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MEMORANDUM

DATE:	2021-01-19	RWDI REFERENCE #: 2100227 (formally 1801400)
TO:	Peter Carruthers Union Property	EMAIL: Peter.Carruthers@unionproperty.co.uk
FROM:	Andy Gypps Andrew Proud	Email: Andy.Gypps@rwdi.com Andrew.Proud@rwdi.com
RE:	Statement of Conformity 173 – 175 Friars Street Reading, UK	

Introduction

During 2017 and 2018, RWDI undertook a desk-based assessment of the proposed 173 – 175 Friars Street and 27 – 32 Market Place development (the 'Approved Scheme') in Reading. The purpose of this assessment was to provide a qualitative assessment of the pedestrian level wind environment around the development to determine the likely impact of the Approved Scheme on pedestrian level winds and the suitability of the immediately surrounding area for the intended pedestrian uses.

The 2018 assessment concluded that wind conditions would generally be expected to be suitable for the intended uses, particularly on thoroughfares. A retail entrance off Market Way was expected to be windier than desired and wind mitigation measures were recommended to counter potential windy conditions. Other entrances to the Approved Scheme were anticipated to be suitable for the intended use. No safety concerns were considered likely to occur at the Approved Scheme.

In September 2020 RWDI were made aware of amendments (the 'Amended Scheme') to the Approved Scheme as previously assessed. This document seeks to outline these amendments and the likely influence of these on the outcomes of the wind microclimate assessment.

Proposed Amendments

The Amended Scheme would not substantially change the height or massing from that of the Approved Scheme, with amendments to the extent of the external walls and roofline depicted on the plans and elevations in Figure 1. These amendments would reduce the height of the hotel slightly compared to the extant scheme and would vary the configuration of the external walls, however, the profile in both would remain similar.

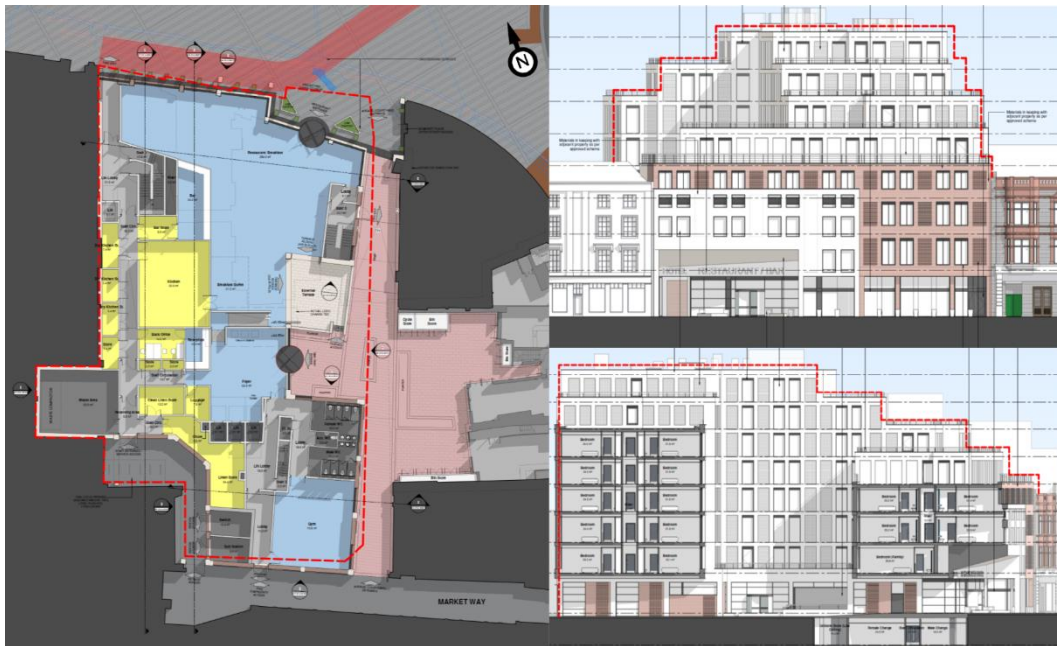


Figure 1: Amended Scheme plan (left), northern elevation (top right), western elevation (bottom right) with outline of Approved Scheme massing in red

Of particular note to the wind assessment are:

- A change in profile and creation of a colonnade on the northern elevation incorporating the restaurant entrance;
- The eastern elevation has been moved west and a recess encompassing a terrace space and an entrance to the foyer has been introduced; and
- A reprofiled southern elevation with cycle parking and an access route between the Amended Scheme and the neighbouring existing building at the south-west corner of the Site.

Expected Wind Conditions

The height and massing of the Amended Scheme would remain similar to that of the Approved Scheme and as such would not increase the exposure of the development to the prevailing winds. Wind conditions would therefore be expected to remain similar to those set out in the 2018 technical report provided by RWDI.

Thoroughfares

Adjustments to the eastern elevation would increase the distance between the Amended Scheme and the neighbouring existing buildings to the east, increasing the width of the pedestrian thoroughfare through the Site. Increasing this width would reduce the potential impact of wind accelerating as it is squeezed between the buildings, wind conditions on thoroughfares would therefore be expected to remain suitable for the intended use.



Entrances

The introduction of colonnades on the northern elevation and a recessed area outside the Hotel Foyer would provide inherent shelter to the restaurant and hotel entrances respectively. Similarly, an entrance identified on the Approved Scheme as potentially being windy is not present on the Amended Scheme. As such, all entrances to the Amended Scheme would be expected to have suitable wind conditions for entrance use.

Amenity

A terrace amenity space is proposed adjacent to the Hotel Foyer entrance. This terrace is surrounded by the massing of the Proposed Development and the neighbouring buildings, which would be expected to provide substantial shelter from the prevailing winds. As such, it is anticipated that wind conditions on this terrace would be suitable for sitting use during the summer season, the target conditions for an amenity space.

Cycle Parking

The cycle parking area at the south-western corner of the Site would similarly be well sheltered by the surrounding massing, with no through-route for the wind. Wind conditions would therefore be suitable for pedestrians in this area.

Strong Winds

Similar to the Approved Scheme, no instances of strong winds with the potential to be a safety concern to more vulnerable pedestrians or cyclists would be expected to be generated by the Amended Scheme.

Conclusions

A qualitative assessment of the likely wind microclimate conditions at the Approved Scheme by RWDI in 2017 and 2018 identified wind conditions that would be expected to be suitable for the intended pedestrian uses with the exception of an entrance location that would have the potential to be windier than desired. Subsequently, in 2020, amendments to the Approved Scheme would adjust the configuration of external walls and roof level, creating a colonnade on the northern elevation, a recessed entrance and terrace space on the western elevation and cycle parking on the southern elevation. The proposed amendments would not be expected to substantially change wind conditions on the surrounding thoroughfares and would be likely to provide additional shelter to entrances to the Amended Scheme and the proposed terrace space. As such, wind conditions at the Amended Scheme would be expected to be suitable and safe for the intended pedestrian uses and no further testing or wind mitigation measures are being recommended.

Kind Regards,

A handwritten signature in black ink, appearing to read 'AGypps'.

Andy Gypps
Senior Project Manager

A handwritten signature in black ink, appearing to read 'AProud'.

Andrew Proud
Project Engineer