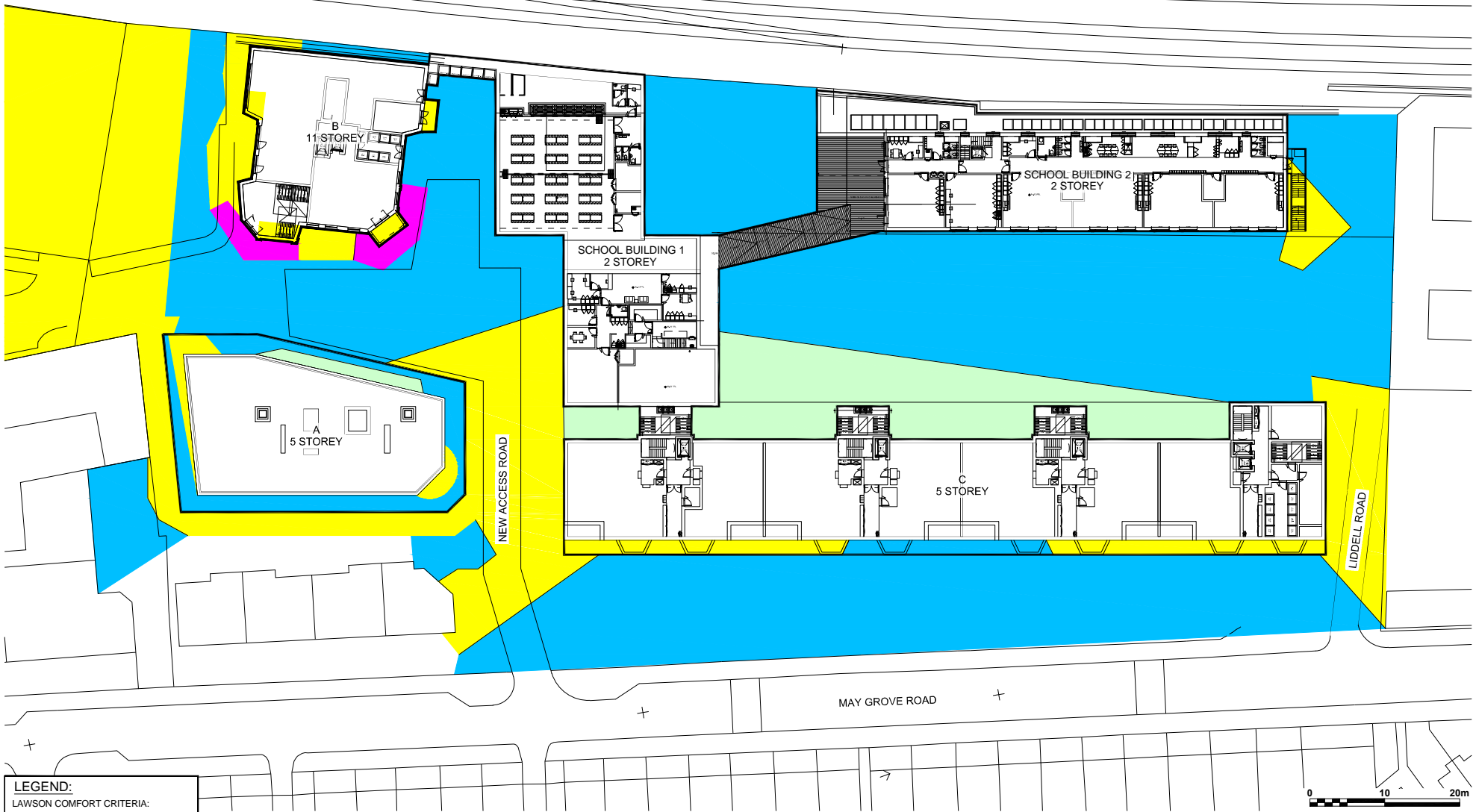
We trust that this is helpful.

Matthew Terrelonge
Project Engineer



Alberto Guisado
Project Manager






LEGEND:
LAWSON COMFORT CRITERIA:

Sitting	Light Green
Standing/Entrance	Blue
Leisure Walking	Yellow
Business Walking	Pink
Carpark/Roadway	Red

**Proposed Development Ground Floor & Terrace Plan Expected
Windiest Season Comfort Levels**

403 Liddell Road - London, UK


True North 

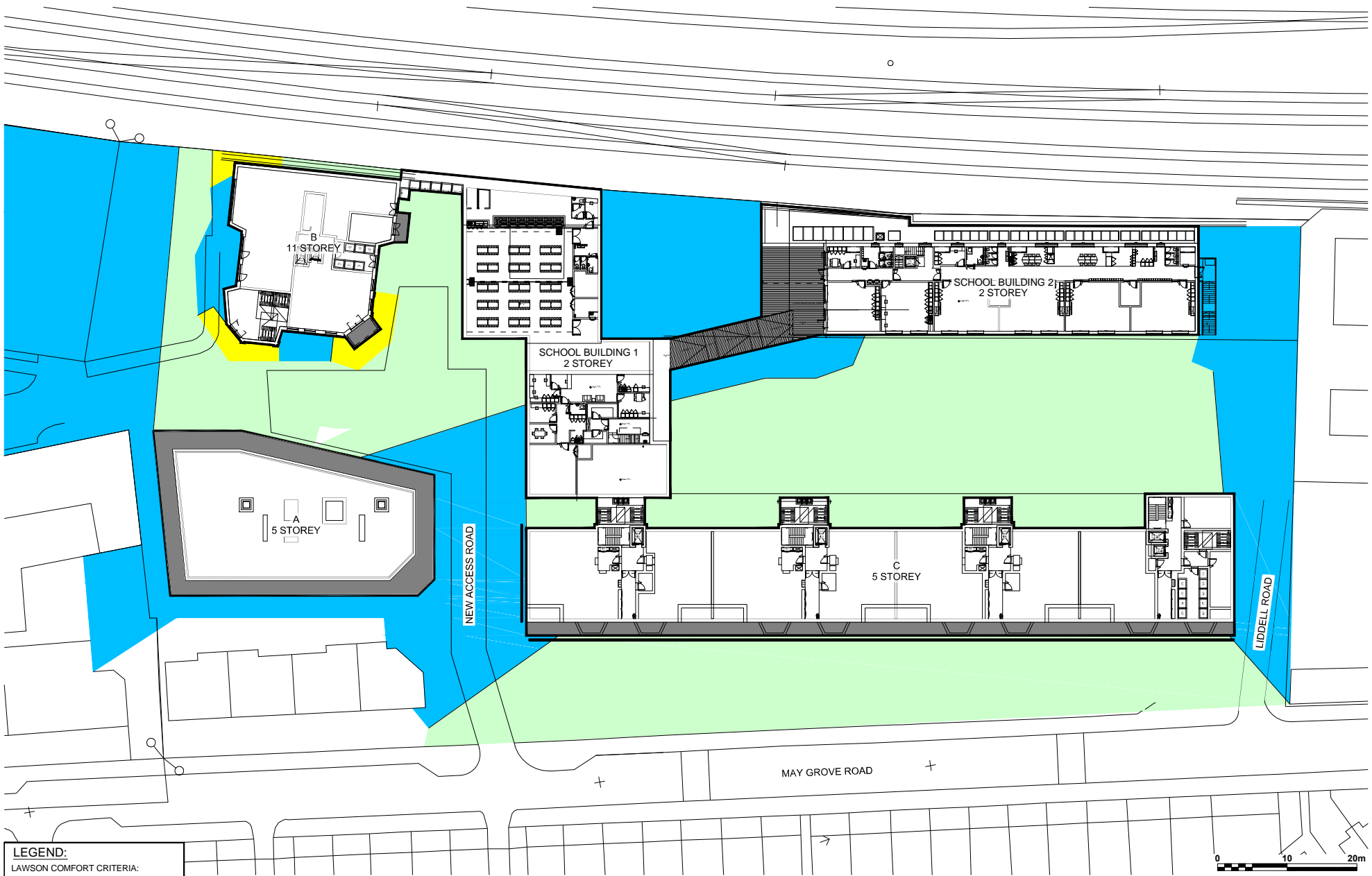
Drawn by: KMY Figure: 8

Approx. Scale: 1:500

Date Revised: Dec. 04, 2014

Project #1500563






LEGEND:
LAWSON COMFORT CRITERIA:

Sitting	Light Green
Standing/Entrance	Blue
Leisure Walking	Yellow
Business Walking	Pink
Carpark/Roadway	Red

Proposed Development Ground Floor Plan Expected Summer Season Comfort Levels
403 Liddell Road - London, UK

True North 

Drawn by: KMY Figure: 9

Approx. Scale: 1:500

Date Revised: Dec. 04, 2014

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