

Ref: 7893/ED/RA  
November 2016

## RISK ASSESSMENT FOR DUST AND EMISSIONS

In support of a Planning Application to construct a rooftop extension and retain the building's sole use as B1 office space.

at

### 40 – 42 PARKER STREET, WC2B 5PQ

Information from the Control of Dust and Emissions During Demolition and Construction Supplementary Planning Guidance has been used to conduct the following risk assessment.

Due to the small scale of the works, and the position of construction on the roof of a three storey building, the potential dust emission magnitude would be deemed small. The sensitivity of receptors would be classed as High due to the proximity of residential units within 20m. There are also no ecological receptors within 50m of the site that can be affected by the works.

Human receptors to emissions within 50m of the construction site would be:

- Residents and workers to Parker Street and Great Queen Street
- Passers-by, particularly pedestrians walking past the site through Parker Street

Potential Impact	Risk			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Medium Risk	Negligible	Low Risk	Negligible
Human Health	Medium Risk	Negligible	Low Risk	Negligible
Ecological	Negligible	Negligible	Negligible	Negligible

The risks associated with the four stages of development, as outlined in the guidance, have been assessed below.

Demolition:

An existing plant enclosure is to be demolished on the roof, the structure is just 50m<sup>3</sup>. The demolition will take place over 10m above ground and therefore is deemed 'Small'.

Earthworks:

No earthworks will be taking place on this site so there is no risk of impact.

Construction:

The total volume of the proposed extension is 971m<sup>3</sup> which is to be finished in zinc cladding therefore the risk is deemed 'Small'

Trackout:

At no point will vehicles leave the site after moving over unpaved road as the construction is situated on top of an existing building

Construction Stage	Dust emission Magnitude
Demolition	Small
Earthworks	N/A
Construction	Small
Trackout	N/A