

## AIR QUALITY ASSESSMENT

### **Proposed Demolition of Existing Bungalow and Construction of Pair of Semi-Detached Dwellings**

**10 St Stephens Road, Yiewsley, UB7 7RL**

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#### **1. Introduction**

This Air Quality Statement has been prepared in support of a planning application for the demolition of the existing bungalow at 10 St Stephens Road, Yiewsley, UB7 7RL and the redevelopment of the site to provide a pair of semi-detached three-storey dwellings.

The purpose of this statement is to assess the potential air quality impacts associated with the proposed development during both the construction and operational phases. The assessment also considers the likely effect of traffic associated with the development on local air quality.

The proposed development is small-scale in nature and is not considered likely to give rise to significant adverse air quality effects.

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#### **2. Existing Site and Surrounding Area**

The application site currently comprises a single residential bungalow located within an established residential area of Yiewsley. The surrounding area is characterised predominantly by residential properties and local roads with moderate traffic flows.

The site is not expected to be a significant source of air pollution, nor is the proposed development anticipated to introduce substantial new emission sources.

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#### **3. Relevant Planning Policy and Guidance**

This statement has been prepared with reference to the following guidance documents:

- National Planning Policy Framework (NPPF)
- London Plan Air Quality Policies
- Hillingdon Local Plan Part 2 (2020).

- Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) guidance
- IAQM Guidance on the Assessment of Dust from Demolition and Construction

The proposed development has been designed to minimise air quality impacts and promote sustainable development principles.

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## 4. Construction Phase Assessment

### 4.1 Demolition and Construction Activities

The proposed works will involve:

- Demolition of the existing bungalow;
- Site clearance and ground preparation;
- Construction of two semi-detached residential dwellings;
- Associated landscaping and external works.

Potential temporary air quality effects during construction may include dust generation and emissions from construction vehicles and plant. Given the relatively small scale and short duration of the development, impacts are expected to be low and temporary in nature.

### 4.2 Dust and Emission Control Measures

Appropriate mitigation measures will be implemented throughout the demolition and construction phases to minimise dust and emissions. These measures will include:

- Damping down works and exposed surfaces during dry weather;
- Covering skips and stockpiles where necessary;
- Regular sweeping and cleaning of the site and adjacent highway if required;
- Ensuring construction vehicles do not idle unnecessarily;
- Use of well-maintained plant and machinery;
- Minimising dust-generating activities during periods of high wind where practicable;
- Safe handling and storage of construction materials.

With the implementation of these standard mitigation measures, construction phase impacts are considered to be negligible to low.

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## 5. Operational Phase Assessment

### 5.1 Traffic Generation

The proposed development comprises only two residential dwellings replacing a single existing dwelling. As such, the development will generate only a minimal increase in vehicle movements within the local highway network.

The anticipated increase in traffic along St Stephens Road and within the surrounding area is considered negligible and unlikely to materially affect local air quality conditions. The development will also be located within an area well-served by public transport, with nearby bus and rail links, thus promoting the use of public transport over private cars. The site is also within a suitable distance of local amenities to encourage walking and cycling.

Given the scale of the proposal, no significant operational air quality impacts are anticipated.

### 5.2 Sustainable Design Measures

The development incorporates measures to support improved environmental performance and reduced emissions, including:

- Provision of one electric vehicle charging station per dwelling to encourage the use of low-emission vehicles;
- Installation of modern energy-efficient gas boilers with lower emission outputs compared with older systems;
- High-quality insulation and energy-efficient building design measures to reduce overall energy demand.

These measures will contribute positively towards reducing operational emissions associated with the development.

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## 6. Air Quality Impact Summary

The proposed development is modest in scale and located within an established residential setting. The demolition and construction phases may give rise to minor temporary dust emissions; however, these can be effectively controlled through the implementation of standard good-practice mitigation measures.

During operation, the development is expected to generate only a very small increase in traffic movements and associated emissions. The inclusion of electric vehicle charging infrastructure and energy-efficient boilers further reduces the potential for adverse air quality effects.

Overall, the proposed development is considered acceptable in air quality terms and is not expected to result in significant adverse impacts on local air quality or neighbouring receptors.

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## 7. Conclusion

This Air Quality Statement has assessed the potential air quality implications associated with the demolition of the existing bungalow and the construction of two semi-detached three-storey dwellings at 10 St Stephens Road, Yiewsley, UB7 7RL.

The assessment concludes that:

- Construction phase impacts will be temporary and can be adequately controlled through standard mitigation measures;
- Operational phase impacts will be negligible due to the limited scale of the development;
- The small increase in traffic generation will not materially affect local air quality;
- The provision of electric vehicle charging points and energy-efficient boilers will support reduced emissions and sustainable development objectives.

The proposed development is therefore considered acceptable from an air quality perspective.

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