

London Borough of Camden - Liddell Road School Phase 1
Contractor Community Liaison Group Meeting - No 1

Job reference:	Author:	Meeting date & time:	Meeting venue:
110198	AL	20 Aug 2015 18:00 pm	Siding Community Centre

Attendees:			
Kate Cornwall-Jones	KCJ	London Borough of Camden	LBC
Ian Cohan	IC	Contractor Community Liaison Group	CCLG
James Earl	JE	Contractor Community Liaison Group	CCLG
Nancy Jiria	NF	Contractor Community Liaison Group	CCLG
James Yarde	JY	Contractor Community Liaison Group	CCLG
Monica Regli	MR	Contractor Community Liaison Group	CCLG
Phil Rosenbery	PR	Contractor Community Liaison Group	CCLG
Sue Measores	SM	Contractor Community Liaison Group	CCLG
Colm Rodgers	CR	GRAHAM Construction	GC
Gary Burt	GB	GRAHAM Construction	GC
Andrew McSmythurs	AMcS	Sweett Group	SG
Angela Li	AL	Sweett Group	SG

		Action	Date
1.0	Introduction		
2.0	Appoint a chair		
2.1	KCJ chairing	Note	Note
3.0	Discuss and agree the Terms of Reference		
3.1	KJC tabled terms of reference, copy issued under separate cover	Note	
3.2	An additional aim suggested by the CCLG	LBC	29/09
	<ul style="list-style-type: none"> Assist residents and make recommendations when dealing with unforeseen issues where it may be necessary for urgent decision to be made. 		
3.3	Consideration to be given to extending membership/invitation to include (CCLG to forward contact details to LBC):	CCLG	31/09
	<ul style="list-style-type: none"> Kilburn & Fortune Greenward members Fortune green Local businesses Safer neighbourhood team 		

		Action	Date
3.4	SG to issue a contact directory.	SG	31/09
3.5	GC to set up a website for the Liddell Road development where progress of build can be accessed by all.	GC	07/09
4.0	Introduction to the contractor and update on planned works		
4.1	GC advised a meeting is to be held with Network Rail on 27/08.	Note	Note
4.2	The development scheme will be registered with the Considerate Construction Programme.	Note	Note
4.3	Work on site cannot start before Network Rail licences are in place; site setup is hoped to commence during September/October. A more specific programme will be provided after the forthcoming NR meeting. GC to advise.	GC	7/09
5.0	Questions and Answers		
5.1	A list of CCLG concerns is as follows:		
	a. The area has experienced a number of short and long period road closures by other developments in the locality GC will produce a detailed traffic and logistic plan and at present there are no intentions or planned road closures due to the advantage of the site being set back. However, if the development requires road closure, GRA will ensure that is necessary and advanced notice will be provided.	GC	29/09
	b. Once developed, GRA will present to the meeting.		
	c. Traffic gridlock at West End Lane – Caused by road closures and heavy vehicle deliveries to various development sites on Maygrove Road. CCLG has asked whether a level of coordination can be arranged with the other developers in terms of traffic/ delivery management. SG advised that it is not contractually possible due to each contractor will have their own obligations to meet, however it can be explored in conjunction with LBC.	Note	Note
	d. CCLG enquired whether a banksman will be used? GC to address in the traffic management report.	GC	29/09
	e. GC to advise how the development will be managed in terms of noise, vibration and dust (in particular during deep piling) which will affect:	GC	29/09
	<ul style="list-style-type: none"> ● Local businesses ● West Siding Estate residents ● Early year centre ● Outside gym ● Sport pitch ● Maygrove Peace Park 		

minutes

London Borough of Camden - Liddell Road School Phase 1
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		Action	Date
5.2	CCLG has concerns on the attractiveness of the hoarding. GC to discuss with SM on possible design options.	<i>GC/CCLG</i>	<i>31/08</i>
5.3	GC will recycle existing materials where possible to reduce materials removed from site.	<i>Note</i>	<i>Note</i>
5.4	GC will use Rentokil or other equivalent to control vermin during the construction period.	<i>Note</i>	<i>Note</i>
5.5	GC will ensure any disruptions will be well communicated with the local residents.	<i>GC</i>	<i>Ongoing</i>
6.0	Agree date of next meeting		
6.1	29 September 18.00pm	<i>Note</i>	<i>Note</i>
6.2	Schedule a number of meetings with CCLG once GC can provide more details on the enabling works programme.	<i>GC</i>	<i>29/09</i>
7.0	AOB		

Contractor Community Liaison Group, Liddell Rd, 13 January 2016

Attendance and apologies

Name	Organisation	email	29 Sept meeting
Gillian Risso Gill	WHAT	gillian@cohesionhr.co.uk	Apologies sent
Pauline Swindells	WHAT	Paulineswindells27@btinternet.com	PRESENT
Brenda Carroll	Resident	Bdev0072@msn.com	PRESENT
Sue Measures	Sidings	manager@sidings.org.uk	PRESENT
Monica Regli	Maygrove and Iverson residents assoc	maygrovenw6@gmail.com	PRESENT
James Earl	W Hampstead neighbourhood planning forum	ndpwesthampstead@gmail.com	PRESENT
Ian Cohen	Local Conservative campaigner	ian_Coh@gmail.com	PRESENT
Nick Vose	Local Conservative campaigner		Apologies sent
Geoffrey Fields	WHCLG	geoffrey.fields@btopenworld.com	Apologies sent
Tracey Shackle	Friends of Maygrove Peace Park	Tracey.shackle@talk21.com	PRESENT
Linda Brown	Maygrove Road resident	Buckingham.Linda@yahoo.co.uk	PRESENT
Businesses			
Adam Broadbent	Met Group	Adam.broadbent@themetgroup.com	Apologies sent
Steve Gordon	Met Group	Steve.Gordon@themetgroup.com	Apologies sent
Kate Malhotra	KKM architects	kate@kkmarchitects.com	Apologies sent
Kuldip Malhotra	KKM architects	Kuldip@kkmarchitects.com	Apologies sent
Councillors			
James Yarde	W Hampstead ward cllr	James.yarde@camden.gov.uk	Apologies sent
Phil Rosenberg	W Hampstead ward cllr	Phil.rosenberg@camden.gov.uk	Apologies sent
Angela Pober	W Hampstead ward cllr	Angela.pober@camden.gov.uk	Apologies sent
Flick Rea	Fortune Green ward cllr	Flick.Rea@camden.gov.uk	Apologies sent
Lorna Russell	Fortune Green ward cllr	Lorna.russell@camden.gov.uk	Apologies sent
Richard Olszewski	Fortune Green ward cllr	Richard.Olszewski@camden.gov.uk	Apologies sent
Officers and contractor reps			
Kate Cornwall Jones	LBC senior project manager	Kate.cornwall-jones@camden.gov.uk	Apologies sent
Harry Hamberger	LBC project manager	Harry.Hamberger@camden.gov.uk	PRESENT
Louise Trewavas	LBC CSF engagement	Louise.Trewavas@camden.gov.uk	Apologies sent
Colm Rodgers	Graham Construction	Colm.Rodgers@graham.co.uk	PRESENT
Dean SurrIDGE	Graham Construction	Dean.surrIDGE@graham.co.uk	PRESENT
Julie Crossen	Sweett	Julie.Crossen@sweettgroup.com	Apologies sent

1.0	Matters Arising--	Action
1.1	Minutes of 10.11.15 Meeting agreed for accuracy	
1.2	Grahams tabled an image of a steel and timber street bench to approximately match the existing. It was agreed that they would provide 2 benches, set back 1m from the footpath	GC
	HH agreed to liaise with parks and highways to see if it would be possible to provide street bins adjacent to the benches	HH
1.3	SM confirmed that the community centre did not want to contribute to the graphics for the site hoarding	
1.4	MR requested confirmation that the lighting column displaced by the new access road would be replaced	HH
1.5	IC requested confirmation that the Utility company would be making good of footpath to match existing. HH to check with Parks	HH
1.6	Meeting requested that Parks attend a future meeting	HH
1.7	Meeting confirmed that they would like to be involved in the street naming. HH to facilitate at the appropriate time. There was resistance to the idea that the school be involved in this.	HH
2.0	Contractors Report	
2.1	Traffic Management Plan (TMP) CR tabled the draft TMP. This showed a 2 stage approach. Stage 1 to August 2016- This will use the existing site access. Stage 2 from Aug 16 to completion in April 17 – a second new access will be constructed. This will be the permanent access for the whole development. It will also allow access for the construction of the school entrance block. All deliveries will be allocated time slots. There will be no on street parking or waiting. A banksman will located on Iverson Road to manage vehicle access.	Graham
2.1.1	CR noted there will be a partial closure of Maygrove Road on 25 January for utility works	
2.2	Meeting noted the disruption associated with the Regal Homes development	
2.3	Newsletters had been delivered to Maygrove Rd. Copies had not been dropped into the Sidings	
2.4	It was agreed that in future Newsletters will be issued electronically to all those on the meeting invite listed on the minutes	Graham
2.5	Demolitions CR noted that demolitions had commenced on site. The meeting was assured that it was anticipated that there would be no problems with dust outside the site. The meeting requested that street house windows were cleaned if there were any problems with dust . Graham confirmed that they did not anticipate that this would be a problem. Residents should contact DS on site if there were any problems	All
2.6	The meeting was concerned about waste from site blocking drains. CR confirmed that a CCTV scan of drainage had been carried out and that one would be carried out at the end of the contract to confirm that the drains	

	had not been affected by site waste.	
2.7	The meeting expressed concern about rats, mice and foxes displaced by the demolitions. CR confirmed that a specialist consultant had been on site. No rat lairs had been found but he confirmed that they may be unseen under the building slabs. Graham will continue to monitor.	Graham
2.8	Programme and NR progress CR confirmed that the NR negotiations were proceeding in line with the programme. The revised completion date is April 2017	
3.0	DATE OF NEXT MEETING? Wednesday 9th March- 6-7.30pm at Sidings	

Contractor Community Liaison Group, Liddell Rd, 9 March 2016

Attendance and apologies

Name	Organisation	email	29 Sept meeting
Gillian Risso Gill	WHAT	gillian@cohesionhr.co.uk	PRESENT
Pauline Swindells	WHAT	Paulineswindells27@btinternet.com	apologies
Brenda Carroll	Resident	Bdev0072@msn.com	apologies
Sue Measures	Sidings	manager@sidings.org.uk	PRESENT
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James Earl	W Hampstead neighbourhood planning forum	ndpwesthampstead@gmail.com	apologies
Ian Cohen	Local Conservative campaigner	ian_Coh@gmail.com	apologies
Nick Vose	Local Conservative campaigner		apologies
Geoffrey Fields	WHCLG	geoffrey.fields@btopenworld.com	PRESENT
Tracey Shackle	Friends of Maygrove Peace Park	Tracey.shackle@talk21.com	PRESENT
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Louise Trewavas	LBC CSF engagement	Louise.Trewavas@camden.gov.uk	Apologies sent
Colm Rodgers	Graham Construction	Colm.Rodgers@graham.co.uk	PRESENT
Jimmy Sexton	Graham Construction	Jimmy.sexton@graham.co.uk	PRESENT
Julie Crossen	Sweett	Julie.Crossen@sweettgroup.com	Apologies sent
Angela Li	Sweett	Angela.li@sweettgroup.com	PRESENT

1.0	Contractor's Report	
1.1	Demolitions CR gave the contractors report. He noted that the demolition of the buildings were now completed and that the demolition of the building slabs were now underway. The slab demolition was proving particularly problematic. They are thick and reinforced. Slab demolition was taking place adjacent to Engleman House. There has been particular disruption to the businesses there which he apologised for. He had agreed a programme for the completion of the demolition adjacent to Engleman House with the businesses. This includes Saturday morning working	
1.1	CR noted that the demolition phase would be the most disruptive element of the build. This should be completed in a month time with the most disruptive phase at the moment.	
1.2	CR stated that the piles are not 'driven'. That the holes are made with an auger with mass concrete poured into the holes. This should not be too disruptive	
1.3	PR noted that he had received complaints from 4/5 residents. Graham confirmed they had attended the addresses and made letter drops. Only one resident had responded. Graham had attended the property to investigate the damage and they had not been allowed access.	
1.4	GF noted that demolition noise had been disruptive to residents in Sumatra Road. Graham agreed to leaflet drop these residents updating them on the situation	
1.5	KM and SG stated that the noise and vibration to Engleman House had been very bad and queried whether alternative methods were possible. Graham stated that unfortunately this was not possible	
1.6	Pests	
1.7	JS noted that a contractor had been appointed to bait the site in likely areas. LB noted that there is a particular rat problem in the NR site adjacent to the site entrance. Graham to investigate	
1.8	Drains	
1.9	FR requested a CCTV drains survey halfway through the main construction. Graham to confirm a price before instruction.	
1.10	Dust	
	LB stated that there was a problem with demolition dust and that it had affected cars and house window. Grahams to investigate	
1.11	Programme	
1.12	Graham confirmed they would include the short term programme in the next newsletter	
1.13	HH confirmed LBC would update the meeting on the whole site programme	
1.14	Contractor's Newsletter	
	Meeting stated that the newsletter wasn't being distributed widely enough. Agreed that the newsletter should go to the following: <ul style="list-style-type: none"> • Email copy to all on the meeting minutes • Deliver to Maygrove Rd, 79- 121 Sumatra Rd, Ravenshaw Street, Bottom of Broomleigh St • Sidings Community centre – 10no. • Park and estate notice board • Site hoarding 	

1.15	New Benching to Maygrove Road	
	CR noted that the lead in time for the benches chosen at the last meeting is 2 months. He circulated pictures of 2 new designs which can be procured in a month. The meeting chose thedesign. FR noted that her preference was for an Oak finish	
1.16	CR stated that work on the base would commence in approx. 4 weeks time.	
2.0	Matters Arising from the last minutes	
2.1	Maygrove Peace Park	
2.2	Noted that the reinstatement of the park lawn after the gas diversion was incomplete. Seeding had not yet taken. National Grid have agreed to review in a months time. HH stated that this would be refunded out of the project budget if the re seeding was not successful	
2.3	LBC officers from Parks have been invited to attend the next meeting	
2.4	Street Naming	
2.5	HH stated that the street naming team would set up a special meeting with community and school invited to discuss possible name for new road. FR noted that this probably wasn't urgent and could wait until the school build was advanced	
2.6	Other matters	
2.7	The meeting requested that the school be invited to the next meeting	
2.8	HH to investigate the possibility of a street bin with Highways	
3.0	Date of Next Meeting	
3.1	Wednesday 18 th May – Siding CC	

Contractor Community Liaison Group, Liddell Rd, 18 May 2016

Attendance and apologies

Name	Organisation	E-mail	18 May meeting
Gillian Risso Gill	WHAT	gillian@cohesionhr.co.uk	Apologies
Pauline Swindells	WHAT	Paulineswindells27@btinternet.com	PRESENT
Brenda Carroll	Resident	Bdev0072@msn.com	Apologies
Sue Measures	Sidings	manager@sidings.org.uk	PRESENT
Monica Regli	Chairman, Maygrove and Iverson residents assoc	maygrovenw6@gmail.com	PRESENT
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Tracey Shackle	Friends of Maygrove Peace Park	Tracey.shackle@talk21.com	PRESENT
Linda Brown	Maygrove Road resident	Buckingham.Linda@yahoo.co.uk	PRESENT
Nick Grierson	Local resident	nickgrierson.westhampstead@gmail.com	PRESENT
David Briscia	Local resident	david.brescia@hotmail.co.uk	PRESENT
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Adam Broadbent	Met Group	Adam.broadbent@themetgroup.com	Apologies
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Louise Trewavas	LBC CSF engagement	louise.Trewavas@camden.gov.uk	Apologies
Lucy Sandiford	LBC Project Support	lucy.sandiford@camden.gov.uk	PRESENT
Colm Rodgers	Graham Construction	colm.Rodgers@graham.co.uk	PRESENT
Jimmy Sexton	Graham Construction	jimmy.sexton@graham.co.uk	PRESENT
Angela Li	Sweett	angela.li@sweettgroup.com	Apologies
Ann Griffin	Macreanor Lavington	ag@ml-architects.com	PRESENT

1.0	Introductions	
1.1	All present introduced themselves. Harry Hamberger has now left LBC and Kate Cornwall-Jones will chair future meetings	
2.0	Minutes of last meeting and actions	
2.1	Pests	
2.2	Reports received indicated no pests have been seen to date, though this is being monitored	
2.3	New Benching to Maygrove Road	
2.4	Community benches have been installed. Suggestion that shade be put back over installed benches	
2.5	Concerns voiced re homeless persons sleeping on the benches, and rubbish being placed behind them	
2.6	Hoarding	
2.7	Request made for green hoarding to be moved back as far as possible. Grahams indicated there is Japanese knotweed behind hoarding which will be treated after the next few months when the plant would be more developed. Grahams and Camden will discuss and report back to next meeting	KC-J/CS
2.8	Peace park	
2.9	The pathway outside Maygrove peace park needs to be jet washed – KC-J to speak to park rangers to have pathway cleaned	KC-J
2.10	Street naming	
2.11	Many people thought it would be appropriate to retain the name 'Liddell Road' to reflect the heritage of the area	
2.12	Post code	
2.13	A post code will be needed for the new homes and employment space	
2.14	Street bin	
2.15	Investigate the possibility of a street bin for rubbish	
2.16	Dog bin	
2.17	Suggestion that dog bin be replaced with a plastic one as the current metal one is rusting at the bottom	
3.0	Contractors' report	
3.1	Demolition	
3.2	Works completed. Slab demolition which was enforced with steel was finally flattened. Dust and noise have reduced on the works	
3.3	Ground work development - 60% of piling has been completed. Piles are being screwed instead of hammered hence vibration reduced	
3.4	Works have moved on to ground work development	
3.5	Trees	
3.6	5 trees have been lost on site due to storms. 2 weak trees on Maygrove Road will be taken down. Concerns voiced about the loss of trees, and requests made for them to be replaced with mature trees	
3.7	Landscape design includes planting of trees, though likely they may	

* Infos for NEW SUPPLY TREE WHERE? PRINT OUT FROM UKZN.
 * GRAMMAR SCHOOL MINDING
 * STAY ON

	not be replaced in the same place Officers urged to do what can be done to protect the 4 remaining trees SM asked for confirmation trees on site that borders where the tower block will be that none of the trees will be affected – this was given	
3.8	New site entrance	
3.9	New connection between site and permanent Maygrove Road connection is being developed. Highway works to be done by LB Camden – discussions ongoing between Grahams and LB Camden about timing of these works Grahams will know at the end of July when works on the road will commence	
3.10	Concerns voiced that position of entrance is near a tree which means digging will be happening near that tree. Grahams confirmed they were working to standards set out by the Tree Inspector	
3.11	Fears expressed re disruption to closing road by Highways during road construction. Would prefer works to be carried out in summer 2017.	
3.12	It was mentioned that during construction and over the summer holidays, people will be forced on to the south side of the road – queries arose as to how pedestrians will cross into the park.	
3.13	Green space	
3.14	Contractors have tried developing entrance to the site. Bank behind site has been deweeded, an information board for public information and suggestion box have been put up. Planter box has been put in with flowers A person has been placed at the gate – any issues can be raised with him	
3.15	Current & post works – survey for unexploded bombs came back clear	
3.16	Utilities	
3.17	Have been terminated and isolated, and electricity diversions have been done. Grahams meeting with UKPN over the next week re connecting new services	
3.18	Bulk dig cut of existing ground and exporting off site done which did not create much noise for residents	
3.19	Considerate Contractors	
3.20	Contractors were audited on 12 April and gained a score of 40 points out of 50	
3.21	MR informed that some residents have complained of demolition dust on their windows Grahams to visit those who have been affected	
4.0	Any other business	
4.1	KC-J informed that LB Camden has submitted a contractor minor material amendment to planning which is subject to a consultation period of which all will be notified next week.	

	<p>Amendment involves some internal layout of the school building, how it would affect the view of the school from the public realm, changes to the way windows are laid out, and the landscape in front of the school.</p> <p>AG tabled some drawings showing the changes</p> <p>Key changes - to avoid excavation next to railway line which includes talking to NR and the cost of taking that away, soil tests and further contamination is found and difficult to cart away</p> <p>Main change is to retain existing wall along railway boundary and pull the building back a bit keeping that wall</p> <p>The building street frontage to the new public space will be lifted by about half a metre at the base, but the increase in roof height is higher. Actual height increase to be confirmed.</p>	
4.2	Changes within school - classrooms at rear will be brought forward slightly to create void at back - the existing wall to remain and panels will be placed on top	
4.3	Front elevation on to new public space – windows to offices on the ground floor	
4.4	<p>Chimneys giving natural ventilation will be kept but will be shorter</p> <p>Windows of classrooms with ventilation louvres under windows will be replaced with glass, at the same level of opening but more opening will be of glass</p>	
4.5	Pitch of roof is to match with the pitch of adjacent roof. Comments made that roof looks higher than 1.5 metres higher.	
4.6	Planning application has gone to planners and will be out for consultation next week	
5.0	Date of next meeting Tuesday 12 July at 6pm – venue – Graham's site accommodation, site gate close to the junction with Iverson Road	

Appendix I Community Letters Issued

- The contractor is required to be present to give an update on progress and answer any questions from the group about the works

Publicity and invitations

- The dates, times and places of the meetings must be publicly available at least 2 weeks in advance. In the event of an emergency or ad hoc meeting being needed, notice of 1 week is required.
- Residents, residents groups and any other interested parties may join an email distribution list which will
 - publicise the date place and time of the meetings.
 - publish notes of what took place at the meetings,
 - provide links to further information and relevant documents - such as the Construction Management Plan - available on Camden's website (www.camden.gov.uk/LiddellRoad)



GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

December 2015

Dear Resident

Welcome to the first edition of our Newsletter for the Kingsgate School project.

GRAHAM Construction aims to keep local residents updated on our site progress and planned works for the month ahead.

We have now completed 14 weeks of the 49 week programme for the phase 1 primary school preparation works, which started in August 2015. This phase of the project will involve demolition of the existing units, removal and protection of various trees. Once these works are completed we will commence construction of new permanent access road to the new school.

What We Will Do

Monitor noise, vibration and dust to ensure they are kept within the permitted levels.

Ensure the traffic management system is in place and maintain a safe working environment at all times.

Deal with any enquiries or complaints in a professional and efficient manner and work with our neighbours to reduce the impact our work has on local business and the community.

Site Works Update

- We have cleared debris left behind by the travellers.

- We have removed the damaged structures from the northern boundary ready for survey works to commence
- Carried out various utility surveys and organised disconnections.
- Erecting site hoarding.

What's next?

In the month ahead we intend to carry out the following activities:

- Install tree protection
- Removal of nominated trees
- Party wall movement/monitoring survey
- Disconnecting utilities

Community Engagement

We are currently in the process of establishing out site set up and have attended community meetings held in Peace Park, as part of our agreement we intend to communicate and involve the local community as much as possible during to construction phase of this project

Site Progress Photos

Picture 1: Entrance to site



Picture 2: General view of the site



Picture 3: Northern boundary view



Picture 4: Removal of damaged structures



Considerate Constructors Scheme



This site is registered under the Considerate Constructors Scheme (CCS) and as Associate Members, GRAHAM are committed to improve the image of the construction industry by striving to promote and achieve best practice of all of our sites under the following code.

Contact has also been made with Kingsgate School.

We are expecting our first CCS audit in January 2016.

Here To Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

GRAHAM Site Office
Kingsgate Primary School
Liddell Road
London
NW6 2EW



Project Contact Details

Colm Rodgers
Contract Manager
Tel: 07881 340 810
Email: colm.rodgers@graham.co.uk

Dean Surrige
Project Manager
07469037187
dean.surrige@graham.co.uk

www.graham.co.uk

Issue 1



GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

January 2016

Dear Resident

Happy new year to you all

Welcome to the second issue of our Newsletter for the Kingsgate School project.

GRAHAM Construction aims to keep local residents updated on our site progress and planned works for the month ahead.

This phase of the project will involve demolition of the existing units and protection of various trees. The main demolition works will commence on Monday 11th of January and will be completed by 15th of March, during this time we will be commencing various ground work operations. Once these works are completed we will commence construction of the permanent access road to the new school.

What We Will Do

Monitor noise, vibration and dust to ensure they are kept within the permitted levels.

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- Erecting site hoarding.

What's next?

In the month ahead we intend to carry out the following activities:

- Main demolition of north and south units
- Party wall movement/monitoring survey
- Disconnecting utilities
- Commence ground works
- Railway boundary wall survey
- Borehole works on railway boundary

Community Engagement

We are currently in the process of establishing our site set up and have attended community meetings held in Peace Park, as part of our agreement we intend to communicate and involve the local community as much as possible during the construction phase of this project.

Site Progress Photos

Picture 1: Entrance to site



Picture 2: View of the site after tree and store removed



Picture 3: General site view



Picture 4: Northern boundary view after removed damaged structures



Considerate Constructors Scheme



This site is registered under the Considerate Constructors Scheme (CCS) and as Associate Members, GRAHAM are committed to improve the image of the construction industry by striving to promote and achieve best practice of all of our sites under the following code.

Contact has also been made with Kingsgate School.

We are expecting our first CCS audit in February 2016.

Here To Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

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Issue 2



GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

March 2016

Dear Resident

Welcome to the Fourth issue of our Newsletter for the Kingsgate School project.

GRAHAM Construction aims to keep local residents updated on our site progress and planned works for the month ahead.

This phase of the project will involve demolition of the existing units, and protection of various trees. We nearly complete the main demolition, crushing stone as last part of the demolition, Ground works will commence third week of this month start. Once these works are completed we will commence construction of the permanent access road to the new school. All safe method of work in place to protect everyone

What We Will Do

Monitor noise, vibration and dust to ensure they are kept within the permitted levels.

Ensure the traffic management system is in place and maintain a safe working environment at all times.

Deal with any enquiries or complaints in a professional and efficient manner and work with our neighbours to reduce the impact our work has on local business and the community.

Site Works Update

- We have cleared debris left behind by the travellers.

- We have removed the damaged structures from the northern boundary ready for survey works to commence
- Carried out various utility surveys
- All the utility services been disconnected.
- Established Tree protection zone
- Complete the demolition of the structure and slabs

What's next?

In the month ahead we intend to carry out the following activities:

- Carryout main demolition of north and south units
- Party wall movement/monitoring survey
- Commence ground works
- Railway boundary wall survey
- Laying Pilling mat

Community Engagement

We are currently in the process of establishing our site set up and have attended community meetings held in Peace Park, as part of our agreement we intend to communicate and involve the local community as much as possible during the construction phase of this project

Site Progress Photos

Picture 1: Entrance to site



Picture 2: Site view of beginning of demolition



Picture 3: General view of scaffold screen



Picture 4: Site view after partial completion of demolition of south units



Considerate Constructors Scheme



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We are expecting our first CCS audit in March/April 2016.

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Issue 4



GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

March 2016

Dear Neighbours

Welcome to the Fourth issue of our Newsletter for the Kingsgate School project.

GRAHAM Construction aims to keep local residents updated on our site progress and planned works for the month ahead.

This phase of the project will involve demolition of the existing units, and protection of various trees. We have nearly completed the main demolition, crushing stone is the last part of the demolition, Ground works will commence third week of this month. Once these works are completed we will commence construction of the permanent access road to the new school. Safe methods of work are in place at all times to protect everyone.

What We Will Do

Monitor noise, vibration and dust to ensure they are kept within the permitted levels.

Ensure the traffic management system is in place and maintain a safe working environment at all times.

We are also considering both the environment and our neighbours by recycling demolition concrete and masonry. This is done by using our crusher plant on site. We have currently crushed approximately 250 trucks of such materials. , it has massive positive impact on carbon foot print. In sort this 250 trucks loads don't have to go to land fill and don't have to transfer in and produce from London Home Counties. All associate traffic congestion that this would involve.

Deal with any enquiries or complaints in a professional and efficient manner and work with our neighbours to reduce the impact our work has on local business and the community.

Site Works Update

We have;

- Cleared debris left behind by the travellers.
- Carried out various utility surveys
- Disconnected all the utility services
- Established a Tree protection zone
- Completed the main demolition of the structure and slabs
- Made progress with the Network rail Party wall movement and Maygrove Road Vibration monitoring survey

What's next?

In the month ahead we intend to carry out the following activities:

- Commence unexploded bomb (UXO) Survey
- Commence ground works
- Laying Pilling mat
- Commence sheet piling

Community Engagement

We are currently in the process of establishing our site set up and have attended community meetings held in Peace Park, as part of our agreement we intend to communicate and involve the local community as much as possible during the construction phase of this project

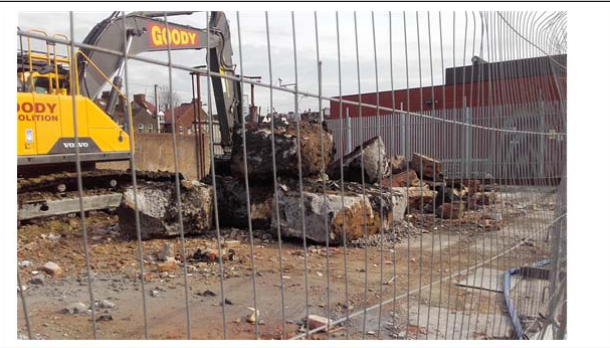
Invite local school clubs ect; to encourage with Graham teaming activity ideas

Site Progress Photos

Picture 1: Taking final part of the structure



Picture 2: Removing slabs and foundation



Picture 3: General view of the site after structural demolition



Picture 4: Activity of munching and crushing stone



Considerate Constructors Scheme



This site is registered under the Considerate Constructors Scheme (CCS) and as Associate Members, GRAHAM are committed to improve the image of the construction industry by striving to promote and achieve best practice of all of our sites under the following code.

Contact has also been made with Kingsgate School.

We are expecting our first CCS audit in March/April 2016.

Here To Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

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www.graham.co.uk

Issue 4



GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

May 2016

Dear Neighbour's

Welcome to the Fifth issue of our Newsletter for the Kingsgate School project.

GRAHAM Construction aims to keep local residents updated on our site progress and a broad overview for the month ahead.

This phase of the project has seen the completion of demolition works and the commencement of groundwork's this is primarily on the Northside of the site footprint, it is a great regret, the weekend of storm Katie has uprooted three of our protected trees on site and fatally damaged two additional trees, please note Camden council and third party tree specialists have been notified and onboard right through this process. The formation of the new road footprint has now been established, this is the new permanent entrance road which joins Maygrove Road. The hoarding has been rearranged at two locations along Maygrove Road at back of footpath and the ground prepared and the foundation slab cast, to receive 2 new street furniture benches.

Safe methods of works are in place to protect the wellbeing of the public at all times.

What We Will Do

Monitor noise, vibration and dust to ensure they are kept within the permitted levels.

Ensure the traffic management system is in place and maintain a safe working environment at all times.

We have now our 250 loads of crush demolition recycling prepared and is currently being used in our ground work development, the removing of this amount of site logistics from the public roads greatly helps local traffic.

Please Note, we have improved our main entrance area, we have provided an information board with beneficial public information, we have also developed a planter box, this in turn has been planted with seasonal foliage.

With great regret they have 10days before 50% has been removed by persons unknown.

Site Works Update

We have;

- UXO unexploded bomb survey has been completed
- Carried out various utility surveys
- Groundwork's Building footprint development commenced
- New Entrance Road development commenced
- Maintained Tree protection zone
- Sheet Piling to North West Boundary now complete

What's next?

In the month ahead we intend to carry out the following activities:

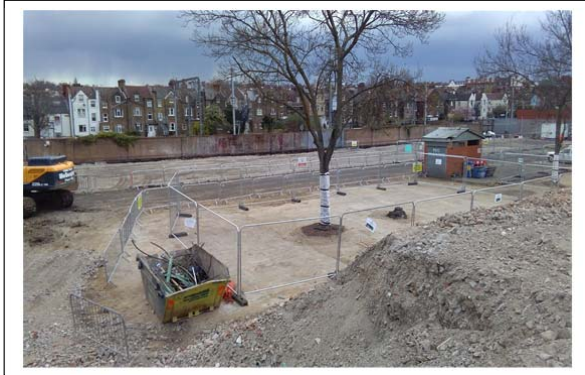
- Further development of ground works
- Rotary Piling due to commence
- Some bulk dig excavation to the west elevation of the site

Community Engagement

We are currently in the process of establishing our site set up and have attended community meetings held in Peace Park, as part of our agreement we intend to communicate and involve the local community as much as possible during the construction phase of this project

Site Progress Photos

Picture 1: Tree protection zone



Picture 2: New Entrance Road development



Picture 3: unexploded bomb (UXO) survey in progress



Picture 4: Sheet Piling to North West Boundary



Considerate Constructors Scheme



This site is registered under the Considerate Constructors Scheme (CCS) and as Associate Members, GRAHAM are committed to improve the image of the construction industry by striving to promote and achieve best practice of all of our sites under the following code.

We have had our first CCS audit on the 12th April 2016 and scored 40 points out of 50, this gives a rating of excellent.

We need your Help

We are eagerly seeking small community groups, which neighbor our site that we can engage with and offer to forge a supporting role to some of your various needs, where our various skills may be a benefit. Please contact me personally via email.
(Jimmy.Sexton@graham.co.uk)

Here To Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

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Liddell Road
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07881092424
jimmy.sexton@graham.co.uk

www.graham.co.uk

Issue 5





GRAHAM

CONSTRUCTION

KINGSGATE PRIMARY SCHOOL CONSTRUCTION PHASE NEWSLETTER

June 2016

Dear Neighbour's

Welcome to the sixth issue of our Newsletter for the Kingsgate School project.

Graham Construction aims to keep local residents updated on our site progress and a broad overview for the month ahead.

The formation of the new road footprint has now been established, this is the new permanent entrance road which joins the new school with Maygrove Road, following a request from the local community not to carry out the final new road connection to Maygrove Road until after summer/autumn this year. This scope of works has been reprogrammed until 2017.

Graham's do a hoarding patrol every morning monitoring the cleanliness and tidiness of the site boundary. We are pleased to say the two new oak summer seats are being used and enjoyed by all during the sporadic glimpses of summer as it appears. We are currently in the groundworks development stage of the project and the recent severe rainfall has caused massive time and logistic problems.

Safe methods of works are in place to protect the wellbeing of the public at all times.

What We Will Do

Ensure the traffic management system is in place and maintain a safe working environment at all times.

Our main entrance gate area is controlled by our gateman Toader, who is readily available to assist you with any enquires you might have.

Please note, we have improved our main entrance area, we have provided an information board with beneficial public information, we have also developed a planter

box, this in turn has been planted with seasonal foliage.

Site Works Update

We have;

- Sheet Piling to North West Boundary now complete
- All rotary pilling now complete
- Excavation of piles in block 1 to new formation level is ongoing

What's next?

In the month ahead we intend to carry out the following activities:

- Reduced pile matt to new development formation level to block 2, North elevation
- Completion of RC wall along North West boundary of site
- Commence installing new drainage system to block 2
- Progress with steel reinforcement to form structural slab

Community Engagement

Graham's are currently liaising with Sidings Community Centre and looking at ways of assisting them with items such as odd jobs, trade skills, advice or materials.

We are currently seeking local contractors interested in tendering for finishing packages. Interested parties, please familiarise yourselves with Graham Construction and apply online. Enquires should be directed to Dan Packman, London Office.

Please note, Grahams have developed an online portal for the new Kingsgate School Project.

<https://www.graham.co.uk/kingsgateprimaryschool>

Site Progress Photos

Picture 1: North West corner RC wall



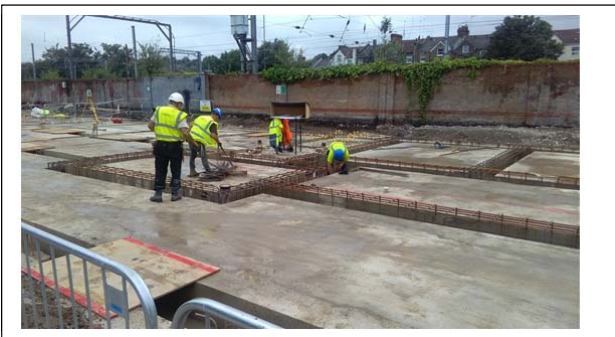
Picture 2: Extreme weather conditions



Picture 3: Slab development



Picture 4: Slab development block 2



Picture 5: Shuttering for capping beam



Considerate Constructors Scheme



This site is registered under the Considerate Constructors Scheme (CCS) and as Associate Members, GRAHAM are committed to improve the image of the construction industry by striving to promote and achieve best practice of all of our sites under the following code.

We are pleased to announce that we achieved a grade of excellence in our Considerate Constructor's audit.

Here to Help

As always, if you have any queries or concerns, or if you would like any further information, please do not hesitate to contact us via the details below or by post:

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Issue 6

Appendix J Dust Mitigation Measures Questionnaire

Appendix to Question 10 – Dust mitigation measures

Applicants must complete the table below (extracted from the Mayors 'control of dust and emissions during construction and demolition' SPG).

Applicants should include all 'highly recommended measures' as a minimum.

XX Highly Recommended


X Desirable

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

MITIGATION MEASURE	CIRCLE RISK LEVEL IDENTIFIED FOR SITE			TICK TO CONFIRM MITIGATION MEASURE WILL BE IMPLEMENTED
	LOW RISK	MEDIUM RISK	HIGH RISK	
Site management				
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.		XX	XX	✓
Develop a Dust Management Plan.		XX	XX	✓
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	XX	XX	XX	✓
Display the head or regional office contact information.	XX	XX	XX	✓
Record and respond to all dust and air quality pollutant emissions complaints.	XX	XX	XX	✓
Make a complaints log available to the local authority when asked.	XX	XX	XX	✓
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked.	XX	XX	XX	✓

Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.	XX	XX	XX	✓
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	XX	XX	XX	✓
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.	○		XX	
Preparing and maintaining the site				
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	○XX	XX	✓
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	XX	✓
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	○XX	XX	✓
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.	○	X	X	✓
Avoid site runoff of water or mud.	XX	XX	XX	
Keep site fencing, barriers and scaffolding clean using wet methods.	X	○XX	XX	✓
Remove materials from site as soon as possible.	○X	XX	XX	✓
Cover, seed or fence stockpiles to prevent wind whipping.		○XX	XX	✓

Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	XX	✓
Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust.			X	✓
Agree monitoring locations with the Local Authority.		X	XX	✓
Where possible, commence baseline monitoring at least three months before phase begins.		X	XX	✓
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		X	XX	✓
Operations				
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX	✓
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX	✓
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX	✓
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX	✓
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.		XX	XX	✓
Waste management				
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX	✓

Avoid bonfires and burning of waste materials.	XX	XX	XX	
--	----	----	----	---

MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Soft strip inside buildings before demolition (retaining walls and windows in the r where possible, screen against d	X	X	XX	
Ensure water su during demolition	N/A to project as demolition works were carried out during the preparatory works			
Avoid explosive appropriate manual or mechanical alternatives.				
Bag and remove any biological debris or damp down such material before demolition.	XX	XX	XX	

MEASURES SPECIFIC TO EARTHWORKS

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces.	○	X	XX	✓
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil.	○	X	XX	✓
Only remove secure covers in small areas during work and not all at once.	○	X	XX	✓

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Avoid scabbling (roughening of concrete surfaces) if possible	X	X	XX	
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place	X	X X	XX	
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		X	XX	
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.		X	X	

MEASURES SPECIFIC TO TRACKOUT

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.	X	XX	XX	✓
Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.	X	XX	XX	✓
Record all inspections of haul routes and any subsequent action in a site log book.		XX	XX	✓

Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned.		XX	XX	✓
Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;		XX	XX	✓
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	X	XX	XX	✓
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.		XX	XX	✓
Access gates to be located at least 10m from receptors where possible.		XX	XX	✓
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site		X	XX	✓

Appendix K Air Quality Assessment Report

Kingsgate School (Application 1), &
Liddell Street Development
(Application 2),
London
Air Quality Assessment

47072517

Prepared for:

GRAHAM Construction
December 2014

Revision Schedule					
Rev	Date	Details	Prepared by	Checked by	Approved by
1	1 December 2014	Issue 1	Joanna Woof Graduate Air Quality Consultant	Jorge Gomez Principal Air Quality Consultant	David Deakin Associate Air Quality Consultant
2	4 December 2014	Issue 2	Joanna Woof Graduate Air Quality Consultant	Jorge Gomez Principal Air Quality Consultant	David Deakin Associate Air Quality Consultant

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Where conclusions and recommendations contained in this Report is based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in November 2014 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information that may become available.

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Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant changes.

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1. INTRODUCTION

1.1 Introduction

AECOM Infrastructure & Environment Limited has been appointed to assess the potential for the proposed development to have a significant effect on local air quality. The assessment takes account of relevant current air quality policy and technical guidance.

The proposed development is located within the London Borough of Camden (LBC) and comprises two locations, Kingsgate School (Application Site 1), and a residential and commercial development (Application Site 2), in Liddell Street.

Application Site 1: for the demolition and clearing of the whole site and construction of a school on part of the site Kingsgate School including an infant school and nursery (approximately 2,280m²)

Application Site 2: construction of residential (106 units) and commercial space (3,729m²) on the remainder of the site.

For this air quality assessment report, Application 1 and Application 2, will be referred as the "proposed development".

1.2 Scope of Work

A review of published ambient air quality data forms the basis for the prediction of current baseline conditions against which the magnitude of predicted impacts due to the proposed development are assessed.

During the construction phase of the proposed development, there is the potential for demolition, earthworks and construction activities to generate fugitive emissions of particulate matter (dust and PM₁₀). There is the risk of such emissions giving rise to significant adverse effects on amenity or health at receptors located within 100 m of the source of emissions (IAQM, 2014) unless appropriate mitigation measures are adopted. There are receptors located within 100 m of the site boundary and therefore an assessment of the significance of effects from fugitive emissions of dust and PM₁₀ from the site has been undertaken. The assessment includes consideration of the risk of likely adverse effects associated with the track-out of material at receptors located within 50m of roads extending up to 500m from the site access.

There are no designated ecological sites located within 50m of the site boundary or within 50m of roads extending up to 500m from the site access. Therefore, the air quality risks to such sites are not considered further in this assessment.

The proposed development proposed are anticipated to reduce the vehicle trip generated for the Application Site 1 and Site 2 as it is planning to change the current land use from a light industrial estate, hence, it will introduce an insignificant number of vehicles to the local road network. The proposed development includes only two operational school parking spaces and 3 disabled visitor car park bays. Therefore, the potential for changes to occur on local air quality as a result of road traffic movements generated by the proposal has been excluded from this assessment.

The proposed development includes an energy generating facility firing natural gas using combined heat and power (CHP) and boiler units. The proposed development is within the LBC Air Quality Management Area and therefore, a detailed air quality assessment associated

with on-site energy generation has been included in this report to identify likely impacts on local air quality.

An air quality neutral assessment has been undertaken for the proposed development.

2. LEGISLATION AND POLICY

2.1 Air Quality Legislation

The Clean Air for Europe (CAFE) programme revisited the management of Air Quality within the EU and replaced the EU Framework Directive 96/62/EC (Council of European Communities, 1996), its associated Daughter Directives 1999/30/EC (Council of European Communities, 1999), 2000/69/EC (Council of European Communities, 2000), 2002/3/EC (Council of European Communities, 2002), and the Council Decision 97/101/EC (Council of European Communities, 1997) with a single legal act, the Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (Council of European Communities, 2008).

Directive 2008/50/EC (Council of European Communities, 2008) is currently transcribed into UK legislation by the Air Quality Standards Regulations 2010 (H.M. Government, 2010). These limit values are binding on the UK and have been set with the aim of avoiding, preventing or reducing harmful effects on human health and on the environment as a whole.

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) published in March 2012 (Department for Communities and Local Government, 2012), paragraph 109 of the NPPF states that:

“The planning system should contribute to and enhance the natural and local environment by:

- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability...”*
- *Annex 2 of the NPPF defines ‘Pollution’ as “Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light”.*
- *There are both national and local policies for the control of air pollution and local action plans for the management of local air quality within the LBC area. The effect of the proposed development on the achievement of such policies and plans are matters that may be a material consideration by planning authorities, when making decisions for individual planning applications. Paragraph 124 of the NPPF states that:*
- *“Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.”*

The National Planning Practice Guidance (NPPG) (Department for Communities and Local Government, 2014), provides a summary of the air quality issues set out in the National Planning Policy Framework and goes on to note that the assessment should include the following information:

- the existing air quality in the study area (existing baseline);
- the future air quality without the development in place (future baseline); and
- the future air quality with the development in place (with mitigation).

The guidance then advises that the application should proceed to decision with appropriate planning conditions or planning obligation, if the proposed development (including mitigation) would not lead to an unacceptable risk from air pollution, prevent sustained compliance with EU limit values or fail to comply with the requirements of the Habitats Regulations.

2.3 National Air Quality Strategy

The UK National Air Quality Strategy (Defra, 2000) was initially published in 2000, under the requirements of the Environment Act 1995 (H.M. Government 1995). The most recent revision of the strategy (Defra, 2007) sets objective values for key pollutants as a tool to help Local Authorities manage local air quality improvements in accordance with the EU Air Quality Framework Directive. Some of these objective values have subsequently been laid out within the Air Quality (England) Regulations 2000 (H.M. Government, 2000) and later amendments (H.M. Government, 2002).

The air quality objective values referred to below have been set down in regulation solely for the purposes of local air quality management. Under the local air quality management regime, LBC has a duty to carry out regular assessments of air quality against the objective values and if it is unlikely that the objective values will be met in the given timescale, they must designate an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) with the aim of achieving the objective values. The boundary of an AQMA is set by the governing local authority to define the geographical area that is to be subject to the management measures to be set out in a subsequent action plan. Consequently it is not unusual for the boundary of an AQMA to include within it, relevant locations where air quality is not at risk of exceeding an air quality objective.

The UK's national air quality objective values for the pollutants of relevance to this assessment are displayed in Table 1.

Table 1: Air Quality Objective Values

Pollutant	Averaging period	Value	Maximum Permitted Exceedences	Target data
Nitrogen Dioxide (NO ₂)	Annual Mean	40 µg/m ³	None	31/12/05
	Hourly Mean	200 µg/m ³	18 times per year	31/12/05
Particulate Matter (PM ₁₀)	Annual Mean	40 µg/m ³	None	31/12/04
	24-hour	50 µg/m ³	35 times per year	31/12/04

2.4 Regional Planning Policy

The following regional planning policy applies to air quality for the proposed development Sites:

- The Greater London Authority (GLA) adopted its London Plan in July 2011 (GLA, 2011).
 - **Policy 7.14** emphasises the need to achieve reductions in pollutant emissions and public exposure to pollution.
 - **Policy 5.7** Renewable energy, states all renewable energy systems should be located and designed to minimise any potential adverse effects on air quality.
 - **Policy 6.13** Parking, states outer London boroughs wishing to promote a more generous standard for office developments would need to demonstrate no significant adverse effect on congestion or air quality.
- The draft further alterations to the London Plan (GLA, 2014) published in January 2014 sets out changes to **policy 7.14** 'Improving Air Quality'. It confirms the intention of the Mayor to support Local Authorities with the development of Supplementary Planning Guidance to aid the determination of planning applications and to assist in identifying appropriate mitigation measures.
- The 2010 Air Quality Strategy for London (GLA, 2010a) notes that the main pollutants of concern in London are NO₂ and PM₁₀. The Strategy document contains targets and objectives for developments: "*Using the planning process to improve air quality by requiring new developments as a minimum be 'air quality neutral'.*"
- The London Council's 'Air Quality Planning Guidance' (2007) (London Councils, 2007) provides an overview of the planning system, and justification as to when air quality assessment for a proposed development should be undertaken.
- The Sustainable Design and Construction Supplementary Planning Guidance (SPG) (Mayor of London, 2014a) document was adopted in April 2014. It provides guidance on how to achieve Air Quality Neutral development.
- The Sustainable Design and Construction SPG includes accompanying reports to calculate vehicle and on-site energy generation emissions and includes emission calculation based test of air quality neutral status (AMEC, 2013). The aim of the guidance is to promote good practice, proposing an approach to test if a development is air quality neutral based on the change of NO_x and PM₁₀ emissions compared to site specific benchmarks.
- The Control of Dust and Emissions during Construction and Demolition SPG published in 2014 (Mayor of London, 2014c). This document provides guidance to councils, developers, consultants etc. in order to reduce emissions of dust and nitrogen oxides from demolition and construction activities in London.

2.5 Local Planning Policy

This sub-section describes the relevant Local Air Quality Planning Policy for the LBC.

Local Development Framework (LDF)

The LBC LDF (LBC, 2010a) was adopted on the on 2008. It provides the planning policies and site allocations required to meet the strategic objectives set out in the Core Strategy. It aims to support the delivery of key infrastructure required within the Borough. Policies relevant to air quality are:

DP22: Promoting Sustainable Design and Construction, states:

“The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adoption measures such as:

- f) summer shading and planting;*
- g) limiting run off;*
- h) reducing water consumption;*
- i) **reducing air pollution**; and*
- j) not locating vulnerable uses in basements in floor-prone areas”.*

DP26: *Managing the impact of development on occupiers and neighbours*, states:

“The council will protect the quality of life of occupiers and neighbours only granting permission for development that does not cause harm to amenity. The factors that we will consider include:

- a) Visual privacy and overlooking;*
- b) Overshadowing and outlook;*
- c) Sunlight, daylight and artificial light levels;*
- d) Noise and vibrations levels;*
- e) **Odour, fumes and dust**;*
- f) Microclimate;*
- g) The inclusion of appropriate attenuation measures”*

DP32: Air Quality and Camden’s Clear Zone, states:

“ The Council will require air quality assessments where development could potentially cause significant harm to air quality. Mitigation measures will be expected in developments that are in areas of poor air quality.

The Council will also grant permission for development in the Clear Zone region that significantly increases travel demand where it considers that appropriate measures to minimise the transport impact of development are incorporated. We will use planning

conditions and legal agreements to secure Clear Zone measures to avoid, remedy or mitigate the impacts of development schemes in the Central London Area.

Our growth areas of Euston, Kings Cross, Holborn, Tottenham Court Road and West Hampstead are located along busy roads and currently experienced poor levels of air quality.....”

Core Strategy

LBC adopted the Core strategy and Development Policies on November 2010 (LBC, 2010b). The Core Strategy is the principal document in the Local Development Framework and provides the vision, objectives and spatial policies of the LBC up to 2025. The Core Strategy includes the following policies in relation to air quality:

CS9- Achieving a Successful Central London

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We will...

k) continue to designate Central London as a Clear Zone Region to reduce congestion, promote walking and cycling and improve air quality....”

CS11 Promoting sustainable and efficient travel

“The Council will promote the delivery of transport infrastructure and the availability of sustainable transport choice in order to support Camden’s growth, reduce the environmental impact of travel, relieve pressure on the borough’s transport network”.

CS16 Improving Camden’s health and well-being

The Council will seek to improve health and well-being in Camden. We will:

e) recognise the impacts of poor air quality on health and implement Camden’s Air Quality Action Plan which aims to reduce air pollution levels.”

Local Plan

LBC is preparing a new draft Local Plan to ensure Camden has robust and up to date planning policies to deliver sustainable growth, sustainable communities and other local priorities. The Local Plan will replace our existing Core Strategy and Development Policies documents. The Council intends on publishing the draft of the Local Plan for comment in early 2015.

Planning Guidance.

The LBC Planning Guidance Document (LBC, 2010c) provides guidance how to assess potential effects on local air quality associated with new development during the construction and in future occupation. The main emphasis to determine the significance of effects is in relation to the main source of emissions in the borough, transport and on-site energy generation. This guidance has been used to assess the potential impacts for the proposed development.

2.6 Local Air Quality Management

Under the requirements of Part IV of the Environment Act (1995) (H.R.1995), LBC has carried out a phased review and assessment of local air quality within their district (LBC, 2013a).

The 2013 Air Quality Action Plan identified that: carbon monoxide, benzene, 1,3-butadiene, lead and sulphur dioxide were not at significant risk of the objectives being exceeded in the Council's area (LBC, 2014). However, an AQMA was declared for the whole borough for exceedences of the annual mean nitrogen dioxide (NO₂), annual mean and the 24-hour mean particulate matter (PM₁₀) air quality objectives.

2.7 Local Air Quality Action Plan

The LBC adopted a Clean Air Action Plan (2013-2015) (LBC, 2013b) to focus on measures to reduce traffic flow, vehicle and on-site energy generation emissions and related to Council's planning policies. The main aim of the Air Quality action plan is to reduce NO_x and PM₁₀ emissions.

Other measures adopted by the Council's include reducing emissions from buildings and industry and a number of soft measures that aim to raise public awareness of air pollution and greener travel.

3. METHODOLOGY

3.1 Overview

There is currently no statutory guidance on the method by which an air quality impact assessment should be undertaken. Several non-statutory bodies have published their own guidance relating to air quality and development control (EPUK, 2010) or to the assessment of the significance of air quality effects during the construction phase (Mayor of London, 2014c; IAQM, 2014).

This section will explain the methods used to assess the significance of the following impacts:

- Fugitive emissions of particulate matter from construction phase activities;
- Potential emissions from diesel trains;
- Vehicle emissions associated with the operational phase;
- On-site energy emissions associated with the proposed development; and
- Suitability of the proposed development for a school and residential land use.

Potentially affected air quality sensitive receptors have been identified for each element of the assessment and the magnitude of the change in air quality statistics at each receptor has been considered. The methods used to determine the significance of effect associated with air quality impacts are described in this report.

3.1.1 Demolition and Construction Phases-Fugitive Emissions of Particulate Matter

Fugitive emissions of airborne particulate matter are readily produced through the action of abrasive forces on materials and therefore a wide range of site preparation and construction activities have the potential to generate this type of emissions, including;

- demolition work;
- earthworks, including the handling, working and storage of materials;