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TECHNICAL NOTE

DATE:	2023-05-26	RWDI REFERENCE #: 2101327
TO:	Jess Bain Associate Director Boyer	EMAIL: jessbain@boyerplanning.co.uk
FROM:	Silvia Giuliarini Project Manger	Email: Silvia.Giuliarini@rwdi.com
	Andrew Proud Senior Project Engineer	Andrew.Proud@rwdi.com
RE:	Condition 49 – Wind Microclimate Former Nestle Factory F1/F2 (ref. 1331/APP/2021/751) London Borough of Hillingdon	

Introduction

In 2017, RWDI undertook a pedestrian level wind assessment of the Former Nestle Factory development in the London Borough of Hillingdon. Wind conditions across the Site were assessed qualitatively informed by a small number of CFD simulations and, where necessary, wind mitigation measures were recommended, as set out in the wind microclimate technical report ('RWDI #1601173 – Pedestrian Level Wind Assessment', dated May 3rd, 2017). In June 2019 RWDI undertook a further qualitative assessment of the likely wind microclimate effects of a proposed increase in overall height to Blocks B, C, F3/4 and H.

Subsequent approval of the scheme was granted subject to condition of approval of necessary wind mitigation measures by the local planning authority. Block F1 and Block F2 Condition 49 directly relates to wind microclimate and states that:

Prior to the commencement of superstructure works of the relevant residential phase of the development, wind mitigation measures for that phase shall be submitted and approved by the local planning authority. These mitigation measure shall include:

a. Passageways through Block D and Block E requires semi-mature trees of at least 3m in height or solid or porous screens no less than 1.5m in height located to the west of the passageways, or restricted pedestrian access;



b. Entrances through C1 and C2 from the west will require recessing no less than 1.5m or have side screens at least 1.5m in height and width;

c. Viveash Square requires 5-7m trees along the south-western boundary of the amenity space or landscaping such as trees or solid or porous screens no less than 2m in height distributed over Viveash Square;

d. Facade balconies require increasing balustrade height from 1.1m to 1.5m in height and corner balconies require full height screens on the southern and western ends of the balcony, or screens spanning the balcony no less than 1.5m in height located in the vicinity of the building corner.

Only item d. of Condition 49 would be relevant to Block F1 and F2, with items a. to c. relating to other blocks.

As noted in the RWDI technical report of May 2017 section 6.2 Pedestrian Comfort subsection 'Balconies', wind conditions on the Block F1 and Block F2 balconies would be expected to be suitable for sitting use during the summer season. These conditions would be appropriate for private amenity spaces.

As no substantial amendments have been proposed to Block F1 and F2 or to Blocks B, C or F3 and F4 further to the June 2019 assessment, the outcomes of the wind microclimate assessment would remain valid. As such, no mitigation would be expected to be necessary for Blocks F1 or F2 balconies to discharge Condition 49.

Based on the above, no further action is expected with respect to Condition 49 in regard to Blocks F1 and F2.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Silvia Giuliarini'.

Silvia Giuliarini
Project Manager

A handwritten signature in blue ink, appearing to read 'Andrew Proud'.

Andrew Proud
Senior Project Engineer



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STATEMENT OF LIMITATIONS

This report entitled Condition 49 – Wind Microclimate Technical Note dated May 26th, 2023, was prepared by RWDI for Boyer (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the development described herein (“Project”). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final design stage to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.