

AIR QUALITY MONITORING STRATEGY

8.798 - 16-20 RED LION STREET, CAMDEN

18/10/2017 by Sarah Davison, reviewed by Sherleen Pang

INTRODUCTION

The proposed scheme comprises an extension to the rear of the existing building, replacement of the existing single glazed windows on the rear facades, a roof extension and roof top plant and a new reception entrance along Red Lion Street and Sandland Street.

The buildings in the immediate vicinity of the site on Sandland St and Red Lion Street are primarily used for commercial or business purposes at ground floor level, with residential dwellings above. The rear of the site is bound by the Three Cups Yard residential development, which is considered particularly sensitive to dust impacts from the site since the major dust generating activities will be associated with the construction of the rear extension.

PROPOSED MONITORING LOCATION

It is proposed that baseline monitoring of particulate concentrations (as PM₁₀) will be undertaken at one location on-site prior to the commencement of dust generating activities. An Osiris monitor would be installed at the rear site boundary, in close proximity to Three Cups Yard. The proposed location for the monitor (subject to site constraints) is shown in Figure 1.

Construction activities on site are anticipated to commence in January 2018 and monitoring will continue at the same location for the duration of the construction phase, unless agreed otherwise with the London Borough of Camden. Based on the small size of the site, scale and very localised nature of the proposed works it is considered that a single monitoring location would provide adequate information to enable potential dust nuisance impacts to be identified and addressed. However, should a second Osiris monitor be required on site during the major dust producing works, consultation would be undertaken with the London Borough of Camden to agree a suitable location.

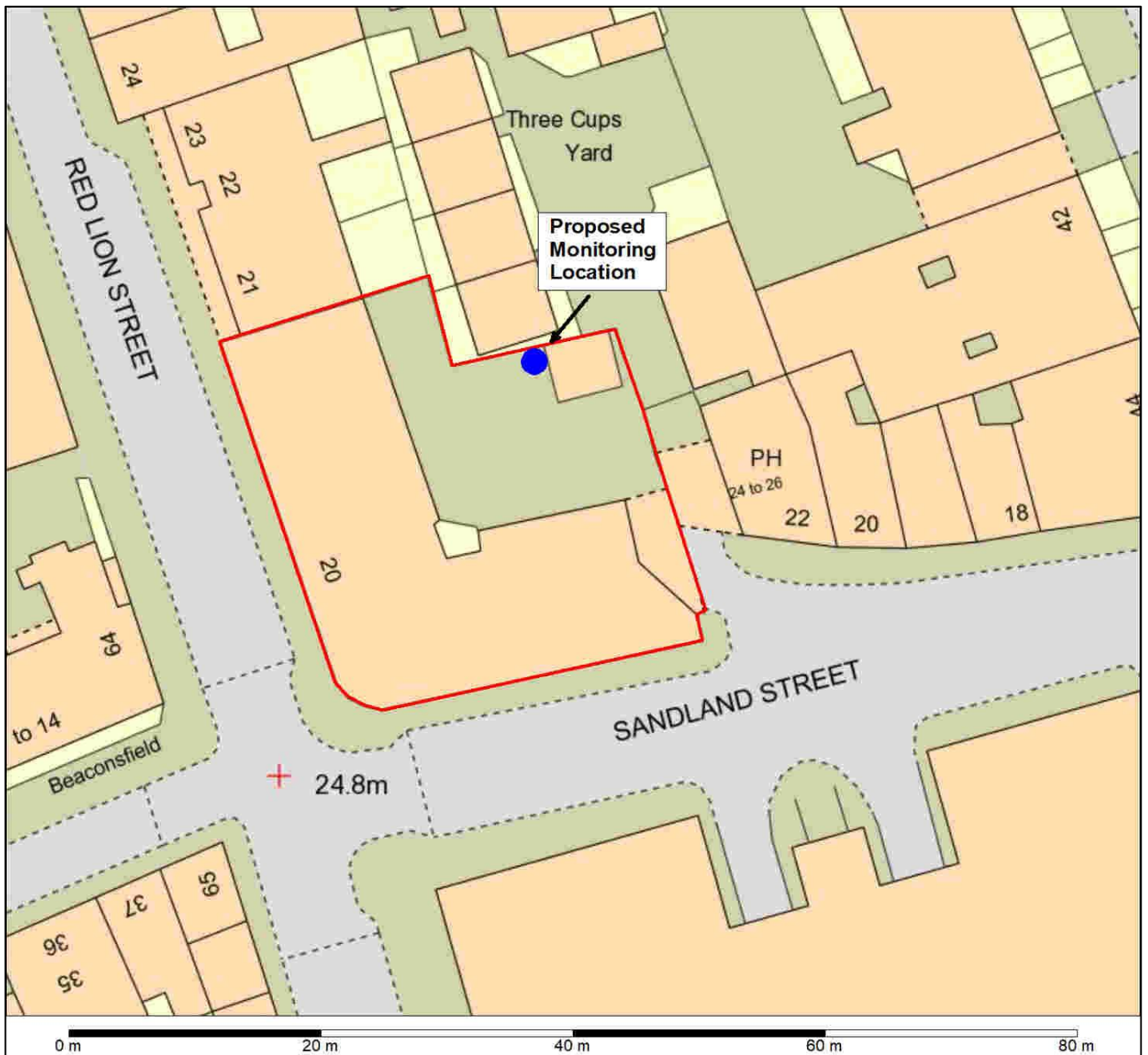


Figure 1: Proposed Monitoring Location

DATA REPORTING

The OSIRIS monitor will provide 15-minute mean PM_{10} and $PM_{2.5}$ concentrations, which will be automatically uploaded to a webpage for ease of viewing. A 15-minute mean PM_{10} trigger-level of $250 \mu\text{g}/\text{m}^3$ will be set, in accordance with the Mayor of London’s Supplementary Planning Guidance for the Control of Dust and Emissions during Construction and Demolition¹. Should the trigger level be exceeded an SMS alert will be sent to the following stakeholders:

- A contact at the developer end
- A contact on site (site manager(s) – this may need to be more than one contact as it is expected someone will be on site with responsibility for dust management during all works)

¹ The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance, The Mayor of London, July 2014

- London Borough of Camden (adam.webber@camden.gov.uk and airquality@camden.gov.uk)

Monthly reports will be produced summarising measured concentrations and identifying any exceedances that occurred along with the likely cause and remedial action that was undertaken to minimise nuisance off-site. The reports will be provided to the London Borough of Camden.