



PEDESTRIAN WIND ENVIRONMENT STATEMENT

FIVEWAYS, CROWS NEST

WF803-01F02(REV1)- WS REPORT

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EXECUTIVE SUMMARY

This report presents an opinion on the likely impact of the proposed development known as FiveWays, located in Crows Nest, on the local wind environment at the critical outdoor areas within and around the subject site. The effect of wind activity has been examined for the three predominant wind directions for the region, namely the north-easterly, southerly, and westerly winds. The analysis of the wind effects relating to the proposed development have been carried out in the context of the local wind climate, building morphology and land topography.

The conclusions of this report are drawn from our extensive experience in this field and are based on an examination of the latest architectural drawings. No wind tunnel testing has been undertaken for the subject development, and hence this report addresses only the general wind effects and any localised effects that are identifiable by visual inspection of the architectural drawings provided (received November 2020). Any recommendations in this report are made only in-principle and are based on our extensive experience in the study of wind environment effects.

The results of this assessment indicate that the subject development benefits from shielding provided by the subject and neighbouring buildings. There are however wind effects due to the interaction of the prevailing winds with the building morphology that can potentially impact the wind comfort and amenity on several of the outdoor trafficable areas within and around the site; both proposed and assumed. It is expected that the wind effects identified in the report can be ameliorated with the consideration of the following treatment strategies into the design of the development:

Ground Level Areas

- Densely foliating street trees along the Falcon Street and Alexander Street and Pacific Highway frontages of the development; in particular around the corners of the development.
- Impermeable awnings along the Falcon Street and Alexander Street and Pacific Highway frontages of the development.
- Impermeable awnings above the street frontage entrance areas into the various laneways; in particular the entrance areas exposed to down-wash wind effects off the tower facade.
- Baffle screening or densely foliating vegetation such as trees or shrubs/hedge planting (live or artificial) at the street frontage areas into the various laneways; in particular those from the Pacific Highway frontage of the site that are exposed to the prevailing southerly and westerly winds.

- Localised wind mitigating devices such as densely foliating vegetation such as trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.
- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the corners of the building as these areas highly susceptibility to adverse wind conditions such as accelerating flows around the building; in particular the outdoor areas exposed to the prevailing southerly winds which are the strongest for the region.

Podium Rooftop Communal Outdoor Areas

- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the corners of the proposed towers as these areas highly susceptibility to adverse wind conditions such as accelerating flows around the building; in particular the outdoor areas exposed to the prevailing southerly winds which are the strongest for the region.
- Impermeable balustrades along the perimeter edge of the outdoor trafficable areas; ; in particular between the proposed towers and along the southern and western boundaries.
- The proposed planter areas along the perimeter edge of the various outdoor trafficable areas to be populated with densely foliating vegetation such as trees or shrubs/hedge planting; in particular between the proposed towers and along the southern and western boundaries.
- Impermeable awnings along the proposed tower facades; in particular on the southern and western tower façade where the prevailing winds are likely to be down-washed onto the podium rooftop than side-stream along the tower.
- Localised wind mitigating devices such as densely foliating vegetation in the form of trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.

Tower Rooftop Communal Outdoor Areas

- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the tower perimeter edge.
- Impermeable balustrades along the perimeter edge of the outdoor trafficable areas; in particular along the southern and western boundaries.
- The proposed planter areas along the perimeter edge of the various outdoor trafficable areas to be populated with densely foliating vegetation such as trees or shrubs/hedge planting; in particular along the southern and western boundaries.

- Localised wind mitigating devices such as densely foliating vegetation in the form of trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.

Private Balconies

- Restrict the use/number of protruding single aspect balconies and corner private balconies that are typically exposed to stronger wind effects; particularly on the upper levels.
- Proposed protruding single aspect balconies – Blade walls or operable louver screens along one the exposed perimeter edges of the balconies.
- Proposed corner private balconies – Blade walls or operable louver screens along one (or both) of the exposed perimeter edges of the balconies.

Note the densely foliating vegetation is to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year and the vegetation should be spaced such that the foliage is able to interlock between plants (where possible). Furthermore, the use of loose glass-tops and light-weight sheets or covers (including loose BBQ lids) is not appropriate on high-rise outdoor balconies or terraces. Lightweight furniture is not recommended unless it is securely attached to the balcony or terrace floor slab.

Due to the overall massing of the subject development and the complexity of the building form, wind tunnel testing is recommended to be undertaken as part of the detailed design phase. This will provide a quantitative analysis of the wind conditions and determine the requirement for wind mitigation measures; including the optimisation of the size and extent of the treatments required to ensure suitable wind conditions are achieved at all outdoor pedestrian accessible locations within and around the development.

CONTENTS

1	Introduction	1
2	Description of the Development and Surroundings	2
3	Regional Wind	4
4	Wind Effects on People	5
5	Results and Discussion	6
	5.1 Ground Level Areas	7
	5.2 Podium Rooftop (Assumed to be trafficable)	9
	5.3 Private Balconies	11
6	References	12
7	Appendix – Wind Effects Glossary	13
	7.1 Downwash and Upwash Effects	13
	7.2 Funnelling/Venturi Effect	13
	7.3 Gap Effect	14
	7.4 Sidestream and Corner Effects	14
	7.5 Stagnation	14

1 INTRODUCTION

An opinion on the likely impact of the proposed design on the local wind environment affecting pedestrians within the critical outdoor areas within and around the subject development is presented in this report. The analysis of wind effects relating to the proposed development has been carried out in the context of the predominant wind directions for the region, building morphology of the development and nearby buildings, and local land topography. The conclusions of this report are drawn from our extensive experience in the field of wind engineering and studies of wind environment effects.

No wind tunnel testing has been undertaken for this assessment. Hence this report addresses only the general wind effects and any localised effects that are identifiable by visual inspection, and any recommendations in this report are made only in-principle.

2 DESCRIPTION OF THE DEVELOPMENT AND SURROUNDINGS

The site is located Crows Nest, and is bounded by Falcon Street to the north, Alexander Street to the east and the Pacific Highway to the south-east. The buildings surrounding the subject development are predominately low-rise residential and commercial buildings, with a few mid-rise apartment buildings further to the south along the Pacific Highway corridor. A survey of the land topography indicates a gradual decline in slope towards the east of the site.

An aerial image of the subject site and the local surroundings is shown in Figure 1, with the frequency and magnitude of the prevailing winds is superimposed for each wind direction.

The existing site consists of a cluster of 1-2 storey commercial/retail buildings forming a singular large development. The proposed development is comprised of two seventeen storey high residential towers sitting atop of a common four storey high podium.

The critical outdoor trafficable areas associated with the proposed development, which are the focus of this assessment with regards to wind effects, are detailed as follows:

- Ground Level pedestrian footpaths and laneways.
- Podium and Tower Rooftop Communal Outdoor Areas.
- Private balconies on the residential towers.



Figure 1: Aerial Image of the Site Location and Prevailing Wind Directions

3 REGIONAL WIND

The Sydney region is governed by three principal wind directions that can potentially affect the subject development. These winds prevail from the north-east, south, and west. These wind directions were determined from an analysis undertaken by Windtech Consultants of recorded directional wind speeds obtained at the meteorological station located at Kingsford Smith Airport by the Bureau of Meteorology (recorded from 1995 to 2016). The data has been corrected to represent the winds over a standard open terrain at a height of 10m above ground level. Figure 2 shows a summary of this analysis in the form of a directional plot of the annual and 5% exceedance mean winds for the Sydney region. The frequency of occurrence of these winds is also shown in Figure 2.

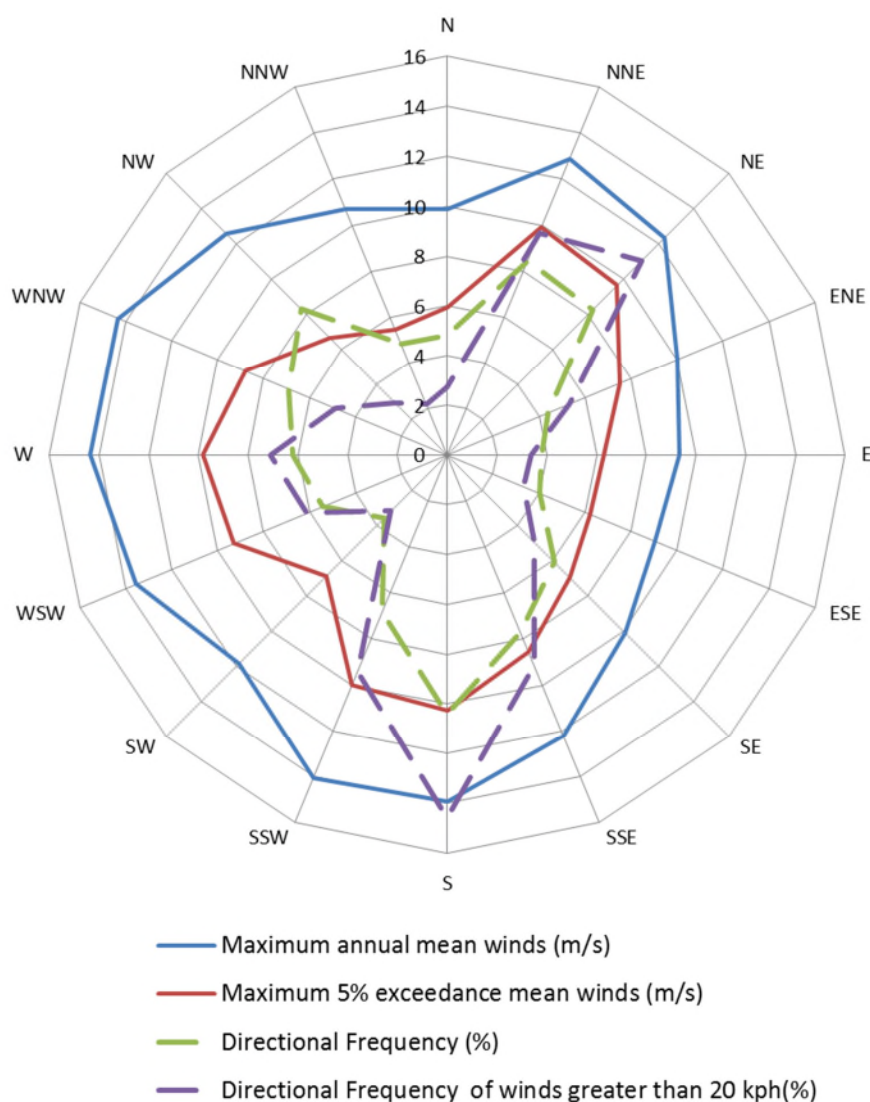


Figure 2: Annual and 5% Exceedance Hourly Mean Wind Speeds, and Frequencies of Occurrence, for the Sydney Region

4 WIND EFFECTS ON PEOPLE

The acceptability of wind in any area is dependent upon its use. For example, people walking, or window-shopping will tolerate higher wind speeds than those seated at an outdoor restaurant. Various other researchers, such as A.G. Davenport, T.V. Lawson, W.H. Melbourne, and A.D. Penwarden, have published criteria for pedestrian comfort for pedestrians in outdoor spaces for various types of activities. Some Councils and Local Government Authorities have adopted elements of some of these into their planning control requirements.

For example, A.D. Penwarden (1973) developed a modified version of the Beaufort scale which describes the effects of various wind intensities on people. Table 1 presents the modified Beaufort scale. Note that the effects listed in this table refers to wind conditions occurring frequently over the averaging time (a probability of occurrence exceeding 5%). Higher ranges of wind speeds can be tolerated for rarer events.

Table 1: Summary of Wind Effects on People (A.D. Penwarden, 1973)

Type of Winds	Beaufort Number	Mean Wind Speed (m/s)	Effects
Calm	0	Less than 0.3	Negligible.
Calm, light air	1	0.3 – 1.6	No noticeable wind.
Light breeze	2	1.6 – 3.4	Wind felt on face.
Gentle breeze	3	3.4 – 5.5	Hair is disturbed, clothing flaps, newspapers difficult to read.
Moderate breeze	4	5.5 – 8.0	Raises dust, dry soil and loose paper, hair disarranged.
Fresh breeze	5	8.0 – 10.8	Force of wind felt on body, danger of stumbling
Strong breeze	6	10.8 – 13.9	Umbrellas used with difficulty, hair blown straight, difficult to walk steadily, wind noise on ears unpleasant.
Near gale	7	13.9 – 17.2	Inconvenience felt when walking.
Gale	8	17.2 – 20.8	Generally impedes progress, difficulty balancing in gusts.
Strong gale	9	Greater than 20.8	People blown over.

It should be noted that wind speeds can only be accurately quantified with a wind tunnel study. This assessment addresses only the general wind effects and any localised effects that are identifiable by visual inspection and the acceptability of the conditions for outdoor areas are determined based on their intended use. Any recommendations in this report are made only in-principle and are based on our extensive experience in the study of wind environment effects.

5 RESULTS AND DISCUSSION

The expected wind conditions are discussed in the following sub-sections of this report for the various outdoor areas within and around the subject development. The interaction between the wind and the building morphology in the area is considered and important features taken into account including the distances between the surrounding buildings and the proposed building form, as well as the surrounding landform. Note that only the potentially critical wind effects are discussed in this report. A glossary of the different wind effects described in this report included in the Appendix section.

For this assessment, the wind comfort criterion that were considered as part of this assessment were the following:

- Comfortable Walking Criterion (7.5m/s with a 5% probability of exceedance) for general circulation and pedestrian thoroughfares, e.g. footpaths, private balconies/terraces, through-site links etc.
- Short Exposure Criterion (5.5m/s with a 5% probability of exceedance) for stationary activities generally less than an hour, e.g. waiting areas, communal terraces, main entries, café seating etc.
- Long Exposure Criterion (3.5m/s with a 5% probability of exceedance) for stationary activities longer than an hour, e.g. outdoor cinemas, outdoor fine dining etc.

Although this assessment is of a qualitative nature, the abovementioned comfort criteria are considered when assessing the wind environment impacts. All areas are also assessed with consideration of the 23m/s annual gust criterion for safety.

5.1 Ground Level Areas

The subject development is surrounded by predominantly low-rise commercial/retail buildings varying between one to five storeys in height. The pedestrian footpaths and laneways within and around the site benefits from the partial shielding provided by these surrounding low-buildings and the subject development from direct wind effects; when these buildings are located upstream of the pedestrian footpath/laneways and prevailing wind directions. Down-wash wind effects off the building façade are expected to be minimal on the pedestrian footpaths due to tower setback from the podium edge and relatively narrow tower projections to the prevailing wind directions. There are however wind effects due to the interaction of the prevailing winds with the building morphology that can potentially impact the wind comfort and amenity on the various pedestrian footpaths and laneways. These are summarised as follows:

- The pedestrian footpath along the Falcon Street frontage of the site is potentially exposed to direct wind effects from the westerly direction travelling along the streetscape. This is due to east-west alignment of Falcon Street and side-streaming along the northern building façade. To a lesser extent is exposure to the prevailing north-easterly winds travelling over Alexander Street and side-streaming along the northern podium façade.
- The pedestrian footpath along the Alexander Street frontage of the site is potentially exposed to direct wind effects from the north-easterly and southerly directions travelling along the streetscape. This is due to north-south alignment of Alexander Street and side-streaming along the eastern podium façade.
- The pedestrian footpath along the Pacific Highway frontage of the site is potentially exposed to direct wind effects from the southerly direction travelling along the streetscape. This is due to north-south alignment of Pacific Highway and side-streaming along the south-western podium façade.
- The laneway connecting Falcon Street and Pacific Highway is potentially exposed to funnelling and gap wind effects as the prevailing north-easterly and southerly winds are directed into the laneway by the podium/tower façade respectively.
- The laneway connecting Alexander Street and Pacific Highway is potentially exposed to funnelling and gap wind effects as the prevailing north-easterly and westerly winds are directed into the laneway by the podium/tower façade respectively.
- The various intersections of the pedestrian footpaths and laneway entranceways are also susceptible to corner accelerations as the prevailing winds side-streaming along the podium façade and accelerating around the corners of the building morphology.

It should be noted the potential direct wind effects travelling along the various streets are an existing wind condition for the site due to the alignment of the streets along the prevailing wind directions.

It is expected the following treatment strategies to be effective in mitigating the abovementioned potential wind effects and enhance the local wind conditions along the various ground level pedestrian footpaths within and around the site, hence they are recommended to be considered in the design of the development:

- Densely foliating street trees along the Falcon Street and Alexander Street and Pacific Highway frontages of the development; in particular around the corners of the development.
- Impermeable awnings along the Falcon Street and Alexander Street and Pacific Highway frontages of the development.
- Impermeable awnings above the street frontage entrance areas into the various laneways; in particular the entrance areas exposed to down-wash wind effects off the tower facade.
- Baffle screening or densely foliating vegetation such as trees or shrubs/hedge planting (live or artificial) at the street frontage areas into the various laneways; in particular those from the Pacific Highway frontage of the site that are exposed to the prevailing southerly and westerly winds.
- Localised wind mitigating devices such as densely foliating vegetation such as trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.
- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the corners of the building as these areas highly susceptibility to adverse wind conditions such as accelerating flows around the building; in particular the outdoor areas exposed to the prevailing southerly winds which are the strongest for the region.

Densely foliating vegetation is to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year and the vegetation should be spaced such that the foliage is able to interlock between plants (where possible).

Due to the overall massing of the subject development and the complexity of the building form, wind tunnel testing is recommended to be undertaken as part of the detailed design phase. This will provide a quantitative analysis of the wind conditions and determine the requirement for wind mitigation measures; including the optimisation of the size and extent of the treatments required to ensure suitable wind conditions are achieved at all outdoor pedestrian accessible locations within and around the development.

5.2 Podium Rooftop Communal Outdoor Areas

The proposed towers can provide partial shielding to the communal outdoor areas that are located downstream of the proposed towers and prevailing wind directions. There are however wind effects due to the interaction of the prevailing winds with the building morphology that can potentially impact the wind comfort and amenity on the podium rooftop. These are summarised as follows

- Direct wind effects from the prevailing wind directions due to the lack of shielding provided by the low-rise commercial/retail buildings on the surrounding streetscapes and the podium rooftop's elevated position.
- Corner wind effects around the corners of the proposed tower; in particular the corner outdoor areas that are exposed to the prevailing wind directions.
- Funnelling wind effects between the two towers of the subject development.
- Down-wash wind effects captured off the southern and western tower façades that are redirected onto the podium rooftop below.

It is expected the following treatment strategies to be effective in mitigating the abovementioned potential wind effects and enhance the local wind conditions on the podium rooftop, hence they are recommended to be considered in the design of the development:

- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the corners of the proposed towers as these areas highly susceptibility to adverse wind conditions such as accelerating flows around the building; in particular the outdoor areas exposed to the prevailing southerly winds which are the strongest for the region.
- Impermeable balustrades along the perimeter edge of the outdoor trafficable areas; in particular between the proposed towers and along the southern and western boundaries.
- The proposed planter areas along the perimeter edge of the various outdoor trafficable areas to be populated with densely foliating vegetation such as trees or shrubs/hedge planting; in particular between the proposed towers and along the southern and western boundaries.
- Impermeable awnings along the proposed tower facades; in particular on the southern and western tower façade where the prevailing winds are likely to be down-washed onto the podium rooftop than side-stream along the tower.
- Localised wind mitigating devices such as densely foliating vegetation in the form of trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.

It should be noted the abovementioned wind effects and treatment strategies are also applicable for potential communal outdoor areas located on the proposed towers. For these potential communal outdoor areas, an additional consideration into the design of these spaces is to restrict the outdoor trafficable areas away from the tower perimeter edge to minimise potential up-wash wind effects. Up-wash wind effects are less prevalent on the podium rooftop due to its relatively low position and low-level shielding from the surrounding buildings.

Densely foliating vegetation is to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year and the vegetation should be spaced such that the foliage is able to interlock between plants (where possible).

5.3 Tower Rooftop Communal Outdoor Areas

The tower rooftop communal outdoor areas are exposed to the direct wind effects from all prevailing wind directions due to the lack of shielding from the surrounding buildings at this elevated position. Up-washing wind effects off the tower façade are expected to have a minimal impact on the local wind conditions due to the setback of the proposed outdoor areas away from the tower perimeter edge.

It is expected the following treatment strategies to be effective in mitigating the abovementioned potential wind effects and enhance the local wind conditions on the tower rooftop, hence they are recommended to be considered in the design of the development:

- Areas intended for short duration stationary activities such as outdoor seating are recommended to be restricted/situated away from the tower perimeter edge.
- Impermeable balustrades along the perimeter edge of the outdoor trafficable areas; in particular along the southern and western boundaries.
- The proposed planter areas along the perimeter edge of the various outdoor trafficable areas to be populated with densely foliating vegetation such as trees or shrubs/hedge planting; in particular along the southern and western boundaries.
- Localised wind mitigating devices such as densely foliating vegetation in the form of trees or shrubs/hedge planting (live or artificial), screening or pergolas within and around areas intended for short duration stationary activities such as outdoor seating etc.

Densely foliating vegetation is to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year and the vegetation should be spaced such that the foliage is able to interlock between plants (where possible).

5.4 Private Balconies

The proposed towers can provide partial shielding to the private balconies that are located downstream of the proposed towers and prevailing wind directions. However due to the towers relatively close proximity to each other, there is potential for the prevailing winds to side-stream along one of the tower's façade and reattach onto the other tower.

Wind conditions for single aspect private balconies along the tower facades that are recessed into the build form are expected to be suitable for their intended uses as it limits the ability for the prevailing winds to side-stream across them and creates effective stagnation zones.

Protruding single aspect private balconies on the tower facades however are susceptible to side-stream wind effects. Furthermore, due to the lack of shielding provided by the low-rise commercial/retail buildings on the surrounding streetscapes, protruding single aspect balconies are also exposed to direct wind effects from the prevailing wind directions.

Corner private balconies are exposed accelerating flows the corners of the towers in addition to the aforementioned direct wind effects. The acceleration corner effect is typically the strongest type of wind effect due to the pressure differential generated between the windward façade and the orthogonal aspects.

Although not indicated on the current architectural drawings, larger corner private balconies that wrap around and extend further along the building façade are also potentially exposed to side-stream winds travelling along the building façade and reattaching onto the balconies.

It is expected the following treatment strategies to be effective in mitigating the abovementioned potential wind effects and enhance the local wind conditions on the podium rooftop, hence they are recommended to be considered in the design of the development:

- Restrict the use/number of protruding single aspect balconies and corner private balconies that are typically exposed to stronger wind effects; particularly on the upper levels.
- Proposed protruding single aspect balconies – Blade walls or operable louver screens along one the exposed perimeter edges of the balconies.
- Proposed corner private balconies – Blade walls or operable louver screens along one (or both) of the exposed perimeter edges of the balconies.

As a general note, the use of loose glass-tops and light-weight sheets or covers (including loose BBQ lids) is not appropriate on high-rise outdoor balconies or terraces. Lightweight furniture is not recommended unless it is securely attached to the balcony or terrace floor slab.

6 REFERENCES

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7.1 Downwash and Upwash Effects

The downwash wind effect occurs when wind is deflected down the building's windward facade causing accelerated wind speeds at pedestrian level. This can lead to other adverse effects as corner acceleration as the wind attempts to flow around the building, as seen in Figure A1. This can also lead to recirculating flow in the presence of a shorter upstream building, causing the local ground level wind flow to move towards the prevailing wind.

The upwash effect occurs near upper level edge of a building form as the wind flows over the top of the building. This has the potential to cause acceleration of winds near the leading edge, as well as potentially reattaching onto the roof area. This effect causes wind issues particularly near the leading edges of tall building and on the rooftop areas if there is sufficient depth along the wind direction. Upwash is more apparent in taller towers and podia.

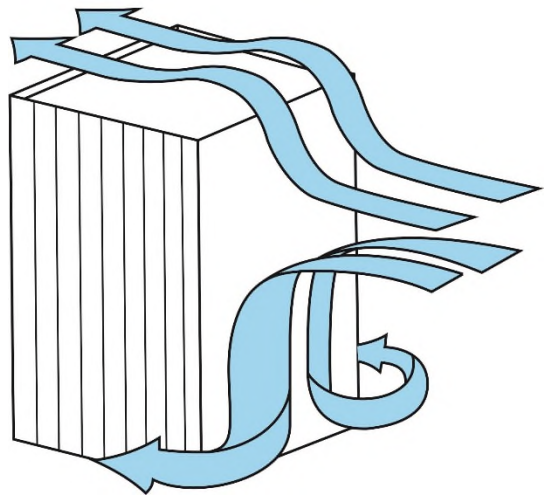


Figure A1: Downwash Leading to Corner Wind Effect, and Upwash Effects

7.2 Funnelling/Venturi Effect

Funnelling effects occur when the wind interacts with two or more buildings which are located adjacent to each other and the building form design results in a bottleneck, as shown in Figure A2. This can cause the wind to be forced through the gap between the buildings resulting in adverse wind conditions and pedestrian discomfort within the constricted space. Funnelling effects are common along pedestrian links and thoroughfares generally located between neighbouring buildings that have moderate gaps between them.

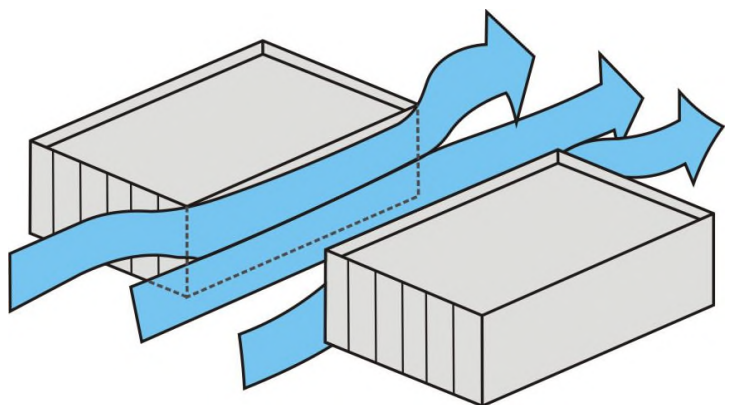


Figure A2: Funnelling/Venturi Wind Effect

7.3 Gap Effect

The gap effect occurs in small openings in the façade that are open to wind on opposite faces, as seen in Figure A3. This can involve a combination of funnelling and downwash effects. Presenting a small gap in the façade on the windward aspect as the easiest means through which the wind can flow through can result in wind acceleration through this gap. The pressure difference between the windward façade and the leeward façade also tends to exacerbate the wind flow through this gap.

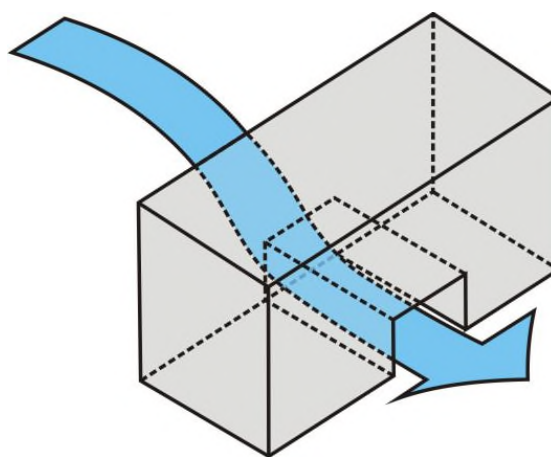


Figure A3: Gap Wind Effect

7.4 Sidestream and Corner Effects

The sidestream effect is due to a gradual accumulation of winds shearing along the building façade that eventuates in an acceleration corner effect. The flow is parallel to the façade and can be exacerbated by downwash effects as well, or due to corner effect winds reattaching on the façade. This is shown in Figure A4

The corner refers to the acceleration of wind at the exterior vertical edge of a building, caused by the interaction of a large building massing with the incident wind, with the flow at the corner being accelerated due to high pressure differentials sets up between the windward façade and the orthogonal aspects. It can be further exacerbated by downwash effects that build up as the flow shears down the façade.

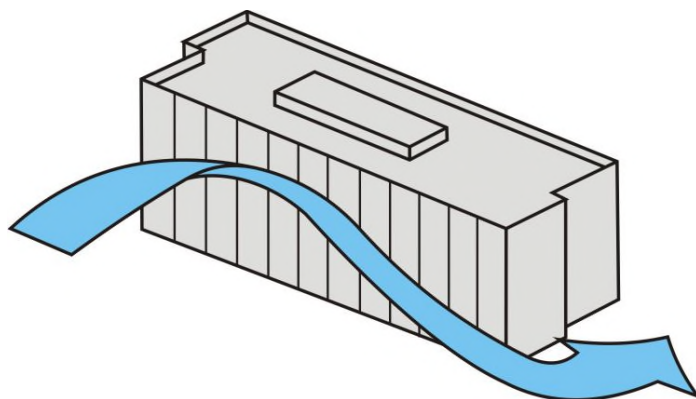


Figure A4: Sidestream and Corner Wind Effect

7.5 Stagnation

Stagnation in a region refers to an area where the wind velocity is significantly reduced due to the effect of the flow being impeded by the bluff body. For a particular prevailing wind direction, this is typically located near the middle of the windward face of the building form or over a short distance in front of the windward face of a screen or fence. Concave building shapes tend to create an area of stagnation within the cavity, and wind speeds are generally low in these areas.