

Low Emissions Strategy

Gethceln House, Hayes

Prepared on behalf of:
Juttla Architects

BE 15333

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Issue	Issue Date	Written by	Checked by	Notes
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Introduction

Background

Build Energy was commissioned by Juttla Architects to produce a Low Emissions Strategy (LES) in support of a mixed-use development at Gethceln House, Dawley Road, Hayes.

Site Location and Context

The site is located at Gethceln House, Dawley Road, Hayes, at approximate National Grid Reference (NGR): 509031, 179590. Reference should be made to Figure 1 for a map of the site and surrounding area.

The proposals comprise the demolition of existing structures, with the retention of Gethceln House as an office, and construction of a flexible use Class E (g)(iii)/B2/B8 building to provide three units with associated access and 28 cycle spaces. The development will also provide 17 car parking spaces, two of which will be disabled bays, and a total of eight spaces equipped with active and passive provision for electric vehicles.

A planning application for the development has been submitted to London Borough of Hillingdon (LBoH). Following submission, a number of pre-occupation conditions (reference: 71737/ APP/ 2021/4535) were received, including the following in relation to air quality:

"4. Low Emission Strategy:

Prior to occupation of the development hereby approved, a low emission strategy (LES) shall be submitted to, and approved in writing by, the Local Planning Authority. The LES shall specify the following:

- 1) A clear and effective strategy to encourage users of the units to:
 - a) use public transport;
 - b) cycle / walk to work were practicable;
 - c) enter car share schemes;
 - d) purchase and drive to work zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

To ensure the development reduces and manages its air quality impacts in an Air Quality Management Area, in accordance with Policy SI 1 of The London Plan (2021)."

An LES was therefore produced in order to address the above condition. This is detailed in the following report.

Low Emissions Strategy

Introduction

There is the potential for vehicle exhaust emissions to occur throughout the operational phase as a result of future users travelling to and from the site. A Transport Statement¹ and the Delivery and Servicing Management Plan² have been produced in support of the development. These provide a large number of initiatives to reduce vehicle trips from the site. Those relevant to air quality are summarised in the following Sections.

Use of Public Transport

The development is located in an area served by good public transport links. There are bus stops located on Dawley Road approximately 75m and 350m north of the site, for northbound and southbound buses respectively. The bus route provides five buses per hour to Uxbridge, via Hayes Town, West Drayton, Yiewsley, Colham Green and Cowley. The site is also located within 850m to the west of Hayes and Harlington Rail Station. This provides access to Didcot Parkway, London Paddington, Heathrow and Reading.

The scheme is located within walking distance of a range of existing amenities including supermarkets, restaurants and fast-food takeaways, as well as several Automated Teller Machines (ATMs). This will help minimise reliance on private vehicles during operation.

Cycle/Walk to Work Infrastructure

Pedestrian infrastructure in the vicinity of the site is provided to a good standard. The footway fronting Dawley Road will be widened from 1.6m to 2.0m as part of the development proposals. Footpaths are present on both sides of Dawley Road to encourage walking to nearby facilities.

A total of 28 secure cycle parking spaces are available for future users of the site. Additionally, a number of cycle paths within the vicinity of the development will enable sustainable access to the local area.

Car Share Schemes

Specific car share schemes were not included as part of the development proposals. However, it is considered that the other measures included with the scheme are appropriate for a development of this size and nature.

Zero Emission Vehicles

The development proposals support zero emission vehicles. A total of eight car parking spaces on site will be equipped with active and passive provision for electric vehicles. Further to this, delivery and servicing vehicles visiting the site will be routed away from residential streets and as far as practicable. This will minimise any impact on nearby sensitive receptors in the local area.

¹ Transport Statement, Gethceln House, Dawley Road, Hayes, Glanville Consultants Ltd, 2021.

² Delivery and Servicing Management Plan, Gethceln House, Dawley Road, Hayes, Glanville Consultants Ltd, 2023.

Summary

The above measures are considered appropriate for a development of this size and nature and are predicted to control vehicle exhaust emissions to a suitable level throughout operation.

Conclusion

Build Energy was commissioned by Juttla Architects to produce a LES in support of a mixed-use development at Gethceln House, Dawley Road, Hayes.

The development has the potential to cause air quality impacts during the operational phase. As such, a LES was produced in order to consider potential effects associated with the scheme and identify appropriate control measures for inclusion in the proposals.

Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. The site is located in close proximity to public transport services which will encourage sustainable behaviors with regard to vehicle use. In addition, a number of measures including cycle parking, improved pedestrian infrastructure and provision of facilities to support zero emission vehicles, have been included within the proposal. The measures are considered appropriate for a development of this size and nature and are predicted to control vehicle exhaust emissions to a suitable level throughout operation.

Based on the assessment results, it is considered that the production of this LES has addressed the condition requirements.

Abbreviations

ATM	Automated Teller Machines
LBoH	London Borough of Hillingdon
LES	Low Emissions Strategy
NGR	National Grid Reference

Figures



Legend



Site Boundary

Title

Figure 1 - Site Location Plan

Project

Low Emissions Strategy Gethceln House, Hayes

Project Reference

BE15333

Client

Juttla Architects

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