

Donna Williams

From: Caroline McHardy
Sent: 23 June 2020 14:39
To: Joseph Harding
Cc: Craig Pettit
Subject: RE: 53-55 Vastern Rd, Reading (200188)
Attachments: 20200616 RWDI#1901994 - Vastern Road Peer Review Responses.pdf

Dear Jonathan,

Thank you for your earlier email and confirmation that all parties are working towards the 12th August planning committee which was welcomed along with confirmation BPS have been instructed. We would be more than willing to partake in a briefing meeting or facilitate a site visit with BPS if required?

Further to the BRE's subsequent peer review which you sent through on 11th June, I have attached a summary of the final key points raised by the BRE for which RWDI have provided an explanation for each point raised. I am more than happy for you to share RWDI's response with the BRE. We believe this response sufficiently answers the points raised adequately without any need to undertake a seasonal assessment. We hope in your own balanced judgement you agree with our response on this matter.

Kind regards

Caroline McHardy
Land and Development Director

Berkeley
Designed for life



Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House, Farnham Lane, Farnham Royal, SL2 3RQ

Telephone| 01753 784400 |Direct Dial 01753 784436| Mobile 07917520742
www.berkeleygroup.co.uk

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.
Registered in England and Wales Number 2843844



From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 11 June 2020 10:38

To: Craig Pettit <Craig.Pettit@bartonwillmore.co.uk>; Caroline McHardy <Caroline.McHardy@berkeleygroup.co.uk>
Subject: [EXTERNAL] 53-55 Vastern Rd, Reading (200188)

Dear Mr Pettit / Ms McHardy,

Further to our recent correspondence, please see attached the BRE reviews of the recent additional information submitted in relation to wind/microclimate matters.

In terms of the 'RWDI comments' review, I can advise that I consider that there would be merit in a full seasonal assessment being carried out.

You will note from both reports that there are various suggested action points. You are provided with an opportunity to address all of BRE's points, with view to hopefully addressing the shortcomings presently identified. I anticipate that your further responses will require further input/review by BRE, as again funded by you.

In terms of next steps on this specific matter, I would initially welcome your clarification as to whether you intend to submit further information in this regard?

Mindful of the above, together with the variety of other matters which are either under further review or I am awaiting initial feedback (which once received would enable me to consider the proposals as a whole and thereby provide overarching feedback on the proposals), the application will not be able to be formally determined within the statutory determination period of 15th June. Accordingly, I would welcome your agreement to a formal extension of time for the determination of the application until 26th August 2020? This is 2 weeks after the scheduled Planning Applications Committee on 12th August – our future discussions will dictate whether the application will be able to be considered at that committee meeting. I would welcome your response on this matter by 9am on 15th June please.

I hope that this information is of assistance to you and I look forward to hearing from you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer
Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

07971 015 688

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)



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Unit 1, Tilers Road
Milton Keynes, Buckinghamshire
MK11 3LH, United Kingdom

Tel: +44 (0)1908 776970
Fax: +44 (0)1582 470259
E-mail: solutions@rwdi.com

MEMORANDUM

DATE:	2020-06-16	RWDI REFERENCE #: 1901994
TO:	Joseph Harding	EMAIL: Joseph.Harding@berkeleygroup.co.uk
FROM:	David Hamlyn Andrew Proud	Email: David.Hamlyn@rwdi.com Andrew.Proud@rwdi.com
RE:	Peer Review Responses Vastern Road Reading, UK	

Introduction

During 2019 RWDI were retained by Berkeley Homes to conduct a pedestrian level wind microclimate assessment of the proposed Vastern Road development in Reading, UK (hereafter referred to as the 'Proposed Development'). Following a peer review of RWDI's methodology by BRE (report appended to this document), and subsequent response from RWDI, this document seeks to provide a reply to the outstanding points.

Further to the above, BRE have also undertaken a review of the Technical Addendum relating to the likely wind conditions at the Proposed Development in the context of cumulative schemes. The points raised by the reviewer in relation to this document have also been addressed below.

RWDI Replies – Technical Report

The following includes a list of issues considered outstanding by the BRE with associated responses from RWDI.

BRE Comment	RWDI Response
The failure by RWDI to consider the upper 20m/s safety threshold. If this threshold is not considered then appropriate mitigation measures cannot be developed. Without this, it will be necessary to carry out a full quantitative assessment of mitigation measures. This could potentially be conditioned by Reading Borough Council.	RWDI consider the '15m/s threshold' (that is winds exceeding 15m/s for more than 0.025% of the time annually) to be the limit for pedestrian safety and the assessment has been conducted as such, with areas expected to have winds exceeding this threshold identified as potential safety concerns and requiring of wind mitigation measures. Exceedance of the higher '20m/s threshold' would necessitate the



	<p>exceedance of the lower '15m/s threshold' and has therefore inherently been accounted for. Text has been added to the technical report to acknowledge the existence of a higher threshold than that adhered to in the RWDI assessment.</p>
<p>The use of a limited seasonal approach to wind conditions on balconies. This matter results from a fundamental disagreement between BRE and RWDI on best practice. The appropriateness of the RWDI approach needs to be considered by RBC and the developer.</p>	<p>RWDI has extensive experience of microclimate assessments within the administrative bounds of Reading Borough Council (RBC) using this approach.</p>
<p>The RWDI response indicates that the wind conditions at the entrance to Sovereign House will remain unsuitable for entrances. This is unacceptable. Appropriate mitigation measures need to be developed to reduce the wind speeds in this area.</p>	<p>Figure 6 and Figure 10 of the Wind Microclimate Technical Report indicate wind conditions at the entrance to Sovereign House would be suitable for sitting and standing use during the windiest season (areas with a green and blue fill respectively). These conditions would be suitable for an entrance location. Wind conditions suitable for strolling use would be located on northern pavement of Vastern Road to the south of the entrance to Sovereign House. While windier than in the baseline scenario (Figure 4) These conditions would be suitable for a pedestrian thoroughfare. Further to the above, the assessment has been undertaken devoid of landscaping. As such, the inclusion of existing landscaping west of the entrance to Sovereign House would be expected to provide further shelter to the existing entrance and eliminate walking use conditions in a maintenance space west of the entrance in the context of cumulative schemes.</p>

RWDI Replies – Technical Appendix

Following a peer review of RWDI’s methodology by BRE (report appended to this document), this document seeks to provide responses to the points raised by the reviewer.

BRE Comment	RWDI Response
<p>The results indicate that the wind conditions at ground level and podium level will be suitable for the intended pedestrian activity at all locations except for the podium café seating</p>	<p>The majority of the café seating area would be suitable for sitting use during the summer season. Standing use conditions at the northern edge of the café terrace are highly</p>



<p>area where conditions during the summer in one area will be suitable for standing. It is stated that with the proposed landscaping scheme the conditions would be expected to become suitable for sitting. This has not been demonstrated.</p>	<p>localised and would be expected to be eliminated by the introduction of landscaping to reduce mean flow velocity around the Site and the application of any balustrade required for safety on the northern edge of the terrace.</p>
<p>The wind conditions at balcony and terrace level are mainly suitable for sitting during the summer. There are, however, several balconies where the conditions are only suitable for standing use during the summer. Where balconies are provided, then it is reasonable to expect people to be able to comfortably sit out on them during the summer.</p>	<p>Wind conditions suitable for standing use during the summer season are considered acceptable for private amenity space during the summer season, as per RWDI's methodology. This is justified by balconies being mixed use spaces and the space being used for a given activity (e.g. sitting) by the occupant when conditions permit. Communal amenity space is required to have a more stringent sitting use during the summer season.</p>

Yours truly,

David Hamlyn

Senior Project Manager

Andrew Proud

Project Engineer