

Energy and Waste

The assessment of the implications and impacts of the proposed development on energy and waste has been undertaken through forecasting demands based on a range of factors including building design data for the application scheme, floor areas, and benchmark data from similar building types obtained from the Building Research Establishment. A preliminary BREEAM assessment has been undertaken on the basis of the proposed development and it is evident that once full details are known of proposed occupiers accommodation specifications the scheme will be capable of achieving a 'Very Good' BREEAM rating.

Energy

The assessment is based on two scenarios: a base case that assumes compliance with current Building Regulations and a good practice scenario which assumes more stringent energy conservation measures. Secondly, the assessment considers available options for minimising those demands.

The assessment focuses on the impact on Carbon Dioxide emissions as this is the main green house gas affecting climate change and is the accepted expression of impact from energy use.



In terms of forecast Carbon Dioxide emissions a number of mitigation measures are proposed to help ensure that emissions are reduced below the base case scenario, including careful design of the buildings to better control solar gain and to facilitate better natural ventilation, thus reducing the need to rely on mechanical ventilation devices.

Measures including the installation of energy efficient plant are also proposed, in order to reduce energy demands, including the use of more efficient lighting systems, insulation, and warm air/radiant heaters.

Waste

The assessment of impacts on waste generation provides an estimate of waste arising based on the proposed uses and development areas over the first ten years starting from the planned completion of the development. As details of the precise mix of land uses and residential units is as yet unknown, the assessment is based on reasonably expected average waste arisings from both business and residential development.

After consideration of the international, national and local policy context seeking reductions in waste production and increases in the proportion of material that is recycled the assessment sets out the baseline waste generation and management situation in Hillingdon before considering the projected increases over the period to 2006 and the Borough's targets and strategy for increasing recycling and composting of waste.