

Sustainability Statement to Accompany the Planning Application
at
5 Swallowfield Way, Hayes, Uxbridge

Planning Application Overview

The planning application predominantly covers:

- removing the circa 820m² raised car park to the south end of the site and reducing the levels by circa 0.5m - so that the area ties in with the adjacent existing service yard.
(This area will have a reinforced concrete finish)
- forming 2no new loading doors to the elevation facing the service yard

Sustainability Implications of the Planning Application

As outlined above, the above listed works are minimal and will not detrimentally affect the sustainability of the site. That said the following will be included:

- the existing lamp post lights in the service yard will be replaced with LED lights with daylight control
- recycled aggregates will be used in the new service yard concrete
- the hardstanding area is not increasing, and therefore the proposal is to provide linear drainage channels connecting directly into the existing system with no other changes
(the current arrangement is standard gullies in the car park)

Nox Emissions (mainly nitric oxide and nitrogen dioxide formed during the combustion of fuel at high temperatures ie car/lorry engines)

The proposals in this planning application relate solely to the reconfiguration of the service yard/new loading doors, and there is no increase in floor area of the building. Accordingly - and as confirmed in i-Transport's Transport Statement - the proposals are not anticipated to materially alter existing traffic volumes, so the proposed alterations will not increase the nox emissions from the site during use

Furthermore, the number of parking spaces is being reduced, which will be a disincentive for future users to drive to work. Likewise, EV charging points are being introduced

To reduce the nox emissions during construction, the following will be specified:

- use of modern machinery that meets the latest emissions standards and are fitted with diesel Particulate Filters (DPF)
- implementation of anti-idling policies and where possible "stop-start" technology
- Load Management: the use of correctly sized machinery for the job ie overloading small machines increases heat and emissions, while underutilizing large machines wastes fuel

Particulate Matter Emissions During Construction

In relation to this application to reconfigure the service yard/new loading doors, the following measures will be taken during construction to mitigate particulate matter:

- dust suppression when removing the car park surface and lowering levels
- wheel wash to any transport leaving the site during the car park removal works
- covering stockpiles with tarpaulins

And during the remainder of the project (outside the scope of this planning application):

- suitable dust extraction fitted to all hand tools
- regular cleaning of the working areas by wetting and then sweeping up or dry vacuuming

Reducing Greenhouse Gas Emissions During Construction

In relation to this application to reconfigure the service yard/new loading doors, the following measures will be taken during construction to reduce greenhouse gas emissions:

- use of modern machinery that meets the latest emissions standards
- implementation of anti-idling policies and where possible "stop-start" technology
- recycled aggregates will be used in the new concrete

Opportunities within the Site but are *OUTSIDE* the Scope of the Planning Application

Whilst this planning application solely covers the car park removal and new loading doors etc, the project as a whole includes the following sustainability measures that were/will be actioned:

Design

- a decision was made to retain the building, rather than redevelop the site, thereby greatly reducing waste and carbon usage created during construction of a new building
- the ageing office HVAC systems are being replaced with a High Efficiency 3-pipe Heat Recovery VRF system. One to serve the ground floor and one to serve the first floor. Each capable of providing approx. 35 kW of cooling or heating
- PV panels are looking to be installed on the main roof (if technically possible) and sized at 106.72 kWp, creating a Carbon Saving of 10.65t (inc a Co2 saving of 33,493 kg per year)
- the cycle parking capacity will be increased to 11no
- all new lights (internally and externally) will be LED

Construction

- all construction waste will be separated and recycled or disposed of by certified contractors. The materials that will be recycled include: steel, copper, carpets, timber. Materials that cannot be recycled will be disposed of responsibly

EPC

The EPC has been modelled and generates a rating along the lines of the following:

- A14 rating with PV panels on the roof (subject to a technical review and issue of a Certificate of Lawful Development via a separate application)
- B28 without PV