

## Appendix 1 - EHO Consultation.

**From:** Parsons, Oliver  
**Sent:** Tuesday, January 9, 2024 10:05 AM  
**To:** [airquality@camden.gov.uk](mailto:airquality@camden.gov.uk)  
**Subject:** Air Quality Assessment - Shaftsbury Avenue

Good Morning,

Hoare Lea have been instructed to undertake an Air Quality Assessment to support the planning application for the proposed construction and operation of theatre and hotel at 135 Shaftsbury Avenue.

I have set out our proposed assessment approach below and would invite any comments or local air quality considerations you may have. The site is located at the below location (red outline):

0 25 50 75 100 m



Legend

 Approximate Application Site Boundary

The Proposed Development comprises a 1500+ capacity theatre and an upper floor extension for hotel use.

Hoare Lea propose to undertake the assessment using the following methodology:

- A baseline assessment of air quality will be undertaken using London Borough of Camden's (LBoC) data, taken from the most recently available Annual Status Reports.
- Monitoring data for 2020 and 2021 will not be included as part of our assessment, owing to the effects of the COVID-19 pandemic. Monitoring data from 2019 will be used to establish the baseline.
- A review of the LBoC Local Plan will be carried out.
- A review of relevant supplementary planning guidance including the Camden Air Quality Strategy.
- DEFRA's background pollution maps and LAEI modelled data will be used to establish background concentrations in the area.
- An assessment of the construction impacts on air quality and dust using the GLA methodology, in compliance with 'The Control of Dust and Emissions During Construction and Demolition'.
- Any construction or operational phase mitigation will be recommended as necessary in line with GLA guidance.
- The energy strategy for the Proposed Development is to be all electric, utilising zero emission technologies. There will also be diesel generators, for back up use only. However, as no combustion sources are proposed during normal operation and within the primary energy strategy, no local air quality impacts are anticipated and a detailed assessment of impacts of combustion emissions from the energy plant has been screened out of this assessment.
- An air quality neutral assessment will be carried out in line with the criteria set out in London Plan Guidance Air Quality Neutral Consultation Draft.
- Initial road traffic data associated with the Proposed Development has been provided by Momentum Transport, the appointed Transport Consultants for the project. It is expected that the annual average daily traffic (AADT) increase associated with the Proposed Development will be below the EPUK and IAQM criteria, indicating that the potential for air quality impacts from road traffic emissions associated with the Proposed Development, is unlikely. As such, a detailed assessment is not required and a screening assessment will be undertaken.
- An assessment of Site Suitability will be undertaken qualitatively with a desk-based review of the existing baseline air quality undertaken to inform the exposure of future users of the development. Local air quality monitoring, DEFRA's background pollution maps and LAEI modelled data will be used to understand concentrations at the Application Site.

I would be grateful if you could please confirm your acceptance of the proposed methodology and provide me with any comments you may have. However, if you would like to discuss further, please do not hesitate to contact me.

Please let me know if there are any additional guidance documents that aren't publicly available that you would like us to consider.

Kind regards,

**Oliver Parsons**  
Senior Air Quality Consultant



## Appendix 2 - Professional Experience.

### **Andy Day (Hoare Lea), BSc (Hons), MSc, AMIEnvSc, MIAQM**

Andy is a Principal Air Quality Consultant with Hoare Lea. He is an Associate Member of the Institute of Environmental Sciences and a Full Member of the Institute of Air Quality Management. He is a chemistry graduate with a Master's specialising in the catalysed removal of harmful volatile organic compounds (VOCs) often generated from the combustion of fuel in car engines.

Andy has worked on a range of projects of varying size across a number of different sectors. His experience focusses on work up to and through planning for air quality assessments and environmental impact assessments. Andy also has experience in detailed dispersion modelling of road traffic and energy combustion plant, emission mitigation statements, damage cost calculations, indoor and outdoor air quality monitoring and assessing the air quality impact at ecologically sensitive sites.

Andy has a particular interest in reducing emissions for the benefit of human health and the environment through the life cycle of a building.

### **Oliver Parsons (Hoare Lea), BSc (Hons), MSc, AMIEnvSc, AMIAQM**

Oliver is a Senior Air Quality Consultant with Hoare Lea. He is an Associate Member of the Institution of Environmental Sciences and an Associate Member of the Institute of Air Quality Management. He has worked on projects across multiple sectors including residential, commercial and industrial sectors.

He has completed two EIA within the past year at Hoare Lea, SSEN (film studio) and SBQ (mixed use residential). He has experience across different aspects of the air quality assessment processes including monitoring, detailed dispersion modelling of roads, standalone air quality assessments and environmental impact assessments.

### **Alex Johnson (Hoare Lea), MSc, BSc (Hons), AMIAQM**

Alex is an Air Quality Consultant with Hoare Lea. He is an Associate Member of the Institution of Environmental Sciences and an Associate Member of the Institute of Air Quality Management. He has worked on a variety of graduated from the University of Southampton with a master's degree in Environmental Pollution Control.

He has completed a variety of air quality projects at Hoare Lea, including air quality assessments, indoor air quality plans, monitoring analysis, and bespoke technical reports for clients across various sectors. Previously, he has also worked on several projects for Natural England, Defra and the Environment Agency to provide geospatial data analysis and research assistance.



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