

Air Quality Statement

This Air Quality Statement supports the planning application for the proposed change of use at 1-3 Bakers Road, UB8 1RG. The proposed development will convert the gym space on the first floor at the front of the building, overlooking Bakers Road, into two flats.

The Air Quality Assessment submitted in support of the original planning application for the development at the application site (8218/APP/2011/1853) includes the results of air quality modelling (WSP, 2011). The results for nitrogen dioxide (NO₂) and fine particulate matter (PM₁₀) at the first floor façade are reproduced in **Table 1** below. The results show that the air quality objectives at the first floor façade will be achieved.

NO₂ diffusion tube monitoring undertaken by Hillingdon Council indicates that there has been a slight downward trend in annual mean concentrations over the last seven years (2010 to 2017); therefore, annual mean NO₂ concentrations at the front façade are now likely to be lower than those predicted by modelling undertaken in 2011 (Hillingdon Council, 2018).

Table 1: Modelling Results at the First Floor Façade 1-3 Bakers Road

Receptor	Annual Mean Concentration (µg/m ³)			
	NO ₂		PM ₁₀	
	2009	2013	2009	2013
First Floor Façade Overlooking Bakers Road	33.8	32.3	19.7	19.6
First Floor Rear Façade	32.8	31.6	19.6	19.5
Air Quality Objective	40		40	

The proposed development will include mechanical ventilation with heat recovery (MVHR). The inlets for the MVHR will be located to the side elevation, away from Bakers Road. Pollutant concentrations at the side elevations are likely to be lower than those predicted at the front façade, i.e. between those predicted at the front and rear façades (see **Table 1**). Therefore, there should be no constraints to the change of use from a gym space to residential use with regard to air quality as the air quality objectives will be achieved by a wide margin at the first floor level. In addition, there should be no constraints to the location of the MVHR inlets on the first floor level as the air quality objectives will be achieved at all building façades.

References

Hillingdon Council (2018) *Air Quality Annual Status Report, 2017*.

WSP (2011) *Air Quality Assessment Report 1-3 Bakers Road - Uxbridge*.