



Addendum to Air Quality Assessment:

Camden People's Theatre,
Regent's Park Estate,
London Borough of
Camden

June 2015



Experts in air quality
management & assessment

Document Control

Client	Campbell Reith Hill LLP	Principal Contact	Ruth Jones
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Report Prepared By:	Suzanne Hodgson
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Air Quality Consultants Ltd
23 Coldharbour Road, Bristol BS6 7JT Tel: 0117 974 1086
12 Airedale Road, London SW12 8SF Tel: 0208 673 4313
aqc@aqconsultants.co.uk

Registered Office: 12 St Oswalds Road, Bristol, BS6 7HT
 Companies House Registration No: 2814570

1 Introduction

- 1.1 This document acts as an addendum to an Air Quality Assessment¹ prepared for the proposed development of nine sites forming part of the Regent's Park Estate, in the London Borough of Camden.
- 1.2 The original Air Quality Assessment was submitted in May 2015 in support a planning application for eight of nine sites assessed within the report. At the time of preparing the report, the planning application did not include the ninth site (Camden People's Theatre (CPT)). A planning application for proposed development at the CPT will now be submitted and this addendum summarises the air quality impacts in relation to this application, based on information presented in the original air quality assessment.
- 1.3 The proposals for the CPT include refurbishment and conversion of the upper floors of an existing building to provide five new residential units. There is an existing theatre space at ground floor of which 230 m² will be retained as part of the proposals. To summarise, the assessment made consideration of:
- the impacts of the operation of the proposed development of the CPT on concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} from road traffic in the proposed year of opening;
 - the impacts of existing sources on future residents of the new properties;
 - the impacts of the construction of the proposed development of the CPT on dust soiling and concentrations of PM₁₀ during the construction period; and
 - whether the scheme is air quality neutral.
- 1.4 The outcomes of the assessment of the proposed development of the CPT are provided in the original Air Quality Assessment which are summarised below.

¹ Air Quality Consultants, 2015, *Air Quality Assessment: Regent's Park Estate, London Borough of Camden*

2 Conclusions

- 2.1 The air quality impacts associated with the construction and operation of the proposed development of the CPT were assessed as part of the original air quality assessment for the proposed development of the Regent's Park Estate.
- 2.2 Existing air quality conditions were described using the results of monitoring carried out by Camden Council, information published by Defra and the Environment Agency, and detailed baseline dispersion modelling. The potential dust impacts arising during the construction phase were assessed following guidance issued by the Greater London Authority (GLA), taking into account the sensitivity of the local area and the nature and duration of the works. The operational impacts were assessed using detailed dispersion modelling. Concentrations of the key air pollutants associated with road traffic, i.e. nitrogen dioxide and fine particulate matter (PM₁₀ and PM_{2.5}), were determined. The predicted concentrations were compared with air quality objectives set by the Government to protect human health.
- 2.3 Construction activities on the site will be limited to internal refurbishment of the existing building and the site was considered to be *Low Risk*. During construction it will be necessary to apply a package of mitigation measures² to minimise dust emissions. Institute of Air Quality Management (IAQM) guidance makes clear that, with the mitigation measures in place, the overall impacts during construction will not be significant.
- 2.4 Existing conditions within the study area show poor air quality, with concentrations of nitrogen dioxide exceeding the annual mean objective in the study area. The site lies within an Air Quality Management Area.
- 2.5 Air quality conditions for residents within the proposed development were considered. Pollutant concentrations were predicted to be above the air quality objectives across the proposed development. Measures to mitigate against poor air quality should be built into the design for the proposed development, as recommended for the other eight sites included in the Air Quality Assessment, to improve air quality for new residents.
- 2.6 The impact of use of the existing boiler plant at CPT upon the proposed roof terrace was considered. It was concluded that as the roof terrace would be located 1 to 2 storeys below the existing boiler flue, emissions from the flue were unlikely to lead to exceedance of the 1-hour mean objective on the proposed roof terrace.
- 2.7 The transport emissions associated with the CPT site are below the relevant benchmark, however the building emissions for the proposed development are above the benchmark. Appropriate

² Construction mitigation measures are included in Appendix A9 of the original air quality assessment. As there will be no demolition at the CPT, 'Measures Specific to Demolition' will not be applicable.

mitigation measures may need to be determined in order to ensure that the development meets the requirements of 'Air Quality Neutral' as defined in the GLA's (SPG) on Sustainable Design and Construction.

- 2.8 It is considered unlikely there will be any significant cumulative impacts associated with the proposed development of the CPT and the High Speed 2 (HS2) project.