

**PM<sub>10</sub> Monitoring Report**  
**(July 2020)**

115 – 119 Camden High Street

August 2020

## PM<sub>10</sub> Monitoring Report (July 2020)

### 115 – 119 Camden High Street

August 2020

Jones Lang Lasalle (JLL)

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| 9571.S      | 115 – 119 Camden High Street |

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# 1. Monitoring Programme

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## Introduction

- 1.1 Phlorum Ltd has been commissioned by JLL, on behalf of Demar Holdings Ltd, to undertake a period of baseline PM<sub>10</sub> 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 23<sup>rd</sup> January 2020.
- 1.3 Subsequently, it is understood that PM<sub>10</sub> 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:

 1<sup>st</sup> July 2020 to the 31<sup>st</sup> July 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)*<sup>1</sup>, as well as the Institute of Air Quality Management (IAQM) *Guidance on Monitoring in the Vicinity of the Demolition and Construction Sites*<sup>2</sup>.
- 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.

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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](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](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 PM<sub>10</sub> monitors.
- 1.9 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 8 <sup>th</sup> , 2019                  | August 28 <sup>th</sup> , 2018                 |
| Calibration Due       | August 7 <sup>th</sup> , 2021                  | August 27 <sup>th</sup> , 2020                 |
| Installation          | 20 <sup>th</sup> February 2020 (08:30 – 11:30) | 20 <sup>th</sup> February 2020 (08:30 – 11:30) |

- 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<sup>-3</sup> (15-minute average);
  - 👁 'Action' level: 250µg.m<sup>-3</sup> (15-minute average);
  - 👁 'Action' level: 190µg.m<sup>-3</sup> (1-hour average).

## 2. Monitoring Results

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### Monitoring period

- 2.1 The results presented in this section of the dust monitoring report relate to the monitoring period 1<sup>st</sup> July to 31<sup>st</sup> July 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 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 | Comments                |
|--|------------------------------|------------------------------|-------------------------|
|  | s/n 446 - NE                 | s/n 785 - SW                 |                         |
| Data Capture   | 99.8%                        | 99.6%                        | -                       |
| Average Daily Mean PM <sub>10</sub> Concentration (µg.m <sup>3</sup> ) | 3.88                         | 3.14                         | -                       |
| 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 PM<sub>10</sub> 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 PM<sub>10</sub> 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 PM<sub>10</sub> 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 July 2020.

Figure 1: Map of monitoring locations







Figure 2: Monitor 1 – North East Corner



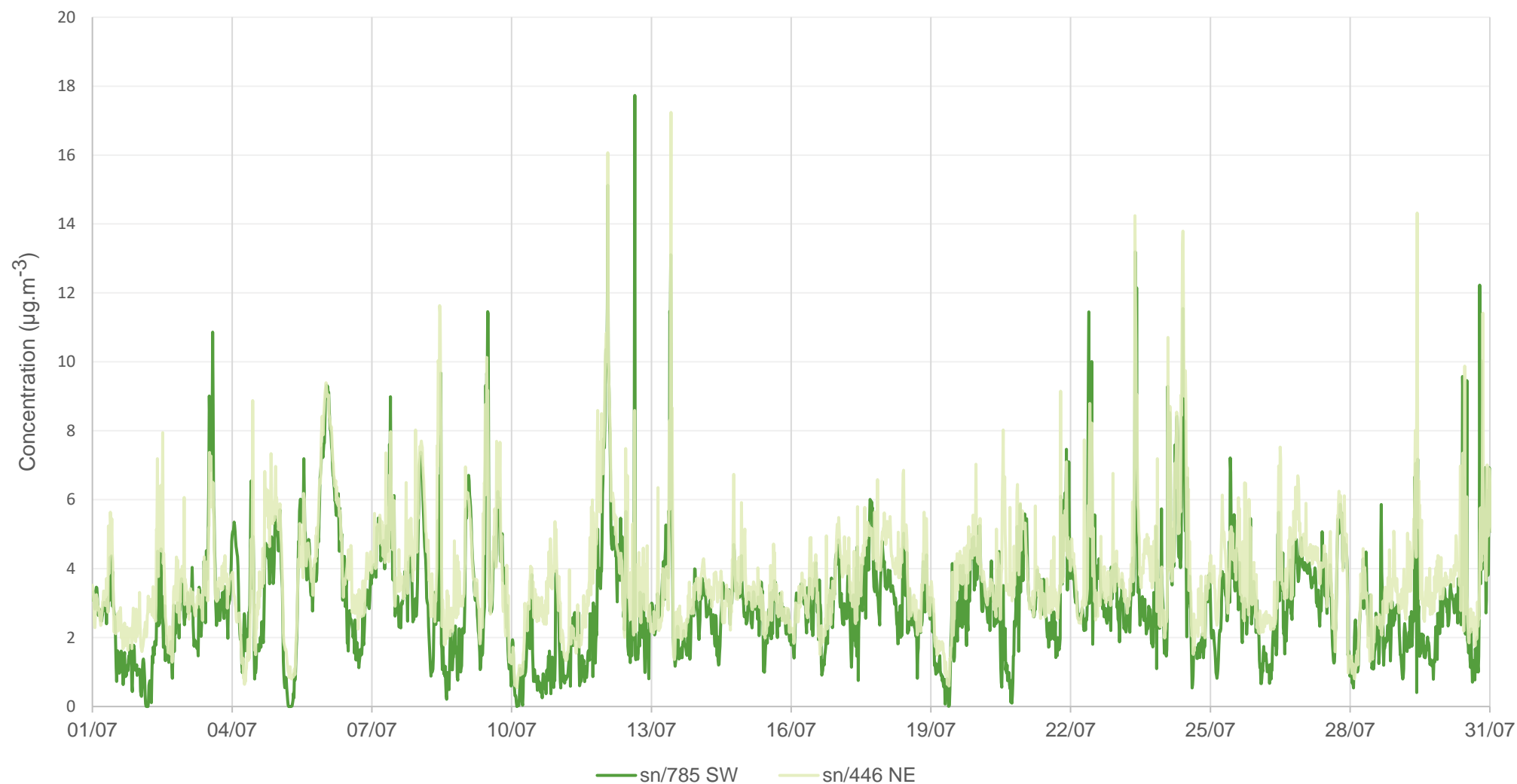
Figure 3: Monitor 2 – South West Corner





## Graph 1: 15-minute mean time-series

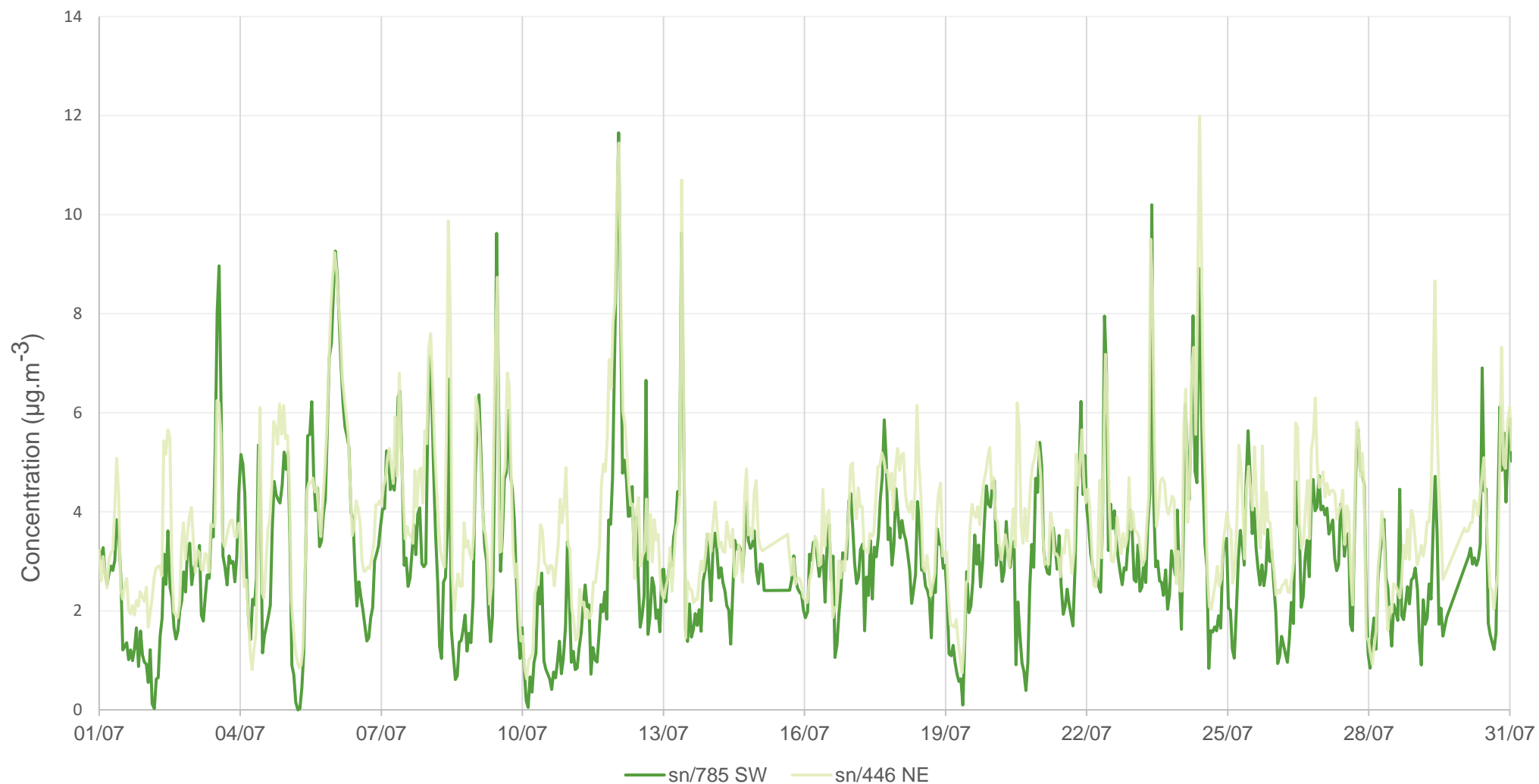
## Dust Monitoring at 115-119 Camden High Street (15 Minute Averages for PM<sub>10</sub>)



## Graph 2: 1-hour mean time-series



## Dust Monitoring at 115-119 Camden High Street (Hourly Averages for PM<sub>10</sub>)



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