Stantec

Technical Memo

Project Name: 217 High Street, Yiewsley
Project Number: 46187

Subject: Updates to the Air Quality Assessment of the Proposed Energy Strategy

Stantec was commissioned by Taylor Wimpey West London to provide consultancy support for the proposed development of 5 and 6 storey buildings to provide a D1 Health Facility and 235 residential apartments (later amended to 233 dwellings) with associated parking, communal podium garden, landscaping, pedestrian and cycle canal link and external works following the demolition of the existing buildings.

This assessment considered the potential impacts of an energy strategy which comprised air-source heat pumps and an emergency back-up diesel generator and found that this energy strategy would not have the potential to cause significant effects, that the Proposed Development will be better than 'air quality neutral' in terms of building emissions and therefore no recommendation for further mitigation is necessary. It has now been confirmed that the proposed energy strategy will comprise air source heat pumps and solar panels and that the emergency back-up arrangements will be via the electricity supply. As no on-site combustion plant is proposed, this energy strategy will also not have the potential to cause significant effects, the Proposed Development will be better than 'air quality neutral' in terms of building emissions and it is not necessary to recommend further mitigation.