AIR QUALITY (DUST) RISK ASSESSMENT
AND
MANAGEMENT PLAN

Relating to

10-12 Kentish Town Road
Camden
London
NW1 9NX

Guildford Management Limited
Basement Office
1 Princes Square
London
W2 4NP

CONTENTS

1 INTRODUCTION

1.1 An Air Quality (Dust) Risk Assessment (AQDRA) has been undertaken in accordance with the Greater London Authority (GLA) guidance set out in Supplementary Planning Guidance (SPG) "The Control of Dust and Emissions during Construction and Demolition" (July 2014).

1.2 An Air Quality (Dust) Management Plan (AQDMP) has since been prepared which explains how emissions will be minimised during the construction project.

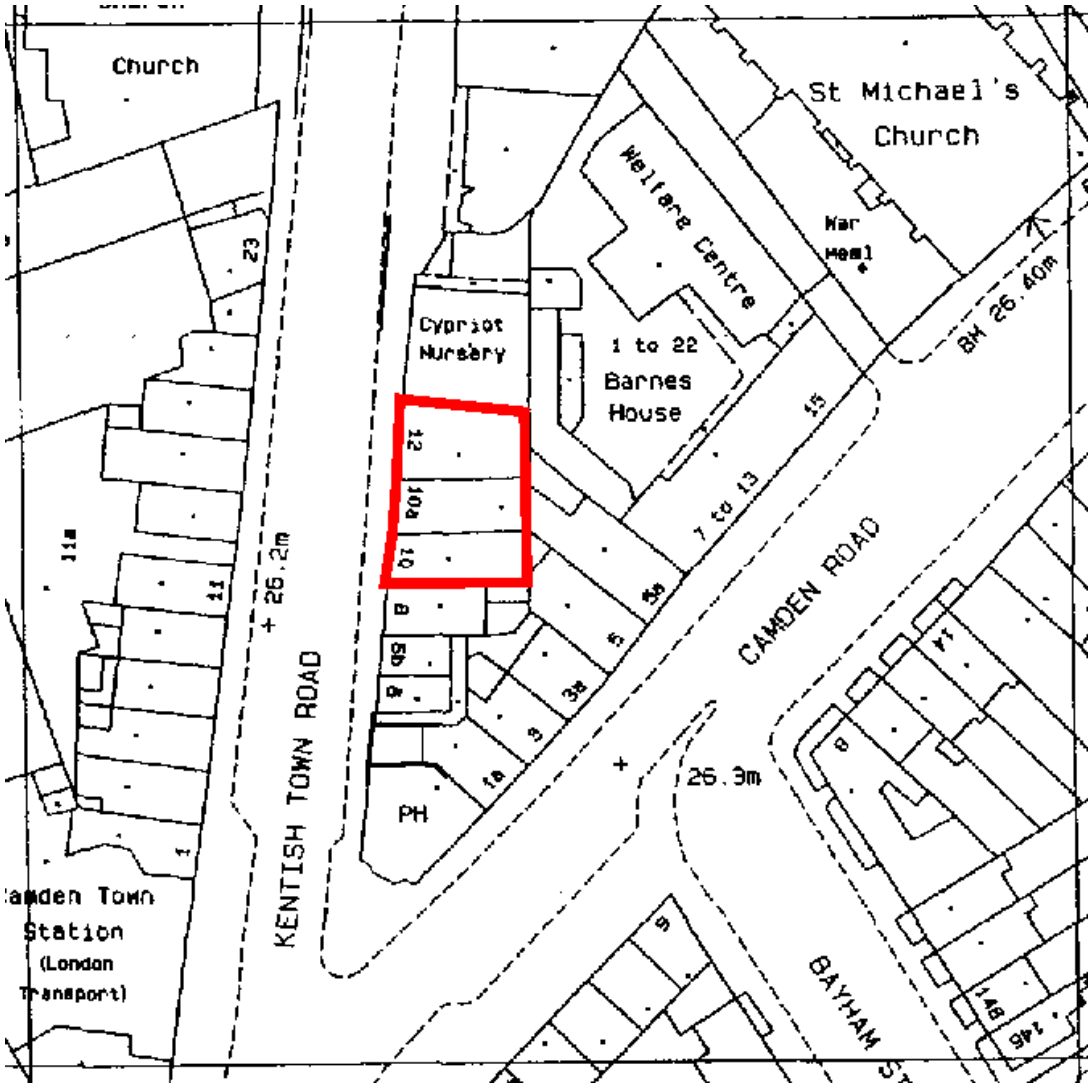
1.3 The Risk Assessment and Management Plan are presented in this report.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located on the eastern side of Kentish Town Road (A400) in Camden Town centre. The site and immediate surrounding area is shown in the site location plan below.

2.2 The site comprises a terrace of three buildings, numbers 10-12 Kentish Town Road. The ground floor is a restaurant and the upper floors provide additional restaurant space and function rooms.

2.3 The other buildings near the site comprise a mix of town centre uses including retail, food & drink, residential and offices.



The Site and Surrounding Area

3 THE CONSTRUCTION PROJECT

3.1 Planning permission has been granted for the erection of part two part single storey extensions to the roof and rear and change of use of the upper floor from ancillary accommodation associated with the ground floor restaurant to hotel.

3.2 The proposed start and end dates for each phase of construction as well as an overall programme timescale are presented below.

Start date	End date	Description
Nov/Dec 2017	February 2018	Foundation works and fixing exterior walls
March 2018	July 2018	Remove roof, strip out lower floors, extend floors up
August 2018	September 2018	Install lift, flooring, electrics and plumbing
October 2018	December 2018	Finish shell, painting and lighting
January 2019	February 2019	Fit out

3.3 The total volume of the existing building (only part of which is to be demolished) is approximately 1700 m^3. The total volume of the extended building will be approximately 2100 m^3.

4 AIR QUALITY (DUST) RISK ASSESSMENT

Step 1: Screening

(SPG paragraphs 4.16-4.19)

4.1 There are "human receptors" within 50 m of the boundary of the site therefore a detailed assessment is required.

Step 2: Assessing the Risk of Dust Impacts

Step 2A: Define the Potential Dust Emission Magnitude

(SPG paragraphs 4.26-4.35)

i demolition phase small

Only limited demolition is required. This will mostly take place within the confines of the existing building at a height of <10 m. The total volume of the existing building (only part of which is to be demolished) is approx 1700 m^3.

ii earthworks phase small/negligible

There are no significant earthworks associated with this construction project.

iii construction phase small

The total volume of the extended building will only be approximately 2100 m^3.

Iv track out phase small/negligible

It is not possible for vehicles to enter the site. All loading/unloading will take place on the public highway.

4.2 The dust emission magnitude for each activity is summarised below in Table 1.

ACTIVITY	**DUST EMISSION MAGNITUDE**
Demolition	Small
Earthworks	Small/negligible
Construction	Small
Track out	Small/negligible

Table 1 Dust Emission Magnitude

Step 2B: Define the Sensitivity of the Area

(SPG paragraphs 4.36-4.51 and Tables 4.2, 4.3 and 4.4)

4.3 The sensitivity of the surrounding area has been evaluated for each of the four phases of development in respect of dust soiling, human health and ecology. This assessment has follow the methodology set out in Tables 4.2, 4.3 and 4.4 of the SPG. The assessment is summarised below in Table 2.

Receptor Sensitivity	**Sensitivity of the Surrounding Area**			
	Demolition	**Earthworks**	**Construction**	**Track out**
Dust soiling (ref Table 4.2)	Medium	Medium	Medium	Medium
Human health (ref Table 4.3)	High	High	High	Medium
Ecological (ref Table 4.4)	Low	Low	Low	Low

Table 2 Defining the Sensitivity of the Area

Step 2C: Define the Risks of Impacts

(SPG paragraphs 4.52-4.56 and Tables 4.6, 4.7, 4.8 and 4.9)

4.4 The dust emission magnitude determined in Step 2A has been combined with the sensitivity of the area determined in Step 2B to determine the risk of impacts with no mitigation applied.

4.5 The matrices in SPG Tables 4.6 (demolition), 4.7 (earthworks), 4.8 (construction) and 4.9 (track out) have been used to assign a level of risk for each activity. The results are presented below in Table 3.

Potential Impact	**Risk**			
	Demolition	**Earthworks**	**Construction**	**Track out**
	(ref Table 4.6)	(ref Table 4.7)	(ref Table 4.8)	(ref Table 4.9)
Dust soiling	Low risk	Low risk	Low risk	Negligible
Human health	Medium risk	Low risk	Low risk	Negligible
Ecological	Negligible	Negligible	Negligible	Negligible

Table 3 Site Specific Dust Risk Table

4.6 The results presented in Table 3 have been used to determine the required level of site-specific mitigation.

5 DUST AND EMISSION CONTROL MEASURES

5.1 The developer and main contractor will implement the dust and pollution control measures set out below to ensure the air quality impacts of construction and demolition are minimised and any mitigation measures employed are effective.

5.2 The focus of these measures is to reduce health and dust annoyance impacts on existing local receptors. Potential health impacts from dust emissions to site personnel are covered in the site health and safety policies and documentation.

5.3 These measures are included in the Construction Management Plan (CMP).

Site management

5.4 Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.

5.5 Display the name and contact details of the person accountable for air quality pollutant emissions and dust issues on the site boundary.

5.6 Record and respond to all dust and air quality pollutant emissions complaints.

5.7 Make a complaints log available to the local authority when asked.

5.8 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.

5.9 Increase the frequency of site inspections and activities with a high potential to produce dust and emissions are being carried out, and during prolonged dry windy conditions.

5.10 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.

Preparing and maintaining the site

5.11 Machinery and dust causing activities will be located away from receptors in so far as is possible.

5.12 Erect solid screens or barriers around dust activities or the site boundary.

5.13 Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.

5.14 Avoid site run-off of water or mud.

5.15 Keep site fencing, barriers and scaffolding clean using wet methods.

5.16 Remove materials from site as soon as possible.

5.17 Cover or fence stockpiles to prevent wind whipping. It is not anticipated that any on site stockpiling will take place.

5.18 Carry out regular dust soiling checks of buildings within 100 m of site boundary and cleaning to be provided if necessary during the demolition phase.

Operating vehicle/machinery and sustainable travel

5.19 Ensure all on road vehicles comply with the requirements of the London low emission zone where practicable.

5.20 If any non-road mobile machinery (NRMM) is utilised then, if practicable, it will comply with the standards set out in the SPG. Please note that it is not expected that any NRMM will be used.

5.21 Ensure that all vehicles switch of engines when stationary.

5.22 Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where possible.

5.23 All those working at, or visiting, the site will be encouraged to use sustainable modes of travel (i.e. public transport, cycling, walking and car sharing).

Operations

5.24 Only use cutting, grinding or sawing equipment fitted with, or in conjunction with, suitable dust suppression techniques.

5.25 Ensure an adequate water supply on site for effective dust/particulate matter mitigation measures.

5.26 Using closed chutes, conveyors and covered skips.

5.27 Minimise drop heights.

Waste management

5.28 Reuse and recycle waste if possible.

5.29 No bonfires or burning of waste.

Measures specific to demolition

5.30 Retain walls and windows in the building where possible to provide a screen against dust.

5.31 Ensure water suppression is used during demolition operations.

Measures specific to earthworks

5.32 Not applicable.

Measures specific to construction

5.33 Avoid roughening of concrete surfaces if possible.

5.34 Ensure sand and other aggregates are stored appropriately.

5.35 Ensure bags of powder material are sealed after use and stored appropriately.

Measures specific to track out

5.36 Not applicable.

6 SITE MONITORING

6.1 The construction project is relatively small and the air quality impacts low. The best practice measures and methodologies set out in this document will ensure that the formation of dust and harmful emissions will be minimised.

6.2 The project manager will be responsible for day-to-day monitoring activities.

6.3 The small amount of demolition work associated with this project will take place within the existing structure of the building. This will significantly reduce the likelihood of dust and other airborne particles affecting nearby receptors.

6.4 We have taken a cautious approach when evaluating the risks because of the relatively close proximity of human receptors to the site. However, given that the main dust generating activities (i.e. demolition) are small in scale, limited in time, and will take place within the existing building structure we consider that visual monitoring of dust levels will be sufficient as per the guidance in Section 6 of the SPG.

7 NON-ROAD MOBILE MACHINERY

7.1 Section 7 of the SPG sets out new emission standards for non-road mobile machinery (NRMM).

7.2 It is not expected that any NRMM will be used at the site. However, as explained above, if any such machines are used then we will seek to ensure that they comply with the new standards.