

World Freight Terminal

Box Four Development

Sustainability measures

Discharge of Planning Condition 20 - Sustainability measures

The development hereby approved shall be implemented in accordance with the measures as set out within Section 6 (Sustainability) of the Design and Access Statement (version 020990-RPS-SI-XX-RP-A-0200 P02, March 2023) stamped as received by the City Council as local planning authority on 3 May 2023, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance. Within 3 months of Practical Completion of the authorised development a statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming what sustainability measures have been incorporated into the development.

With regards to Section 6 of the Design and Access Statement the following elements have been considered and incorporated into the design of Box 4 project.

Office features

Recycled material (DSG) partitions and mineral fibre ceiling tiles.
LED Lighting
Low flush volume WC's.
Low emission, non-solvent organic paint.
Timber from FSC (Forest Stewardship Council) Recycled yarn carpets
Recycled yarn carpets
Spray taps
Improved daylighting.

Site Features

Local indigenous vegetation
Permeable surfacing to car park areas
Use of recyclable / recycled materials
Minimising waste using off site- prefabrication of elements.
Selection of materials considering whole life cycle assessments
Consideration of potential future expansion and re-fit.
EV Charging points

Warehouse features

Photovoltaic installations.
Roof light optimisation.
Early integration of efficient M&E systems to minimise energy usage.
Efficient design to minimise the use of natural resources.
Design for deconstruction rather than demolition

Elements considered but not adopted are as follows:

Waterless Urinals

Standard water urinals have been chosen to provide economies for maintenance and replacement of elements with other developments in the area – Building 401 and Dnata building.

Sustainable Urban Drainage Systems

An Infiltration basin SUDs system is not an appropriate system to be incorporated in close proximity to airport Operations as this will attract birds/ animal habitation. Attenuating rainfall is part of the SuDS hierarchy and has been achieved with the design and construction of an underground attenuation tank. This has been sized based on the approved discharge rate with MAG of and installation of the complex flow control device limiting the flow to 3.2l/s in a 1 in 1-year storm event and 108l/s in a 1 in 100-year storm event. Therefore, this element has been achieved.

Rainwater Harvesting

Rainwater Harvesting has not been implemented due to the limited need of grey water since the warehouse space has no requirements for grey water and only few toilets within the whole building. Meaning a disproportionate cost to benefit for re-using the water within the offices and warehouses at Box 4.

Adoption of Natural materials where appropriate

The material palette has been chosen to reflect the adjacent Building 401. A developers requirements specification details all materials with a view to creating a visually coherent development for existing, newly built and future proposed developments. This will provide economies for maintenance and replacement of elements.