PM_{10} Monitoring Report

115 – 119 Camden High Street

April 2020

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1. Introduction

1.1 Phlorum Ltd has been commissioned by JLL, on behalf of Demar Holdings Ltd, to undertake a 3-month period of baseline PM_{10} dust monitoring at 115-119 Camden High Street (the former Sports Direct building on the corner with Delancey Street), NW1 7JS.

1.2 The outcome of the planning application for the new 'Premier Inn Hub' hotel with retail and residential uses (ref **2019/3138/P**) was a resolution to grant conditional planning permission on 23rd January, 2020.

1.3 Subsequently, it is understood that PM_{10} dust monitoring is required throughout the build programme, including a period of baseline monitoring. Monthly reports are required throughout this phase to be supplied to the London Borough of Camden (LBC) council's air quality team.

1.4 This report provides details of the monitoring programme and associated results and covers the monitoring period from the date of installation on 20th February 2020 to the 31st March 2020, inclusive.

2. Monitoring Programme Details

Guidance and consultation

2.1 The dust monitoring programme follows guidance set out in the Greater London Authority (GLA) Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (SPG)[1], as well as the Institute of Air Quality Management (IAQM) Guidance on Monitoring in the Vicinity of the Demolition and Construction Sites[2].

2.2 The approach to the monitoring programme, as outlined below, was agreed with the air quality officer at LBC in advance of the installation.

Dust monitoring units

2.3 As the air quality assessment (AQA) which accompanied the planning application identified the dust emissions risk level as 'Medium', two automatic particulate monitors are required in line with the GLA SPG.

2.4 As requested during consultation with LBC, these monitors must be 'MCERTS' indicative real-time PM_{10} monitors.

2.5 As such, full details of the dust monitoring units, including service history, calibration and installation dates, are provided below in Table 2.1.

Table 2.1: Dust monitor details

Item	Monitor 1 – North East Corner	Monitor 2: South West Corner
	ID: s/n 446 - NE	ID: s/n 785 - SW
Dust Monitor	Aeroqual Dust Sentry (MCERTS certified)	Aeroqual Dust Sentry (MCERTS certified)
Serial Number	DS 25102016-446	DS 28082018-785
Location (lat,long)	51.5371°N, -0.1418°E	51.5373°N, -0.1414°E
Inlet Height	c. 6m	c. 8m
Last Calibrated	August 8th, 2019	August 28th, 2018

1 GLA Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, 2014: Https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014.pdf

2 IAQM Guidance on Monitoring in the Vicinity of the Demolition and Construction Sites, 2018: https://iaqm.co.uk/text/guidance/guidance_monitoring_dust_2018.pdf

Calibration Due	August 7th, 2021	August 27th, 2020
Installation	20th February 2020 (08:30 – 11:30)	20th February 2020 (08:30 – 11:30)

2.6 A map of the dust monitoring locations is provided in Figure 1, with recent photographs of the units installed on site provided in Figures 2 and 3.

Trigger Levels

2.7 The following trigger levels were set at the request of LBC's air quality officer:

- 'Warning' level: 150µg.m^{-3} (15-minute average);
- 'Action' level: 250µg.m^{-3} (15-minute average);
- 'Warning' level: 190µg.m^{-3} (1-hour average).

3. Monitoring Results

Monitoring period

3.1 The results presented in this section of the dust monitoring report relate to the monitoring period 20th February to 31st March 2020, inclusive.

Details of works during monitoring period

3.2 No demolition / construction works have commenced on site, and monitoring relates to the baseline period.

3.3 It should be noted that a connectivity alert was received on 5th March 2020 due to a power outage. Further investigation revealed that asbestos surveys had been undertaken on 4th March 2020, leading to isolation of power overnight between 23:06 and 11:03 on the 5th March.

Summary data during monitoring period

3.4 The data in Table 3.1, below, provides a summary of exceedances of the trigger levels, as well as average concentrations and valid data capture.

Table 3.1: Summary table of exceedances of trigger levels

Item	Monitor 1: North East Corner	Monitor 2: South West Corner	Explanation
	s/n 446 - NE	s/n 785 - SW	
Data Capture	98.6%	98.2%	Power outage during Asbestos Related Works (4th - 5th March)
Average Daily Mean PM_{10} Concentration ($\mu g.m^3$)	6.86	6.34	-
15-Minute mean Trigger Level Exceedances	0	0	Works not yet commenced
Hourly-mean Trigger Level Exceedances	0	0	Works not yet commenced

3.5 Graph 1 toward the end of this report provides the 15-minute average PM_{10} time-series for the monitoring period. It shows that there are no exceedances of either the 'Warning' or 'Action' trigger levels and there is good agreement in the trendline for both monitors which suggests there are no significant localised dust sources in close proximity to either monitor.

3.6 Graph 2 toward the end of this report provides the 1-hour average PM_{10} time-series for the monitoring period. Again, it shows that there are no exceedances of the 'Warning' trigger levels and there is good agreement in the trendline for both monitors.

3.7 In both time-series, there is an anomalous peak at the beginning of the monitoring period which occurred during the installation due to the process of 'zero calibration'[3].

3 aeroqual.com/wp-content/uploads/Dust-Sentry-User-Guide.pdf

4. Summary and Conclusions

4.1 This PM_{10} dust monitoring report provides baseline data for 115 – 119 Camden High Street, NW1 7JS.

4.2 Two 'MCERTS' Certified PM_{10} monitors (Aeroqual Dust Sentry) were installed on site. This report relates to the period 20th February 2020 – 31st March 2020, inclusive.

4.3 There were no exceedances of the 15-minute or 1-hour mean PM_{10} trigger levels during the monitoring period, and there is good agreement in the trendline for both monitors, which suggests there are no significant localised dust sources in close proximity to either monitor. As such, as no works have commenced on site, potential future exceedances of these trigger levels would likely be caused by construction activity.

4.4 Finally, despite the lockdown measures implemented in response to the ongoing COVID-19 situation, which came into force on the 23rd March 2020, the data presented in this report are seen as a reasonable representation of baseline conditions as the majority of the monitoring period took place prior to this.

Figure 1: Map of monitoring locations

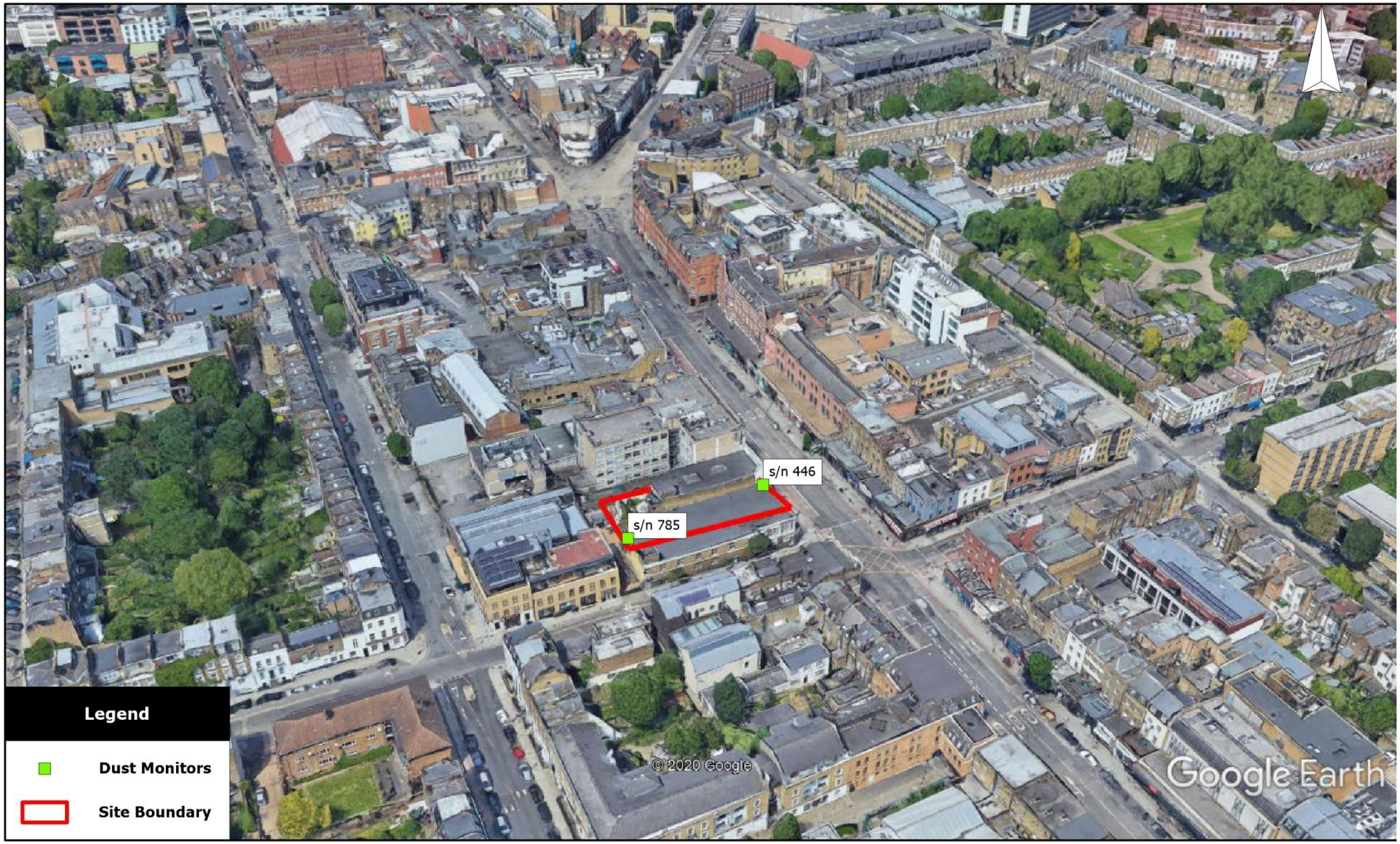

s/n 446
s/n 785
Legend
Dust Monitors
Site Boundary
© 2020 Google
Google Earth

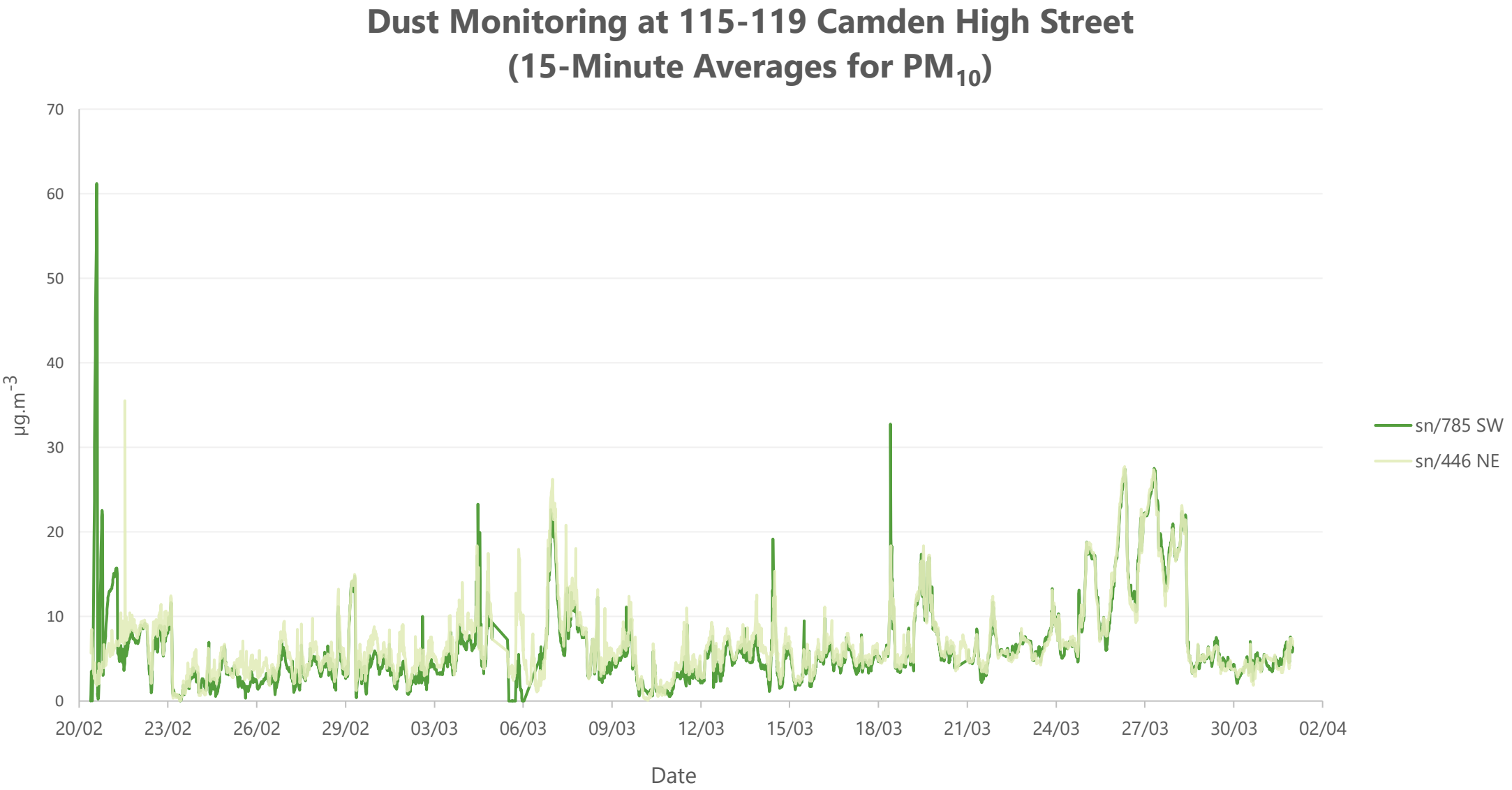
Figure 2: Monitor 1 – North East Corner


BRITANNIA JU
ARTHUR McKAY

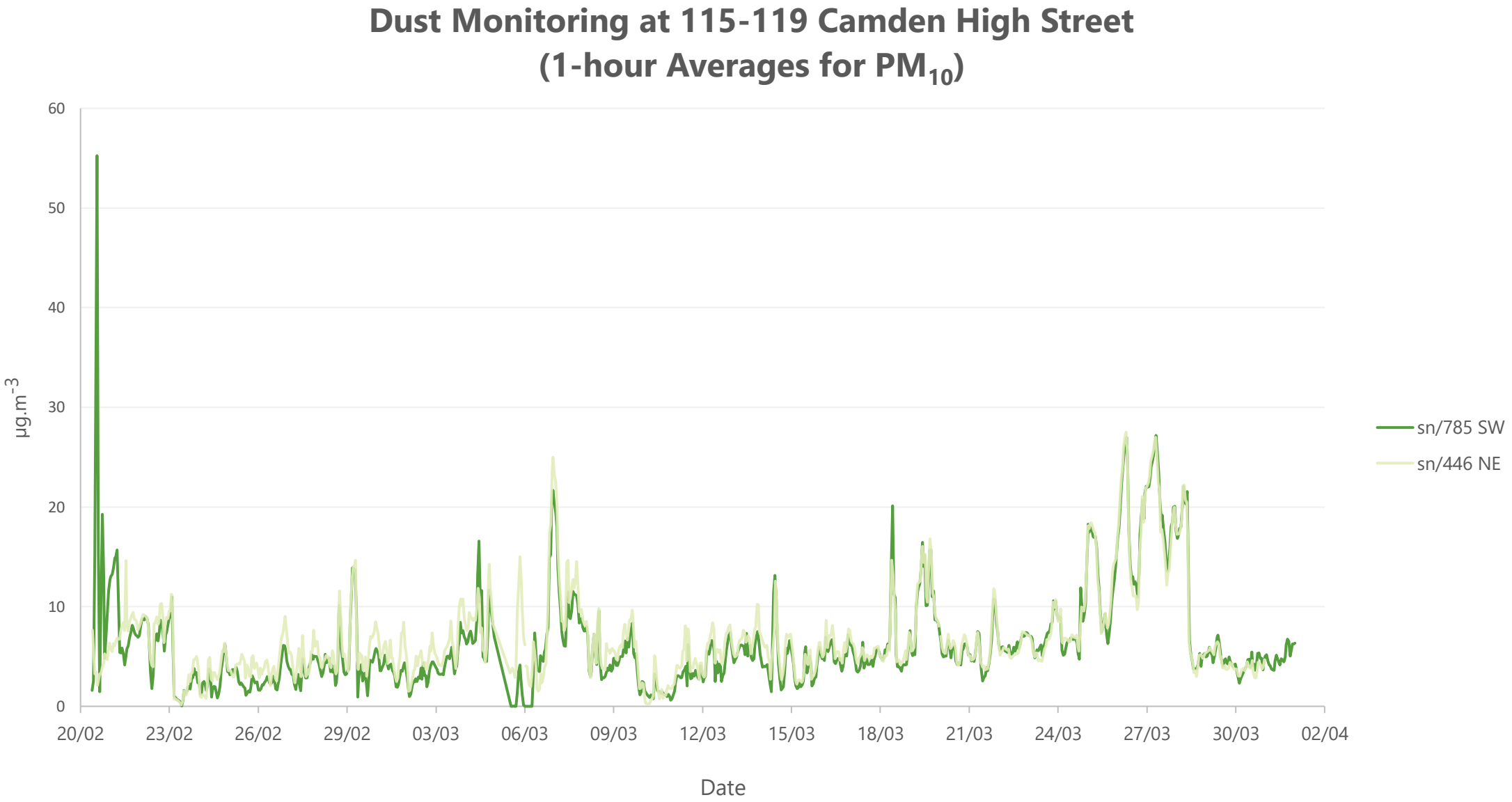
Figure 3: Monitor 2 – South West Corner


aeroqual
DUST
SENTRY
AER-DUST#74

Graph 1: 15-minute mean time-series


Dust Monitoring at 115-119 Camden High Street
(15-Minute Averages for PM10)
70
60
50
40
30
20
10
0
µg.m-3
20/02
23/02
26/02
29/02
03/03
06/03
09/03
12/03
15/03
18/03
21/03
24/03
27/03
30/03
02/04
Date
sn/785 SW
sn/446 NE

Graph 2: 1-hour mean time-series


Dust Monitoring at 115-119 Camden High Street
(1-hour Averages for PM10)
µg.m-3
60
50
40
30
20
10
0
20/02
23/02
26/02
29/02
03/03
06/03
09/03
12/03
15/03
18/03
21/03
24/03
27/03
30/03
02/04
Date
sn/785 SW
sn/446 NE

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