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STATEMENT OF CONFORMITY

DATE:	2018-03-13	RWDI REFERENCE #: 1602082
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RE:	Chocolate Factory - Wind Microclimate Statement of Conformity	

Introduction

This statement will discuss the recent request to provide a sensitivity study in respect to the likely effect of the Proposed Chocolate Factory Development (hereafter referred to as 'the Development As Amended' due to updates to the scheme), and specifically Block D, on the wind microclimate on any future development of the Haringey Heartlands Masterplan. A representative massing model of the potential future surrounding developments, including the Haringey Heartlands Masterplan located to the south of Coburg Road, has been approved by the London Borough of Haringey planning officers for the purposes of this assessment.

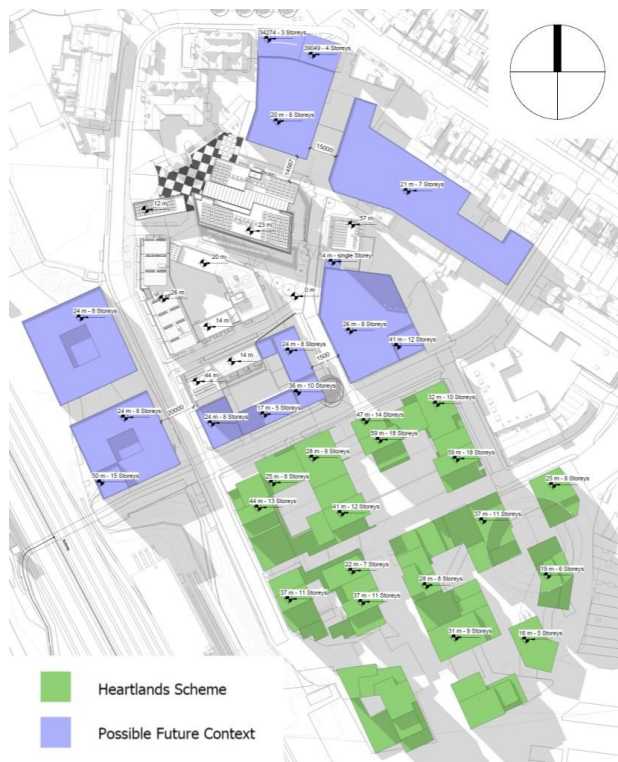


Figure 1: Plan of Possible Future Context (purple) and Heartlands Scheme (green)

Possible Future Development Adjacent to Block D

Block D is located towards the south of the Development As Amended and comprises a 13-storey block with a low-rise annex block. Wind conditions in and around this space are expected to be suitable for the intended use with the inclusion of the inherent landscaping scheme (in particular the five 5m high, 3m diameter trees between Blocks D and E – *Carpinus betulus* 'Frans Fontaine', see ES Addendum Chapter 10).

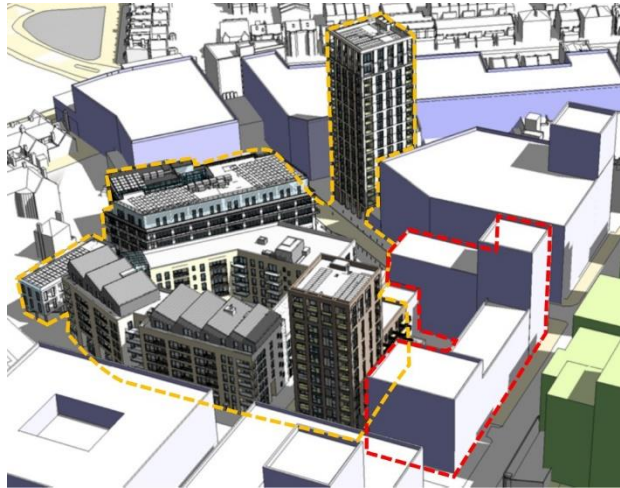


Figure 2: Development As Amended (yellow) with indicative massing of possible future scheme fronting Coburg Road (red)

It is expected that Block D would not substantially influence wind conditions on any potential future redevelopment of the adjacent site fronting Coburg Street (massing shown in Figure 2). Due to their proximity to each other, they will 'appear' as one larger massing with respect to the prevailing south westerly winds (which are the largest contributors to wind conditions in and around the site). Consequently, these winds are expected to flow around the 'larger massing' limiting interaction with the space between the two buildings (Figure 3).

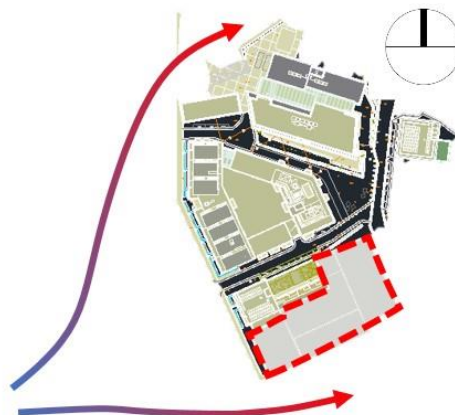


Figure 3: Prevailing winds flowing around the 'larger combined massing' of Development As Amended and possible future scheme fronting Coburg Road (red)

Possible Future Surrounding Context

Potential future development surrounding the Site (highlighted purple in Figure 1) is not expected to be taller than Block D, and similar in height to the remaining low-rise blocks of the Development As Amended. These plots are located on brownfield to the west of Western Road and on the industrial estate between Coburg Road and Clarendon Road.



Figure 4: Prevailing winds flowing around the possible future context west of Western Road

The location of possible future surrounding context is such that it would be expected to provide shelter to the Development As Amended from the prevailing south-westerly winds (Figure 4). Wind conditions within the Site boundary, including around the taller elements of Block B, would be expected to be similar to, or calmer than, those at the Development As Amended with the existing surrounding buildings.

The development of both the future surrounding context to the west of Western Road, that fronting Coburg Road, and the Haringey Heartlands scheme may increase windiness on Coburg Road. Wind redirected by the future surrounding context to the west of Western Road may be channelled between the buildings along Coburg Road, increasing windiness (Figure 4). Coburg Road is currently expected to be suitable for a mix of standing and strolling conditions during the windiest season and, as such, an increase in windiness would not be expected to change the suitability of the area for the intended pedestrian use.

Haringey Heartlands Masterplan

As detailed in Chapter 10 of the ES Addendum, the Haringey Heartlands scheme (refs. HGY/2016/0026, HGY/2016/1661 and HGY/2017/0403 HGY/2017/3117) located to the south of Coburg Road is expected to have a negligible effect on the completed Development As Amended. This massing of the Haringey Heartlands development would be expected to provide additional shelter to the completed Development As Amended from the south-westerly prevailing winds.



Similarly, the completed Development As Amended is expected to have a negligible effect on the Haringey Heartlands scheme to the south of Coburg Road. The other cumulative schemes set out in Chapter 2A EIA Methodology of this ES would not generate cumulative effects with the completed Development As Amended in terms of wind microclimate.

Conclusion

Overall, it is expected that the Development As Amended will not have a substantial influence on the wind microclimate around the possible future surrounding context (as presented) or the Haringey Heartlands scheme.

Wind conditions around the possible future context fronting Coburg Road would not be expected to be windier as a result of the Development As Amended, while possible future context to the west of Western Road would be expected to provide shelter to the Development As Amended from the prevailing south-westerly winds, improving wind conditions on Site.

The combination of the possible future surrounding context as presented and the Haringey Heartlands scheme may result in windier conditions along Coburg Road, however, this is not expected to be influenced by the presence of the Development As Amended.

Yours truly

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