

The importance of considering the effects of microclimate on the long-term behaviour of

# PROPERTY DEVELOPMENTS



Unpleasant developments are bad for everybody: users avoid them; retail tenants avoid them or negotiate reduced rent; developers get diminished return on their investment. These are all good reasons why the wind microclimate should be carefully investigated before construction. Another good reason is that local authorities are increasingly sensitive to such issues and have them written into planning guidance documents. Unless microclimate is adequately addressed in the

environmental statement, planning permission may be denied.

Addressing this early on can positively enhance the development, saving time and money whilst reducing risk. Investigations range from a simple experience-based desk study to wind tunnel testing and

term Met Office data and are compared with standard 'Comfort Criteria'. These account for the intended use of key locations to judge whether conditions are acceptable; for example, areas with outdoor seating need calmer conditions than pedestrian walk through areas. Entrances are also critical areas requiring calm conditions.

With results presented as meaningful,

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neither is expensive compared to the potential savings. Wind tunnels model the variation with height and turbulence of approaching wind, the development and a large area around the site to get an accurate simulation. Measured speeds are combined with long

graphical plots of the development the design team is able to quickly assess problem areas and try out mitigation measures to see which ones work. The result is a better and more successful development that will attract tenants and users. PAUL FREATHY



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