

APPLICATION 230061 RESIDENTIAL CONVERSION OF 29 CASTLE STREET.

AIR QUALITY STATEMENT,

INTRODUCTION.

This project is to create four town centre flats by converting an existing redundant office space in Castle Street.

One of the most effective air quality advantages of this project is the re-use of an existing building which, by its nature, avoids any air pollution from demolition. In addition, a substantial reduction of the need to purchase and secure new building products avoids air pollution in the manufacturing process and transport to the site.

This is a small scale development which in essence will not produce any substantial air pollution on completion.

There is an existing car park on site at the rear of the property which will have electric charging points for any of the residents' cars. In addition there will be secure bike racks for the residents in this area..

The town centre is covered by the Clean Air Act and it is proposed to use electric heating for the flats to eliminate any combustion gases that would have been produced by gas fired heating which is clearly the other choice for heating this development.

My client would like to introduce solar panels on the existing roofs but their complicated construction will make this very difficult. He will consider the possibility of purpose-made solar panels on their own frames to sit on the flat roofs and orientate towards the sun.

The location of this site is very close to the town centre with all its services and facilities plus the advantage of excellent public transport which means the residents do not have to use their cars for local and even some long distance journeys.

As Castle Street is not a main thoroughfare or relief road, air pollution is limited and this makes it more suited to residential living.

By converting the building from offices, to residential, it potentially reduces the number of people using the building, and by implication, fewer people, less pollution. The office use has space for 33 people, working on one space per 12 sq. m. per person..

Whereas the flats have a potential of 16 people to occupy the building working on a ratio of 4 people per flat.

This could be a 50% reduction of people using the building with the consequential reduction of air pollution. Fewer people means less activity and generally therefore less air pollution.