

Newhaven Enterprise Centre,
Denton Island,
Newhaven,
East Sussex,
BN9 9BA

26th July 2022

RE: 52 Avenue Road, St Johns Wood, London, NW8 6HS

Dear Sir/Madam,

Thank you for your comments relating to the air quality assessment submitted to support the planning application at the above site.

I understand that you have requested that a detailed air quality assessment be submitted, however, I think that this would be at an unnecessary cost to the client. As I am sure you are aware, the development aims to provide luxurious homes. Therefore, mechanical ventilation has been proposed from the very initial design stage of the development and has not been proposed based on the grounds of air quality.

Given that the proposed development site is located in an area of inadequate air quality, it would seem most appropriate to utilise the ventilation system already proposed to ensure that residents have access to air of adequate quality.

It has been noted that there are rather large exceedances across the borough and although these monitors are located away from the proposed site location, I feel that to model the site location would be a futile exercise. A large proportion of the air quality monitors recorded concentrations of NO₂ that were either close to the air quality objective or exceeding it. As mechanical ventilation will be installed regardless of the outcome of a detailed air quality assessment, I think it most appropriate to utilise this without causing the applicant any further delays or unnecessary cost. If we were to undertake dispersion modelling, I strongly believe that the conclusion of our assessment would remain the same as mechanical ventilation is part of the core design.

Furthermore, I understand you have requested the two disabled car parking spaces should be included as part of the air quality neutral assessment, however, please note that these are for electric vehicles only. Therefore these were not included in the air quality assessment. It should also be noted that the state that there is a net loss of vehicles on the site compared to the existing use. The development is car free with only 2 disabled electric vehicle bays to replace the existing motor court spaces/availability for traditional vehicles exceeding 30 spaces currently. Similarly, the boilers which will be installed to 'back up' the ground source heat pumps will also be electric. Hence an air quality neutral assessment has been scoped out.

Finally, the Urban Greening Factor is twice the policy requirements and therefore the proposal has actively implemented measures to improve air quality by bettering the council's requirements.

I hope that you can understand my above reasoning and that we can come to a mutual agreement without costing the applicant more time and money.

Yours faithfully,
Megan Tudor
Air Quality Consultant