

Air Quality Statement

July 2016

Woodbridge House, New Windsor Street, Uxbridge, UB8 2TY

Reference : 20590/APP/2016/1383

This statement serves to outline the key policies and actions that will be taken to demonstrate that the Woodbridge House Proposal has considered the air quality implications and can mitigate any potential issues that may arise. This can be expanded upon further with a full air quality assessment should it be required post planning approval.

Construction

During the demolition and construction on site the guidance of the following policies will be in place in order to comply with supplementary planning guidance (SPG) on construction and demolition and the non-road mobile machinery (NRMM) low emission zone standards.

The following key points regarding the above mention policies will be applied in order to mitigate any potential problems.

- There will be an accountable Air Quality and Dust Issues Manager on site who will be easily contactable and will log all dust and air quality complaints identifying the cause and acting appropriately in order to help resolve such issues. Whilst also keeping a good dialogue with the local authority.
- There will be careful air quality inspections on site as well as continuous monitoring of dust deposition, dust flux, and real-time PM10 throughout the demolition and construction of the proposal to ensure air quality standards are being met.
- The site layout will be planned as such that all machinery and dust causing activities will be placed as far away as possible from receptors, that solid screens and dust barriers will be placed around dust causing activities, there will be an avoidance of site run off, and all materials with potential to produce dust will be removed from site when no longer in use. Enclosed chutes will also be used.
- All vehicles and vehicle use on site will comply with NRMM low emission zone standards.

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- Effective water suppression and water-assisted road sweepers will be used in and around the site in order to move the dust particles to ground to be cleared up.

Operation

During the operation of the proposed scheme measures will be in place to ensure that the scheme operates at air quality neutral. In accordance with the following London Plan air quality strategy.

“proposals should be at least ‘air quality neutral’ and not lead to any further deterioration of existing poor air quality”.

Fig 1 shows the NO₂ Annual Mean values for our site location are within the pollution limit value, but the surrounding roads are not. We measured the distances from our residential unit to this road to be a reasonable distance away in Fig 2 (Cross road seen to be within pollution limit).

FIG.1



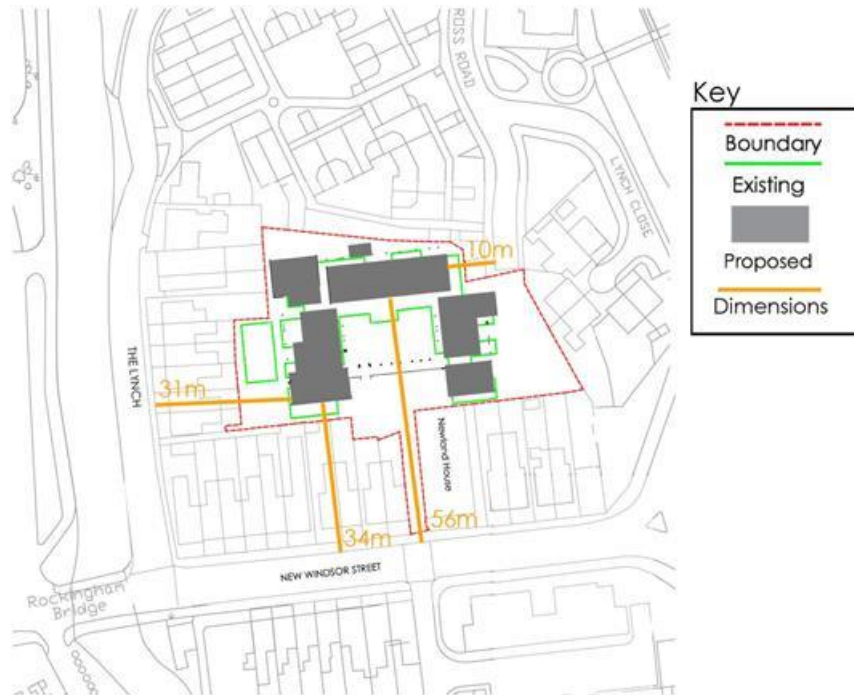
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FIG.2



The following key points will demonstrate how we will achieve the planning guidance emissions standards.

- The site is set back significantly from The Lynch and New Windsor Street between 30 – 56m, and 10m from the cul-de-sac of Cross Road, which has a low traffic intensity.
- The location of any air intakes will be placed on the highest parts of the building in order to intake the less polluted air.
- The air intakes will be programmed so that they close during peak-hour traffic congestion, when the effects of pollution will be at their highest.
- All mechanical ventilation systems will be designed with in built filtration, to include NOx filters.
- A combination of efficient low-NOx combi-boilers and photovoltaic panels will ensure that emissions will be at the minimum possible.
- Due to the public transport options and practical location of the site the UUWT discourages car ownership. Currently 1 resident at Woodbridge House owns a car and there are 12 parking spaces. We are proposing a reduction in spaces down to 8 to be used by visiting nurses, doctors and trustees when needed. We expect the car numbers of the residents to remain around 1 car because whenever possible alternative methods of transport will be encouraged.

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