

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

115 – 119 Camden High Street

July 2020

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### 115 – 119 Camden High Street

July 2020

Jones Lang Lasalle (JLL)

30 Warwick Street  
London  
W1B 5NH

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#### Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Woodingdean, Brighton, East Sussex, BN2 6AH  
T: 01273 307 167 E: [info@phlorum.com](mailto:info@phlorum.com) W: [www.phlorum.com](http://www.phlorum.com)

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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> June 2020 to the 30<sup>th</sup> June 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

### Monitoring period

- 2.1 The results presented in this section of the dust monitoring report relate to the monitoring period 1<sup>st</sup> June to 30<sup>th</sup> June 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.
- 2.3 The power alert noted in the May report, which occurred at 15:37 on 31<sup>st</sup> May and related to monitor #446, was resolved at 14:14 on 2<sup>nd</sup> June.

### Summary data during monitoring period

- 2.4 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	91.36%	99.6%	Power disconnection at #446 resolved on 3 <sup>rd</sup> June.
Average Daily Mean PM <sub>10</sub> Concentration (µg.m <sup>3</sup> )	5.27	5.07	-
15-Minute mean Trigger Level Exceedances	0	0	Works not yet commenced
Hourly-mean Trigger Level Exceedances	0	0	Works not yet commenced

- 2.5 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.
- 2.6 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

- 2.7 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.
- 2.8 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.
- 2.9 No works have commenced on site and the results presented relate to the continued baseline monitoring period for June 2020.

Figure 1: Map of monitoring locations







Figure 2: Monitor 1 – North East Corner

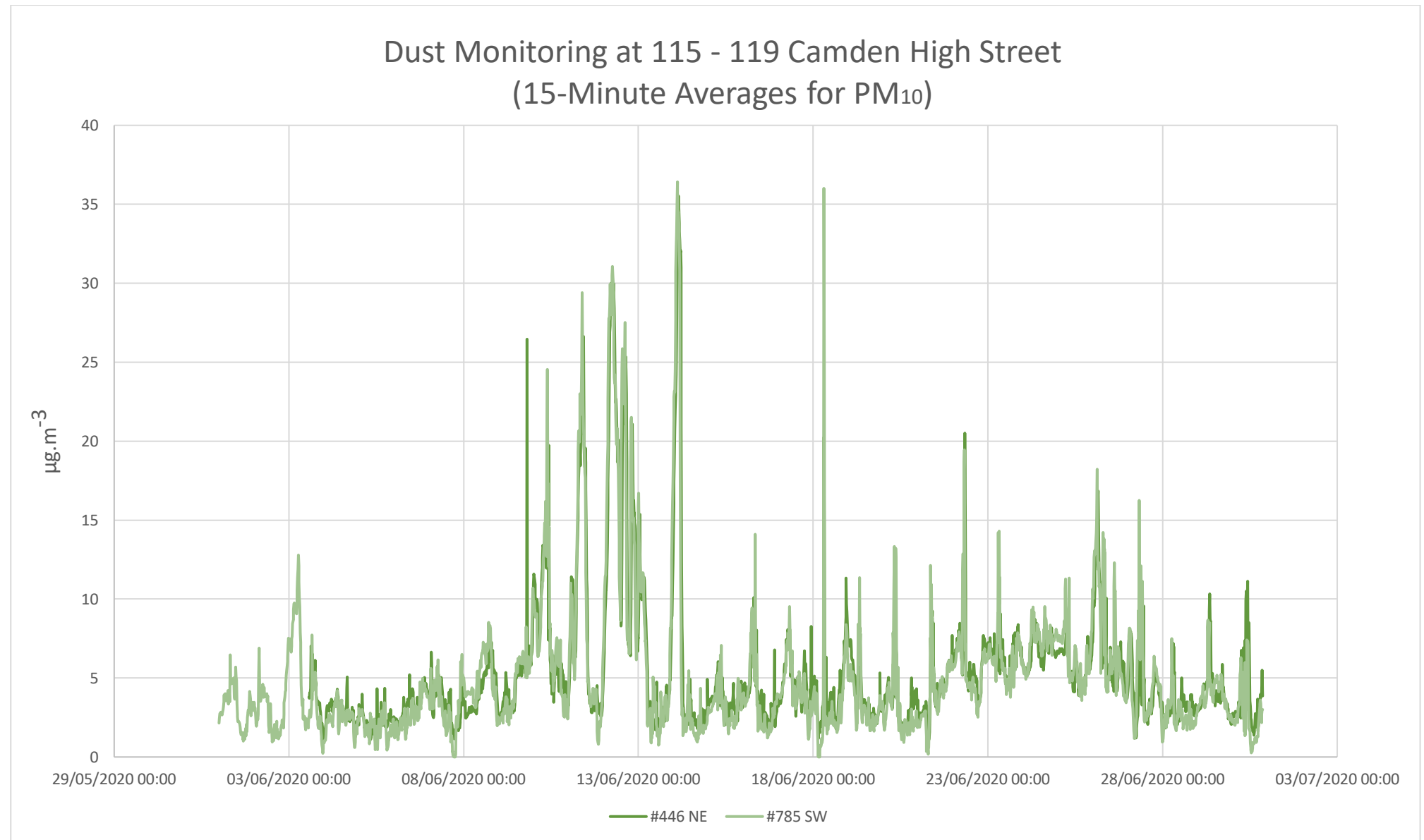


Figure 3: Monitor 2 – South West Corner



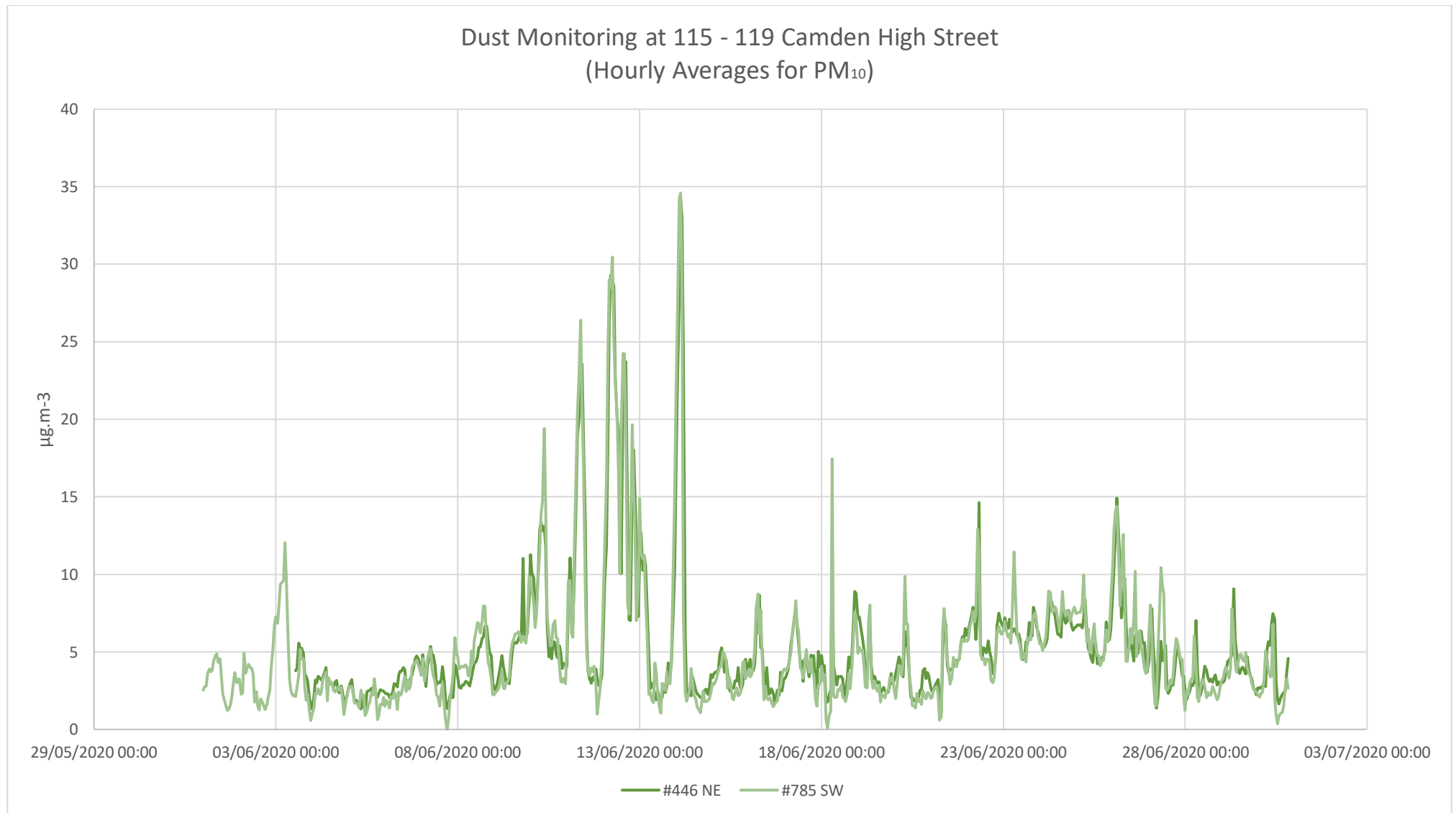


## Graph 1: 15-minute mean time-series



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







## Phlorum Limited

### Head Office & Registered Office:

Unit 12  
Hunns Mere Way  
Woodingdean  
Brighton  
East Sussex  
BN2 6AH  
**T:** 01273 307 167

### Northern Office:

Ground Floor  
Adamson House  
Towers Business Park  
Wilmslow Road  
Didsbury  
Manchester  
M20 2YY  
**T:** 0161 955 4250

### Western Office:

One Caspian Point  
Pierhead Street  
Cardiff Bay  
Cardiff  
CF10 4DQ  
**T:** 029 2092 0820



info@phlorum.com  
**www.phlorum.com**

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