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Attn: James Crouche
Lochailort Reading Ltd
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108-110 Jermyn Street
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Ref: 432112/SB/004
13/04/2018

Dear James,

Thames Quarter, Reading – Revised Wind Conditions

BMT Fluid Mechanics Limited (BMT) have carried out an assessment of the overall impact to the wind environment in and around the proposed Thames Quarter development in Reading, summarised in report “432112rep1v4” dated 13th February 2017. The study concluded that with the introduction of the proposed development, wind conditions rate as suitable, in terms of pedestrian safety, at all locations in and around the site. In terms of pedestrian comfort, wind conditions are largely suitable for the intended usage. A number of exceedances of the criteria do occur at the elevated levels but with the introduction of wind mitigation measures reported within above report, conditions improve and satisfy the comfort criteria at all locations.

Since completing the studies, BMT have been notified that the design of the development has been revised and have thus carried out a review of the changes with respect to the likely impact upon wind conditions at the site. This review has been conducted based upon the following drawings provided by Lochailort Reading Ltd on 11th April 2018:

- 152067_STL_Level310.pdf
- 152067_STL_XX_ZZ_DR_A_XXXX_20001_NorthElevation.pdf
- 152067_STL_XX_ZZ_DR_A_XXXX_20002_SouthElevation.pdf
- 152067_STL_XX_ZZ_DR_A_XXXX_20003_EastElevation.pdf
- 152067_STL_XX_ZZ_DR_A_XXXX_20004_West Elevation.pdf”

It is understood that one floor level has been added to the eastern block of the development, increasing its overall height from approximately 39m to 42m from ground. The height of the tower on the West remains approximately 75m. The conclusions of this desk assessment are therefore based on this observation.



At ground level, the key factors dictating the wind conditions are consistent between both previous and revised designs. Therefore, the wind microclimate is expected to remain unchanged.

At the elevated levels, the majority of locations are expected to remain comfortable for outdoor seating purposes, with the tested mitigation measures in place. A minor deterioration of wind conditions could potentially occur at one or two elevated terrace locations, where the wind comfort criteria for long-term sitting in summer may be exceeded. However, the wind conditions are still expected to be tolerable for sedentary recreational activities.

Best Regards,



Sara Bisio
Senior Engineer



Elvin Hii
Senior Engineer



Robin Stanfield
Head of Client Management