



PM₁₀ Monitoring Report
(August 2020)

115 – 119 Camden High Street
September 2020

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1. Monitoring Programme

Introduction

- 1.1 Phlorum Ltd has been commissioned by JLL, on behalf of Demar Holdings Ltd, to undertake a period of baseline PM₁₀ 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 PM₁₀ 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:

🕒 1st August 2020 to the 31st August 2020, inclusive.

Guidance and consultation

- 1.5 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.
- 1.6 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

- 1.7 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.

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

- 1.8 As requested during consultation with LBC, these monitors must be 'MCERTS' indicative real-time PM₁₀ monitors.
- 1.9 As such, full details of the dust monitoring units, including service history, calibration and installation dates, are provided below in Table 1.1.

Table 1.1: 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 8 th , 2019	August 28 th , 2018 *
Calibration Due	August 7 th , 2021	August 27 th , 2020 *
Installation	20 th February 2020 (08:30 – 11:30)	20 th February 2020 (08:30 – 11:30) *

* Monitor 2 was due for calibration on the 27th August 2020. As such, on the 13th August 2020, this instrument was replaced with Aeroqual Dust Sentry DS 16042018-704 (ID: s/n 704 – SW). The new instrument was last calibrated on 7th May 2020.

- 1.10 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

- 1.11 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);
 - 👁 'Action' level: 190µg.m⁻³ (1-hour average).

2. Monitoring Results

Monitoring period

- 2.1 The results presented in this section of the dust monitoring report relate to the monitoring period 1st August to 31st August 2020, inclusive.

Details of works during monitoring period

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

Summary data during monitoring period

- 2.3 The data in Table 2.1, below, provides a summary of exceedances of the trigger levels, as well as average concentrations and valid data capture.

Table 2.1: Summary table of exceedances of trigger levels

Item	Monitor 1: North East Corner	Monitor 2: South West Corner	Comments
	s/n 446 - NE	s/n 785 – SW (up to 13 th August) s/n 704 – SW (from 13 th August)	
Data Capture	88.8%	99.5%	Monitor 1 dropped out for 4 days from the 16 th August due to a signal issue – the technician dealt with the situation as soon as they could. It must be noted that data gaps will be shorter when construction works commence, as personnel will be on site more often to fix the problem.
Average Daily Mean PM ₁₀ Concentration (µg.m ³)	8.56	8.30	-
15-Minute mean Trigger Level Exceedances	0	0	Works not yet commenced
Hourly-mean Trigger Level Exceedances	0	0	Works not yet commenced

- 2.4 Graph 1 provides the 15-minute average PM₁₀ time-series for the monitoring period. It shows that there are no exceedances of either the 'Warning' or 'Action' trigger levels. Overall, 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.
- 2.5 Graph 2 provides the 1-hour average PM₁₀ time-series for the monitoring period. Again, it shows that there are no exceedances of the 'Action' trigger level and there is good agreement in the trendline for both monitors.

Summary of results

- 2.6 There were no exceedances of the 15-minute or 1-hour mean PM₁₀ trigger levels during the monitoring period at either monitor.
- 2.7 Overall, there is good agreement in the trendline for both monitors and there were no exceedances of the 1-hour mean 'Action' trigger level during the monitoring period.
- 2.8 No works have commenced on site and the results presented relate to the continued baseline monitoring period for August 2020.

Figure 1: Map of monitoring locations



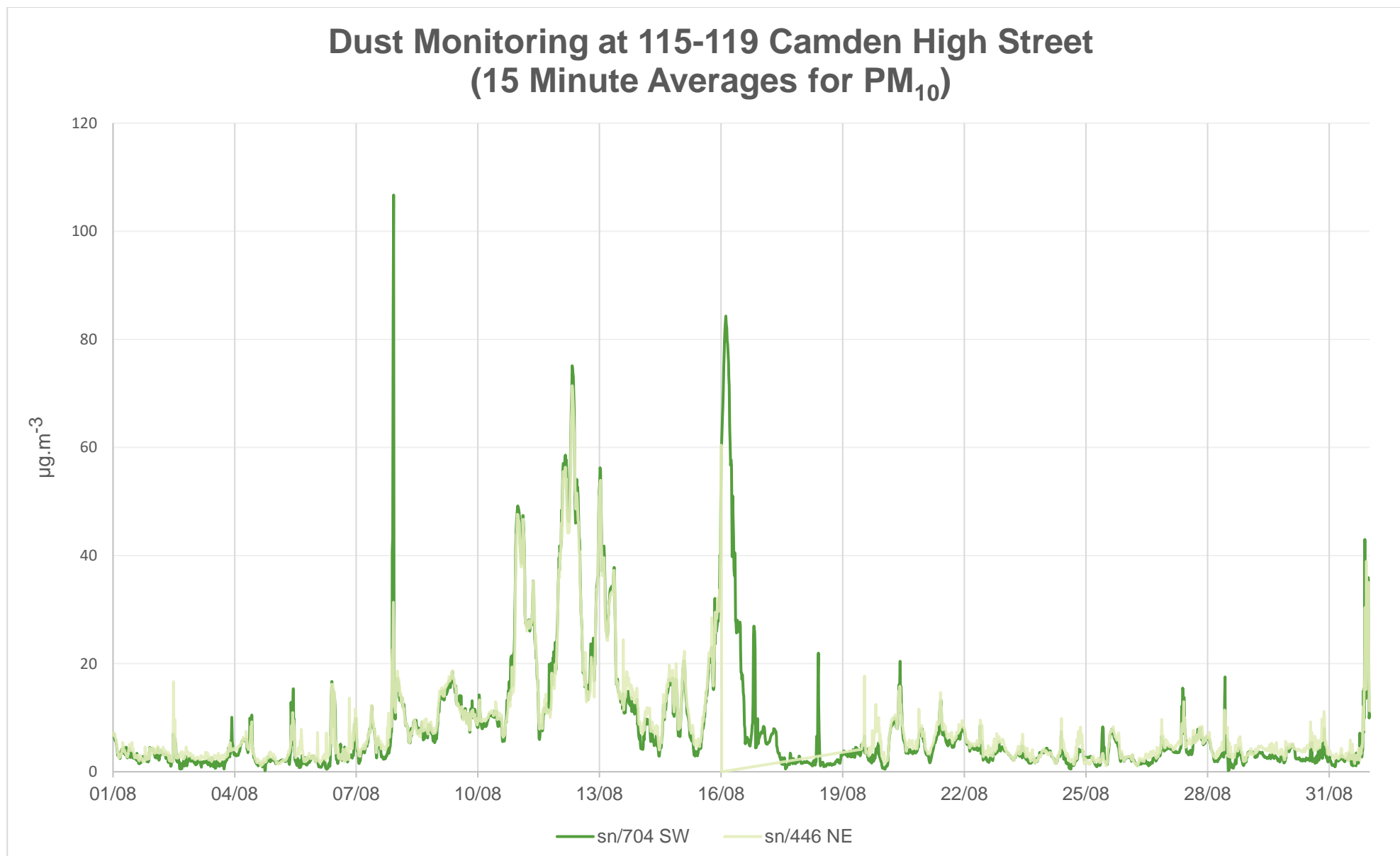
Figure 2: Monitor 1 – North East Corner



Figure 3: Monitor 2 – South West Corner

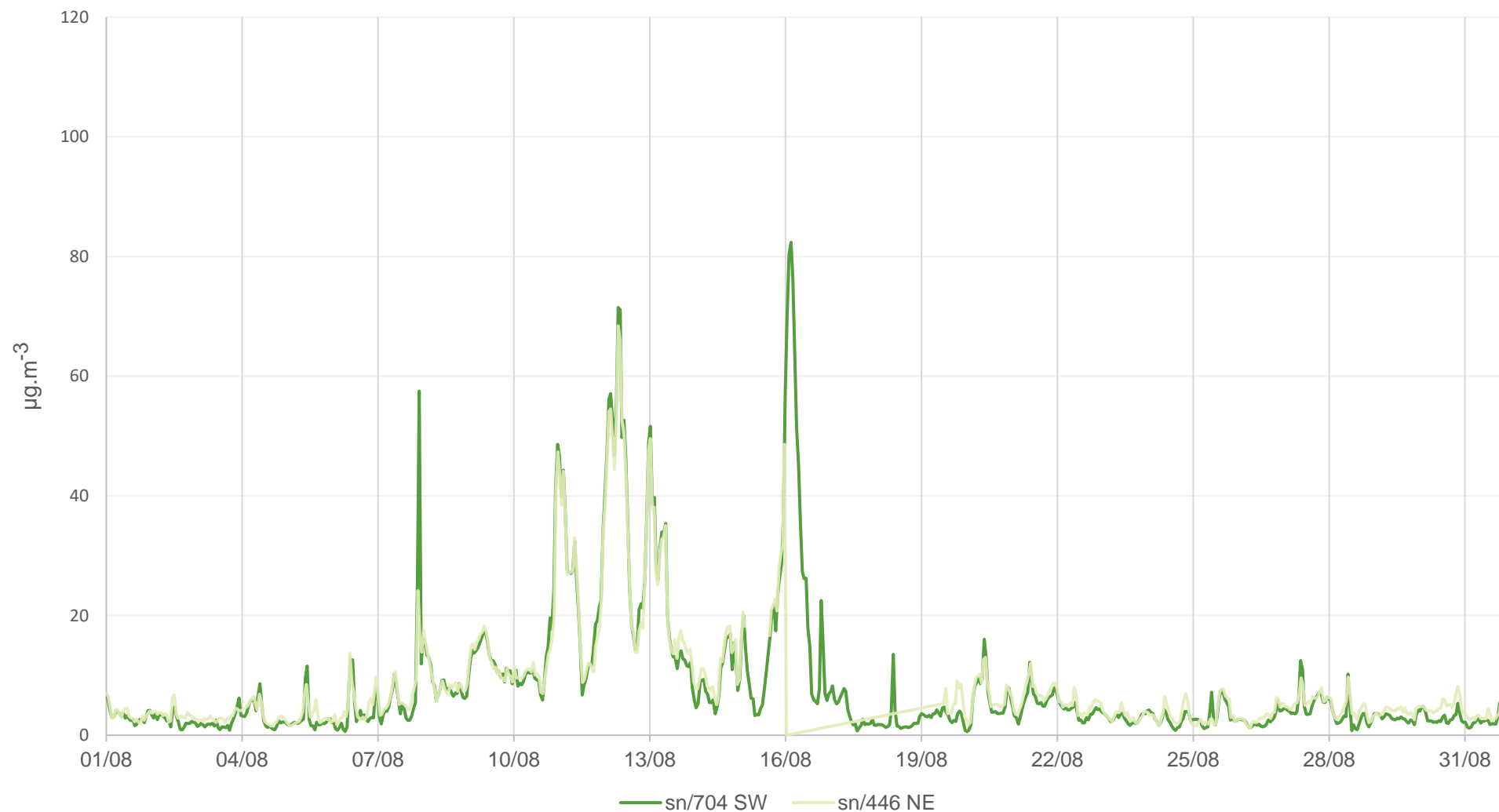


Graph 1: 15-minute mean time-series



Graph 2: 1-hour mean time-series

Dust Monitoring at 115-119 Camden High Street (Hourly Averages for PM₁₀)





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