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## MEMORANDUM

DATE:	2017-04-12	RWDI REFERENCE #: 1600333
TO:	Ailsa Turnbull	EMAIL: <a href="mailto:A.Turnbull@Gardiner.com">A.Turnbull@Gardiner.com</a>
FROM:	Andy Gypps	Email: <a href="mailto:Andrew.Gypps@rwdi.com">Andrew.Gypps@rwdi.com</a>
RE:	Wind Impact on the Metropolitan Tabernacle Elephant & and Castle Town Centre London Borough of Lambeth, UK	

Dear Ailsa,

This letter is in response to the query raised by the Metropolitan Tabernacle in relation to the level of wind impact from the Proposed Elephant and Castle Town Centre Development, for the day-to-day activities of the adjacent Metropolitan Tabernacle, which is located to the south of the proposed W2 Block.

The Metropolitan Tabernacle identified several locations of concern around their site, and questioned whether these areas would suffer an adverse impact related to wind as a consequence of the proposed development. The following locations/activities were highlighted within their query as areas of concern (together with the measurement location that best represents these areas in the assessment):

- Day-to-day entrance 325
- Entrance receptor 266
- North Passageway receptors 320, 321 and 322
- Receptor 323
- Receptor 267
- Loading activities

### Day-to-day entrance 325

The start of the north passageway from Newington Butts to the day-to-day entrance of the Metropolitan Tabernacle is represented by receptor 325.

Figures 14.3 for the existing scenario (Configuration 1), 14.5 and 14.9 for the Proposed Development scenarios (Configurations 2 and 4 respectively) indicate that sitting use conditions are anticipated at this location during the windiest season.

As such, these conditions are calmer than required for the intended entrance use during the windiest season, and the Proposed Development has no significant effect on local wind conditions at this location.



### Entrance receptor 266

Figure 14.3 shows that conditions at entrance receptor 266 are suitable for sitting use during the windiest season in the existing scenario (Configuration 1), one category calmer than required for entrance use.

Although the conditions at this location become one category windier in the presence of the Proposed Development (Configurations 2 and 4 – Figures 14.5 and 14.9 respectively), the conditions would remain suitable for the intended entrance use during the windiest season.

### North Passageway receptors 320, 321 and 322

Although there is no data for receptors 320, 321 and 322 in the windiest season of the existing scenario (Configuration 1), it is noted that the “north passageway is a busy route and people will be standing there regularly, especially around the day-to-day entrance”.

The expected wind conditions along the north passageway are suitable for standing use during the windiest season in Configurations 2 and 4 (Figure 14.5 and 14.9 respectively) once Proposed Development is present.

Therefore, these conditions would be acceptable for the intended standing use in this area throughout the year.

### Receptor 323

There is also no data for receptor 323 (start of the north passageway - located to the north-east of the Metropolitan Tabernacle; and south-east corner of the Proposed Block W2) during the windiest season in the existing scenario (Configuration 1), as it would be located underneath the adjacent existing building; and therefore the results at this location would not directly comparable with those of the Proposed Development.

Although conditions at receptor 323 are anticipated to be suitable for leisure walking use in the windiest season (Figure 14.5); these conditions around the Metropolitan Tabernacle are representative of the Proposed Development in the absence of mitigation measures (Configuration 2).

Figure 14.9 indicates that the anticipated conditions at this location will be suitable standing use during the windiest season with the inherent mitigation measures in place (Configuration 4). Consequently, conditions in this area are suitable for the intended day-to-day access to the north passageway throughout the year.



### Receptor 267

As with receptor 323, there is no data for receptor 267 (located to the north-west of the Metropolitan Tabernacle; and south-west corner of the Proposed Block W2) during the windiest season in the existing scenario (Configuration 1), as it would be located underneath the adjacent existing building; and therefore the results at this location would not directly comparable with those of the Proposed Development.

However, since this location represents a thoroughfare, the leisure walking conditions at this location once the Proposed Development is present (Figures 14.5 and 14.9 – Configurations 2 and 4 respectively) are suitable for the intended thoroughfare use.

### Loading Activities

Figures 14.5 and 14.9 indicate that wind conditions are suitable for standing use during the windiest season once the Proposed Development is present in Configurations 2 and 4 respectively.

These conditions are calmer than required for intended loading activities to the west of the Metropolitan Tabernacle during the windiest season; and are unlikely to have a negative impact on the users of this area.

### Conclusion

Based on the assessment results and RWDI's experience of assessing wind in urban environments, we would conclude that the Proposed Development is unlikely to have any significant adverse effects on the adjacent Metropolitan Tabernacle, once all inherent mitigation measures detailed within the ES chapter are incorporated.

In the areas where conditions become windier than in the baseline scenario, as result of the presence of the Proposed Development, the local wind conditions remain suitable for the intended respective uses around the Metropolitan Tabernacle.

I trust this to be helpful,  
Yours truly,

A handwritten signature in black ink, appearing to read 'T. Odunbaku', written over a horizontal line.

Tomi Odunbaku, B.Sc.;  
Project Engineer

A handwritten signature in blue ink, appearing to read 'A. Gypps', written over a horizontal line.

Andy Gypps.  
Senior Project Manager