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STATEMENT OF CONFORMITY

DATE:

2018-03-09

RWDI REFERENCE #: 1602082

RE:

Chocolate Factory – Responses to the Wind Microclimate Review

This statement responds to the comments raised in the Wind Microclimate Review conducted by Urban Microclimate on behalf of the LBH for the proposed Chocolate Factory development. Further to review of Chapter 10A of the ES Addendum and Appendix 10.1A, the following points were raised by Urban Microclimate:

- Provide further justification for the assessed effects of Block B;
- Clarify expected baseline and proposed Site conditions at sensitive surrounding receptors, including building entrances and the Alexandra Primary School playgrounds;
- Confirm that the landscaping considered is in line with that proposed, represents the initial landscaping upon planting, and is it is accounted for in Figures 10.2A and 10.4A;
- Clarify the surrounding context considered in the assessment;
- Clarify suitability of conditions:
 - Upon Initial occupation of Block B (during construction phase);
 - At Block E's south entrance;
 - Within the public amenity spaces, particularly at café and picnic seating areas, within Chocolate Square, Jelly Lane and Chocolate Yard; and
 - At corner balconies on Block B.

Clarification of Assessment Methodology

Block B is a slender body with a corner oriented towards the south-westerly prevailing winds. Wind would be expected to be directed along the south-western and north-western facades, easing flow around the building relative to a façade perpendicular to the prevailing winds. Air pressure on the façade at the upper levels is therefore closer to that of the lower levels, which reduces one of the primary drivers of downdraughting. As Block B is oriented such that the southern façade will catch a component of the south-westerly prevailing winds, some windiness would be expected to the south-east of the Block, as indicated in Figure 10.2A.

Clarification of Baseline Conditions

Baseline conditions at the Site are generally expected to be suitable for standing use during the windiest season. Wind conditions at the baseline Site are based on an assessment of the existing built environment using data provided through the Breve 3.2 software package. Due to the low-rise nature of the surroundings, wind conditions in the Alexandra School Playground are expected to be similar to the baseline wind conditions



derived from Breve 3.2 data, as above. From this data wind conditions in the school playground would be suitable for standing use during the windiest season. See also 'Clarification of Sensitive Surrounding Locations' below.

Clarification of Sensitive Surrounding Locations

Building entrances to the existing surrounding buildings are expected to be suitable for the current pedestrian use. The impact of the Development As Amended on the wind microclimate surrounding the Site is not expected to be substantial and conditions at entrances and other sensitive receptors are therefore expected to be similar to extant conditions.

Clarification of Landscaping in Contour Plots

Figure 10.2A and Figure 10.4A present the completed development with landscaping inherent to the design including all those measures detailed as wind specific mitigation.

Landscaping inherent to the Development As Amended is as listed in Chapter 10A of the ES Addendum. The ES Appendix 10.1A contains a typo relating to an earlier iteration of the landscaping scheme including the use of seven 20m tall trees. The landscaping plan outlined in the Chapter 10A of the ES Addendum containing six 5m tall trees should be read as correct.

Clarification of Surrounding Context

Wind conditions presented in Figures 10.2A to 10.4A have been assessed taking account of the existing low rise commercial warehouse buildings to the south of Coburg Road as of February 2018.

Clarification of Likely Significant Effects

Initial Occupation of Block B

In the event that Block B is constructed in isolation, wind conditions at the base of Block B would be expected to be windier than those presented in Figure 10.2A as Block B would no longer benefit from the shelter afforded by Block D and Block E. It is, however, expected that construction of Block D and Block E would be in progress at initial occupation of Block B. Even in a temporary partially constructed form, Block D and Block E will provide some shelter to Block B from the prevailing winds.

Clarification of Block E Entrance

Entrances along the south of Block E are recessed from the façade. This recessing would be expected to provide a buffer zone of conditions calmer than those on the thoroughfare immediately before the entrance. This would allow a gradual change in wind conditions as a pedestrian transitions from perfectly calm interior conditions to conditions on the thoroughfare.

Clarification of Amenity Spaces

Amenity space at ground floor level is dependent on retail use and has therefore been assessed based on the intended retail uses taking into account plans provided at Appendix



3.1A of the ES Addendum. Additionally, it is expected that Chocolate Square, which has seating and picnic provision, would be classified as amenity space. With inherent landscaping installed as listed in Chapter 10A of the ES Addendum wind conditions in café spill out space to the south-east of Block E and south of Block B and seating provision within Chocolate Square would be expected to be suitable for sitting use during the summer season.

Clarification of Block B Balconies

As with Block D and Block E, private corner balconies on the northern and southern corners of Block B are exposed to the prevailing south-westerly winds. Conditions would therefore be expected to be similar to those detailed for Block D and Block E corner balconies. Specifically, these conditions would be suitable for standing use during the summer season. Standing use conditions would represent a **minor adverse** effect.

I trust this adequately clarifies the points raised in the review by Urban Microclimate and provide sufficient detail to information that was deemed absent or lacking in Chapter 10A of the ES Addendum and Appendix 10.1A.

Yours truly,

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Project Engineer

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Project Manager