



# The PES

Air Quality Neutral Assessment

5<sup>th</sup> March 2024

**24A Rushey Green,  
Lewisham  
London  
SE6 6JF**

The Mille 1000GWR TW8 9DW [www.ThePES.co.uk](http://www.ThePES.co.uk)

## 1.0 Air Quality Neutral Assessment

The project at 24A Rushey green, is for the conversion of an existing split level two bedroom flat, to create 2 x no. studio flats one at first and another at second floor level.

The planning application reference is DC/24/134889.

Lewisham, as the LPA, have requested the submission of an air quality neutral assessment:-

Air Quality Positive/Neutral (AQNA) Assessment/Statement is required:- 'Air Quality Neutral' is a term for developments that do not contribute to air pollution beyond allowable benchmarks, as set out by the GLA. These are separated into:

- Building Emissions Benchmark (BEB) - emissions from equipment used to supply heat and energy to the buildings
- Transport Emissions Benchmark (TEB) - emissions from private vehicles travelling to and from the development (occupiers)

Additionally, Policy SI 1 of the London Plan includes requirements for new development to be Air Quality Neutral. This section presents an air quality neutral assessment in accordance with The London Plan Guidance Air Quality Neutral LPG (Feb 2023).

'Air Quality Neutral' (AQN) is a term for developments that do not contribute to air pollution beyond allowable benchmarks. The benchmarks, set out in this guidance, are based on research and evidence carried out by building and transport consultants.

### 7.1 Excluded Developments

Developments, including major developments which do not include additional emissions sources are assumed to be Air Quality Neutral and do not need an Air Quality Neutral assessment. This would include, for example, developments that have no additional motor vehicle parking, do not lead to an increase in motor vehicle movements, and do not include new combustion plant such as gas-fired boilers.

The applicant has confirmed the following details for the proposed conversion project as follows:-



- There is no parking to be provided.
- Existing Gas boiler and supply to be removed,
- New hot water systems Gledhill Direct ES unvented cylinders.
- Heating will be Dimplex PLXE Advanced eco design compliant panel heaters.

## **7.2 Building Emissions**

In accordance with the Air Quality Neutral Guidance document (AQNG), the project is air quality neutral by default, as it does not introduce any new fossil fuel combustion plant, indeed, existing gas fired plant is to be removed.

## **7.3 Transport Emissions**

In accordance with the Air Quality Neutral Guidance document (AQNG), the project is air quality neutral by default for transport emissions as there the project meets the AQNG definition of "car free".