



# CHURCH STREET

SITES A, B AND C

ES VOLUME III  
TECHNICAL APPENDICES



# Statement of Competence

## Background

European Union Directive 2014/52/EU requires that developers ensure that the Environmental Impact Assessment (EIA) report (Environmental Statement) is prepared by 'competent experts'. In addition, the UK EIA Regulations state that an Environmental Statement must be accompanied by a statement from the Applicant outlining the relevant expertise or qualifications of experts. As such, this Statement of Competence has been prepared by AECOM, as lead EIA Coordinator for the Church Street project, to outline the capability of the company and the competency of the individuals responsible for undertaking and reporting the EIA.

## AECOM

AECOM is a leading provider of environmental services to a wide range of clients and development sectors in the UK. AECOM has a large (approximately 160) and highly experienced team of Environmental Impact Assessment (EIA) practitioners, who have managed hundreds of EIAs and prepared Environmental Statements and other technical reports to accompany applications under various consenting regimes. AECOM also provides specialist EIA review services and EIA training to a range of organisations, including government agencies. The EIA team is supported by 400+ technical environmental specialists, covering a wide range of technical disciplines.

## IEMA EIA Quality Mark

AECOM is a registrant to the Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark and undertakes all EIA work in line with the EIA Quality Mark Commitments. The EIA Quality Mark is a voluntary scheme through which EIA activity is independently reviewed, on an annual basis, to ensure it delivers excellence in: EIA management, EIA team capabilities, EIA regulatory compliance, EIA context and influence, EIA content, EIA presentation and improving EIA practice. Many of AECOM's EIA Coordinators hold Practitioner or Full (Chartered) Membership status with IEMA, or are members of other appropriate professional institutions.



## Competent Experts

Summaries of the qualifications and experience of the EIA Project Manager, responsible for the coordination of the EIA, and the EIA Project Director, responsible for the checking and review of the Environmental Statement, are presented below.

### EIA Project Manager/ Coordinator, BSc, MPhil, PIEMA

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**Experience:** The AECOM EIA coordinator is an environmental consultant in the London EIA team with 4 years of experience in EIA coordination and project management for urban regeneration and infrastructure projects, environmental due diligence, compliance and auditing. The AECOM EIA Coordinator has been involved in all aspects of the EIA process and works closely with clients, sub-consultants, architects and engineers to ensure the smooth running of the EIA process. Recent project experience includes:

- Stephenson Street, London Borough of Newham;
- Silvertown Quays, London Borough of Newham;
- University College London (UCL) East, London Borough of Newham;
- Margarine Works, London Borough of Ealing.



## EIA Project Director, BSc (Hons), MSc, PIEMA

**Experience:** The AECOM EIA Project Director is a Technical Director managing the London EIA team with 20 years of experience in managing and delivering EIAs across a range of public and private sector schemes. Her experience has ranged from early identification of constraints and opportunities, using them to inform the masterplanning process through to outline and detailed design, and ultimately a submission for planning. Recent project experience includes:

- Imperial 1 – Guinness Partnership;
- Clockhouse and Access House – PLOT
- Imperial Street – Danescroft Ltd;
- Stratford Waterfront - London Legacy Development Corporation;

This Environmental Statement brings together the following technical studies. These have been prepared and approved by competent experts, both within and external to AECOM, who hold professional memberships and are committed to undertaking continued professional development within their respective fields.

EIA Technical Discipline	Company	Qualifications/ Professional Memberships/ Accreditation of the Technical Lead	Years of Experience of Technical Lead within the Relevant Industry	Summary of Previous Project Experience of Technical Lead
Air Quality	Stantec	MSc, BSc, MIAQM, MIES, CSci	13 years' experience	Senior Associate in Stantec's Air Quality Team. She has experience as technical lead across the public and private sectors in the UK and internationally. She has extensive experience in carrying out air quality assessments for a wide variety of sectors including residential and mixed-use projects, industrial facilities, mining and oil and gas developments, and transportation projects (marine, rail, and road). Relevant project experience includes: <ul style="list-style-type: none"> <li>• Alton Estate, Roehampton</li> <li>• North Bridge House School, Camden</li> <li>• Homerton High Street, Hackney</li> <li>• Knights Road, Newnham</li> </ul>
Built Heritage	Savills	BA(Hons), MSc	10 years' experience	Preparation of ES chapters and Heritage Statements assessing the impact of proposed schemes for tall buildings and/ or substantial urban regeneration projects in England which have the potential to impact built heritage assets.
Climate Change	AECOM	BA (Hons)	20 years	Technical lead for a range of climate impact assessments for Environmental Statements across a range of sectors since 2017, including major infrastructure

EIA Technical Discipline	Company	Qualifications/ Professional Memberships/ Accreditation of the Technical Lead	Years of Experience of Technical Lead within the Relevant Industry	Summary of Previous Project Experience of Technical Lead
Daylight, Sunlight, Overshadowing	GIA		13 years	<p>development and upgrade projects.</p> <p>The GIA Technical Lead has twelve years advising on daylight and sunlight matters for large scale development schemes as a Senior Partner, leading the largest dedicated daylight design team in the UK. Simone has consulted on a number of EIA projects, including:</p> <ul style="list-style-type: none"> <li>• Battersea Power Station</li> <li>• Heygate Masterplan.</li> </ul>
Noise and Vibration	Max Fordham LLP	MIOA	13	Extensive experience of residential projects submitted to detailed planning, some of which requiring full EIA submissions.
Socio-economics & Health	AECOM	BSc MSc MIED	13 years of experience	<p>AECOM's technical lead for the socio-economics assessment has significant experience working on EIAs across a range of infrastructure and mixed-use developments across the UK, leading several socio-economic and health impact assessments to support planning applications for major residential and mixed use developments, which in London have recently included:</p> <ul style="list-style-type: none"> <li>• Royal Wharf;</li> <li>• Northfields Industrial Estate;</li> <li>• Ten Broadway/New Scotland Yard; and</li> <li>• International Quarter London.</li> </ul>
Townscape and Visual Impact Assessment	NeavesUrbanism	CLI	20 years' experience	<p>The technical lead for Townscape and Visual Impact Assessment is a chartered member of the Landscape Institute and therefore complies with its associated Code of Conduct her experience to date has included producing townscape and landscape, visual impact assessments as part of the EIA process for a range of proposals including large-scale urban extensions, tall buildings within opportunity areas and major town centre retail developments.</p>
Transport	Stantec	MSc (spec in Transport); MSc(Engg) Transport Planning and Engineering, B-Architecture	16	<p>The technical lead for Transport is a transport planner with over 16 years. During this time, she has lead on several urban regeneration projects requiring EIA such as:</p>



<b>EIA Technical Discipline</b>	<b>Company</b>	<b>Qualifications/ Professional Memberships/ Accreditation of the Technical Lead</b>	<b>Years of Experience of Technical Lead within the Relevant Industry</b>	<b>Summary of Previous Project Experience of Technical Lead</b>
Wind Microclimate	RWDI	MEng, CEng MIMechE	Seven years	<ul style="list-style-type: none"> <li>• Beam Park (LBH and LBBD: 3,000 units and new train station);</li> <li>• Waterloo Estate (LBH: 1200 units and associated community facilities);</li> <li>• Lesnes Estate (1950 units and associated community facilities).</li> </ul> <p>The RWDI Technical Lead is Senior Engineer and Associate at RWDI with 7 years' experience in wind microclimate consultancy, including impact assessment and mitigation design guidance for projects throughout the UK.</p> <ul style="list-style-type: none"> <li>• 22 Bishopsgate</li> <li>• Bankside Yards East</li> <li>• Elephant and Castle Masterplan</li> <li>• 1 Leadenhall</li> </ul>

# Church Street Sites A, B and C

EIA Scoping Report

Westminster City Council

June 2021

## Quality information

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01	11/06/2021	Draft for team and client review	Y	Harry Parker	EIA PD
02	17/06/2021	Final Draft	Y	Harry Parker	EIA PD



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# 1. Introduction

## 1.1 Background

- 1.1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Westminster City Council (WCC) (the 'Applicant'). It sets out the proposed scope of the EIA to support a hybrid planning application for the Church Street Sites A, B and C regeneration scheme: a mixed-use development, comprising residential, commercial, retail, and public realm improvements.
- 1.1.2 The Church Street Sites, A, B and C (the 'Proposed Scheme') includes the following components:
- Site A: land bounded by Edgware Road, Church Street, Penfold Street and Broadley Street;
  - Site B: land bounded by Penfold Street, Church Street, Salisbury Street, and Broadley Street; and
  - Site C: land bounded by Edgware Road, Boscobel Street, Penfold Street and Church Street;
  - Church Street Market;
- 1.1.3 Given the likely scale of the Proposed Scheme, its location, and the potential for likely significant environmental effects, the Applicant has chosen to submit an Environmental Statement (ES) alongside the planning application for the Proposed Scheme. The EIA will be undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter referred to as the 'EIA Regulations')<sup>1</sup>.

## 1.2 The Purpose of Scoping Report

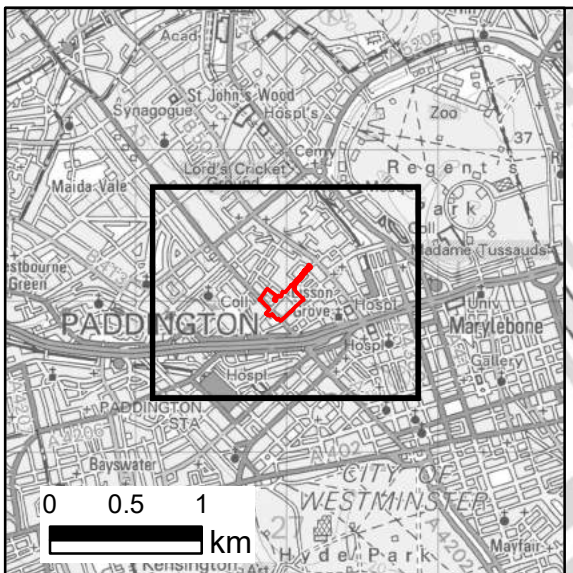
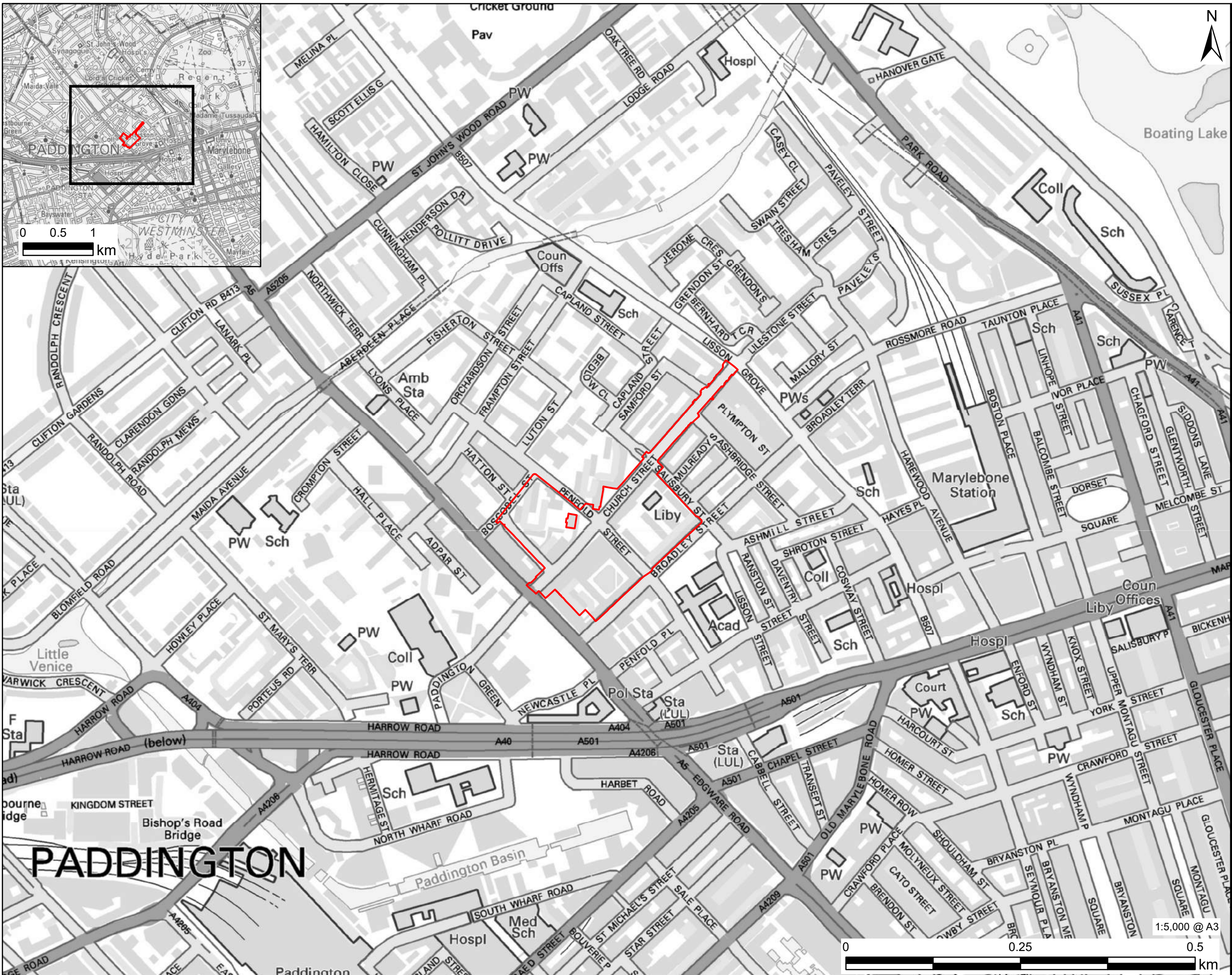
- 1.2.1 The objectives of this report are to:
- Set out the proposed scope of the EIA presenting which environmental topics are to be '**Scoped In**' or '**Scoped Out**';
  - Detail the surveys required to determine the baseline environment;
  - Define the assessment methods to be used to determine the likely significant environmental effects of the Proposed Scheme;
  - Identify potential effects and opportunities for mitigation measures;
  - Inform the consultation with WCC and other relevant statutory bodies on the environmental issues to be addressed as part of the EIA and design development process;
  - Support a request for an EIA Scoping Opinion from WCC under Regulation 15 of the EIA Regulations; and
  - Present the proposed structure of the Environmental Statement (ES).
- 1.2.2 This report accompanies a formal request for an EIA Scoping Opinion under Regulation 15 of the EIA Regulations to seek a formal EIA Scoping Opinion from WCC.

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<sup>1</sup> Her Majesty's Stationary Office, HMSO (2017); 'The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2017.



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Revision: 1  
Drawn: LL  
Checked: DH  
Approved: CS  
Date: 18/06/2021



**PROJECT**  
Church Street

**CLIENT**  
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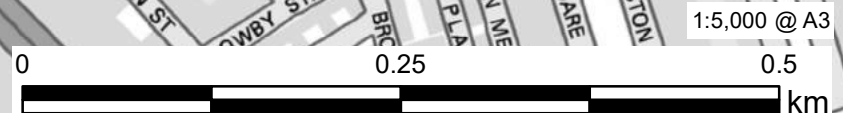
**LEGEND**  
Indicative Red Line Boundary

**NOTES**  
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**ISSUE PURPOSE**  
EIA SCOPING  
**PROJECT NUMBER**  
60641754  
**SHEET TITLE**  
The Site Location Plan

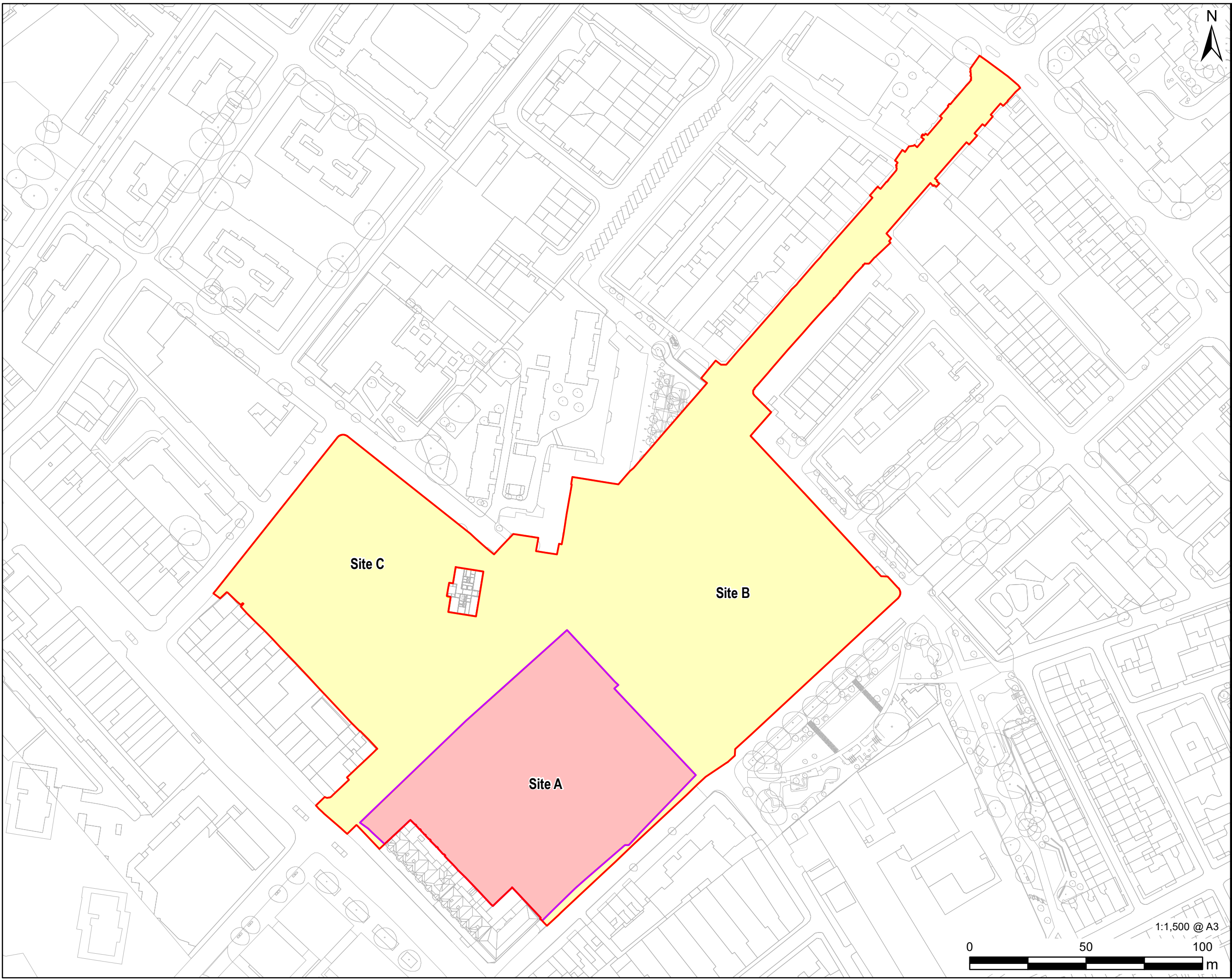
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Figure 1-1

**PADDINGTON**



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## 1.3 Structure of the EIA Scoping Report

1.3.1 The remainder of the EIA Scoping Report will include the following information:

- An overview of the existing site, the surroundings and planning context and summary of potential sensitive receptors;
- An description of the Proposed Scheme;
- Key legislative and planning policy documents and preliminary list of EIA consultees;
- Proposed EIA methodology;
- Topic-by-topic overview of the baseline conditions, potential sensitive receptors, potential impacts of the Proposed Scheme, proposed methodology and scope for mitigation;
- Other environmental considerations; and
- The proposed structure of the ES, summary of the EIA Scoping Report.

## 1.4 Team

1.4.1 Under Regulation 18(5) of the EIA Regulations, the EIA will be carried out by the following team of EIA and technical specialists.

**Table 1-1: EIA Team of Specialists**

Topic	Company
EIA Management and Coordination; Socio-economics and Health; and Climate Change	AECOM
Archaeology	RPS
Air Quality; Traffic and Transport; Ground Conditions; Waste Management; Water Resources, Flood Risk and Drainage	Stantec
Built Heritage	Savills
Daylight, Sunlight and Overshadowing	GIA
Ecology and Arboricultural	Arcadis
Noise and Vibration	Max Fordham
Townscape and Visual	Neaves Urbanism
Wind Microclimate	RWDI

1.4.2 The EIA will be led by AECOM who are accredited EIA practitioners under the Institute of Environmental Management and Assessment (IEMA)'s EIA Quality Mark.

## 2. Site Description and Context

### 2.1 Overview

- 2.1.1 The Proposed Scheme is approximately 4 ha in area and located within the administrative jurisdiction of WCC. A Site Location Plan is shown in Figure 1-1.
- 2.1.2 The Proposed Scheme is broadly bound by Lisson Grove to the north, Boscobel Street to the west, Edgware Road to the south, and Broadley Street to the east. Church Street runs through the centre of the Proposed Scheme.
- 2.1.3 The Proposed Scheme is currently occupied by 16 residential blocks. Existing building heights are predominantly three to five stories. Several retail and commercial uses are present, including a supermarket, Church Street Library, a Pound Superstore, a pub, two chemists, an optician, a DIY store, and two takeaways. The majority of the retailers are located along Church Street.
- 2.1.4 Church Street houses a market, which extends from the south-western border with Edgware Road, through the centre of the application site and up to its northern border at Lisson Grove.
- 2.1.5 The site with trees and soft landscaping are located sporadically within the application boundary.
- 2.1.6 Adjacent to the southern end of Edgware Road opposite the application site is located the new West End Gate development (planning application reference 15/11677/FULL), due to be completed in 2021.

### 2.2 Environmental and Socio-economic Context

#### Air Quality

- 2.2.1 The entire WCC borough has been identified as an Air Quality Management Area (AQMA) since it was first declared in 1999, due to exceedances of the UK National Air Quality Strategy (AQS) objectives for both particulate matter (PM<sub>10</sub> - 24-Hour Mean) and nitrogen dioxide (NO<sub>2</sub> – Annual Mean). The most acute nearby source of NO<sub>2</sub> and PM<sub>10</sub> pollution is Edgware Road due to the high volume of emissions from traffic that use the thoroughfare. For this reason, Edgware / Marylebone Road has been designated by the Greater London Authority (GLA) as an Air Quality Focus Area (Number 108).

#### Archaeology and Built Heritage

- 2.2.2 Part of the Proposed Scheme lies within an archaeological priority area (Tier 2), designated for its vicinity to the Roman Watling Road along the alignment of Edgware Road.
- 2.2.3 The Proposed Scheme does not fall within a conservation area, nor does it include any statutory listed buildings or further designated built heritage assets. Similarly, it does not include any known non-designated built heritage assets.
- 2.2.4 Within a 300m radius of the application site boundary there are four conservation areas (Lisson Grove, Paddington Green, Fisherton Street Estate and Maida Vale) and twenty-four statutory listed buildings (some structures), with the latter comprising twenty-one statutory listed at Grade II and three at Grade II\*. There are no other designated built heritage assets and no known non-designated built heritage assets within the 300m radius.

#### Ecology

- 2.2.5 There are no statutory designated sites for ecological value, such as Sites of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Areas of Conservation (SAC) or Ramsar Sites, nor are there any located within a 1km radius of the Proposed Scheme. Two Sites of Importance for Nature Conservation (SINCs), St Mary's Churchyard and Paddington Green (Borough Grade II) and Lisson Garden (Local) are located approximately 0.25km from the survey area, west and south-east respectively. The London's Canal (Grand Union Canal system) which is a Metropolitan SINC is 0.4km to the north east.

## Education, Healthcare Facilities and Open Space

- 2.2.6 Eighteen schools and two universities are located within 1km of the Proposed Scheme, including the University College London (UCL) and London Business School. Fifteen of the eighteen schools are located within 500m of the Proposed Scheme, as well as UCL. A number of pre-schools/nurseries are included within the eighteen schools identified, including Philease Fox, Portman, Imps and Little Elves Montessori Nursery Schools. The eleven primary schools, secondary schools and colleges located within 500m of the Proposed Scheme include The Marylebone Boys, l'Ecole Bilingue Elementary, King Solomon Academy, International Community School, Gateway Academy Primary School, St Edward's Catholic School, Abercon School, St Mary Bryanston Square Primary School, Christ Church Benchink Primary School and Abingdon House School and College and City of Westminster College. The schools with the closest proximity to the Proposed Scheme are Portman Nursery School, Imps Pre-School and King Solomon Academy, located 20m east, 50m east and 60m south-east respectively.
- 2.2.7 There are 5 GP practices within 1km of the Proposed Scheme. The nearest GP practice is Crawford Street Surgery.
- 2.2.8 The closest open spaces to the Proposed Scheme are Broadley Street Gardens (adjacent the eastern boundary of the Proposed Scheme), Paddington Green, St Mary's Churchyard and Orange Park.

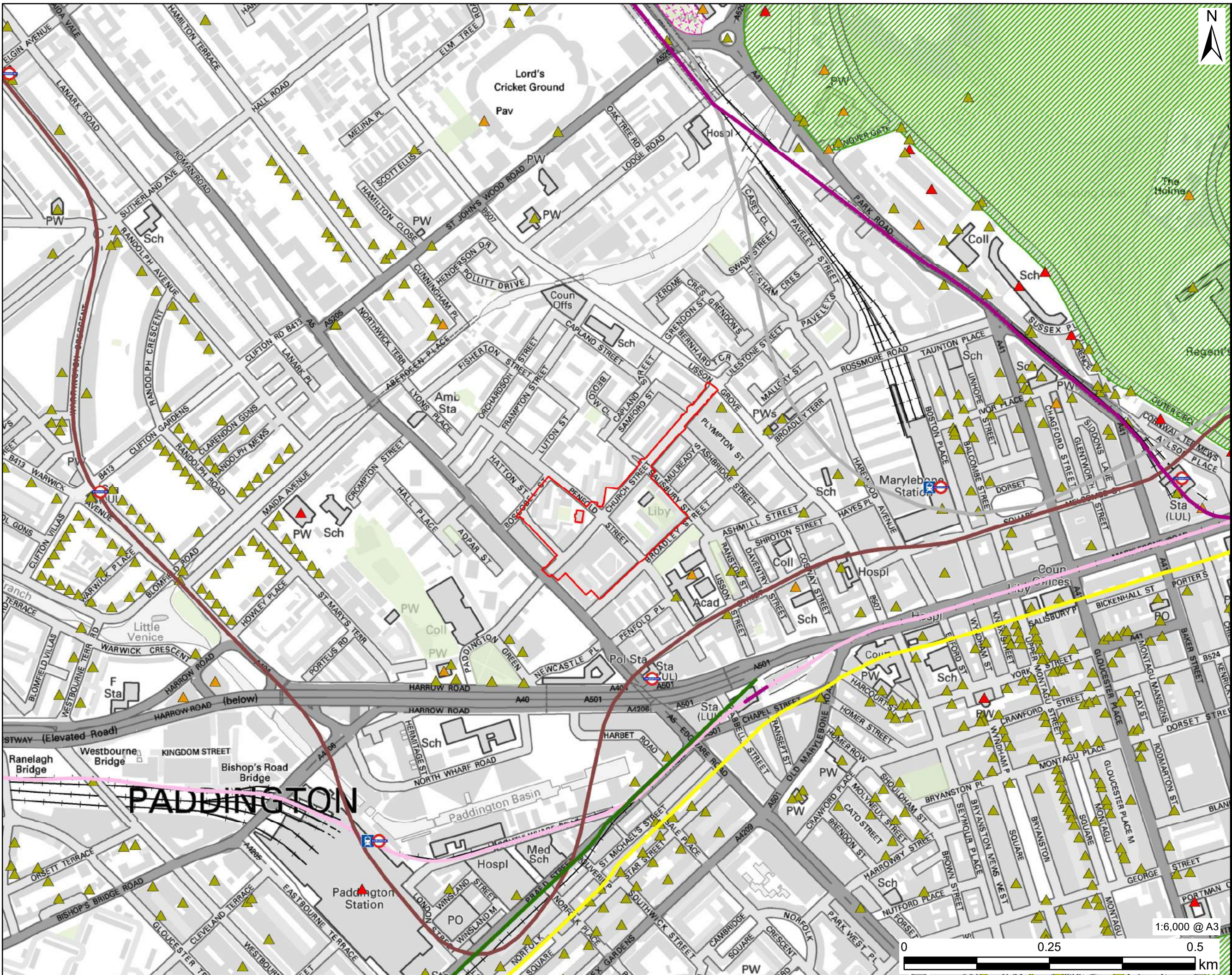
## Transport

- 2.2.9 The Proposed Scheme currently has a Public Transport Accessibility Level (PTAL) of 6a and 6b with good accessibility to modes of public transport.
- 2.2.10 Edgware Road Underground Station and Marylebone Underground and National Rail Station are located approximately 150m south and 250m east of the Proposed Scheme, providing access to the London Underground network and Chiltern Line which is part of the national rail network. There are also a number of bus services located within 500m, including (but not limited to) routes 6, 16, 98, 332, 414, 139, 189, 18, 27 and 205, ranging from five to fifteen vehicles per hour.

## Water Environment

- 2.2.11 There are no natural watercourses within the Proposed Scheme or within close proximity. The closest body of water is the Regent Canal, which is located approximately 300m to the west. The closest open water body is a Boating Lake in Regents Park situated 1.1km to the east. The application site falls within Flood Zone 1, meaning that there is a less than 1 in 1,000 annual probability of river or sea flooding that could affect the Proposed Scheme.





**LEGEND**

- Indicative Red Line Boundary
  - London Underground Station
  - Railway Station And London Underground Station
  - Bakerloo Line
  - Circle Line
  - District Line
  - Hammersmith & City
  - Jubilee Line
  - Metropolitan Line
  - Railway
  - Registered Park and Garden
  - LNR
  - Greenspace
- Listed Building (Grade)**
- ▲ I
  - ▲ II\*
  - ▲ II

**NOTES**

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**ISSUE PURPOSE**

EIA SCOPING

**PROJECT NUMBER**

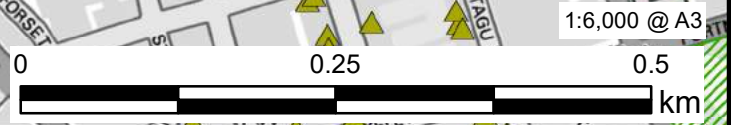
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**SHEET TITLE**

Environmental Constraints

**SHEET NUMBER**

Figure 2-1





## 3. The Proposed Scheme

### 3.1 Description of Development

- 3.1.1 The Proposed Scheme comprises of the regeneration of the across three sites across three phases.
- 3.1.2 The development will include the following:
- Demolition of existing buildings and structures;
  - Approximately 1,200 residential units to be delivered across Sites A, B and C;
  - Approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C;
  - Approximately 800 sqm of community area to be delivered across Sites A and B;
  - Van parking spaces, market storage units, accessible and standard parking spaces;
  - Approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens);
  - Approximately 2,000 sqm of communal amenity area for residents; and
  - New layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.
- 3.1.3 Buildings will range in height across the Proposed Scheme from three to fourteen stories, split across Sites A, B and C.
- 3.1.4 The Proposed Scheme will be powered by an all-electric system, consisting of air source heat pumps and photovoltaic (PV) panels. There will be no Combined Heat and Power (CHP) boilers or associated plant.
- 3.1.5 The Environmental Statement will include a description of the Proposed Scheme.

### 3.2 Demolition, Construction and Phasing

- 3.2.1 The ES will provide details of enabling works, demolition, and construction programme. Information include site preparation and construction logistics. Details of any construction assumptions will be set out in the ES. An estimate of the peak periods of daily HGV movements will be provided where sufficient construction information is available.

#### Phase 1 – Site A

- 3.2.2 For the purposes of the EIA, it is assumed that demolition and construction works will begin at Site A in 2022, and finish in 2026. Site clearance, enabling works, remediation (if required) and utilities diversion will be undertaken prior to construction of buildings.

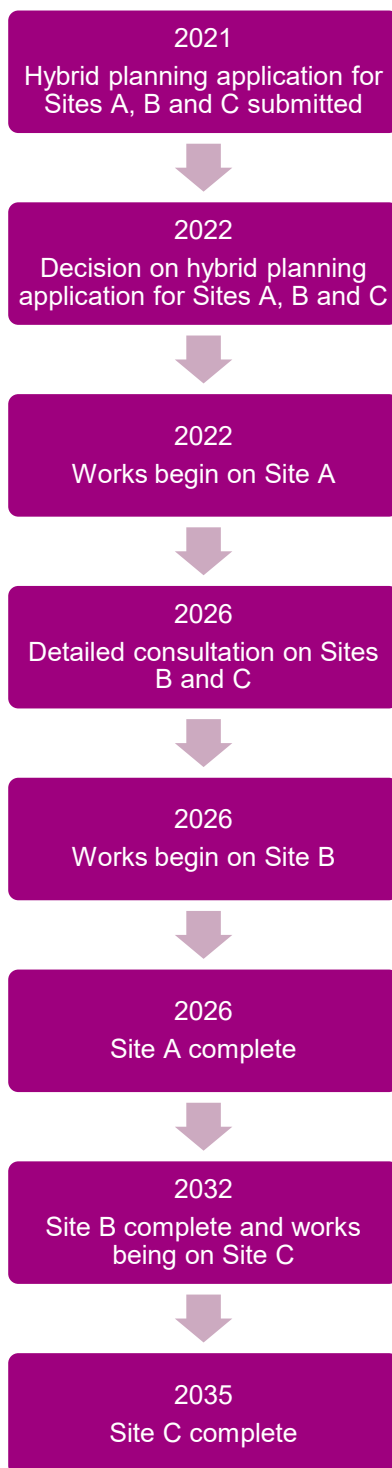
#### Phase 2 – Site B

- 3.2.3 Construction works at Site B will start in 2026, and last for 6 years, concluding in 2032.

#### Phase 3 - Site C

- 3.2.4 Site C will then commence following the completion of Site B in 2032, with completion in 2035.
- 3.2.5 In total, the overall demolition and construction programme will be from 2022 to 2035. It is expected that part occupation will occur at the application site throughout this process as each site is completed, with Site A fully occupied from 2026, Site B from 2032 and Site C from 2032. Figure 3-1 provides an indicative programme for the delivery of the Proposed Scheme.

Figure 3-1 Indicative planning and construction programme for Sites, A, B and C



## 4. Key Legislative and Planning Documents

### 4.1 EIA Statutory Requirements and Guidance

- 4.1.1 The ES will be prepared in accordance with legislative requirements and current guidance for EIA. In particular, the ES will be prepared with due consideration to (but not limited to):
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017;
  - Institute of Environmental Management and Assessment's (IEMA) Guidelines for Environmental Impact Assessment, 2004 (as amended 2006)<sup>2</sup>;
  - Office of the Deputy Prime Minister (ODPM) Environmental Impact Assessment – A Guide to Procedures (2006)<sup>3</sup>;
  - Planning Practice Guidance (PPG) online resource<sup>4</sup>;
  - IEMA Environmental Impact Assessment Guide to: Delivering Quality Development', July 2016<sup>5</sup>; and
  - IEMA ES Review Criteria (where applicable)<sup>6</sup>

### 4.2 Summary of Planning Policy Context

- 4.2.1 Each of the technical chapters contained within the ES will include reference to relevant national, regional and local planning policy. The most pertinent planning policy documents to the application site are summarised below.
- National Planning Policy Framework (2019);
  - National Planning Practice Guidance (2017);
  - The London Plan 2021;
  - A Green Future: Our 25 Year Plan to Improve the Environment;
  - City Plan 2019 – 2040 (2021)

#### National Planning Policy

##### National Planning Policy Framework

- 2.1.1 At a national level, the Government published the National Planning Policy Framework (NPPF)<sup>7</sup> in 2012. The NPPF supersedes previous national planning policy guidance (PPGs) and planning policy statements (PPSs). The NPPF summarises in a single document the Government's planning policies for England and how these are expected to be applied.
- 2.1.2 The NPPF sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities, and is a material consideration for determining planning applications.
- 2.1.3 The NPPF introduces a presumption in favour of sustainable development and paragraph 197 states that Local Planning Authorities should apply this presumption when assessing and determining development proposals.
- 2.1.4 The NPPF was updated in February 2019<sup>8</sup>, superseding the previous version published in March 2012 (as amended).

<sup>2</sup> Institute of Environmental Management and Assessment, IEMA (2006); 'Guidelines for Environmental Impact Assessment'.

<sup>3</sup> Office of the Deputy Prime Minister, ODPM (2006); 'Environmental Impact Assessment – A Guide to Procedures'.

<sup>4</sup> Planning Practice Guidance Online Resource. Accessed from: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>5</sup> IEMA (2016); Environmental Impact Assessment Guide to: Delivering Quality Development

<sup>6</sup> IEMA ES Review Criteria.

<sup>7</sup> DCLG, (2012); National Planning Policy Framework

<sup>8</sup> DCLG, (2019); National Planning Policy Framework

### National Planning Practice Guidance

- 4.2.2 The Planning Practice Guidance (PPG)<sup>9</sup> was published on the 6 March 2014 to provide more in-depth guidance to the NPPF. The PPG aims to make planning guidance more accessible, and to ensure that the guidance is kept up to date. As such, the PPG was amended in July 2017<sup>10</sup> to reflect the updated EIA Regulations. Relevant guidance from the PPGs and how it relates to the technical assessments undertaken as part of the EIA will be provided in the relevant technical chapters of this ES.

### Regional Planning Policy and Guidance

#### The London Plan 2021 – Spatial Development Strategy for Greater London

- 4.2.3 On 29 January 2021 the Secretary of State wrote to the Mayor confirming that he is content for the London Plan<sup>11</sup> to be formally published, with no further changes. The London Plan was formally adopted on 2<sup>nd</sup> March 2021 and is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.
- 4.2.4 In addition to the London Plan, the Mayor has produced more detailed strategic guidance on issues which cannot be addressed in sufficient detail in the London Plan. The Supplementary Planning Guidance (SPG) documents do not set out any new policies but provide guidance on policies established by the London Plan.
- 4.2.5 Relevant supplementary guidance, published by the Mayor, to support policies in the London Plan include (but are not limited to):
- Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)<sup>12</sup>;
  - Sustainable Design and Construction SPG (2014)<sup>13</sup>;
  - Accessible London: Achieving an Inclusive Environment SPG (2014)<sup>14</sup>;
  - Housing SPG (2016)<sup>15</sup>;
  - Affordable Housing and Viability SPG (2017)<sup>16</sup>;
  - London Office Policy Review (2012)<sup>17</sup>; and
  - Greater London Authority (GLA) SPG: The control of dust and emissions during construction and demolition (July 2014)<sup>18</sup>.

### A Green Future: Our 25 year Plan to Improve the Environment

- 4.2.6 A Green Future: Our 25 Year Plan to Improve the Environment<sup>19</sup> is the Mayor of London's Environment Strategy. It was published in May 2018 and sets out the Mayor's vision of London's environment up to 2050. The strategy includes a number of policies and aspirations, with an accompanying implementation plan, setting out actions the Mayor is prioritising for the next five years to help implement the aims of the strategy. This is the first strategy to bring together approaches to every aspect of London's environment, integrating air quality, green infrastructure, climate change mitigation and adaptation, waste, noise and a low carbon circular economy.

### City Plan 2019 – 2040

- 4.2.7 The City Plan 2019-2040 was formally adopted in April 2021. It is the Local Plan for Westminster and has replaced all current policies in Westminster's City Plan (November 2016) and saved policies in the

<sup>9</sup> DCLG (2015); National Planning Practice Guidance

<sup>10</sup> DCLG (2017); National Planning Practice Guidance

<sup>11</sup> GLA, (2021); The London Plan Spatial Development Strategy for Greater London

<sup>12</sup> Mayor of London, (2012); Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance

<sup>13</sup> Mayor of London, (2014); Sustainable Design and Construction Supplementary Planning Guidance

<sup>14</sup> Mayor of London, (2014); Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance

<sup>15</sup> Mayor of London, (2012); Housing SPG, November 2012

<sup>16</sup> GLA, (2017); Homes for Londoners, Draft Affordable Housing and Viability Supplementary Planning Guidance

<sup>17</sup> Mayor of London; (2012); London Office Policy Review

<sup>18</sup> Mayor of London, (2014); The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance

<sup>19</sup> Mayor of London, 2018: London Environment Strategy

Unitary Development Plan (2007). It is therefore part of Westminster's Development Plan together with the London Plan and any made Neighbourhood Plans.

4.2.8 The key three themes of the plan are as follows:

- Homes and communities;
- A healthier and greener city; and
- Opportunities for growth.

4.2.9 The Site has the following planning designations:

- Located within the Church Street / Edgware Road Housing Renewal
- Located within Church Street Site C Key Development Site
- Located within Watling Street Archaeological Priority Areas
- Located within Church Street / Edgware Road District Area

## 5. EIA Consultation

5.1.1 Consultees involved in the evolution of the design of the Proposed Scheme, consideration of environmental effects and the potential design considerations will include, but are not limited to:

- Local residents, community organisations and other local businesses;
- Westminster City Council (WCC);
- Greater London Authority (GLA);
- Transport for London (TfL);
- Environment Agency (EA);
- Historic England (HE);
- Greater London Archaeological Advisory Service (GLAAS); and
- Thames Water Utilities Limited (TWUL).

5.1.2 Consultation is an ongoing process and information gathered during consultation will be fed back into the emerging design of the Proposed Scheme as appropriate. A summary of the key consultation responses received from consultees which are relevant to the EIA process will be included within the ES.



## 6. Proposed EIA Methodology

### 6.1 Introduction

- 6.1.1 The EIA and associated technical studies will reflect current guidelines and relevant legislation and will be carried out in accordance with statutory guidance, including the requirements for the contents of an ES set out in Schedule 4 of the EIA Regulations. As required under the EIA Regulations, the EIA will be undertaken by competent experts and the ES will be accompanied by a statement of competence, outlining the relevant expertise and qualifications of such experts.
- 6.1.2 For the EIA to be an effective decision-making tool, the ES needs to focus on the likely significant environmental effects, within a range of topics. These issues have been identified through a review of existing information, baseline studies and a preliminary review of the emerging proposals for the Proposed Scheme.
- 6.1.3 During the preparation of this EIA Scoping report, consideration has been given to whether potentially significant effects are likely to be associated with the following environmental topics:
- Air Quality;
  - Climate Change;
  - Cultural Heritage (includes Archaeology and Built Heritage);
  - Daylight, Sunlight, and Overshadowing;
  - Ecology and Biodiversity;
  - Water Resources, Flood Risk and Drainage;
  - Ground Conditions and Contamination;
  - Human Health;
  - Major Accidents and Hazards;
  - Noise and Vibration;
  - Socio-Economics;
  - Townscape and Visual Impact Assessment (TVIA);
  - Traffic and Transport;
  - Waste and Recycling; and
  - Wind Microclimate.

### 6.2 General EIA Methodology

- 6.2.1 The EIA will identify the likely direct, indirect, cumulative, short, medium and long-term, permanent, temporary, beneficial and adverse significant effects arising from the Proposed Scheme. The main mitigation measures envisaged in order to avoid, reduce or remedy any likely significant adverse effects identified will be described in the ES.
- 6.2.2 Each technical chapter of the ES will define the baseline against which the likely significant environmental effects of the Proposed Scheme will be assessed. Study areas for defining baseline conditions will vary according to the technical assessment, available baseline information and the nature of potential impacts. The study area for each topic has been defined within the technical sections of this EIA Scoping Report.
- 6.2.3 Following on from the definition of the baseline conditions, the potential impacts of the Proposed Scheme will be assessed during the demolition and construction phase, and on completion and operation of the Proposed Scheme. Mitigation measures will be identified to eliminate, mitigate or reduce adverse effects and following the incorporation of mitigation measures, the significance of any remaining residual effects will be defined by applying a standard set of significance criteria. Cumulative effects will then be

assessed (see below for further details in *Section 6.7: Approach to Effect Interactions and Cumulative Effects*).

6.2.4 In summary, each technical chapter of the ES will:

- Define baseline conditions;
- Describe any relevant design, mitigation and management measures that will be part of the Proposed Scheme;
- Assess the likely effects of the construction of the Proposed Scheme;
- Assess the likely effects of the completed development phase of the Proposed Scheme; and
- Assess the likely effects of the Proposed Scheme together with likely effects arising from cumulative schemes.

### 6.3 Approach to Assessment Scenarios

6.3.1 The EIA will consider the following assessment scenarios:

- Baseline scenario - The baseline conditions will be established based on a combination of desk study, publicly available information, third-party information and site surveys. This will form the baseline situation which the Proposed Scheme will be assessed against;
- Demolition and construction phase assessment – The Proposed Scheme will be delivered in phases. Impacts during the construction phase on any future on-site occupants or users at the application site while construction is still on-going will be considered as part of the demolition and construction assessment.
- Completed development phase – the assessment will present the likely significant effects associated with the Proposed Scheme as fully completed and operational (Sites A, B C all built and fully occupied).
- Cumulative phase – the EIA will also present the environmental effects of the Proposed Scheme in addition to identified schemes (see *Appendix A*). The cumulative effects assessment will be presented for both the demolition and construction phase and completed development phases.

### 6.4 Environmental Design and Management

6.4.1 The ES will set out any design measures or management actions that will avoid, prevent, reduce or offset likely significant environmental effects.

6.4.2 Mitigation measures relevant to the construction phase will be summarised within the demolition and construction chapter of the ES, as well as the environmental design and management section within each of the technical assessment chapters.

6.4.3 Embedded mitigation measures that are built into the design of the Proposed Scheme or are considered standard practice actions will be considered prior to the assessment of effects to avoid considering assessment scenarios that are unrealistic in practice. Where likely significant adverse effects are identified after considering these embedded measures, any relevant 'further mitigation measures' will be presented.

6.4.4 All embedded mitigation and enhancement measures will be described within the Proposed Scheme chapter of the ES with the rationale for the inclusion of the identified embedded measures and the associated commitment to implementing such measures clearly stated. In addition, mitigation and enhancement measures and any monitoring requirements will be presented.

### 6.5 Approach to Significance Criteria

6.5.1 For each topic chapter, the significance of effects will be presented with reference to established standards, accepted criteria and legislation relevant to that topic. Where it has not been possible to quantify effects, qualitative assessments will be carried out, based on qualified specialist's professional judgement. Where uncertainty exists, this will be noted in the relevant topic chapter.

6.5.2 Specific significance criteria for each technical discipline will be developed, giving due regard to the following:

- Extent and magnitude of the impact;
- Effect duration (whether short, medium or long-term);
- Effect nature (whether direct, indirect, reversible or irreversible);
- Whether the effect occurs in isolation, is cumulative or interactive;
- Performance against any relevant environmental quality standards;
- Sensitivity of the receptor; and
- Compatibility with environmental policies.

### Significance Assessment Terminology

6.5.3 In order to provide a consistent approach across the different technical disciplines addressed within the ES, the following terminology will be used throughout the ES to define residual effects. Any deviation from this will be clearly stated in the relevant topic chapter.

- **No Effect** – No positive and/or negative influence from the Proposed Scheme;
- **Adverse** – Detrimental or negative effects to an environmental resource / receptor; or
- **Negligible** – Imperceptible effects to an environmental resource / receptor; or
- **Beneficial** – Advantageous or positive effect to an environmental resource / receptor; or
- **Neutral** – A mixture of beneficial and adverse effects that are considered to be on balance an overall neutral effect on an environmental resource / receptor. This type of effect is most relevant to the consideration of townscape, visual and built heritage effects.

6.5.4 Where adverse or beneficial effects are identified, these will be assessed against the following scale:

- **Minor** – Slight, very short or highly localised effect of no significant consequence; or
- **Moderate** – Limited effect (by extent, duration or magnitude), which may be considered significant; or
- **Major** – Considerable effect (by extent, duration or magnitude) that may be in breach of recognised acceptability, legislation, policy or standards.

6.5.5 When addressing the duration of an effect, the following terminology will be used:

- **Temporary** – Short, medium or long-term (e.g. a short-term temporary effect relates to an activity with a duration from several weeks to a few months, a medium-term temporary effect estimated to be several months to a year and long-term estimated to be several years); and
- **Permanent** - effects that are non-reversible, generally associated with the complete and operational Proposed Scheme.

6.5.6 The scale of the effect will be referenced as follows, where applicable:

- **Local level** – effects affecting the application site and/ or the neighbourhood; or
- **Borough level** – effects affecting the City of Westminster; or
- **Regional level** – effects influencing Greater London; or
- **National level** – effects impacting different parts of the country or the UK.

### Significance Criteria

6.5.7 For each topic, the technical assessment will consider the magnitude of impacts and the sensitivity of the resources / receptors that could be affected in order to classify the significance of the effect. Each technical discipline will have its own method of detailing significance based on various standards and

approaches. The method for determining significance will be detailed in a transparent and understandable way within the ES chapter.

6.5.8 An example of how this might be undertaken is given in Table 6-1, below.

**Table 6-1: Example Significance Criteria**

Magnitude of Potential Change/Impact	Importance of the Resource/Sensitivity of the Receptor			
	High	Medium	Low	Very Low/Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Very Low/Negligible	Minor	Negligible	Negligible	Negligible

6.5.9 In general, residual effects found to be 'moderate' or 'major' are deemed to be 'significant'. Effects found to be 'negligible' or 'minor' are considered to be 'not significant', although they may be a matter of localised effects.

## 6.6 Alternatives Assessment

6.6.1 The EIA process provides an opportunity to consider alternative development options with their respective environmental effects before a final decision is taken on the design. In accordance with the EIA Regulations and statutory guidance, the ES will describe those alternatives that were considered by the Applicant, project team and architects, including:

- **Do nothing scenario** – the consequences of no redevelopment taking place on the application site;
- **Alternative Sites** – the rationale behind choosing the application site; and
- **Alternative designs** – the ES will summarise the evolution of the design of the Proposed Scheme; the modifications which have taken place to date and the environmental considerations which have led to those modifications. A summary of the main alternatives considered, will be presented together with a summary justification for the final design.

6.6.2 In addition, the consideration of alternatives will summarise the input of statutory consultees and the outcomes of public consultation for the Proposed Scheme.

## 6.7 Approach to Effect Interactions and Cumulative Effects Assessment

6.7.1 In accordance with the EIA Regulations, the EIA will include consideration of cumulative effects. By definition, these are effects that result from incremental changes caused by other existing or approved projects together with the Proposed Scheme.

6.7.2 For the cumulative assessment, two types of effect will be considered:

- The combined effect of individual effects, for example noise, airborne dust or traffic on a single receptor (known as 'effect interactions'); and
- The combined effects of nearby consented developments or development schemes under construction which may, on an individual basis be insignificant but, cumulatively, have a likely significant effect (known as 'cumulative effects').

### Effect Interactions (Type 1)

6.7.3 A review of potential effects identified within technical assessments on individual sensitive receptors will be undertaken in order to determine the potential for effect interactions. Only residual effects classified as being minor, moderate, or major will be considered in relation to the potential for effect interactions. Negligible residual effects will be excluded from the assessment

## Cumulative Effects (Type 2)

- 6.7.4 The area within which potential effects arising from the Proposed Scheme may combine with the effects arising from other developments will be determined on the basis of the maximum study areas of the technical assessments undertaken within the EIA. It is considered that for the majority of technical assessments this will not exceed 1km from the Proposed Scheme.
- 6.7.5 A list of schemes within the to be included in the cumulative effects assessment. These have been identified using the following search criteria:
- Schemes that are located within an approximate 1km radius of the Proposed Scheme; and
  - Schemes that result an increase of more than 10,000 sqm gross external area (GEA) in floor area (or over 150 residential units); and
  - Schemes that have a planning permission or a resolution to grant consent, or are under construction (existing or approved); or
  - Which are key regional infrastructure projects.
- 6.7.6 The list of cumulative schemes and a map indicating their locations and current status are included in *Appendix A* of this report. Consideration will be given within the EIA, as relevant, to which of these schemes may result in cumulative effects together with the Proposed Scheme from the perspective of the relevant technical assessment.
- 6.7.7 For the majority of topics, the assessment of cumulative effects will be a qualitative assessment and will be reported as a collective assessment of the cumulative schemes rather than an assessment of each individual cumulative scheme identified. For daylight, sunlight and overshadowing, TVIA and wind microclimate the relevant cumulative schemes will be integrated into the 3D models used for the assessment.

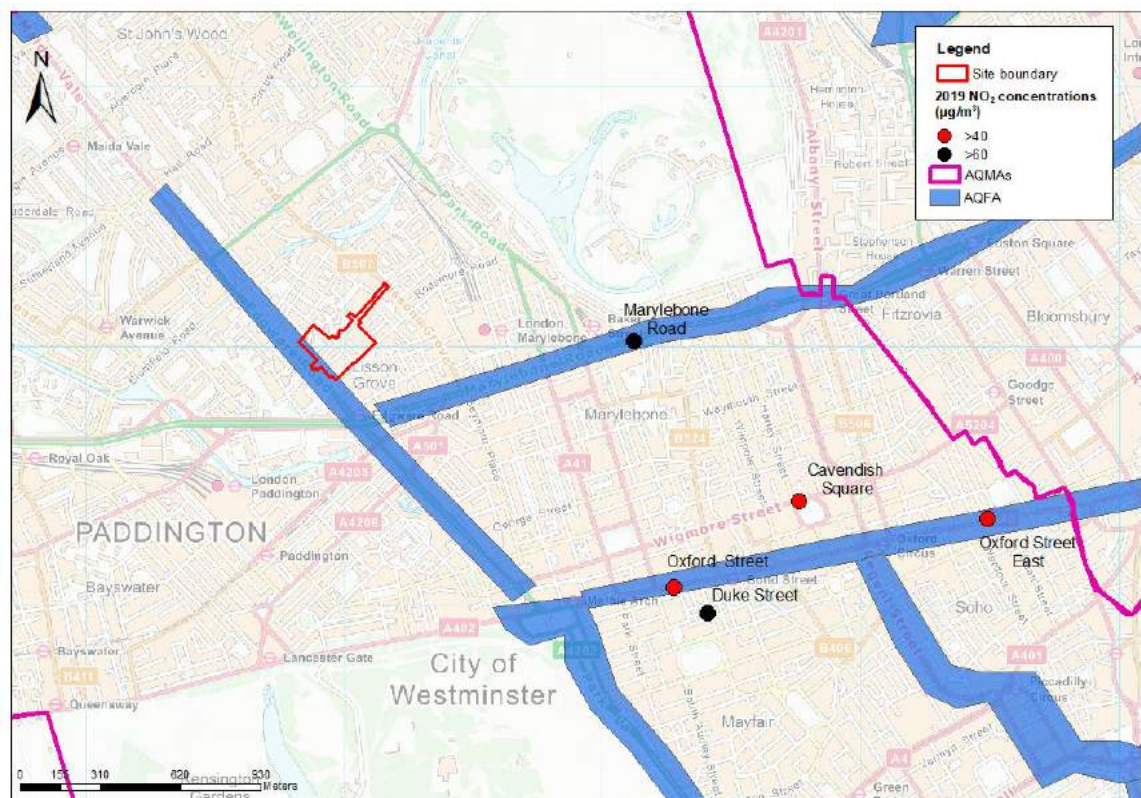
## 7. Topics Scoped In

### 7.1 Air Quality

#### Summary of Existing Baseline

- 7.1.1 WCC has declared a borough wide Air Quality Management Area (AQMA) for exceedances of the annual and 1-hour mean nitrogen dioxide (NO<sub>2</sub>) objectives and the annual and daily mean particulates (PM<sub>10</sub>) objectives, and this encompasses the application site.
- 7.1.2 The Proposed Scheme is also partially within the Edgware Road Air Quality Focus Area (AQFA) and is located within the boundary of the Low Emission Zone (LEZ) and the boundary of the proposed expansion of the Ultra-Low Emission Zone (ULEZ), which is due in October 2021.
- 7.1.3 WCC operates ten automatic air quality monitoring sites to date. Data taken from the nearest location (Marylebone Road), showed exceedances of both the annual and short term NO<sub>2</sub> objectives during 2019, however this site is located significantly close to the kerb of the road, unlike the site, which is set back over 6m from the main source of pollution in the vicinity of it (Edgware Road). There are no diffusion tube sites in close proximity to the Proposed Scheme, however, WCC has proposed a borough wide NO<sub>2</sub> diffusion tube programme which they propose to commence later in 2021.
- 7.1.4 The location of the Proposed Scheme and nearby AQFA and automatic monitors is shown in Figure 7-1.

**Figure 7-1: WCC air quality monitoring locations in the vicinity of the Proposed Scheme**



- 7.1.5 The Department for Environment, Food and Rural Affairs (Defra)<sup>20</sup> background maps show that the NO<sub>2</sub> annual concentrations were close to exceeding the relevant air quality objective in the vicinity of the Proposed Scheme in recent years. Annual PM<sub>10</sub> and PM<sub>2.5</sub> concentrations are currently below the air quality objectives.
- 7.1.6 The 2016 London Emission Atmospheric Inventory (LAEI)<sup>21</sup> latest predicted concentrations, show exceedances of the NO<sub>2</sub> air quality objective at all locations within the application site, however, it should

<sup>20</sup> Department for Environment Food and Rural Affairs (2020), Background Mapping data for local authorities - 2018: <https://uk-air.defra.gov.uk/data/lagm-background-maps?year=2018>

<sup>21</sup> Greater London Authority (2019), London Atmospheric Emissions (LAEI) 2016



be noted that with the expansion of the Ultra-Low Emission Zone (ULEZ) in October 2021, emissions from road transportation are expected to decrease.

- 7.1.7 A comprehensive baseline study will be undertaken using dispersion modelling techniques (ADMS software) to determine current and future baseline conditions at the Proposed Scheme and the vicinity of it, in order to inform design and mitigation options.

## Potential Impacts

### Demolition and Construction Impacts

- 7.1.8 There is the potential for significant dust related impacts during construction and demolition at sensitive receptors within 350m of the Proposed Scheme. The most significant impacts are likely to occur at those receptors closest to the construction activities, including residents on Edgware Road, Penfold Street, Church Street and Broadley Street.
- 7.1.9 There is also the potential for significant impacts on local air quality from construction related vehicles, both off-site and onsite non-road mobile machinery (NRMM). Vehicle movements might exceed the screening criteria set out within the *Institute of Air Quality Management (IAQM) guidance on Land-use Planning and Development Control: Planning for Air Quality (IAQM 2014)*<sup>22</sup>. The assessment will therefore consider impacts associated with construction traffic on local air quality, if considered necessary depending on quantum, routing and duration.

### Completed Development Impacts.

- 7.1.10 The completed development phase will result in vehicle movements on the adjacent road network, especially on the A5/Edgware Road. As a result of this, there is the potential for emission from operational traffic to impact on local air quality and will be assessed in a quantitative manner. The main receptors for consideration will be proposed residential units within the application site, and existing human receptors in the vicinity of the Proposed Scheme. Consideration will be given to the cumulative impacts of other developments in the area.
- 7.1.11 The Proposed Scheme will be powered by an all-electric system, consisting of air source heat pumps and photovoltaic (PV) panels, therefore, there will be no emissions associated with any combustion sources and air quality effects can be considered not significant.

## Outline Scope of Assessment

- 7.1.12 Consultation will be undertaken with the Environmental Health Officer (EHO) at WCC to agree the proposed approach to the air quality assessment and the data to be used.

### Establishing the Baseline

- 7.1.13 Existing local air quality will be defined within the study area drawing upon monitoring carried out by WCC, with the information provided within the Council's Air Quality Review and Assessment reports. Background concentrations will be defined based on the national pollution maps published by Defra<sup>20</sup>.
- 7.1.14 In addition, concentrations of pollutants will be modelled at a number of locations. To create a robust model, verification will be undertaken to compare the results of modelling against those from monitoring. The verification locations will be agreed with the WCC Environmental Health Officer (EHO). The baseline year will be 2019, to reflect the most recent year for which sufficient data are expected to be available with which to model the verification site and carry out model verification.

### Standards and Guidance

- 7.1.15 The following guidance will form the base of the air quality assessment:
- Mayor of London LAQM.TG(19)<sup>23</sup> will be used for aspects of air quality assessment, including screening, use of monitoring data, and use of background data that are applicable to all air quality assessments.

<sup>22</sup> Institute of Air Quality Management (2014), Guidance on Land Use Planning & Development Control: Planning for Air Quality

<sup>23</sup> Mayor of London (2019), Local Air Quality Management Technical Guidance (TG19)

- The Environmental Protection UK (EPUK) and the Institute of Air Quality Management (IAQM)<sup>22</sup> guidance will be used to screen the need for a detailed assessment, what it should contain, and how impacts should be described and assessed including guidelines for assessing the significance of impacts.
- London Mayor's SPG on the *Control of Dust and Emissions During Demolition and Construction*<sup>24</sup> (Mayor of London 2014) guidance constitutes the main piece of guidance used to prepare construction dust risk assessments.
- The Mayor's *Sustainability Design and Construction SPG* guidance<sup>25</sup> contains guidance on air quality neutral policy for buildings and transport and sets out benchmarks across London and it will be used when undertaking the operational phase assessment.
- The Mayor's *London Plan guidance on Air Quality Positive*<sup>26</sup> (Pre-consultation draft) sets out measures that contribute to the delivery of an air quality positive schemes. This guidance will be consulted to ensure that the planning application is delivered using an air quality positive approach.

## Impact Assessment Methodology

### Study Area

- 7.1.16 For construction and demolition effects, the study area will be within 350 metres of the Proposed Scheme. For construction traffic effects, the study area will be defined by the transport data where changes in traffic are significant, taking into account the thresholds defined by the IAQM guidance.<sup>22</sup> During the completed development phase, the assessment will focus on predicting air quality across the application site to assess its suitability for the chosen development as well as areas where changes in traffic are significant.

### Methodology

- 7.1.17 Air quality will be assessed at a range of worst-case receptor locations. For construction activities these will be existing properties closest to the Proposed Scheme. For traffic-related impacts these will be existing sensitive receptors that are closest to busy roads, in particular those close to junctions, where traffic emissions are greatest. Consideration will also be given to the potential location of dwellings and other sensitive uses proposed within the application site.
- 7.1.18 The potential impacts of dust during demolition and construction will be assessed, making reference to the London Mayor's SPG on the *Control of Dust and Emissions During Demolition and Construction* (Mayor of London 2014)<sup>24</sup>.
- 7.1.19 The assessment of road traffic impacts will be undertaken using the ADMS Roads detailed dispersion model. Model outputs will be verified against local air quality monitoring data using the latest full years' worth of data available. This modelling will make use of mapped background concentration data provided by Defra or local background monitoring data, and of traffic flow projections. Traffic data will be obtained from the Transport Consultant and the 2016 LAEI traffic dataset.
- 7.1.20 The number of scenarios to be modelled will be discussed with the WCC EHO. It is likely that they will consist of:
- 2019 Baseline year;
  - Future baseline 'without development' + cumulative schemes;
  - Future baseline 'with Site A development' + cumulative schemes;
  - Future baseline 'without development' + cumulative schemes; and
  - Future baseline 'with Site B and C development' + cumulative schemes.

<sup>24</sup> Mayor of London (2014), *The Control of Dust Emissions During Construction and Demolition: Supplementary Planning Guidance*

<sup>25</sup> Mayor of London (2014), *Sustainable Design and Construction: Supplementary Planning Guidance*

<sup>26</sup> Mayor of London (Pre-consultation draft 2021), *London Plan Guidance: Air Quality Positive*.

- 7.1.21 Air quality at the application site will be assessed in relation to the national air quality objectives, established by the Government to protect human health. Predicted concentrations will be used to determine impacts associated with exposure of future occupants of the application site.
- 7.1.22 The road traffic modelling will assess the 'with' and 'without' operational traffic scenarios to determine impacts of operational phase traffic on local air quality. The significance of identified effects from construction traffic will be determined making reference to criteria defined by the IAQM guidance.<sup>22</sup>
- 7.1.23 The Proposed Development will also be assessed against the Air Quality Neutral (AQN) policy set out within the London Plan<sup>27</sup> (2021). An Air Quality Positive Design Statement will be submitted to WCC, following the below structure:
- Description of the development and method statement;
  - Summary and map of site air quality constraints and opportunities;
  - Design measures adopted to reduce exposure and improve building and transport emissions;
  - Implementation plan, setting out how measures will be secured; and
  - Monitoring Plan.
- 7.1.24 The assessment will take account of relevant national and local policies and guidance relating to air quality.

### Assessment Criteria

- 7.1.25 The assessment will predict pollutant concentrations at worst-case receptors and will compare these predicted concentrations to the relevant air quality objectives, with the overall significance being based on whether the air quality objective for each pollutant are exceeded or not.
- 7.1.26 There is no official guidance in the UK on how to assess the significance of the air quality impacts of a new development on existing receptors. The approach developed by EPUK and the IAQM<sup>22</sup>, which considers the change in air quality as a result of a Proposed Scheme on existing receptors in combination with baseline concentrations at the receptors, will therefore be used. The guidance sets out three stages: determining the magnitude of change at each receptor, describing the impact, and assessing the overall significance. Impact magnitude relates to the change in pollutant concentration; the impact description relates this change to the air quality objective and is shown in Table-7-1.

**Table-7-1: Impact Significance Criteria**

Long term average Concentration at receptor in assessment year	% Changes in Concentration with development in relation to NAQO / Limit Value			
	1*	2-5	6-10	>10
> 110 % a	Moderate	Substantial	Substantial	Substantial
>102% - ≤110% b	Moderate	Moderate	Substantial	Substantial
>95% - ≤102% c	Slight	Moderate	Moderate	Substantial
>75% - ≤95% d	Negligible	Slight	Moderate	Moderate
≤75% e	Negligible	Negligible	Slight	Moderate

- 7.1.27 Where impacts at an individual receptor are classified as 'Negligible' or 'Slight', effects would typically be considered 'not significant'. However, where 'Moderate' or 'Substantial' adverse impacts are identified at individual receptors, the overall effect needs to be considered in the round taking into account the changes at all of the modelled receptor locations, with a judgement made as to whether the overall air quality effect of the development is 'significant' or not.

<sup>27</sup> Mayor of London (2021) The London Plan, The Spatial Development Strategy for Greater London

## Scope for Mitigation

- 7.1.28 All practical and reasonable measures which can be implemented to mitigate any detrimental air quality impacts associated with construction and operation of the Proposed Scheme will be considered and highlighted within the air quality chapter.

## 7.2 Built Heritage

### Summary of Existing Baseline

- 7.2.1 The Proposed Scheme does not fall within a conservation area, nor does it include any statutory listed buildings or further designated built heritage assets. Similarly, it does not include any known non-designated built heritage assets.
- 7.2.2 Within a 300m radius of the Proposed Scheme there are four conservation areas and twenty-four statutory listed buildings (some structures), with the latter comprising twenty-one statutory listed at Grade II and three at Grade II\*. There are no other designated built heritage assets and no known non-designated built heritage assets within the 300m radius.

### Potential Impacts

#### Demolition and Construction Impacts

- 7.2.3 All impacts stemming from these phases of the Proposed Scheme will be indirect as they will not directly impact the fabric of any heritage assets and are instead limited to indirect changes within the setting of heritage assets. They will be temporary in nature, and are likely to be minor and neutral, stemming from demolition and construction activities which may require the use of machinery and hoarding, as well as cause traffic and other sensory changes in the environs of the built heritage assets. It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets during these phases given the proximity, scale and nature of the proposals relative to the built heritage assets.

#### Completed and Operational Impacts.

- 7.2.4 All impacts stemming from this phase of the Proposed Scheme are indirect as they will not directly impact the fabric of any heritage assets and are instead limited to indirect changes within the setting of heritage assets. They will be permanent in nature, and are likely to be minor and neutral or beneficial, stemming from the much improved treatment of the architectural environs which the built heritage assets will be experienced within. It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets given the proximity, scale and nature of the proposals relative to the built heritage assets and their existing context.

### Outline Scope of Assessment

#### Establishing the Baseline

- 7.2.5 The baseline built heritage context will be established through desk top studies and walkovers of the surrounding area. It will follow Historic England best practice guidance<sup>28</sup> for assessing the setting and significance of built heritage assets in order to understand likely impacts. It will also be proportionate and sufficient to understand any potential impact on this - as advocated by paragraph of the NPPF<sup>29</sup>.
- 7.2.6 This baseline built heritage information will be set out as the first stage of a standalone report Built Heritage Statement designed to establish the history and development of the environs and, in turn, the significance and setting of the built heritage context for the Proposed Scheme. It will inform the second stage of the Built Heritage Statement, which will assess the built heritage impact of the Proposed Scheme. In coming to a conclusion on built heritage impact, this standalone Built Heritage Statement will consider architectural drawings, modelling and visualisations of the Proposed Scheme in relation to the built heritage context within the 300m study area. It will accompany the ES Chapter on Built Heritage as a technical appendix. The Built Heritage Statement will form the basis for understanding any likely significant effects on built heritage assets. The terminology used to describe any built heritage impact

<sup>28</sup> Historic England (October 2019) Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets. AND. Historic England (December 2017) Good Practice Advice Note 3 (2nd Ed.) - The Setting of Heritage Assets AND. Historic England (February 2019) Advice Note 1 (2nd Ed.) - Conservation Area Appraisal, Designation and Management. AND. Historic England (March 2015) Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment.

<sup>29</sup> MCHLG [Ministry of Housing, Communities and Local Government] (March 2019) Revised National Planning Policy Framework.

will be in accordance with the ES Chapter for ease of reference, albeit it will also give consideration and direct reference to relevant legislation, as well as national, regional and local planning policy where assessing built heritage impact. This approach will ensure that there is sufficient information to ensure that the any potential built heritage impact is fully set out and that built heritage assets are afforded great weight in the decision making process.

- 7.2.7 To identify the surrounding built heritage context and understand the potential impacts that the Proposed Scheme may have on this as part of the technical assessment, a 300m radial study area is proposed from the boundary of the Proposed Scheme. This will capture all designated and non-designated heritage assets within the area to be included as part of the baseline. The extent of this study area based on accepted best practice and professional experience, as well as the scale and nature of the local environs, with direct consideration of the Proposed Scheme in relation to this.
- 7.2.8 The study area is proportionate to the reduced scale of the proposals and sufficient to understand the likely impact on relevant surrounding built heritage assets. It would be expected that if taller and more prominent buildings within their townscape (akin to the larger scheme previously proposed on-site) were proposed, a larger study area may be required. However, this is not the case. An extensive alternative study area would need substantial justification as it is considered neither necessary nor proportionate when considering the likely impacts of the Proposed Scheme on its built heritage context.
- 7.2.9 The proposed radial study area includes three conservation areas: Lisson Grove Conservation Area (the nearest boundary of which is around 50m to the south-east); Fisherton Street Estate Conservation Area (around 150m to the north); and Paddington Green Conservation Area (around 100m to the south-west). Please see Figure 7-2 below. It is proposed that these three conservation areas are scoped in for further assessment due to their proximity and the levels of inter-visibility with the Proposed Scheme.
- 7.2.10 Whilst the nearest boundary of Maida Vale Conservation Area also falls within the proposed study area (at the junction of Crompton Street and Edgware Road around 300m to the north-west), the Proposed Scheme is sufficiently removed (both physically and spatially) and will have no impact on this heritage asset. The same can be said for St John's Wood Conservation Area. A small limb of its southern boundary sits just over 300m to the north-west of the Proposed Scheme, following Aberdeen Place (above Regent's Canal). It is proposed that these two conservation areas are therefore scoped out due to the lack of proximity and the levels of inter-visibility with the Proposed Scheme.
- 7.2.11 A further twenty-four statutory listed buildings (some structures), comprising twenty-one statutory listed at Grade II and three at Grade II\* fall within the proposed study area. Eight fall to the south west of the Proposed Scheme, within Paddington Green Conservation Area, whilst ten fall to the east within Lisson Grove Conservation Area. None fall within Fisherton Street Estate Conservation Area. It is proposed that all these designated (and any further non-designated) heritage assets located within these conservation areas are not individually assessed, but are instead included for review as part of the conservation area they fall within.
- 7.2.12 All of the remaining statutory listed buildings fall outside of a conservation area. Two sit approximately 75 to 100m to the south of the Proposed Scheme, beyond Broadley Street. These are Marylebone Lower House North Westminster Community School (Grade II\*) and an associated Sculpture (Grade II). Three Grade II sit approximately 100 to 200m west of the Proposed Scheme, in the area between Ashbridge Street and Lisson Grove. These are The Exeter Arms PH, Nos. 97-127 Lisson Grove (comprising a terrace, odd numbers only, included under one list entry), and Nos. 129-135 Lisson Grove (also comprising a terrace, odd numbers only, included under one list entry). It is proposed that these statutory listed buildings are scoped in for further individual assessment due to their proximity and the levels of inter-visibility with the Proposed Scheme.
- 7.2.13 One further Grade II listed building, The Westminster Arms pub (Grade II), is located 300m to the south of the Proposed Scheme, outside of any conservation area. Whilst within the study area and outside of any conservation area, it is evident that the Proposed Scheme is sufficiently removed (both physically and visually) beyond substantial intervening townscape and will not be experienced in tandem with the built heritage asset. The Proposed Scheme will have no impact on this heritage asset as a result. It is therefore proposed that it is scoped out due to its lack of proximity and the levels of inter-visibility with the Proposed Scheme.
- 7.2.14 There are no further known heritage assets within the proposed study area.





**LEGEND**

- Indicative Red Line Boundary
- 300m Buffer
- London Underground Station
- Railway Station And London Underground Station
- Bakerloo Line
- Circle Line
- District Line
- Hammersmith & City
- Jubilee Line
- Metropolitan Line
- Railway
- Registered Park and Garden
- LNR
- Greenspace
- Listed Building (Grade)**
- ▲ I
- ▲ II\*
- ▲ II

**NOTES**

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**ISSUE PURPOSE**

EIA SCOPING

**PROJECT NUMBER**

60641754

**SHEET TITLE**

Heritage Study Area

**SHEET NUMBER**

Figure 7-2





### Standards and Guidance

- 7.2.15 Any environmental effects on built heritage assets will be based on an understanding of the significance and setting of built heritage assets, as set out in Historic England best practice guidance<sup>30</sup>. This forms adopted best practice guidance from Historic England, setting out accepted methodologies and processes for assessing the significance and setting of heritage assets, as well as identifying and mitigating any potential impacts.
- 7.2.16 The legislative, planning policy and planning guidance context for the consideration of these potential environmental effects on the identified built heritage assets will be addressed with reference to the statutory duties as set out in the 1990 Act<sup>31</sup>, Section 16 of the NPPF<sup>32</sup>, the PPG<sup>33</sup>, Policy HC1 of the London Plan<sup>34</sup>, and Policy 40 of the Westminster City Plan<sup>35</sup>.

### Impact Assessment Methodology

- 7.2.17 Following the establishment of the built heritage baseline, the methodology used to assess the likely environmental effects on surrounding built heritage assets will entail:
- Evaluating the significance of built heritage assets, based on existing designations and professional judgment and guidance where no formal designation of the receptor (built heritage asset) is present, and considering historical, archaeological, architectural / artistic interest as outlined in both the National Planning Policy Framework (2019) and Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);
  - Evaluating the contribution that setting makes to the overall significance (or 'sensitivity to change') of built heritage assets and predicting the 'magnitude of impact' upon the significance of built heritage assets and the likelihood and resulting scale ('significance') of any environmental effect, identified with consideration of Historic England Good Practice Advice Note 3 (2nd Ed.) - The Setting of Heritage Assets (December 2017), Historic England Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment (March 2015) and Historic England Advice Note 1 (2nd Ed.) - Conservation Area Appraisal, Designation and Management (February 2019); and
  - Considering the mitigation measures that have been included within the design of the Proposed Scheme and any additional mitigation that might be required in order to avoid, reduce or off-set any significant adverse effects; and
  - Quantifying any residual effects (those that might remain after mitigation).

### Assessment Criteria

- 7.2.18 The significance of a built heritage asset is derived from its heritage interest which may be archaeological, architectural, artistic or historic. The significance of a built heritage asset is defined by the sum of its heritage interests. Taking these criteria into account, each identified heritage asset can be assigned a level of significance in accordance with a four-point framework scale as set out in Table 7-2.

<sup>30</sup> Historic England (October 2019) Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets. AND. Historic England (December 2017) Good Practice Advice Note 3 (2nd Ed.) - The Setting of Heritage Assets AND. Historic England (February 2019) Advice Note 1 (2nd Ed.) - Conservation Area Appraisal, Designation and Management. AND. Historic England (March 2015) Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment.

<sup>31</sup> Planning (Listed Buildings and Conservation Areas) Regulations 1990 (August 1990).

<sup>32</sup> MCHLG [Ministry of Housing, Communities and Local Government] (March 2019) Revised National Planning Policy Framework.

<sup>33</sup> MHCLG [Ministry of Housing, Communities and Local Government] (March 2019) Planning Practice Guidance (PPG).

<sup>34</sup> GLA [Greater London Authority] (March 2021) The London Plan.

<sup>35</sup> WCC [Westminster City Council] (March 2021) The Westminster City Plan 2019 – 2040.

**Table 7-2: Significance of built heritage assets.**

<b>Significance</b>	<b>Built Heritage Asset Category</b>
High	World Heritage Sites, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, Conservation Areas.
Medium	Grade II listed buildings, Grade II registered parks and gardens.
Low	Non-designated built heritage assets.
Very low	Built heritage assets whose values are compromised by poor preservation or survival of contextual associations to justify inclusion into a higher grade of significance.

7.2.19 Having identified the significance of the built heritage asset, the next stage in the assessment is to identify the level and degree of impact to a built heritage asset arising as a result of the Proposed Scheme. Impacts may arise during demolition, construction or operation and can be temporary or permanent. Impacts can occur to the physical fabric of the built heritage asset (direct impacts) or its setting (indirect impacts), so the magnitude of impact must be assessed with an understanding of a built heritage asset's significance and setting and therefore its 'sensitivity to change'. The level and degree of impact is assigned with reference to a four-point framework scale as set out within Table 7-3. This assessment of the impact is made with consideration of any embedded design mitigation within the Proposed Scheme.

**Table 7-3: Magnitude of impact of the Proposed Scheme**

<b>Magnitude of Impact</b>	<b>Description of Impact</b>
High	Change such that the value of the built heritage asset is totally altered or destroyed. Comprehensive change to setting affecting heritage value, resulting in a serious loss in our ability to understand and appreciate the built heritage asset.
Medium	Change such that the value of the built heritage asset is affected. Noticeably different change to setting affecting heritage value, resulting in erosion of our ability to understand and appreciate the built heritage asset.
Low	Change such that the value of the built heritage asset is slightly affected. Slight change to setting affecting heritage value resulting in a change in our ability to understand and appreciate the built heritage asset.
Very low	Changes to the built heritage asset that hardly affect value. Minimal change to the setting of a built heritage asset that have little effect on heritage value resulting in no real change in our ability to understand and appreciate the built heritage asset.

7.2.20 An assessment of the level of effect, having taken into consideration any embedded mitigation, is determined by cross-referencing the significance of the built heritage asset (Table 7-2) and the magnitude of impact (Table 7-3). The resultant level of effect (Table 7-4) can be neutral, adverse or beneficial.

**Table 7-4: Significance of environmental effect.**

<b>Significance</b>	<b>Magnitude of Impact</b>			
	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Very Low/Negligible</b>
<b>High</b>	Major	Major	Moderate	Minor
<b>Medium</b>	Major	Moderate	Minor	Negligible
<b>Low</b>	Moderate	Minor	Negligible	Negligible
<b>Very Low/Negligible</b>	Minor	Negligible	Negligible	Negligible

7.2.21 The following criteria is then applied for determining the significance of effect:

- 'Moderate' or 'major' effects are deemed to be 'significant';
- 'Minor' effects are considered to be 'not significant', although they may be a matter of local concern; and
- 'Negligible' effects are considered to be 'not significant'.

7.2.22 Within the National Planning Policy Framework (2019), impacts affecting the significance of designated assets are considered in terms of harm, and there is a requirement to determine whether the level of impact amounts to 'substantial harm' or 'less than substantial harm' or 'no harm'. There is no direct correlation between the significance of effect and harm. A major adverse (significant) effect on a built heritage asset would, however, be the basis for which the level of harm to the significance of a built heritage asset would be determined as substantial. A moderate adverse (significant) effect is unlikely to meet the test of substantial harm and would therefore more often be the basis by which to determine less than substantial harm. A minor or negligible adverse (not significant) effect could still amount to less than substantial harm at the very lower end of the spectrum. A neutral effect or 'no effect' is classified as no harm. A beneficial effect is reflective of a positive change resulting from the Proposed Scheme which is classified as a heritage benefit or enhancement. In all cases determining the level of harm to the heritage value of the asset arising from development impact is one of professional judgement.

### Scope for Mitigation

7.2.23 Any impacts stemming from all phases of the Proposed Scheme are indirect and likely to be minor neutral or beneficial. It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets during these phases given the proximity, scale and nature of the proposals relative to the built heritage assets and their existing context. No mitigation is foreseen as necessary beyond the intended embedded design measures.

## 7.3 Climate Change

### Summary of Existing Baseline

- 7.3.1 To align with the requirements of the 2017 EIA Regulations and IEMA Guidance for assessing climate change mitigation<sup>36</sup> and adaptation<sup>37</sup> consideration has been given to three aspects of climate change, a lifecycle greenhouse gas (GHG) impact assessment, an in combination climate change impact (ICCI) assessment, and a climate change resilience (CCR) review. Each of these aspects have varying baseline parameters that require consideration and discussed in the following sub-sections.

#### Lifecycle GHG Impact Assessment

- 7.3.2 For the GHG assessment, the baseline is the 'business as usual' scenario where the Proposed Scheme is not implemented. The baseline consists of the GHG emissions from the existing site operations and the existing carbon stock within the soil and the above and below-ground vegetation. The GHG emissions from the current activities within both Sites are expected to be near zero as both sites are under hard standing, are used only as car parking and there is very little remnant vegetation.
- 7.3.3 The identified receptor for GHG emissions is the global climate. As the effects of GHGs are not geographically constrained all GHG emissions have the potential to result in a cumulative effect in the atmosphere. To assess the impact of GHG emissions from Proposed Scheme, UK Carbon Budgets have been used as a proxy for the climate.

#### In-Combination Climate Change Impact Assessment

- 7.3.4 The existing baseline for the ICCI is how the identified environmental and social receptors are affected by existing and future climate factors that are identified as being relevant to the geographical location and timeframe of the Proposed Scheme, and identifying the extent to which receptors are vulnerable to and affected by these factors. The receptors for ICCI are receptors within the surrounding environment that will be impacted by the Proposed Scheme in combination with future climate conditions. Any ICCIs will be assessed in liaison with the technical specialists responsible for preparing the other technical chapters of the ES.

#### Climate Change Resilience Review

- 7.3.5 The climate resilience review considers how resilient the Proposed Scheme is to the current and projected future climate. The climate resilience review will provide commentary on how the Proposed Scheme will be resilient to climate change within the context of current and predicted future climate conditions.

### Potential Impacts

#### Lifecycle GHG Impact Assessment

- 7.3.6 Potential sources of impacts for the lifecycle GHG emissions assessment applicable to the Proposed Scheme's lifecycle stages are presented Table 7-5. These activities represent sources of GHG emissions that has the potential to affect the global climate.

**Table 7-5: Potential sources of GHG emissions**

Lifecycle Stage	Activity	Primary Emission Sources
Pre-construction	On-site pre-construction activity i.e. enabling works, demolition of existing structures.	GHG emissions from fuel consumption from construction plant and vehicles, generators on site, and worker commuting
	Transportation and disposal of earthworks/ waste	GHG emissions from transportation and disposal of earthworks/ pre-construction waste
Product manufacture	Raw material extraction and manufacturing of products/ materials	Embodied GHG emissions associated with product and material manufacture

<sup>36</sup> (IEMA, Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance, 2017)

<sup>37</sup> (IEMA, Environmental Impact Assessment Guide to: Climate Change Resilience and Adaptation, 2015)

Lifecycle Stage	Activity	Primary Emission Sources
Construction	Transport of products/ materials to site	GHG emissions from fuel consumption of transportation of products and materials to site
	On-site construction activity	Energy (electricity, fuel) consumption from plant and vehicles, generators on site, and material consumption
	Transport of construction workers	Energy (electricity, fuel) consumption from worker commuting
	Transportation and disposal of earthworks/ waste	GHG emissions from transportation and disposal/treatment of earthworks/ construction waste
Operations	Landscaping	Changes in GHG emissions/sinks from landscaping and re-vegetation
	Operations of Proposed Scheme	GHG emissions from energy use, provision of potable water, and treatment of wastewater
	Transportation and disposal of waste	GHG emissions from transportation and disposal of waste
	Building and grounds maintenance	GHG emissions associated with replacement materials/products
Decommissioning	Emissions displacement	Avoided or displaced emissions through use of any renewable energy systems or offsetting
	Removal and or renewal of the full Proposed Scheme	GHG emissions arising from fuel consumption for plant and vehicles and disposal of materials.

7.3.7 The lifecycle stages and activities detailed in Table 7-5 are not expected to result in GHG emissions which would be considered 'significant'. It is proposed that a full GHG impact assessment be **scoped out** of the ES. An appendix with an outline GHG assessment will be provided within the ES to justify this decision.

7.3.8 It is proposed that GHG mitigation measures are designed into the Proposed Scheme to reduce the climate impact of GHG emissions arising from the construction and operation of the Proposed Scheme.

### ICCI Assessment

7.3.9 The ICCI assessment identifies how the resilience of various receptors in the surrounding environment are affected by the Proposed Scheme in combination with the future climatic conditions. The UK Climate Projections (UKCP18) for the geographical location and lifetime of the Proposed Scheme, and the identified receptors by the ES technical chapters will be used to determine this.

7.3.10 The climate parameters relevant to the Proposed Scheme are detailed in Table 7-6.

**Table 7-6: Climatic parameters for the ICCI assessment**

Climate Parameter	Scoped In or Out	Rationale for Scoping Conclusion
Extreme weather events	In	The impacts of extreme weather events will be taken into account as part of the climate change allowances to be made within the Flood Risk Assessment (FRA) and Drainage Strategy. Therefore, a separate ICCI assessment for extreme weather events is not proposed
Sea level rise	Out	The Proposed Scheme is not located in an area that is susceptible to sea level rise
Temperature change	In	Whilst the Proposed Scheme is in an urban area, it is unlikely to result in a significant additional contribution to the urban heat island effect. This will be examined by other technical disciplines. Suitability of vegetation used for landscaping for future climate conditions will be taken into account in the Landscape Strategy. Therefore, a separate ICCI assessment for temperature change is not proposed
Rainfall change	In	Climate change may lead to an increase in substantial precipitation events that could lead to flash flooding, including both pluvial and fluvial flooding. Projected increases in rainfall will be taken into account as part of the FRA and Drainage Strategy.

Climate Parameter	Scoped In or Out	Rationale for Scoping Conclusion
		Climate change may lead to periods of decreased precipitation resulting in water scarcity. The suitability of vegetation used for landscaping for future climate conditions will be taken into account in the Landscape Strategy. Therefore, a separate ICCI assessment for rainfall change is not proposed
Wind change	Out	The impacts of wind on receptors in the surrounding environment are likely to be no worse relative to baseline conditions.

- 7.3.11 Inclusion of a separate ICCI assessment has been proposed to be **scoped out** of the Climate Change assessment on the basis that any identified ICCIs will be addressed in other relevant planning documents, namely the FRA, Drainage Strategy and the Landscape Strategy.

### CCR Review

- 7.3.12 The potential impacts for the CCR review are determined based on the UKCP18 projections. Climatic parameters to be taken into account include those identified in Table 7-7.
- 7.3.13 Therefore, the review of CCR is proposed to be **scoped in** to the Climate Change assessment.

**Table 7-7: Climatic parameters for the CCR review**

Climate Parameter	Scoped In or Out	Rationale for Scoping Conclusion
Extreme weather events	In	The Proposed Scheme may be vulnerable to extreme weather events such as storm damage to structures and assets.
Sea level rise	Out	The Proposed Scheme is not located in an area that is susceptible to sea level rise.
Temperature change	In	Increased temperatures may increase cooling requirements of the Proposed Scheme and could impact on structural integrity of buildings and materials.
Rainfall change	In	The Proposed Scheme may be vulnerable to changes in precipitation, for example, pressure on water supply during periods of reduced rainfall, and damage to structures and drainage systems during periods of heavy precipitation.
Wind change	Out	The impacts of wind on receptors in the surrounding environment are likely to be no worse relative to baseline conditions.

## Outline Scope of Assessment

### Establishing the Baseline

#### Lifecycle GHG Impact Assessment

- 7.3.14 The baseline for the lifecycle GHG impact assessment will be established by quantifying the GHG emissions from the existing uses. This will comprise of the GHG emissions sources within the boundary of the Proposed Scheme (the baseline assumes that the Proposed Scheme does not go ahead) and will be completed through a desk-based study, and analysis of data from other relevant technical disciplines, for example, transport and waste.

### CCR Review

- 7.3.15 As the receptor for the CCR review is the Proposed Scheme itself, the baseline will be established by understanding the current climate in the location of the Proposed Scheme by reviewing historic climate data obtained from the Met Office website.
- 7.3.16 The receptor for CCR review is the Proposed Scheme itself, which includes workers, infrastructure and users.

### Policies, Standards and Guidance

- 7.3.17 A brief non-exhaustive overview of the guidance, policy and legislation which are relevant for the climate change assessment is summarised in Table 7-8.



Table 7-8: Relevant Policies, Standards and Guidance

Policy, Standard and Guidance	Relevance to Climate Change Assessment
United Nations Framework Convention on Climate Change (UNFCCC) Paris Agreement <sup>38</sup>	The Paris Agreement is an agreement within the UNFCCC requiring all signatories to strengthen their climate change mitigation efforts to keep global warming to below 2°C this century.
EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment	As of May 2017, an environmental impact assessment (where relevant) must include assessment of the impact of a Proposed Scheme on climate change (for example, the nature and magnitude of GHG emissions).
Climate Change Act 2008 <sup>39</sup> Climate Change Act (2050 Target Amendment) <sup>40</sup>	The Climate Change Act 2008 (hereafter referred to as the 'Act' sets a legally binding target for the UK to reduce its GHG emissions from 1990 levels by at least 80% by 2050. The target is supported by a series of five-year 'carbon budgets' and an independent committee monitor the UK's progress. In June 2019 Government laid before Parliament 'The Climate Change Act 2008 (2050 Target Amendment) Order 2019', an amendment to the Climate Change Act 2008 to revise the current 2050 GHG target of an 80% reduction of GHG emissions compared to 1990 levels to a net zero carbon target.
Committee on Climate Change, Reducing UK emissions, 2019 Progress Report to Parliament <sup>41</sup>	In their latest report to Parliament on progress against the carbon reduction target established in the Climate Change Act 2008, The Committee on Climate Change (CCC) has stated: <i>"The path to achieving net-zero emissions by 2050 will necessarily entail a steeper reduction in emissions over the intervening three decades. As the existing carbon budgets were set on a cost-effective path to achieving an 80% reduction in UK greenhouse gas emissions by 2050, a more ambitious long-term target is likely to require outperformance of the carbon budgets legislated to date. The Committee will revise its assessment of the appropriate path for emissions over the period to 2050 as part of its advice next year on the sixth carbon budget".</i>
National Planning Policy Framework (NPPF) (2019)	The NPPF states that: <i>"the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk.... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</i>
National Planning Practice Guidance (NPPG) – Climate Change (2019)	Advises how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change. It states that: <i>"effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases... Planning can also help increase resilience to climate change impact through the location, mix and design of development."</i>
Westminster City Plan 2019-2040	Adopted in April 2021, Westminster's Development Plan sets out key policies used in determining planning applications
The London Plan- Spatial Development Strategy for Greater London	Outlines policies to underpin London's response to climate change, covering mitigation and adaptation strategies. The adopted London Plan also describes the early planning stages as the most effective time to incorporate relevant design and technological measures to ensure the full carbon reduction and climate change adaptation potential is realised. The London Plan seeks <i>"...to achieve an overall reduction in London's carbon dioxide emissions of 60 per cent (below 1990 levels) by 2025"</i>
The London Plan- The Spatial Development Strategy for Greater London: Intend to Publish	The Draft London Plan identifies climate change as a major global problem and states that a responsible city must limit its impact on climate change, while also adapting to the consequential changes in climate already being experienced. The New London Plan also requires developments to contribute towards London's ambitious target to become zero carbon by 2050 by increasing energy efficiency, including through the use of smart technologies, and utilising low carbon energy sources. Other objectives include effective water and flood risk management, sustainable construction techniques and implementation of green infrastructure.
IEMA: Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance	In the absence of any widely accepted guidance on assessing the significance of the impact effect of GHG emissions, the EIA Guidance published by IEMA in 2017 will be followed. This provides a framework for the consideration of GHG emissions in the EIA process, in line with the 2014 European Union (EU) Directive. The guidance sets out how to: <ul style="list-style-type: none"> <li>a. Identify the GHG emissions baseline in terms of GHG current and future emissions;</li> </ul>

<sup>38</sup> (UNFCCC), United Nations Framework Convention on Climate Change

<sup>39</sup> HMSO, "Climate Change Act," 2008

<sup>40</sup> The Climate Change Act 2008 (2050 Target Amendment), Order 2019

<sup>41</sup> Committee on Climate Change, Reducing UK Emissions, 2019 Progress Report to Parliament

## Policy, Standard and Relevance to Climate Change Assessment Guidance

	<ul style="list-style-type: none"> <li>b. Identify key contributing GHG sources and establish the scope and methodology of the assessment;</li> <li>c. Assess the impact of potential GHG emissions and evaluate their significance; and</li> <li>d. Consider mitigation in accordance with the hierarchy for managing project related GHG emissions (avoid, reduce, substitute, and compensate).</li> </ul>
IEMA: Environmental Impact Assessment Guide to: Climate Change Resilience and Adaptation	<p>The IEMA Guidance for assessing CCR and adaptation in EIA will be followed. It provides guidance for consideration of the impacts of climate change within project design. The guidance sets out how to:</p> <ul style="list-style-type: none"> <li>a. Define climate change concerns and environmental receptors vulnerable to climate factors;</li> <li>b. Define the environmental baseline with changing future climate parameters; and</li> <li>c. Determine the resilience of project design and define appropriate mitigation measures to increase resilience to climate change.</li> </ul>

### Impact Assessment Methodology

#### Lifecycle GHG Impact Assessment

- 7.3.18 The lifecycle GHG impact assessment will take a project lifecycle approach that will identify GHG emissions hotspots (i.e. emissions sources likely to generate the largest amount of GHG emissions), and correspondingly enables the identification of priority areas for mitigation. This approach is consistent with the principles set out in IEMA guidance.
- 7.3.19 In line with the World Business Council for Sustainable Development (WBCSD) and World Resources Institute (WRI) GHG Protocol guidelines<sup>42</sup>, the lifecycle GHG impact assessment will be reported as tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e) and consider the seven Kyoto Protocol gases:
- 7.3.20 The lifecycle GHG impact assessment will take a project lifecycle approach that will identify GHG emissions hotspots (i.e. emissions sources likely to generate the largest amount of GHG emissions), and correspondingly enables the identification of priority areas for mitigation. This approach is consistent with the principles set out in IEMA guidance.
- 7.3.21 In line with the World Business Council for Sustainable Development (WBCSD) and World Resources Institute (WRI) GHG Protocol guidelines, the lifecycle GHG impact assessment will be reported as tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e) and consider the seven Kyoto Protocol gases:
- $$\text{Activity data} \times \text{GHG emissions factor} = \text{GHG emissions}$$
- 7.3.22 Defra 2019 emissions factors<sup>43</sup> and embodied carbon data from the Inventory of Carbon and Energy V3.0 (ICE)<sup>44</sup> will be used as the source data for calculating GHG emissions.

#### CCR Review

- 7.3.23 The CCR review will qualitatively review the Proposed Scheme's resilience to climate change. This will be completed in liaison with project design team and the other EIA technical disciplines by considering the UKCP18 projections for the geographical location and timeframe of the Proposed Scheme (from construction through to operation).
- 7.3.24 A statement will be provided within the ES to describe how the Proposed Scheme will be designed to improve its resilience to future climatic conditions.

#### Assessment Criteria

#### Lifecycle GHG Impact Assessment

- 7.3.25 IEMA guidance states that there are currently no agreed methods to evaluate levels of GHG significance and that professional judgement is required to contextualise the projects emission impacts. In GHG

<sup>42</sup> World Business Council for Sustainable Development (WBCSD) and World Resources Institute (WRI), "The Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard," 2005

<sup>43</sup> Department of Environment, Food and Rural Affairs (DEFRA) and the Department of Business, Energy and Industrial Strategy (BEIS), "UK Government GHG Conversion Factors for Company Reporting," 2018

<sup>44</sup> Bath University, "Inventory of Carbon and Energy," 2011.

accounting, it is considered good practice to contextualise emissions against pre-determined carbon budgets. In the absence of sector-based or local emissions budgets, the UK Carbon Budgets can be used to contextualise the level of significance.

- 7.3.26 Both the Department of Energy and Climate Change<sup>45</sup> and the PAS 2050 Specification<sup>46</sup> allow emissions sources of <1% contribution to be excluded from emission inventories, and these inventories to still be considered complete for verification purposes. This exclusion of emission sources that are <1% of a given emissions inventory is on the basis of a 'de minimis' (relatively minimal) contribution.
- 7.3.27 On this basis where GHG emissions from the Proposed Scheme are equal to or more than, 1% of the relevant annual UK Carbon Budgets the impact of the Proposed Scheme on the climate is considered of high significance, this is detailed in Table 7-9.
- 7.3.28 The UK Carbon Budgets are used as a measure of GHG emissions significance for UK projects, as set out in Table 7-10.

**Table 7-9: Magnitude criteria for the lifecycle GHG impact assessment**

**Magnitude Magnitude criteria**

High	Estimated GHG emissions from the Proposed Scheme equate to equal to or more than 1% of total emissions across the relevant 5-year UK Carbon Budget period in which they arise
Low	Estimated GHG emissions from the Proposed Scheme equate to less than 1% of total emissions across the relevant 5-year UK Carbon Budget period in which they arise

- 7.3.29 The global climate has been identified as the receptor for the purposes of the lifecycle GHG impact assessment. However, to enable significance evaluation of the estimated GHG emissions arising from the Proposed Scheme, the UK GHG inventory and specifically the five-year UK national carbon budgets will be used as a proxy for the global climate.
- 7.3.30 The UK carbon budgets are in place to restrict the amount of GHG emissions the UK can legally emit in a five-year period (Committee on Climate Change, 2017). The UK is currently in the 3rd carbon budget period, which runs from 2018 to 2022, as detailed in Table 7-10. The current carbon budgets reflect the commitment to a 78% reduction target by 2035, on a pathway to the current target of net zero emissions by 2050.

**Table 7-10: UK carbon budgets**

Carbon budget	Total budget (MtCO <sub>2</sub> e)
3 <sup>rd</sup> (2018-2022)	2,544
4 <sup>th</sup> (2023-2027)	1,950
5 <sup>th</sup> (2028-2032)	1,725
6 <sup>th</sup> (2033-2037)	965

- 7.3.31 There is no standard definition for receptor sensitivity to GHG emissions set out in the IEMA guidance. The sensitivity of the receptor, the UK carbon budget (as a proxy for the global climate), has been defined as high. The rationale is as follows:
- i. Any additional GHG impacts could compromise the UK's ability to reduce its GHG emissions and therefore meet its future carbon budgets;
  - ii. The extreme importance of limiting global warming to below 2°C above industrial levels, while pursuing efforts to limit such warming to 1.5°C as set out in the Paris Agreement<sup>47</sup> and a report by

<sup>45</sup> Department of Environment, Food and Rural Affairs (DEFRA) and the Department of Business, Energy and Industrial Strategy (BEIS), "UK Government GHG Conversion Factors for Company Reporting," 2018

<sup>46</sup> Bath University, "Inventory of Carbon and Energy," 2011.

<sup>47</sup> United Nations Framework Convention on Climate Change (UNFCCC), "Paris Agreement," 2016

the Intergovernmental Panel on Climate Change (IPCC) highlighted the importance of limiting global warming below 1.5°C<sup>48</sup>; and

- iii. a disruption to global climate is already having diverse and wide-ranging impacts to the environment, society, economic and natural resources. Known effects of climate change include increased frequency and duration of extreme weather events, temperature changes, rainfall and flooding, and sea level rise and ocean acidification. These effects are largely accepted to be negative, profound, global, likely, long-term to permanent, and are transboundary and cumulative from many global actions.
- 7.3.32 IEMA guidance states all GHG emissions have the potential to be significant and that the application of the standard EIA significance criteria is not considered to be appropriate for climate change mitigation assessments. However, for the purposes of this assessment, significance of effects will be determined using a matrix comparing the sensitivity of the receptor against the magnitude of the GHG emissions impact, shown in Table 7-11.

**Table 7-11: Significance of effects criteria for lifecycle GHG impact assessment**

		Sensitivity
		High
Magnitude of GHG Emissions (Table 0.5)	Low	Minor adverse significance
	High	Major adverse significance

- 7.3.33 Given the relative scale of development, it is considered that the GHG emissions from the Proposed Scheme would be 'not significant' and this is why it is proposed the a full GHG impact assessment be scoped out. An appendix with an outline GHG assessment will be provided to justify this decision.

## Scope for Mitigation

### Lifecycle GHG Impact Assessment

- 7.3.34 The scope for mitigating climate change effects from the Proposed Scheme will be determined through a 'designing out carbon' workshop. This will focus on measures reducing GHG emissions from the construction and operation of the Proposed Scheme. Potential measures for considerations include:
- iv. Using mobile rechargeable batteries on the construction site in place of diesel generators;
  - v. Specifying the use of low-carbon concrete as far as is practicable;
  - vi. Considering the embedded carbon in all construction materials with a view to reducing it where practicable;
  - vii. Including electric vehicle charging points for a significant proportion of the parking spaces; and
  - viii. Mitigating against potential overheating by designing for passive cooling.

### CCR Review

- 7.3.35 The scope for mitigating climate change effects on the Proposed Scheme will be determined following completion of the CCR review. It will focus on measures to increase the resilience of the Proposed Scheme to climate change impacts.
- 7.3.36 The mitigation measures for CCR will be informed by the design team and other relevant ES technical chapters. For example, this may include designing surface water drainage to make sure flows up to the 1 in 100-year return period are contained and managed within the application site and designing the Proposed Scheme to allow suitable space and airflow between buildings.

<sup>48</sup> Intergovernmental Panel on Climate Change, "Fifth Assessment Report (AR5) Synthesis Report published by the Intergovernmental Panel on Climate Change," 2014.



## 7.4 Daylight, Sunlight, Overshadowing and Solar Glare

### Summary of Existing Baseline

- 7.4.1 Being located in a central London urban location, the surrounding area is predominantly residential uses made up of terraced houses (approximately 3 storeys) to the north and east as well as blocks of flats (ranging from 4-6 storeys) to the south and west. There are pockets of private and public amenity surrounding the application site. Kennet House, a 17 storey building lies surrounded by the Proposed Scheme.

### Potential Impacts

#### Demolition and Construction Impacts

- 7.4.2 The potential impacts are:
- Temporary changes to the daylight and sunlight amenity within surrounding receptors which have a reasonable expectation to natural light, because of the demolition and construction works;
  - Temporary changes to the overshadowing of surrounding outdoor amenity spaces, because of the demolition and construction works; and
  - Temporary solar glare effects on sensitive viewpoints of surrounding road users, because of the demolition and construction works.

#### Completed Development Impacts.

- Changes to the daylight and sunlight amenity to surrounding receptors which have a reasonable expectation to natural light, because of the completed Proposed Scheme;
- Changes to overshadowing of surrounding outdoor amenity spaces, because of the completed Proposed Scheme; and
- The potential for solar glare effects on sensitive viewpoints of surrounding road users, because of the completed Proposed Scheme.

#### Cumulative Effects

- 7.4.3 At this stage, owing to the relative distance, scale and planning status of surrounding emerging schemes, a cumulative assessment is not considered necessary. Should new developments come forward within proximity to the Proposed Scheme, a cumulative assessment will be undertaken within the ES chapter.

#### Summary

- 7.4.4 Given the scale and proposed usage of the Proposed Scheme, along with its proximity to existing receptors, a daylight, sunlight and overshadowing assessment will be undertaken. Additionally, given the proximity to surrounding sensitive road viewpoints, should the façade of the Proposed Scheme comprise any large areas of reflective materiality, a solar glare assessment will be undertaken. Therefore, daylight, sunlight, overshadowing and solar glare are **Scoped In** to the ES. Owing to the residential nature of the Proposed Scheme, no significant light pollution effects are considered likely and therefore this topic is **Scoped Out**.
- 7.4.5 The potential daylight, sunlight and overshadowing effects associated with Proposed Scheme will be addressed in the ES chapter, as well as the potential solar glare effects. The daylight, sunlight and overshadowing assessments will consider the massing of Site A (detailed) and Sites B and C (outlined). The solar glare assessment, which relies on façade materiality would be undertaken for the detailed building in Site A only. Sites B and C (outline) would be shown as non-reflective block massing for the purposes of the assessment.
- 7.4.6 The daylight and sunlight assessment will consider the potential for likely significant effects of the Proposed Scheme on the existing nearby residential properties, where the occupants have a reasonable expectation of daylight and sunlight. Under construction schemes, such as West End Green, will be considered in the existing baseline, as they are likely to be built out and occupied by the time the Proposed Scheme comes forward. Potential overshadowing effects to existing surrounding public and

private amenity areas will also be considered. The potential for solar glare to nearby viewpoints for road users will also be considered, should this assessment be necessary.

## Outline Scope of Assessment

### Establishing the Baseline

- 7.4.7 Desk top analysis, using mapping and online resources, will be undertaken in accordance guidance provided in the BRE Guide to identify the existing sensitive receptors which need to be considered for assessment.
- 7.4.8 To determine the existing baseline conditions, the daylight and sunlight levels within each of the relevant existing sensitive receptors will be defined using the Vertical Sky Component (VSC), No-Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) methods. Properties along the following streets to be assessed include (but are not limited to):
- Venables Street;
  - Edgware Road;
  - West End Green;
  - Penfold Street;
  - Salisbury Street;
  - Church Street;
  - Mulready Street;
  - Broadley Street; and
  - Ranston Street.
- 7.4.9 With regards to the relevant existing surrounding outdoor amenity areas, the Transient Overshadowing and Sun Hours on Ground methodologies will be used to determine the overshadowing baseline conditions. Outdoor areas of public realm and private rear gardens associated with the properties listed above from 90° of due north from the Proposed Scheme are considered sensitive to overshadowing and will therefore be assessed. Amenity areas in the following locations to be assessed include (but are not limited to):
- Hatton Street private amenity area;
  - Penfold Community Hub amenity area;
  - Penfold Street private amenity; and
  - Framton Street public square.
- 7.4.10 Solar glare is not a comparative assessment; the fact that they may occur in the baseline does not necessarily justify its occurrence as a result of the Proposed Scheme. Consequently, the assessments would consider the effect of the Proposed Scheme in absolute terms. Sensitive viewpoints along Edgware Road and relevant surrounding streets will be considered in the ES Chapter.

### Standards and Guidance

- 7.4.11 The daylight, sunlight, overshadowing and solar glare methodology and assessments will be undertaken by reference to the BRE Guidelines<sup>49</sup>, which is the primary source of guidance.
- 7.4.12 The solar glare assessment will also adhere to the CIE Collection on Glare<sup>50</sup>.

<sup>49</sup> Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight 2011, A Guide to Good Practice, Second Edition (2011)

<sup>50</sup> Commission Internationale de L'Eclairage (CIE) 146:2002 & CIE 147:2002 Collection on glare (2002)

- 7.4.13 The national<sup>51</sup>, regional<sup>52</sup> and local<sup>53</sup> planning policy context will be taken into consideration for the assessment of daylight, sunlight, overshadowing and solar glare.

#### Impact Assessment Methodology

- 7.4.14 The daylight, sunlight and overshadowing assessments will be carried out in accordance with the BRE Guidelines. The analysis will be undertaken using a 3D computer model and specialist software.

#### Demolition and Construction

- 7.4.15 Owing to the evolving and changing nature of demolition and construction activities, a qualitative assessment of potential effects during the demolition and construction of the Proposed Scheme (on daylight, sunlight, overshadowing and solar glare to surrounding sensitive receptors) will be undertaken, based on professional judgement (rather than modelled). The worst-case scenario in terms of potential effects will be shown in the assessment of the completed Proposed Scheme (see below for further details).

#### Completed Development

##### *Daylight and Sunlight Effects to Neighbouring Receptors*

- 7.4.16 In line with the BRE Guidelines, both the VSC and NSL assessments will be undertaken for the Proposed Scheme, for all receptors sensitive to daylight impacts.
- 7.4.17 The sunlight amenity to the surrounding receptors will be considered by reference to the APSH method for all receptors sensitive to sunlight impacts. With shadows being cast in a northerly direction in the northern hemisphere, this assessment will consider those windows serving living areas which face the application site and are located within 90 degrees of due south.

##### *Overshadowing Effects to Neighbouring Receptors*

- 7.4.18 The overshadowing analysis on surrounding areas of amenity space will be undertaken by reference to the Transient Overshadowing method of assessment.
- 7.4.19 For this assessment, the path of shadow will be mapped for the Proposed Scheme on the following dates as suggested by the BRE Guidelines:
- 21<sup>st</sup> March (Spring Equinox);
  - 21<sup>st</sup> June (Summer Solstice); and
  - 21<sup>st</sup> December (Winter Solstice).
- 7.4.20 Should the assessment above show the potential for additional shadow to be cast and so the potential for a breach of the BRE Guidelines (i.e. a potential significant effect resulting from the Proposed Scheme), a Sun Hours on Ground assessment will be undertaken to confirm and quantify any effect on 21<sup>st</sup> March, as recommended by the BRE Guidelines. The Sun Hours on Ground assessment will consider the proportion of a designated amenity space which receives 2 hours of direct sunlight on 21<sup>st</sup> March.

##### *Solar Glare to Surrounding Viewpoints*

- 7.4.21 The BRE guidelines provide that 'glare or solar dazzle can occur when sunlight is reflected from a glazed façade or area of metal cladding'. This is considered a potential issue in relation to road users whereby sun reflections can obscure the view of traffic signals, consequently reducing the driver's visibility and responsiveness.
- 7.4.22 Therefore, should the façade of the detailed elements (Site A) of the Proposed Scheme comprise any large areas of glazing or reflective cladding, an assessment of solar glare will identify the time of the day and year that solar reflections will be visible from the assessed viewpoints, as well as their relationship

<sup>51</sup> Department for Communities and Local Government (DCLG), National Planning Policy Framework, 2019.

<sup>52</sup> Greater London Authority (GLA), 2016; The London Plan: Spatial Development Strategy of Greater London, 2016. Greater London Authority (GLA), 2019; The Draft New London Plan, 2019.

<sup>53</sup> Westminster Council (2016) Westminster City Plan



to a driver's line of sight. The assessment does not however, measure the intensity of the reflection but merely the occurrence and duration.

- 7.4.23 Sites B and C (outline) would be shown as non-reflective block massing for the purposes of the assessment and would therefore not be assessed.

#### Assessment Criteria

- 7.4.24 The nature, scale and ultimate significance of effects will be determined by reference to the BRE Guidelines and using professional judgement.

- 7.4.25 Daylight, sunlight, overshadowing and solar glare effects which are considered negligible to minor adverse overall are deemed not significant, with all effects greater than minor adverse considered significant.

#### Scope for Mitigation

- 7.4.26 Any effects during the demolition and construction phase, including the use of associated equipment (i.e. cranes) will be temporary and fluctuate in significance as the works are undertaken. Mitigation for any short-term and medium-term effects will not be required.

- 7.4.27 Advice in relation to the mitigation of impacts has been provided throughout the optioneering and optimisation of the Proposed Scheme and therefore mitigation is inherent to the design.

## 7.5 Noise and Vibration

### Summary of Existing Baseline

- 7.5.1 With respect to baseline environmental noise and vibration conditions in and around the application site, the key features to be considered are:
- Edgware Road (A5) – the dominant traffic noise source near the application site;
  - Boscobel Street, Penfold Street, Church Street, Salisbury Street and Broadley Street – lower and/or intermittent traffic flows in and around the application site adding to the baseline noise environment;
  - Intermittent over-passing aircraft (helicopters, and relatively distant arriving and departing aircraft from London Heathrow and/or London City Airport);
  - More distant general traffic noise and ‘city noise’ (traffic and construction works);
  - There are no rail or tube tunnels passing under or immediately adjacent to the application site. As the nearest London Underground tunnels are Bakerloo Line at >50 m from the south east boundary at Broadley Street, and no significant vibration sources (e.g. heavy industrial) are known on-site, the baseline vibration is considered insignificant; and
  - Overground train noise is not significant at the application site, with the closest train lines being those into Marylebone Station approximately 400m to north east and those into Paddington Station, approximately 500m to the south west).
- 7.5.2 The key receptors sensitive to changes in noise and vibration levels that could potentially be affected by the impacts of the Proposed Scheme are considered to be:
- Existing residential properties adjacent to the Proposed Scheme, along Boscobel Street, Penfold Street, Church Street, Salisbury Street, Broadley Street and Edgware Road; and
  - School sites, including Portman Nursery School, Imps Pre-School and King Solomon Academy, and
  - Assuming consecutive, but largely separate build-out periods for Plots A, B and C respectively, then while one plot is cleared and built upon, existing or newly occupied properties in the other two plots will represent ‘new’ sensitive receptors (when occupied).

### Potential Impacts

- 7.5.3 Potential short term (demolition and construction), medium and long-term effects (once the Proposed Scheme is complete and operational) are anticipated at existing and future noise and vibration sensitive receptors due to the Proposed Scheme as discussed below.

#### Demolition and Construction Impacts

- 7.5.4 Potential short term (enabling/demolition, and construction) impacts may comprise:
- Noise and vibration from demolition and construction activities (including plant or equipment used on-site) (short term); and
  - Noise and vibration from demolition and construction related traffic along the local road network, including Heavy Goods Vehicles (HGVs) (short term).

#### Completed Development Impacts.

- 7.5.5 Potential medium and long-term effects (once the Proposed Scheme is complete and operational) may comprise:
- Traffic noise associated with the complete and operational Proposed Scheme (long term); and
  - Noise impact of new building services plant associated with the operational Proposed Scheme (long term).
- 7.5.6 Note that the complete and operational Proposed Scheme is anticipated to have limited through-traffic. The main sources of traffic noise associated with the completed development phase are therefore

expected to arise from changes to servicing arrangements to the Proposed Scheme, or delivery drop-offs associated with the residential element.

### Summary

- 7.5.7 On the basis of the potential impacts presented above, the assessment of demolition, construction and operational phase noise and vibration impacts has been **Scoped In** to the EIA, with the exception of vibration impacts associated with the operational phase, which is **Scoped Out**. This is because the Proposed Scheme is not located within close proximity to any activities causing significant vibration, nor is it expected to generate vibration above existing levels of ambient vibration when it is complete and operational. Alternatively, the vibration experienced by the Proposed Scheme will be identified in the Site Suitability aspect of the ES Chapter, which will recommend design and management techniques to achieve suitable amenity noise and vibration levels for the intended use of the Proposed Scheme.

### Outline Scope of Assessment

- 7.5.8 The noise and vibration assessment will include the following:
- Review of the baseline noise and vibration conditions in the vicinity of the Proposed Scheme;
  - Assessment of the following impacts at sensitive receptors:
    - Demolition and construction vibration;
    - Demolition and construction noise;
    - Demolition and construction traffic noise;
    - Operational traffic noise;
  - External noise emissions from building services plant associated with the Proposed Scheme once it is complete and operational; and
  - An assessment of the suitability of the application site for the proposed uses in relation to noise and vibration conditions.

### Establishing the Baseline

- 7.5.9 The study area for the noise and vibration assessment is defined by the extent of the Proposed Scheme, the locations of surrounding/nearby noise sensitive receptors and the extent of the Transport Assessment, which determines those surrounding/nearby roads that are predicted to experience changes in road traffic flows as a result of the Proposed Scheme.
- 7.5.10 The critical acoustic parameters (as reflected in BS8233 and BS4142) with respect to establishing the baseline noise environment in and around the application site are:
- Average noise level (in terms of  $L_{Aeq,T}$ ) during the daytime (07.00-23.00) and night-time (23.00-07.00);
  - Background noise level (in terms of  $L_{A90,T}$ ) during the daytime (07.00-19.00), evening (19.00-23.00) and night-time (23.00-07.00); and
  - Maximum noise level ( $L_{AFmax,T}$ ) for single noise events during the night-time (23.00-07.00) and statistical data concerning frequency of single noise events.
- 7.5.11 These noise parameters are determined at specific locations by noise surveys. However, due to the large extent of the application site, it is impractical to determine noise measurements at all locations.
- 7.5.12 The noise assessment will use a reasonable number of key noise survey locations, and based on these, construct and calibrate a software based 3D environmental noise model of the application site and adjacencies. The model includes the existing buildings and dominant noise sources (in this case, the local highway network) and the source emission levels are adjusted in order to match as closely as practical the noise survey results.
- 7.5.13 The environmental noise model will represent the baseline noise environment, and allow a nominal baseline modelled noise value to be determined anywhere in the baseline model, and also in the future scenario models.

- 7.5.14 As the key assessments are focussed on the modelled demolition/construction noise, and the changes in modelled traffic noise, the baseline noise model approach is considered the most useful and appropriate to the assessment methodology.

#### Effects of COVID-19 pandemic

- 7.5.15 It is clear that the COVID-19 pandemic has had an influence on road, rail and air traffic trips and congestion levels, as well on personal behaviour and commercial work patterns, during 2020 and 2021. It is desirable that the completed future scenario, which is more than a decade away and will presumably represent a return to 'normal' conditions, is compared to a baseline that itself is not unduly affected by the unusual 2020/21 pandemic conditions.
- 7.5.16 To this end, we propose to adopt a pre-pandemic baseline for the noise environment. This is in line with the strategy proposed by the traffic and air quality assessments. The surrounding area has not materially changed since the time of the noise surveys.
- 7.5.17 Various noise surveys were undertaken at the application site Proposed Scheme between 23 and 30 May 2019. Figure 7-3 shows the locations of the long term (between 2-5 days) unattended surveys (L1 - L3), and short term attended 'spot' measurements (S1 - S10).
- 7.5.18 The noise data is used to calibrate the software 3D environmental noise model of the application site and adjacencies. This forms the baseline model.
- 7.5.19 The future scenario(s) are considered by modifying the building massing and source emissions as appropriate. Firstly, to include the effect of Cumulative Developments in the absence of the Proposed Scheme (i.e. future baseline), and secondly, including the Proposed Scheme to represent the future 'do something' scenario(s).

**Figure 7-3: Aerial image of the Application site showing noise survey locations (Google Maps).**



#### Standards and Guidance

- 7.5.20 A brief overview of guidance, policy and legislation which is relevant to the consideration of environmental effects of noise and vibration is presented below.



### Legislation and Policy:

- Environmental Protection Act<sup>54</sup>;
- Environment Noise (England) Regulations<sup>55</sup>;
- National Planning Policy Framework<sup>56</sup>;
- Noise Policy Statement for England<sup>57</sup>;
- National Planning Practice Guidance<sup>58</sup>;
- The London Plan<sup>59</sup>;
- The Mayor's Ambient Noise Strategy<sup>60</sup>;
- Sustainable Design and Construction – Supplementary Planning Guidance<sup>61</sup>;
- Westminster City Plan (2019-2040)<sup>62</sup>;
- Westminster Noise Strategy (2010-2015)<sup>63</sup>;
- Westminster Draft Noise Technical Guidance Note (2020)<sup>64</sup>;
- Westminster Code of Construction Practice (2016)<sup>65</sup>;

### Guidance:

- World Health Organisation Community Noise Guidelines<sup>66</sup>;
- Night Noise Guidelines for Europe<sup>67</sup>;
- BS 8233:2014 – Guidance on sound insulation and noise reduction for buildings<sup>68</sup>;
- BS 4142:2014 - Method for rating and assessing industrial and commercial sound<sup>69</sup>;
- BS 7445 (1991) – Description and Measurement of Environmental Noise<sup>70</sup>;
- IEMA Guidelines for Environmental Noise Impact Assessment<sup>71</sup>;
- ProPG: Planning and Noise: Professional Practice Guidance on Planning and Noise – New Residential Development (ProPG)<sup>72</sup>;
- Acoustics, Ventilation and Overheating Residential Design Guide (AVO Guide)<sup>73</sup>;
- BS 5228-1:2009 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise'<sup>74</sup> and 'Part 2: Vibration'<sup>75</sup>;

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<sup>54</sup> Environmental Protection Act, 1990

<sup>55</sup> Environmental Noise (England) Regulations, 2006 (as amended)

<sup>56</sup> Department for Communities and Local Government – National Planning Policy Framework, 2012

<sup>57</sup> Department for Environment, Food and Rural Affairs – Noise Policy Statement for England, 2010

<sup>58</sup> Ministry of Housing, Communities & Local Government – National Planning Practice Guidance, 2014

<sup>59</sup> Greater London Authority – The London Plan (consolidated with alterations up to March 2016)

<sup>60</sup> Greater London Authority – The Mayor's Ambient Noise Strategy, 2004

<sup>61</sup> Greater London Authority – Sustainable Design and Construction – Supplementary Planning Guidance, 2014

<sup>62</sup> Westminster City Plan 2019-2040

<sup>63</sup> Westminster Noise Strategy 2010-2015

<sup>64</sup> Westminster Draft Noise Technical Guidance Note 2020

<sup>65</sup> Westminster Code of Construction Practice July 2016

<sup>66</sup> World Health Organisation Community Noise Guidelines, 1999

<sup>67</sup> World Health Organisation (WHO) document 'Night Noise Guidelines for Europe', 2009

<sup>68</sup> BSI Group – BS 8233:2014 – Guidance on sound insulation and noise reduction for buildings

<sup>69</sup> BSI Group – BS 4142:2014 Method for rating and assessing industrial and commercial sound

<sup>70</sup> BSI Group – BS 7445:1991 – Description and Measurement of Environmental Noise

<sup>71</sup> IEMA (2014) Guidelines for Environmental Noise Impact Assessment

<sup>72</sup> Institute of Acoustics, Association of Noise Consultants, Chartered Institute of Environmental Health – ProPG: Planning and Noise: Professional Practice Guidance on Planning & Noise – New Residential Development, 2017

<sup>73</sup> Association of Noise Consultants – Acoustics, Ventilation and Overheating Residential Design Guide – Version 1.1 January 2020

<sup>74</sup> BSI Group – BS 5228-1:2009 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise'

<sup>75</sup> BSI Group – BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'

- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting'<sup>76</sup>;
- The Design Manual for Roads and Bridges (DMRB) Volume 11 Environmental Assessment, Section 3, Part 7 'Noise and Vibration' HD 213/11<sup>77</sup>;
- The Calculation of Road Traffic Noise (CRTN), Department for the Transport and the Welsh Office<sup>78</sup>;
- Building Bulletin 93 'Acoustic Design of Schools: Performance Standards' (BB93)<sup>79</sup>;
- Advisory Leaflet AL72 (AL72)<sup>80</sup>; and
- Approved Document F: Ventilation (2010 edition incorporating 2010 and 2013 amendments)<sup>81</sup>.

## Impact Assessment Methodology

### Demolition and Construction Phase

#### Vibration

- 7.5.21 Vibration (in terms of Peak Particle Velocity, PPV), will be assessed according to guidance contained in BS 5228-2 concerning the effect of PPV vibration on individuals and on building response.

#### Noise

- 7.5.22 There are no current national standards or guidelines that define noise limits for construction sites. However, Annex E of BS 5228-1 provides some guidance on acceptable levels of construction noise and example criteria for the assessment of the significance of construction noise effects. One of the criteria within BS 5228 refers to the Department of the Environment (now the Department for Environment, Food and Rural Affairs (Defra) Advisory Leaflet AL72, 1976.
- 7.5.23 AL72 states that, during the daytime period, the noise level outside the nearest occupied room of a residential property or office should not exceed 75 dB  $L_{Aeq,T}$  in urban areas close to main roads, and 70 dB  $L_{Aeq,T}$  in rural, suburban and urban areas away from main traffic and industrial noise sources. The Westminster Code of Construction Practice (CoCP) requires hours of operation are limited to 08.00-18.00 Mon-Fri, 08.00-13.00 Sat.
- 7.5.24 The Westminster CoCP references BS 5228, as well as giving guidance on normal hours of working for construction sites – the CoCP requires that hours of operation are limited to 08.00-18.00 Mon-Fri, 08.00-13.00 Sat.
- 7.5.25 Also set out in BS 5228-1 annex E is the 'ABC' method for assessing the impact from construction noise on residential receptors by comparing it to the existing ambient noise level at different periods (i.e. daytime 07:00-19:00 and Saturday 07:00-13:00; evenings and weekend; night-time). Based on the guidance in BS 5228-1, it is proposed that the adopted criterion for assessing the effects of demolition and construction noise will be set in line with the ABC thresholds.
- 7.5.26 Noise predictions of demolition and construction noise will be undertaken via a desktop study, applying the methodologies described within BS 5228-1. The calculation method is based on the anticipated number and type of equipment operating, the associated sound power level ( $L_w$ ) and the distance between the equipment and noise-sensitive receptors. Sound power levels will be sourced from BS 5228-1.

<sup>76</sup> BSI Group – BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting'

<sup>77</sup> Highways Agency – The Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 7 'Noise and Vibration' HD 213/11 (2011)

<sup>78</sup> Department of Transport Welsh Office – The Calculation of Road Traffic Noise (CRTN), Department for the Transport and the Welsh Office, 1988

<sup>79</sup> Department for Education – Building Bulletin 93 Acoustic design of schools: performance standards, 2015

<sup>80</sup> Department of the Environment (now the Department for Environment, Food and Rural Affairs (Defra) – Advisory Leaflet AL72, 1976

<sup>81</sup> Ministry of Housing, Communities & Local Government – Approved Document F: Ventilation (2010 edition incorporating 2010 and 2013 amendments)

### *Construction Traffic Noise*

- 7.5.27 Construction traffic noise levels will be calculated with reference to methodology within the CRTN guidance. Estimated noise levels will then be established in relation to the current baseline noise levels predicted at the identified noise sensitive receptors, and the predicted change in noise levels due to traffic flow changes.
- 7.5.28 The magnitude of noise impact due to changes in road traffic noise levels from construction traffic will be assessed with reference to criteria outlined in Table 3.1 of the DMRB.

### *Operational Phase*

#### *Operational Traffic Noise*

- 7.5.29 Anticipated traffic noise on roads surrounding the Proposed Scheme will be predicted based on data provided by the traffic consultant, contained within the Transport Assessment.
- 7.5.30 In considering the operational effects of the Proposed Scheme, a number of scenarios in line with the transport modelling scenarios will be assessed as follows (subject to the outcome of the Transport Assessment Scoping):
- Existing baseline (as of 2021 – based on pre-pandemic data);
  - Future baseline without the Proposed Scheme but with cumulative developments complete; and
  - Future baseline with the Proposed Scheme completed and with cumulative developments complete.
- 7.5.31 Operational traffic noise levels will be calculated with reference to methodology within the CRTN guidance. Estimated noise levels will then be established in relation to the current baseline noise levels predicted at the identified noise sensitive receptors, and predicted change in noise levels due to traffic flow changes.
- 7.5.32 The magnitude of noise impact due to changes in road traffic noise levels from operational traffic associated with the Proposed Scheme will then be assessed with reference to criteria outlined in Table 3.1 of the DMRB.

#### *External Noise Emissions from Operational Plant Equipment*

- 7.5.33 The assessment of noise impacts associated with operational building services plant and equipment within the Proposed Scheme will be undertaken in accordance with BS 4142. The methodology is based on a comparison between the representative background sound level in the vicinity of the noise-sensitive receptor and the 'rating level' of the noise source under consideration.
- 7.5.34 BS 4142 provides guidance as to the likely response from sensitive residential receptors to new fixed noise sources (e.g. building plant or services) through comparison of the rating level of the new noise source with the existing representative background sound level. The higher the rating noise level in comparison to the representative background sound level, the greater the magnitude of the impact. In accordance with BS 4142 separate analysis will be undertaken for day and night-time periods.
- 7.5.35 Since exact equipment specifications will not be available at the time of the planning submission, the ES will specify noise limits which plant equipment will need to meet. It is anticipated that plant noise will be subject to a planning condition with the applicable limit corresponding to a level (in terms of  $L_{Aeq}$ ) that is 10 dB below the representative background sound level.

#### *Noise from Operational Activity*

- 7.5.36 It is anticipated that the most significant noise-generating elements of the Proposed Scheme will be the existing market on Church Street, i.e. this likely does not represent a change of activity noise contribution. The change in landscaping, use of the amenity land (such as around the Library) will be considered in relation to likely anticipated changes in activity noise.
- 7.5.37 There is no specific methodology by which the impact of internal or external operational activity can be assessed. Should any new sources be identified as part of the assessment, it is proposed that the potential impact of noise produced by the sources are assessed with respect to the change in ambient

level at the noise sensitive receptors during periods of maximum usage. Assessing the period of maximum usage represents a conservative approach (as opposed to assessing change in  $L_{Aeq,16hr}$ ).

### Site Suitability

- 7.5.38 The measured and modelled baseline noise environment will be used to inform the design of the facades for the residential and commercial elements of the Proposed Scheme in order to ensure the provision of internal noise conditions in accordance with appropriate requirements.
- 7.5.39 The nearest source of ground-borne vibration to the Proposed Scheme is the Bakerloo line, >50m to the south east. The effect of vibration from a London Underground tunnel at this distance is insignificant and therefore will not be considered further.

### Internal Ambient Noise Levels

- 7.5.40 For future residential receptors, the design standards applicable for indoor ambient noise levels are defined in BS8233, and reproduced in Table 7-12.

**Table 7-12: BS 8233:2014 Internal ambient noise levels in dwellings**

Activity	Location	07:00 to 23:00	23:00 – 07:00
Resting	Living Room	35 dB $L_{Aeq,16hour}$	-
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

- 7.5.41 Consideration will also be given in the design of the Proposed Scheme to the relationship between sleep disturbance and individual night-time noise events. ProPG defines this target such that a peak noise level of 45 dB  $L_{AFmax}$  is not exceeded more than 10 times a night.

### External Amenity Space

- 7.5.42 BS 8233 also provides guidance on desirable upper limits for external noise levels in external areas used as traditional amenity space, such as gardens and patios. This noise level is 50 dB  $L_{Aeq,T}$ , with an upper guideline value of 55 dB  $L_{Aeq,T}$ . The standard also accepts that this may not be achievable in all circumstances where development might be desirable. The Proposed Scheme should be designed to achieve the lowest practicable levels in these external amenity spaces.
- 7.5.43 ProPG also provides guidance on noise in external amenity areas consistent with BS 8233. The document also provides additional guidance on off-setting significant adverse noise impacts on private external amenity space by providing residents, through the design of the Proposed Scheme or the planning process, with access to alternative relatively quiet amenity space. This is relevant to considering balconies on facades towards the noisiest parts of the Proposed Scheme (near Edgware Road) i.e. considering the more shielded parts of the landscape, such as the courtyard to the rear of the proposed Library.

### Assessment Criteria

- 7.5.44 The magnitude of impact and significance of noise and vibration effects which will be used for each assessment are described below.

#### Sensitivity of Receptors to Noise and Vibration Impacts:

- 7.5.45 The sensitivity of residential, religious and educational properties surrounding the Proposed Scheme will be classed as "High". Hotels will also be classed as "High". Nearby commercial premises will be classed as "Medium". Existing public external amenity spaces surrounding the Proposed Scheme will be classed as "Low" sensitivity. Any listed buildings (where relevant) will be classed as "High" in order to assess for the impact of vibration from demolition and construction.

#### Magnitude of Impact Scale:

- 7.5.46 Where noise and vibration impacts have been identified, the magnitude of impact will be described using the following semantic scale:



- Very Low – slight (or no) change in level, often imperceptible;
- Low – slight change in level, generally lowest noticeable change, unlikely to lead to more than moderate effect;
- Medium – a moderate change in level, and could lead to moderate or major effect depending on the receptor; and
- High – a relatively large change in level, and likely to give rise to major effect.

### Determination of Magnitude of Impact

#### Demolition and Construction Vibration

7.5.47 The criteria that will be used to determine the potential magnitude of impact of demolition and construction vibration are presented in Table 7-13 and Table 7-14.

**Table 7-13: Magnitude of Construction Vibration Impacts (Human Responses)**

Peak particle Velocity (mm/s)	Description of Effect	Magnitude of Impact
< 0.3	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.	Very Low
0.3 to < 1.0	Vibration might be just perceptible in residential environments.	Low
1.0 to < 5.0	It is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation has been given to residents.	Medium
> 5.0	Vibration is likely to be intolerable for any more than a very brief exposure to this level.	High

**Table 7-14: Magnitude of Construction Vibration Impacts (Building Responses)**

Peak particle Velocity (mm/s)	Description of Effect	Magnitude of Impact
< 12.5	Probability of damage to buildings by transient vibration tends to zero at 12.5 mm/s PPV.	Very Low
12.5 to < 15.0	Cosmetic damage to buildings is unlikely.	Low
15.0 to < 30.0	Cosmetic damage to buildings could occur. Minor damage to building structure is unlikely.	Medium
> 30.0	Minor damage to building structure is possible	High

#### Demolition and Construction Noise

7.5.48 The criteria that will be used to determine the potential magnitude of impact of demolition and construction noise are presented in Table 7-15. The absolute threshold values vary depending on existing ambient noise levels as per BS 5228-1 annex E 'ABC' method.

**Table 7-15: Magnitude of Construction Noise Impacts**

Exceedance of Construction Noise, over Threshold Value	Magnitude of Impact
< 1 dB	Very Low
1 dB to 5 dB	Low
5 dB to 10 dB	Medium
> 10 dB	High

### *Traffic Noise (Construction and Operational Phases)*

- 7.5.49 The criteria that will be used to determine the potential magnitude of impact of construction and operational traffic noise are presented in Table 7-16.

**Table 7-16: Magnitude of Road Traffic Noise Impacts**

Noise Change ( $L_{A10,18hr}$ )	Magnitude of Impact
0 dB	No Change
0.1 - 0.9 dB	Very Low
1 - 2.9 dB	Low
3 - 4.9 dB	Medium
5 dB or more	High

### *External Noise Emissions from Operational Plant Equipment:*

- 7.5.50 The criteria that will be used to determine the potential magnitude of impact of operational building services plant, in relation to the adopted representative background sounds level, are presented in Table 7-17.

**Table 7-17: Magnitude of Operational Plant Noise Impacts**

Noise Rating Level ( $L_{A,T,r}$ )	Description	Magnitude of Impact
-5 dB (i.e. where rating level 5 dB or more below the representative background sound level)	An indication of the specific noise source having a low impact, depending on the context.	Very Low
0 dB (i.e. where rating level does not exceed the representative background sound level)	An indication of the specific noise source having a low impact, depending on the context.	Low
+5 dB above background	Likely to be an indication of an adverse impact, depending on the context.	Medium
+10 dBA or more above background	Likely to be an indication of a significant adverse impact, depending on the context.	High

### *Noise from Operational Activity*

- 7.5.51 The criteria that will be used to determine the potential magnitude of impact of new operational activity (if any are identified) are presented in Table 7-18.

**Table 7-18: Magnitude of Operational Outdoor Noise Impacts**

Increase of $L_{Aeq,1hr}$ at identified receptor during maximum operation	Magnitude of Impact
< 1 dB	Very Low
1 dB to 5 dB	Low
5 dB to 10 dB	Medium
> 10 dB	High

### *Effect Significance*

- 7.5.52 Table 7-19 provides a matrix showing the resultant effects categories which will be applied depending on the determined magnitude of impact and the sensitivity of the receptor.

**Table 7-19: Classification of Effects Matrix**

Sensitivity of Receptor	Magnitude of Impact			
	High	Medium	Low	Very Low
High	<b>Major</b>	<b>Moderate</b>	Minor	Negligible
Medium	<b>Moderate</b>	Minor	Negligible	Negligible
Low	Minor	Negligible	Negligible	Negligible

7.5.53 Generally, ‘moderate’ or ‘major’ permanent resultant effects are deemed to be ‘significant’, whereas ‘minor’ permanent resultant effects are deemed to be ‘not significant’, although they may be a matter of local concern. ‘Negligible’ permanent resultant effects are deemed to be ‘not significant’ and not a matter of local concern.

7.5.54 ‘Moderate’ short term effects are deemed to be ‘not significant’, due to the effect having no long term environmental impact; although the resultant effects may be a matter of local concern during the period of the activities, particularly when the magnitude of impact is ‘High’.

### Scope for Mitigation

7.5.55 The Proposed Scheme has the potential to give rise to noise effects during the demolition, construction and operational phases. Where appropriate, mitigation measures will be proposed to minimise the noise impacts of the Proposed Scheme on surrounding sensitive receptors. The residual noise and vibration impacts, after the implementation of the mitigation measures, will be identified and their significance established.

7.5.56 Noise-generating operational plant equipment such as air-handling units, mechanical ventilation with heat recovery units and heating/cooling units (e.g. air source heat pumps) may require dedicated noise control measures in order to meet external noise emissions targets. Depending on the location of the equipment, this would likely comprise in-duct attenuation, noise screens or acoustic louvres. Noise control will be specified as appropriate, and will depend on the specification of plant equipment and its location.

7.5.57 The building envelope and ventilation/cooling strategy will be designed such that appropriate internal ambient noise level targets will be met in dwellings under Approved Document F “whole dwelling ventilation” conditions. This may include robust acoustic double glazing where appropriate and attenuated ventilation paths.

## 7.6 Socio-economics

### Summary of Existing Baseline

- 7.6.1 The Proposed Scheme is wholly located in the City of Westminster (CoW), Greater London. In 2019, the population of Westminster was approximately 261,317 according to ONS Population Estimates<sup>82</sup>. Between 2015 and 2019, the population in Westminster increased by approximately 8.9%, which represents a larger increase than that seen in London (3.3%) and England and Wales (2.6%) in the same time period<sup>83</sup>. The population is projected to increase to 298,302 by 2040, representing a 13.0% increase compared to 2020<sup>84</sup>. Population increase is expected to be lower in the wider geographies of London (7.6%) and England (7.9%)<sup>85</sup>. Currently located within the application site is residential housing and a high street with multiple retail, restaurant, hot food takeaway offerings. Also, within the application site are a Tesco Metro shop, a parking garage and Church Street Library. Church Street itself is the site of a market with stalls offering fresh produce, hot food and non-food retail.
- 7.6.2 The proportion of residents aged 65 years or older (12.7%) is broadly in line with the recorded rate in London (12.2%), although lower than that of England (18.5%)<sup>86</sup>. The proportion of people of working age (defined by ONS as aged between 16 and 64) in the borough is 71.2% which is higher than the proportion in London (68.4%) and England (63.4%)<sup>87</sup>.
- 7.6.3 Only 2% of the Lower Super Output Areas (LSOAs)<sup>88</sup> within the borough are ranked in the 10% most deprived in England<sup>89</sup>. The borough of Westminster is ranked as the 137<sup>th</sup> most deprived local authority in England (of 326), which represents an approximately average rate<sup>90</sup>. For comparison, approximately 2% of LSOAs in London are ranked in the most deprived decile.
- 7.6.4 According to the Annual Population Survey conducted in 2020<sup>91</sup>, 15.8% of residents in employment were 'Managers, Directors and Senior Officials', 34.7% were in 'Professional Occupations' and 20% were in 'Associate Professional and Technical Occupations'. In total, 76.6% of the working age population were recorded as economically active, which is comparable with the rates for the wider geographies of London (80.1%) and England and Wales (79.3%)<sup>92</sup>.
- 7.6.5 Of the working age population in the borough, 4.8% are recorded as having no qualifications, which is marginally lower than the equivalent rate for London (5.1%) and England and Wales (6.2%). Accordingly, the proportion of the working age population in Westminster with a NVQ4+ qualification is 65.3%, whereas in London this is lower at 58.5%, and across England and Wales this rate is reported as 42.6%<sup>93</sup>.
- 7.6.6 The Church Street Neighbourhood Centre is located within the application site. Education services in the local area include Portman Early Childhood Centre, Gateway Academy, Christ Church Bentick Primary School, King Solomon Academy and Marylebone Boys' School.
- 7.6.7 In the vicinity of the Proposed Scheme are the major rail termini at Marylebone and Paddington Stations where London Underground and National Rail connections are available.
- 7.6.8 There are 5 GP practices within 1km of the Proposed Scheme. The nearest GP practice is Crawford Street Surgery.

<sup>82</sup> Office for National Statistics (ONS), (2019); Mid-Year Population Estimates

<sup>83</sup> ONS, (2019); Mid-Year Population Estimates

<sup>84</sup> ONS, (2020); Sub-National Population Projections (2018)

<sup>85</sup> ONS, (2020); Sub-National Population Projections (2018)

<sup>86</sup> ONS, (2020); Mid-Year Population Estimates (2019).

<sup>87</sup> ONS, (2020); Mid-Year Population Estimates (2019).

<sup>88</sup> A Lower Super Output Area (LSOA) is a geographic division used for the reporting of statistics in England and Wales.

<sup>89</sup> The extent of deprivation is measured by the 2019 English Indices of Deprivation. It provides a set of relative measures of deprivation for Lower Super Output Areas (LSOAs) across England. These statistics provide a measure of 'relative deprivation', not affluence. As such, it is important to recognise that not every person in a highly deprived area will themselves be deprived and likewise, that there will be some deprived people living in the least deprived areas.

<sup>90</sup> Ministry for Housing, Community and Local Government (MHCLG), (2019); English Indices of Deprivation (2019).

<sup>91</sup> ONS, (2021); Annual Population Survey (January 2020 to December 2020).

<sup>92</sup> ONS, (2021); Annual Population Survey (January 2020 to December 2020).

<sup>93</sup> ONS, (2021); Annual Population Survey (January 2020 to December 2020).



- 7.6.9 Significant open space is available at Regent's Park approximately 750m to the east of the Proposed Scheme. Smaller parks offer open space at Orange Park to the north and at Broadley Street Gardens to the south.

## Potential Impacts

### Demolition and Construction Impacts

- 7.6.10 Potential impacts arising during the construction phase have been identified as follows:
- The Proposed Scheme will create construction employment during the demolition and construction phase;
  - The employment lost through the demolition of any existing employment generating floorspace within the application site; and
  - There could be the potential for business disruption during the demolition and construction phase.

### Complete and Operational Impacts.

- 7.6.11 Potential impacts arising from the Proposed Scheme once it is complete and operational are as follows:
- Employment will be created as a result of the operation phase of the Proposed Scheme, leading to beneficial job creation for the Greater London economy;
  - The new residents of the Proposed Scheme will spend locally and therefore have a beneficial effect on the Greater London economy;
  - The Proposed Scheme will contribute to the borough's housing need and therefore will have beneficial effect on housing needs in Westminster;
  - The Proposed Scheme's commercial space provide opportunity for retail premises;
  - The Proposed Scheme's community area and communal amenity area will provide residents with communal space; and
  - Impacts arising from the Proposed Scheme on social infrastructure in the area which could be used by any future residents, including primary health care (GP surgeries), primary and secondary education facilities, open space, child play space and leisure facilities.
- 7.6.12 If all of the cumulative developments and the Proposed Scheme are built, a considerable amount of new homes will be built. Additional significant employment floorspace including office, food and beverage, and community space, leading to the creation of a considerable number of new net permanent jobs within Greater London.

## Outline Scope of Assessment

### Establishing the Baseline

- 7.6.13 A baseline assessment will be undertaken as part of the Socio-economics ES chapter. The assessment will be a desk-based analysis of secondary data, key legislation and guidance, and will include a review of baseline indicators such as population, employment, the labour market and the regional and local economy. The assessment will also include a review of the existing provision of community infrastructure (i.e. primary and secondary education facilities, healthcare facilities, open and play space) that is in close proximity to the application site. This will be undertaken using established statistical sources including but not limited to:
- 2011 Census Data<sup>94</sup>;
  - Mid-Year Population Estimates (2019)<sup>95</sup>;
  - English Indices of Deprivation (2019)<sup>96</sup>;

<sup>94</sup> ONS, (2012); Census (2011).

<sup>95</sup> ONS, (2019); Mid-Year Population Estimates (2019).

<sup>96</sup> MHCLG, (2019); English Indices of Deprivation (2019).

- Business Register and Employment Survey (BRES) (2019)<sup>97</sup>;
- NHS General Practice Workforce data (2020)<sup>98</sup>;
- Claimant Count Data (2021)<sup>99</sup>; and
- Annual Population Survey (2020)<sup>100</sup>.

### Standards and Guidance.

- 7.6.14 The baseline socio-economics assessment will take into account relevant policies and published guidance at the local, regional and national level. For example, indicative documents include: National Planning Policy Framework (NPPF)<sup>101</sup>; Planning Practice Guidance (PPG)<sup>102</sup> including Effective Use of Land<sup>103</sup>, Housing and economic needs assessment<sup>104</sup>, and Healthy and Safe Communities<sup>105</sup>; The London Plan<sup>106</sup>; The Mayor's Economic Development Strategy<sup>107</sup>; and City of Westminster City Plan 2019-2040<sup>108</sup>.
- 7.6.15 The assessment will be carried out using a number of recognised data sources, and wherever possible the impacts of the socio-economic assessment will be appraised against relevant national standards such as those provided by HM Treasury and the Homes and Communities Agency (now Homes England). Where relevant standards do not exist, professional experience and expert judgement will be applied and justified.

### Impact Assessment Methodology

- 7.6.16 For the assessment of potentially significant impacts, consideration will be given to the Proposed Scheme in terms of the following:
- The role of the Proposed Scheme in the provision of market and affordable housing (including meeting the annual residential build target for the borough);
  - The role of the Proposed Scheme in the generation of direct and indirect employment opportunities at the local and regional level, during demolition and construction and complete and operational phases of the Proposed Scheme, including consideration of existing on-site employment displacement;
  - The role of the Proposed Scheme in providing additional commercial floorspace in the context of existing policy and supply;
  - Local expenditure arising from new residents at the Proposed Scheme; and
  - Impacts arising from the Proposed Scheme on social infrastructure in the area which could be used by future residents, including primary and secondary education, primary health care facilities, open space and child play space.
- 7.6.17 The methodology for assessing socio-economic impacts will follow standard EIA guidance and will involve:
- Consideration of local policy, plans and development constraints;
  - Assessment of the likely magnitude, permanence and significance of impacts; and
  - An assessment of the residual and cumulative impacts of the Proposed Scheme.

<sup>97</sup> ONS, (2020); Business Register and Employment Survey (2019)

<sup>98</sup> NHS Digital (2020); General Practice Workforce

<sup>99</sup> ONS (2021); Claimant Count

<sup>100</sup> ONS, (2021); Annual Population Survey (January 2020 to December 2020).

<sup>101</sup> MHCLG, (2019); National Planning Policy Framework (NPPF).

<sup>102</sup> MHCLG, (2021); Planning Practice Guidance

<sup>103</sup> MHCLG, (2019); Effective use of land

<sup>104</sup> MHCLG, (2020); Housing and economic needs assessment

<sup>105</sup> MHCLG, (2019); Healthy and Safe Communities

<sup>106</sup> GLA, (2021); The London Plan

<sup>107</sup> GLA, (2018); Mayor's Economic Development Strategy

<sup>108</sup> City of Westminster, (2021); City Plan 2019-2040

- 7.6.18 The assessment will consider the likely direct, indirect and cumulative impacts associated with socio-economics during the following phases: demolition and construction, as well as once complete and operational.

#### Assessment Criteria

- 7.6.19 Policy thresholds and expert judgment are used to assess the magnitude and nature of the effects of the Proposed Scheme against baseline socio-economic conditions. For socio-economics there is no accepted definition of what constitutes a significant (or not significant) socio-economic effect. It is however recognised that 'significance' reflects the relationship between the magnitude of effect and the sensitivity (or value) of the affected resource or receptor.

- 7.6.20 The potential socio-economic impacts have been assessed based on:

- **Consideration of sensitivity to effects:** specific values in terms of sensitivity are not attributed to socio-economic resources/receptors due to their diverse nature and scale, however the assessment takes account of the qualitative 'sensitivity' of each receptor;
- **Scale of effect:** this entails consideration of the size of the effect on people or business in the context of the area in which effects will be experienced; and
- **Scope for adjustment or mitigation:** the socio-economic study is concerned in part with economies. These adjust themselves continually to changes in supply and demand, and the scope for the changes brought about by the project to be accommodated by market adjustment will therefore be a criterion in assessing significance.

#### Scope for Mitigation

- 7.6.21 Mitigation measures will be included in the design where practicable to help avoid, prevent or reduce effects on the environment. Where relevant, measures will be identified to ensure any adverse impacts on the local community are minimised. These could include embedded mitigation in the design of the Proposed Scheme such as provision of child play space or community use floorspace, with reference made to appropriate standards and guidance. Where known or expected, developer contributions will also be referenced, although these may not mitigate impacts in all cases.

## 7.7 Townscape and Visual Impact

### Summary of Existing Baseline

- 7.7.1 In determining the baseline conditions and potential sensitive receptors, a desk-based review of relevant planning legislation, policy and guidance; characterisation studies; OS maps; and aerial mapping has been undertaken, along with a field study carried out in May 2021.
- 7.7.2 The Proposed Scheme is located within the Lisson Grove area. It includes a section of Church Street that runs from Edgware Road to Lisson Grove, along with two urban blocks that are framed by streets (Sites B and C) and the majority of a third urban block (Site A).
- 7.7.3 The application site's following three urban blocks address Church Street.
- South-west block is surrounded by Church Street, Penfold Street and Broadley Street and excludes the majority of properties that address Edgware Road. It includes buildings of between four to five storeys in height (Site A);
  - South-east block is enclosed by Church Street, Penfold Street, Salsbury Street and Broadley Street. It includes buildings of between four to five storeys in height (Site B); and
  - North-west block is framed by Church Street, Penfold Street, Boscobel Street and Venables Street. It includes buildings of between three to five in height and a 17 storey tower block (Site C).
- 7.7.4 Each block is predominantly residential in land use with small commercial units at the ground floor along Church Street. The built form within Sites A and B are set back from the street and address the block edge. Much of the built form within Site C is angled at 45 degrees to the surrounding streets. Each urban block has semi-private courtyards associated with the residential properties, which include vegetation and children play areas.
- 7.7.5 Church Street includes a popular street market and is relatively wide in width compared to other streets within the area. Street trees are present along a small section of Church Street (where it passes between Site A and C, Broadley Street, Penfold Street and Boscobel Street. The ground level of the application site is broadly 38 metres Above Ordnance Datum (AOD).
- 7.7.6 The application site and immediate surroundings do not fall within the identified London View Management Framework<sup>109</sup> designated panoramas, townscape and linear views or WCC Local views of Metropolitan Importance<sup>110</sup>.
- 7.7.7 Its immediate environs are a mixture of residential land use and its associate social infrastructure to the north, east and south of the study area. Edgware Road includes small commercial units and Broadley Street Gardens provides a public area of open space.
- 7.7.8 The context's built form varies in typology, scale and footprint. Buildings and structures surrounding the Proposed Scheme are generally low to medium rise, with taller buildings present around the Proposed Scheme and study area to the west and south.

### Conservation Areas

- 7.7.9 The Proposed Scheme does not fall within a conservation area. The nearest conservation areas are:
- Lisson Grove, to the south-east some 50 metres away;
  - Paddington Green, to the south-west some 60 metres away;
  - Fisherton Street Estate, to the north some 125 metres away;
  - Maida Vale, to the west some 235 metres away; and
  - St John's Wood, to the north some 300 metres away.
- 7.7.10 The supporting conservation area audits establish each of the areas architectural character, views, characteristic local townscape details and characteristic land use.

<sup>109</sup> Mayor of London. (2012). London View Management Framework Supplementary Planning Guidance.

<sup>110</sup> Westminster City Council. (2019). City Plan 2019 – 2040: Views Background Paper.



- 7.7.11 These heritage assets will assist in determining the value of the townscape character and visual receptor to be assessed. The assessment will not consider 'setting' in heritage terms.

### Potential Impacts

- 7.7.12 A number of townscape and visual receptors could potentially be affected by the demolition of existing buildings, and construction and operation of the Proposed Scheme. These include (but are not limited to):

- Townscape elements that help give the area its particularly distinctive sense of place;
- Townscape character (the combination of townscape elements that create unique areas); and
- Views experienced by people who have the potential to be affected by the Proposed Scheme and the relevant views identified in the supporting conservation area audits.

### Demolition and Construction Impacts

- 7.7.13 The demolition and construction stage could have adverse impacts on the townscape character areas and visual intrusion on views due to the varying states of the temporary construction activity, including cranes, hoardings and structures. During this stage there would also be a permanent effect in relation to the removal of the site's trees, structures and buildings during demolition on the townscape elements, townscape character area and views.

### Completed and Operational Impacts.

- 7.7.14 There would be potentially positive outcomes of the complete and operational Proposed Scheme in operation due to the regeneration of the application site, including, but not limited to:

- Improvements to the public realm townscape elements;
- Beneficial impacts on townscape character due to the presence of new high-quality built development and the influence on existing townscape character, urban blocks, scale, pattern, legibility and permeability; and
- Beneficial impacts on views and visual amenity of the Proposed Scheme.

### Summary

- 7.7.15 On the basis of the information presented above and the nature/scale of the Proposed Scheme, a TVIA has been **Scoped In** to the EIA.

## Outline Scope of Assessment

### Establishing the Baseline

- 7.7.16 Following a review of the application site's context, it is considered the study area for the assessment will include both the application site and its wider context at a 300m radius. It is noted that due to its flat landform and the height of buildings proposed the Proposed Scheme may be visible from outside the visual study area. However, it is considered that that the Proposed Scheme will not affect such visual receptors in a significant manner, due to it being read in the background of such views and, within some views, as part of a wider townscape that includes taller buildings.
- 7.7.17 At the baseline stage the assessment will establish the existing conditions and 'value' through desk-based analysis and field study of the townscape elements, townscape character area receptors, along with the visual amenity of the application site from within the surrounding area's visual receptors.
- 7.7.18 The latter visual assessment will be undertaken through considering a series of representative views, in which independent visualisers will insert accurate representations of the Proposed Scheme, based on the sensitivity of locations and the likelihood of visibility. This will enable a 360-degree assessment of the scale of the Proposed Scheme.
- 7.7.19 It is anticipated that the representative viewpoints for the visual assessment could include (but are not limited to):

- Views from the western pavement of Edgware Road from the road junction of Church Street, Boscobel Street and Broadley Street.
  - View from the junction of Lisson Grove and Church Street.
  - Views from roads orientated towards the Site, such as Penfold Street, Fisherton Street, Ashmill Street and Broadley Street.
  - Views from or adjacent to the conservation areas of Lisson Grove, Paddington Green and Fisherton Street.
- 7.7.20 The location of the representative viewpoints will be agreed with WCC to inform the assessment and will be verified views. The following will be prepared as either wireline or renders from each view:
- Existing – the representative view as it currently occurs;
  - Proposed – the representative view with the Proposed Scheme inserted as either a wireline or rendered form; and
  - Cumulative – the representative view with the Proposed Scheme inserted in wireline or rendered form along with the identified cumulative schemes shown as a wireline form.
- 7.7.21 The rationale behind why some verified views will be rendered and some are wireline is based on the viewpoints distance from the application site; the identified sensitivity of the view; whether the Proposed Scheme is being submitted as part of the detailed or outline application and, whether the inter-visibility between the application site and the viewpoint is prevented by built form or vegetation.

### Standards and Guidance

- 7.7.22 The assessment of potential effects of the Proposed Scheme will be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition<sup>111</sup> (GLVIA3). Reference will also be made to relevant guidance, such as Natural England's An Approach to Landscape Character Assessment<sup>112</sup> and the GLA's Character and Context SPG<sup>113</sup>, and planning policies, as necessary.
- 7.7.23 A detailed review of policy relevant to the application site, the Proposed Scheme, the townscape context, and the assessment of townscape and visual impacts will be undertaken. This will include planning policy and guidance at a national, regional and local level and pertinent conservation area audits,
- 7.7.24 Visualisations to support the assessment will be prepared in accordance with Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals<sup>114</sup>.

### Impact Assessment Methodology

- 7.7.25 Townscape and visual effects will be assessed separately and will include:
- Identification of the value of the townscape character area receptors and visual receptor's representative views. The value will be assessed as exceptional, high, medium, low or very low/poor;
  - Identification of the townscape character area receptors and visual receptor's representative views susceptibility to change to the Proposed Scheme. The susceptibility to change will be assessed as high, medium or low;
  - Determine the ranging sensitivity of the townscape character area receptors and visual receptor's representative views through combing the established value with their susceptibility to change. Sensitivity will be assessed as high, medium or low;

<sup>111</sup> Landscape Institute and Institute for Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Routledge: Abingdon.

<sup>112</sup> Natural England. (2014). An Approach to Landscape Character Assessment <[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/691184/landscape-character-assessment.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf)> [Last accessed 18 May 2021]

<sup>113</sup> Mayor of London (2014) Character and Context Supplementary Planning Guidance < <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/character-and-context>> [Last accessed 18 May 2021]

<sup>114</sup> Landscape Institute. (2019). Technical Guidance Note 06/19 Visual Representation of Development Proposals. [online]. Available at: <[https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI\\_TGN-06-19\\_Visual\\_Representation.pdf](https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf)> [Last accessed 18 May 2021].

- Establish the magnitude of impact of the Proposed Scheme on the townscape character area receptors and visual receptor's representative views through considering its size and scale, along with the geographical extent of the area influenced and its duration. The magnitude of the impact resulting from the Proposed Scheme will be considered at both the demolition and construction stage and the completed development stage (year 1) and assesses it as high, medium, low, negligible or none; and
- Determine the ranging significance of effect of the Proposed Scheme on the townscape character area receptors and visual receptor's representative views at both the demolition and construction stage and the complete and operational stage, through combing the established magnitude of impact and sensitivity. Significance of effect will be identified as Major, moderate, minor, negligible or none.

### Assessment Criteria

- 7.7.26 In determining the significance of effect on the townscape character area receptors and visual receptors consideration will be given to guidance set out in GLVIA3<sup>115</sup>, along with professional judgment and experience. Where professional judgement considers that the assessment should differ, a reasoned justification will be provided. Effects of major or moderate will be considered significant. Effects of no change, negligible, minor or moderate to minor will be not significant.
- 7.7.27 The significance of effect has been further categorised as beneficial, neutral or adverse. Adverse effects are those that undermine the value of the townscape character or visual receptor. Whereas beneficial effects are those that contribute to the identified value. Neutral effects are those where the effect would be neither beneficial nor adverse or a balance of adverse and beneficial influences.

### Scope for Mitigation

- 7.7.28 Construction site hoardings will be used to screen construction plant and activity from nearby visual receptors.
- 7.7.29 To reduce the potential for likely significant effects once the Proposed Scheme is completed and operational, mitigation measures will be embedded into the design of the Proposed Scheme. The design of the Proposed Scheme will be responsive to the physical context in which the works would be located.
- 7.7.30 For the detailed element of the planning application the design concepts will be progressed to a level that is sufficient to enable townscape impacts to be defined and appropriate mitigation identified. In regard to the outline element of the planning application the Parameter Plans and supporting design code will incorporate appropriate mitigation. These mitigation measures will likely relate to the use of materials appropriate to the local setting, appropriate layout, scale and façade design and material of the Proposed Scheme.

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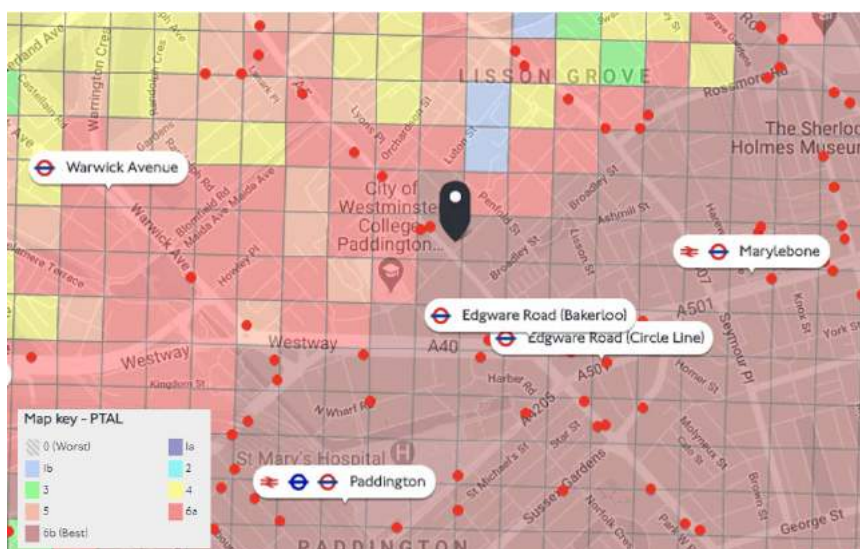
<sup>115</sup> Landscape Institute and Institute for Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition. Routledge: Abingdon.

## 7.8 Transport

### Summary of Existing Baseline

- 7.8.1 The Proposed Scheme is centrally located in relation to key transport hubs, which include Edgware Road Station, Paddington Station and Marylebone Station. Commercial and office space is relatively limited in the area, with a small concentration found in close proximity to the Underground Stations. In addition, the application site benefits from access to city centre amenities, Royal Parks and recreational activities. Site A is bounded by Penfold Street, Broadley Street and Church Street. Vehicles route to the Site via Penfold Street as the other two roads are one-way with no access from Edgware Road.
- 7.8.2 The application site has good provision and accessibility to the pedestrian network. Along Church Street, there are footways along both sides, it is well lit and operates as a pedestrianised zone Friday to Saturday. The A5 Edgware Road has footways along both sides, approximately 4.5m wide and the road is well lit. The junction of Church Street and Edgware Road is signalised with pedestrian crossing facilities provided on all arms. In addition, regular crossing points are available along Edgware Road.
- 7.8.3 There are no National Cycle Networks in the vicinity of the Proposed Scheme. However, the nearest Transport for London (TfL) cycle routes are Cycleways 2 and 16. Cycleway 2 can be accessed approximately 750m south of the Proposed Scheme, off the A5 Edgware Road. Cycleway 2 routes westwards from the Proposed Scheme, through Bayswater, Notting Hill and terminating in East Acton. The Cycleway 2 connects to Cycleway 3 close to Hyde Park, in turn providing access to the wider TfL cycle network. Cycleway 16 starts from Westminster City Council building, approximately 600m north of the Proposed Scheme and is along Regents' Canal, through Regent's Park, terminating at London Zoo.
- 7.8.4 Along the A5 Edgware Road, there are segregated cycle waiting areas at the signalised junctions.
- 7.8.5 In order to determine the existing Public Transport Accessibility Levels (PTAL), the TfL WebCAT tool was used. The PTAL is a detailed measure of the accessibility of a site to the public transport network, taking into account walk access times and service availability and frequency. A PTAL can range from 1a to 6b, where a score of 1 indicates a "very poor" level of accessibility and 6b indicates "excellent" provision.
- 7.8.6 The PTAL rating for the application site is 6b, indicating that the application site has an excellent provision to access public transport. Figure 7-4 illustrates the proximity of the three London Underground Stations and the extensive bus network in the vicinity of the application site.

Figure 7-4: PTAL Rating for application site



- 7.8.7 The closest bus stop to the Site is on Edgware Road (bus stop name: Church Street Market), 70m north of the junction with Church Street. The table below provides details of the bus routes that serve the bus stop and provides information of the route description, weekday and peak hour service frequencies.



**Table 7-20: Bus Frequencies**

Bus No.	Route Description	Approx. Frequency (buses per hour, per direction)	
		AM Peak (08: 00 – 09:00)	PM Peak (17: 00 – 18:00)
6	Betie Road – Kensal Rise Station – Queen’s Park Station – Warwick Avenue Station – Church Street Market – Edgware Road Station – Green Park Station – Piccadilly Circus – Trafalgar Square – Aldwych	8 – 15	5 - 8
16	Mora Road – Kilburn Station – Kilburn High Road Station – Church Street Market – Edgware Road Station – Marble Arch – Hyde Park Corner – Victoria Bus Station	5 – 8	5 - 8
98	Willesden Bus Garage - Kilburn High Road Station – Church Street Market – Edgware Road Station – Marble Arch – Tottenham Court Road Station – Red Lion Square	6 - 10	6 - 10
332	Brent Park Tesco – Neasden Shopping Centre – Kilburn Station - Kilburn High Road Station – Church Street Market – Edgware Road Station – Bishops Bridge	5 - 7	5 - 7
414	Chippenham Road – Warwick Avenue Station – Church Street Market – Edgware Road Station – Marble Arch – Dorchester Hotel – Hyde Park Corner Station – V&A Museum – South Kensington Station – Fulham Broadway – Putney Bridge Station	6 - 8	6 - 8
N16	Edgware Bus Station – Staples Corner - Mora Road – Kilburn Station – Kilburn High Road Station – Church Street Market – Edgware Road Station – Marble Arch – Hyde Park Corner – Victoria Bus Station	Night bus only. 00:28 – 05:28 2 – 3 service per hour	
N98	Stanmore Station – Queensbury Station – Kingsbury Station – Neasden Shopping Centre - Kilburn High Road Station – Church Street Market – Edgware Road Station – Marble Arch – Tottenham Court Road Station – Red Lion Square	Night bus only. 23:51 – 05:34 4 service per hour	

7.8.8 There are three London Underground Stations, all within Zone 1 and are within walking distance from the Proposed Scheme, these include:

- Edgware Road (Bakerloo, Circle, District, Hammersmith and City Line) – 3-minute walk, 1-minute cycle journey.
- Paddington (Bakerloo, Circle, District, Hammersmith and City Line, National Rail and TfL Rail) – 10-minute walk, 5-minute cycle journey.
- Marylebone (Bakerloo Line and National Rail) – 10-minute walk, 3-minute cycle journey.

7.8.9 These stations benefit from regular services across all Lines and interchanges to other lines providing access to key London destinations.

7.8.10 As mentioned above, the nearest National Rail services are at Paddington and London Marylebone. The key services and peak hour services from these stations are provided in the table below.

**Table 7-21: National Rail**

Station	Operator	Destination	Approx. Frequency (trains per hour/ per direction)
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			AM Peak (08: 00 – 09:00)	PM Peak (17: 00 – 18:00)	Average Journey Time (minutes)
Paddington	Great Western Railway	Reading	10	10	25
	Great Western Railway and Cross Country	Oxford	6	4	60
	Great Western Railway	Bristol Temple Meads	6	6	95
	Great Western Railway	Cardiff Central	2	2	120
London Marylebone	Chiltern Railways	Aylesbury Vale Parkway	1	1	66
		Wembley Stadium	2	2	10
		High Wycombe	5	6	35
		Aylesbury	3	3	60
		Birmingham Moor Street	2	2	105
		Banbury	3	3	60
		Oxford	2	2	70

- 7.8.11 Paddington Station is also served by the Heathrow Express, an express link to London Heathrow Terminals. The journey time to Terminals 2 and 3 is 15-minutes, 21-minutes to Heathrow Terminal 5 and a free transfer is available to Terminal 4. The services operate approximately every 15-minutes.
- 7.8.12 Given the central location of the Proposed Scheme, there are a wide range of services and amenities within close proximity and walking distance. Along Edgware Road there are a number of amenities, including restaurants, cafes and grocery stores and banks. On Church Street itself there is a Tesco Metro, Greggs, Santander, newsagent, library, and small shops.
- 7.8.13 The majority of the roads in and surrounding the application site are two-way with the exception of Church Street. The A5 Edgware Road, Lisson Grove, Marylebone Road and Aberdeen Place border the Church Street area and offer access to the wider highway network. It is therefore expected that only those destined for Church Street and its surrounding area would travel into the local vicinity, deviating from the strategic roads.
- 7.8.14 However, the grid layout generally allows for vehicular movement through the vicinity in all directions. This potentially provides for through traffic movements within the area, including for those wishing to avoid the surrounding strategic roads of A5 Edgware Road and Lisson Grove. These factors could lead to vehicles travelling at high speed through the Masterplan area.
- 7.8.15 There is a general lack of facilities that prioritise non-vehicular movements in the area, or roads that discourage traffic aside from the few one-way roads in the vicinity. The topography in some areas also provide a barrier to connectivity within the masterplan area. These elements do not provide an attractive streetscape for pedestrians and cyclists.
- 7.8.16 The Green Spine proposal is a consented scheme that will pedestrianise Lisson Street between Bell Street and Ashmill Street, and the area of Salisbury Street between its junction with Ashmill Street and Broadley Street. The remaining part of Salisbury Street is proposed to be one way for vehicular traffic, and parking spaces is to be provided on only one side of the road.

## Potential Impacts

- 7.8.17 The Proposed Scheme has the potential to generate impacts during the demolition, construction and operational phases, which are discussed in detail below.

### Demolition and Construction Impacts

7.8.18 Construction of the Proposed Scheme will generate both demolition and construction material and construction workforce traffic. Where possible, any overlap in construction programme with the construction of other developments (i.e. cumulative schemes) in the locality will also be assessed in terms of cumulative impacts. Potential transport-related environmental impacts during construction are likely to include:

- Impacts on users of the local road network (including drivers and cyclists) due to the movement of construction vehicles and any temporary changes to local access arrangements; and
- Impacts on pedestrians due to any potential temporary closure of footways.

### Operational Development Impacts

7.8.19 The majority of impacts during the Proposed Scheme's operational phase are likely to affect the immediate local area / highway network. An initial assessment has been carried out to estimate the likely impact on the A5 / Edgware Road. The assessment has been based on the trip generation calculations (from the supporting Transport Assessment) and Department for Transport (DfT) traffic count data.

7.8.20 The DfT traffic count data on A5 Edgware Road (Point ID: 46155)<sup>116</sup> indicates a total of 22,370 two-way motor vehicles across all modes for 2019. The anticipated total two-way car vehicle trips in the AM and PM peak for the Proposed Scheme is 56 trips. The vehicular trip rates for the AM and PM peak period two-way is 0.222 and daily total trip rates is 0.886. Based on 429 units proposed for Site A, the Proposed Scheme is expected to generate a net total 224 two-way car vehicle trips daily. The proposed daily trips are estimated to have a 1% impact on the A5 / Edgware Road, based on using the 2019 DfT count data<sup>116</sup>. The 'Guidelines for the Environmental Assessment of Road Traffic (1993)', published by the Institute of Environmental Assessment (now IEMA)<sup>117</sup> sets out the following broad guidelines to identify the appropriate extent of the assessment areas, as follows:

- Links with all vehicle or Heavy Vehicles traffic flow increases of over 30%.
- Links with high sensitivity receptors with flow increases greater than 10%.

### Summary

7.8.21 Given the potential for significant effects to occur as a result of the demolition and construction process, the assessment of potential effects from the construction of the Proposed Scheme on the operational capacity of road junctions; highway safety; severance, fear and intimidation, and journey times for pedestrians and cyclists have been **Scoped In** to the EIA.

7.8.22 The assessment of potential effects from the operation of the Cumulative Schemes on highway safety; public transport capacity; pedestrian and cycle infrastructure capacity, journey time and level of crowding; severance, fear and intimidation, and journey times for pedestrians and cyclists have been **Scoped In** to the EIA.

7.8.23 As a result of the overall net reduction of trips generated by the operational Proposed Scheme, the assessment of likely significant effects on the capacity of the existing highways network during operation have been **Scoped Out** of the EIA.

### Outline Scope of Assessment

#### Establishing the Baseline

7.8.24 A desktop study will be undertaken to determine the baseline pedestrian, cyclist and public transport infrastructure/ provision in the vicinity of the Proposed Scheme. A review of the Public Transport Accessibility Level (PTAL) will be undertaken and any future improvements to active/ sustainable travel modes will be highlighted.

<sup>116</sup> Road Traffic Statistics (traffic count data), Department for Transport (DfT), 2019.

<sup>117</sup> Guidelines for the Environmental Assessment of Road Traffic (1993), published by the Institute of Environmental Assessment (now IEMA)

- 7.8.25 Collision data for the roads surrounding the Proposed Scheme has been obtained from Transport for London (TfL) and assessed to establish any trends in causation or factors attributed to collisions, clusters will also be identified. Professional judgement from a Director of Transport planning with 16 years' experience has been used to assess whether the Proposed Scheme will impact on road safety.
- 7.8.26 The trip generation considers all trips to and from the Proposed Scheme for the typical weekday AM (08:00 – 09:00) and PM (17:00 – 18:00) peak hours. The number of trips associated with the application site has been calculated using the industry-standard Trip Rate Information Computer System (TRICS) database and 2011 Census data has been used to assess multi-modal trips. The TRICS database is recommended by TfL and DfT as their accepted method of quantifying the volume of trips generated by new developments.
- 7.8.27 The future baseline will be factored using industry-standard Trip End Model Presentation Program (TEMPro) rates and will include committed developments, as agreed with WCC. The cumulative scheme list can be found in Appendix A.

### Standards and Guidance

- 7.8.28 Guidelines for the Environmental Assessment of Road Traffic (IEMA)<sup>117</sup>. This document forms the basis of EIA assessments and will be reviewed during the EIA process and includes detailed descriptions on the Transport impacts.
- 7.8.29 LA 104 Environmental Assessment and Monitoring (August 2020), published by Highways England (HE) as part of the Design Manual for Roads and Bridges (DMRB) sets out the principles and purpose of an environmental assessment. The significant matrix used to assess the environmental effects with respect to Transport is provided within the guidance document. The 'Reporting of environmental assessments' chapter within the LA 104 will be reviewed to ensure the reporting follows good practice and is clear for the reader.

### Impact Assessment Methodology

- 7.8.30 The assessment of individual environmental elements will be carried out in accordance with the 'Guidelines for the Environmental Assessment of Road Traffic and 'LA 104 Environmental Assessment and Monitoring'<sup>118</sup>. These documents are appropriate tools for the appraisal of environmental impacts of transport and access, and they identify appropriate standards for assessment.
- 7.8.31 The assessment will consider the following scenarios:
- 2021 Baseline. In light of the current situation with Covid-19, surveys undertaken at present may not result in technically acceptable results due to unorthodox traffic movements. Representative transport baseline data will be agreed with WCC through the use of information available within extant permissions, previous survey work undertaken in the area along with freely available traffic information to inform a suitable baseline for assessments.
  - 2026 Future Baseline + Background Traffic + Cumulative Schemes (committed construction traffic and operational).
  - 2031 Future Baseline + Background Traffic + Cumulative Schemes + Proposed Site A Construction Traffic
  - 2036 Future Baseline + Background Traffic + Cumulative Schemes + Proposed Site B and C Construction Traffic
- 7.8.32 The traffic data used in the transport chapter of the ES will be consistent with the traffic data used in the TA. The findings of the TA will be summarised in the ES chapter, following the requirements of the EIA Regulations and current EIA good practice.

<sup>118</sup> LA 104 Environmental Assessment and Monitoring (August 2020), published by Design Manual for Roads and Bridges (DMRB).



### Assessment Criteria

7.8.33 The ES will also report on the significance of the environmental effects associated with transport prior to mitigation, in line with DMRB and IEMA guidance. This will be based on a sensitivity / magnitude matrix basis as demonstrated below, in combination with professional judgement of subjective impacts.

**Table 7-22 Traffic and Transport Assessment Criteria**

		Impact Magnitude				
		No Change	Negligible	Minor	Moderate	Major
Sensitivity	Very High	Negligible	Minor	Moderate or Major	Major or Substantial	Substantial
	High	Negligible	Minor	Minor or Moderate	Moderate or Major	Major or Sustainable
	Medium	Negligible	Negligible or Minor	Minor	Moderate	Moderate or Major
	Low	Negligible	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate

### Scope for Mitigation

7.8.34 The Proposed Scheme has been designed to prioritise pedestrian and cyclist movement, ensure safety for all users and improvements to the public realm. Church Street is proposed to narrow the carriageway to allow one lane of traffic and associated street furniture to enhance the market quality and environment. Further details to be provided within the supporting Transport Assessment.

7.8.35 A number of other documents are to be submitted in support of the planning application which includes:

- Outline Delivery and Servicing Plans – will be produced which will explain the proposed management of deliveries and servicing across the site and will identify the proposed locations for delivery and servicing activity as well as provide further details on refuse collection and storage strategy. A detailed delivery and servicing plan will be conditioned as part of the planning consent.
- Outline Construction Logistics Plans – will discuss the measures that will be considered in order to ensure that the construction of the development is undertaken in an efficient and sustainable manner. Furthermore, it will ensure that there is a negligible impact on the neighbouring residents from construction traffic. A single CLP will be produced that provides the principles and the general approach for all phases. Upon appointment of a contractor for each phase, the CLP will be updated and made relevant to the specific phase
- Framework Travel Plan - will provide a set of measures aimed at encouraging sustainable travel tailored to the residential land use. An action plan for implementation of these measures and monitoring will also be included.

7.8.36 Car Park Management Plan – will provide the strategy to ensure that the spaces on-site are appropriately used for the intended users.

## 7.9 Wind Microclimate

### Summary of Existing Baseline

- 7.9.1 The wind climate in London has been analysed based on wind data from London Heathrow and London City Airports, and prevailing winds originate from the west and southwest – where they occur most frequently throughout the year, and have a tendency to be of the highest speeds. Secondary winds originate from the northeast, and occur mostly during spring. Winds from other directions do occur, however are greatly reduced in their frequency and magnitudes on an annual basis.
- 7.9.2 The current application site comprises predominantly a low to mid-rise mixture of residential buildings with retail at ground level fronting Church Street itself, which is orientated southwest – northeast, in line with prevailing winds. Kennet House is the tallest building surrounded by the Proposed Scheme at 17 storeys.
- 7.9.3 Winds approaching the application site would be expected to have a characteristic of relatively low mean speeds and higher turbulence when compared to winds in open country terrain as they interact with the urban context.
- 7.9.4 It would be likely that wind speeds are higher around the Kennet House building, given it extends some 10+ storeys or so above the local surroundings and is capable of bringing higher-speed winds down to ground level. In addition, Church Street itself is likely to be subject to channelling of winds to a certain extent given it aligns with the prevailing wind direction.
- 7.9.5 The area is reasonably sensitive to pedestrians using the surrounding thoroughfares and retail, as well as road crossings. Market stalls also feature as part of the context, and cyclists could be expected to use the roadways in transit.
- 7.9.6 The results for the existing baseline will be established as part of the submitted assessment, in order to quantify and benchmark the current wind environment at the application site.

### Potential Impacts

#### Demolition and Construction Impacts

- 7.9.7 Owing to the evolving and changing nature of the Proposed Scheme during the demolition and construction works, it is not typical to model the wind microclimate effects during this phase.
- 7.9.8 The construction phase is also not considered a primary consideration for the assessment of wind microclimate effects because such effects would only be temporary, and the full effects will only occur once the Proposed Scheme is completed (i.e. when the buildings have reached their maximum massing).
- 7.9.9 In addition, key parts of the application site would be inaccessible to the public, and nearby thoroughfares protected to a certain extent by the presence of hoarding.
- 7.9.10 Nevertheless, a qualitative summary of the temporary effects of demolition and construction phase on the wind microclimate conditions will be provided in the ES chapter.

#### Completed and Operational Impacts.

- 7.9.11 The introduction of building massing to the application site has the potential to significantly alter the wind environment as wind flows are directed differently through the build environment.
- 7.9.12 The sensitivities the buildings themselves bring about such as new entrances or amenity space at ground and rooftop levels would also demand a particular wind environment for their safe and comfortable use. Not meeting those demands would result in unpleasant spaces from a comfort perspective and potentially even safety concerns if strong winds are generated.

## Outline Scope of Assessment

### Establishing the Baseline

- 7.9.13 The results for the existing baseline application site will be established as part of the submitted assessment, in order to quantify and benchmark the current wind environment at the application site.

### Standards and Guidance

#### National Planning Policy Framework<sup>119</sup>

- 7.9.14 There are no policies or statements that are directly related to the wind microclimate, although the promotion of high-quality built environments was emphasised in the NPPF:
- 7.9.15 For instance, paragraph 8 describes environmental objectives for sustainable development: c) “[...] to contribute to protecting and enhancing our natural, built and historic environment; [...] and mitigating and adapting to climate change. Additionally, paragraph 127 states the following: “[...] f) Create places that are safe, inclusive and accessible and which promote health and well-being, with high standard of amenity for existing and future users”

#### National Planning Policy Guidance<sup>120</sup>

- 7.9.16 The NPPG identifies the potential for tall and large buildings to affect the wind microclimate:
- 7.9.17 The National Design Guide states in Paragraph 71 that: “Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their [...] environmental impacts, such as [...] wind. These need to be resolved satisfactorily”

#### Design Council – Guidance on Tall Buildings<sup>121</sup>

- 7.9.18 English Heritage and the Commission for Architecture and the Built Environment (CABE) produced a revised and updated version of their joint guidance on tall buildings:
- 7.9.19 Under the section for Criteria and evaluation, this document states that “[...] planning permission for tall buildings should ensure therefore that the following criteria are fully addressed: [...] The effect on the local environment, including microclimate”.

#### The London Plan 2021<sup>122</sup>

- 7.9.20 The London Plan 2021 is the Spatial Development Strategy for Greater London. It places importance on the creation and maintenance of a high-quality environment for London. The following policies apply specifically in relation to wind microclimate:
- 7.9.21 Policy D3 Optimising site capacity through the design-led approach (Para 3.3.8), states that: “*Buildings [...] massing, scale and layout [...] should complement the existing streetscape and surrounding area. Particular attention should be paid to the design of the parts of a building or public realm that people most frequently see or interact with in terms of its legibility, use, detailing, materials and location of entrances. Creating a comfortable pedestrian environment with regard to levels of [...] wind*”.
- 7.9.22 Policy D8 Public realm, Development Plans and development proposals should, states that: “*Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm.*” And to “*Ensure that appropriate shade, shelter, seating [...] with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place.*”
- 7.9.23 Policy D9 Tall buildings: Environmental impact, states that: “*Wind [...] around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building*”; and that “*Air movement affected by the building(s) should [...] not adversely affect street-level conditions*”.

<sup>119</sup> Department for Communities and Local Government, 2019. Revised National Planning Policy Framework. London. HMSO.

<sup>120</sup> Ministry of Housing, Communities & Local Government, 2019. Planning Practice Guidance

<sup>121</sup> Commission for Architecture and the Built Environment and English Heritage, 2007. Guidance on tall buildings. London. CABE and English Heritage

<sup>122</sup> Greater London Authority, 2021. The London Plan. London. GLA

- 7.9.24 Policy D9 Tall buildings: Cumulative impacts, states that: *“The cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in an area must be considered when assessing tall building proposals and when developing plans for an area. Mitigation measures should be identified and designed into the building as integral features from the outset to avoid retrofitting.”*

### Impact Assessment Methodology

- 7.9.25 The scheme will be assessed utilizing a Computation Fluid Dynamics (CFD) methodology. It is considered that a 3D CFD assessment is suitable for the Proposed Scheme in this instance, given the maximum building heights currently proposed and the hybrid nature of the proposals sought.
- 7.9.26 Notably, further assessment would be required at reserved matters stages, as design details are established for the outline components, allowing detailed scheme geometries to ultimately be assessed. The aerodynamics of the Proposed Scheme are highly dependent on the specific geometries being assessed.
- 7.9.27 The study will assess the suitability of wind conditions at ground and applicable elevated levels at the application site, with reference to the broad range of acceptable conditions associated with the use of the application site (in the absence of specific uses, such as entrances, which won't be established at the outline stage). The study will also assess the suitability of wind conditions in the immediate surrounding area, as well as at potential indicative elevated amenity locations within the application site.
- 7.9.28 The methods used in undertaking the technical assessment should be outlined in this section, with references to published standards, guidelines, guidance and relevant significance criteria, where appropriate.
- 7.9.29 A set of steady state CFD simulations will be completed on a CFD-compliant 3D CAD model for 18 equally spaced wind directions for each of the following assessment scenarios:
- Existing Baseline: all existing buildings within the Proposed Scheme and the surrounding area;
  - The Proposed Scheme (Detailed Site A as complete and operational) with existing surrounding context;
  - The Proposed Scheme (Detailed Site A, Outline Sites B and C as complete and operational) with existing surrounding context; and
  - The Proposed Scheme (Detailed Site A, Outline Sites B and C as complete and operational) with future surrounding context (cumulative schemes).
- 7.9.30 The resolution of the model will be subjectively chosen to ensure adequate coverage and level of detail in all key and frequently used areas, as well as any areas where significant windiness may be expected due to the geometry and exposure of the Proposed Scheme.
- 7.9.31 The domain will have a radius of 400m from the centre of the application site, and in the first instance assessed devoid of any proposed landscaping in order to present the least-sheltered, worst-case result.

### Assessment Criteria

- 7.9.32 The measured wind speeds will be analysed in conjunction with the wind frequency statistics at the application site to provide an assessment of the wind environment in terms of pedestrian comfort and safety, according to the Lawson LDDC Criteria<sup>123</sup> (Table 7-24), which are well-established criteria for assessments of this nature. This will determine the suitability of different areas for sitting, standing, strolling and walking. There is also a fifth, windiest category of 'uncomfortable', where wind conditions would be expected to be unacceptable for any use.
- 7.9.33 Potential for strong winds will also be evaluated, where an exceedance of 15m/s for more than 0.025% of the year (or approximately 2.2 hours per annum) is the threshold.
- 7.9.34 The assessment of the likely scale of effect is based on the comparison of the predicted wind conditions at a particular measurement location with the desired pedestrian use of the application site as defined






<sup>123</sup> Lawson T.V. (April 2001), Building Aerodynamics, Imperial College Press



in the Lawson Comfort Criteria. Where appropriate, wind conditions experienced across the application site are also compared against the baseline conditions.

- 7.9.35 The following terms would be used to define the significance of the effects identified and apply to both beneficial and adverse effects:
- **Major** effect: where wind conditions would be three categories calmer/windier than required;
  - **Moderate** effect: where the wind conditions would be two categories calmer/windier than required;
  - **Minor** effect: wind conditions would be one category calmer/windier than required; and
  - **Negligible**: where no discernible improvement or deterioration is expected as a result of the Proposed Scheme and wind conditions would be suitable for the intended use.
- 7.9.36 Any adverse effect would be deemed to be a 'significant effect' because it implies that a location, or area, has a wind microclimate that is unsuitable for the desired use of that area. On this basis, effects that are adverse require mitigation. Beneficial effects that are minor, moderate or major in scale are not considered to be significant.
- 7.9.37 In line with Lawson's overall methodology, strong winds are reported separately from the comfort assessment and do not form part of the scale of effect criteria. This is due to the fact that any strong wind exceedance is considered to be significant regardless of its scale.
- 7.9.38 For off-site areas, wind conditions are compared to the baseline scenario and the intended use. If wind conditions remain consistent or calmer than the baseline scenario or remain suitable for the intended use, this would represent a negligible effect. However, if wind conditions around the application site become windier than the baseline scenario and unsuitable for the intended use, the effect would be significant. Wind conditions off-site will only be classified as beneficial if wind conditions were not suitable for the intended use in the baseline scenario and are improved to be calmer than required for the intended use with the Proposed Scheme completed. If conditions are windier than the baseline, but remain suitable for the intended use, this would remain a negligible effect.

**Table 7-23: Lawson Comfort Criteria**

Key	Comfort Category	Threshold	Description
	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods
	Standing	4-6 m/s	Gentle breezes acceptable for main building entrances, pick-up/drop-off points and bus stops
	Strolling	6-8 m/s	Moderate breezes that would be appropriate for strolling along a city/town street, plaza or park
	Walking	8-10 m/s	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering
	Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended

Strong wind threshold for a mixed-use development occurs when winds exceed 15m/s for more than 0.025% of the time (approximately 2.2 hours per year) and caters for vulnerable members of the population. Wind speeds that exceed 20m/s for more than approximately 2.2 hours per year represent a safety issue for all members of the population (including able-bodied)

## Scope for Mitigation

- 7.9.39 Due to the hybrid nature of the application, and the wind environment being anticipated to change as detail of the Proposed Scheme comes forward, further assessment should be conducted as part of subsequent reserved matters applications. A mitigation strategy would ideally be developed on the detailed form of the scheme in response to specific target uses being determined.
- 7.9.40 Nevertheless, should mitigation measures be required to ensure that wind conditions are suitable for their intended use, (and particularly within the detailed component of the Proposed Scheme) the areas requiring mitigation will be identified and mitigation measures will be developed. Where necessary,

mitigation measures could potentially be tested through additional rounds of CFD assessment to verify their effectiveness.

## 8. Topics Scoped Out

### 8.1 Archaeology

#### Summary of Existing Baseline

- 8.1.1 A initial desk based archaeological assessment has been completed by RPS.
- 8.1.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the application site or the immediate vicinity.
- 8.1.3 In terms of relevant local designations, Site A and C, together with the western end of Church Street, lie within a Tier II Archaeological Priority Area (APA), as defined by the City of Westminster (CoW) and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS), designated on the course of the Roman Watling Street on the alignment of Edgware Road.
- 8.1.4 Archaeological finds and features from within a 600m radius of the Proposed Scheme recorded on the Greater London Historic Environment Record have been reviewed for the desk based assessment, together with a review of documentary sources and a map regression charting the history of the application site from the eighteenth century to the present day.
- 8.1.5 The application site is considered likely to have a generally low archaeological potential for the prehistoric periods: the only two finds of prehistoric date within the 600m radius have comprised individual Palaeolithic artefacts, with no Mesolithic, Neolithic, Bronze Age or Iron Age finds recorded.
- 8.1.6 The application site can be considered likely to have an archaeological potential for the Roman period, associated with the adjacent road alignment, with archaeological evidence for the road noted to the south of the Proposed Scheme.
- 8.1.7 The application site can be considered likely to have a generally low archaeological potential for the Anglo-Saxon and Medieval periods, when it is considered likely to have lain within open land adjoining the road.
- 8.1.8 The available information indicates that the application site will have a potential for archaeological remains relating to buildings previously occupying the application site. According to historic map analysis, the application site was developed during the nineteenth century, comprising a mix of residential and commercial uses, together with a Church and Baptist Chapel, with the existing buildings constructed following substantial World War Two bomb damage and subsequent site clearance.
- 8.1.9 Past post-depositional impacts within the application site is considered likely to have had a severe, negative archaeological impact, as a result of previous development, together with the impact of World War Two bomb damage.
- 8.1.10 The perceived generally low archaeological potential, combined with the considered impact of previous development, indicates that the likely significance of the archaeological remains likely to occur within the application site is considered to be generally low. Therefore, significant environmental effects are not considered likely in relation to archaeology at the application site.

#### Potential Impacts

##### Demolition and Construction

- 8.1.11 Impacts likely to affect below ground archaeological remains occurring within the application site are considered likely to be focussed solely at the short term demolition and construction stage, including the following activities:
- Demolition of existing buildings and grubbing out of foundations;
  - The formation of temporary facilities (site compounds, haul roads);

- Landforming associated with the redevelopment;
- The cutting of new foundations and services; and
- Piling.

### Complete and Operational

- 8.1.12 No residual or cumulative effects are considered relevant for below ground archaeology at the application site, following appropriate mitigation measures. Therefore, no impacts are likely once the development is complete and operational.

### Summary

- 8.1.13 The archaeological DBA prepared by RPS will form the technical document in support of the planning application, instead of an ES Chapter.

### Scope for Mitigation

- 8.1.14 Archaeological mitigation measures will be focussed prior to and within the demolition and construction phase of the Proposed Scheme. They are considered likely to include such measures as archaeological monitoring works, stand-alone trial trench/test pit evaluation works, together with potential further mitigation works, dependent upon the results of previous phases of work.
- 8.1.15 Mitigation of impact in relation to archaeology can be controlled through the planning system, via the addition of an appropriate condition to the granting of planning consent, which would enable all relevant and appropriate archaeological works to be undertaken.

### Summary

- 8.1.16 As archaeological remains of more than local significance are not anticipated within the application site, and as likely significant environmental effects are not anticipated in relation to archaeology at the application site, archaeology is **Scoped Out** of the ES.

## 8.2 Ecology

### Summary of Existing Baseline Context

- 8.2.1 The site supports a limited range of habitats, dominated by residential and commercial buildings of varied age, style and construction with small pockets of amenity space. Broadley Street Gardens which is a publicly accessible amenity space is located immediately to the south-east of the survey area.
- 8.2.2 An extended Phase 1 habitats survey was undertaken in October 2018 by Arcadis to identify potential constraints and the need for additional surveys. This information was updated in September 2020 by Arcadis.
- 8.2.3 A limited range of habitats were recorded including introduced shrubs, amenity grassland and scattered trees. While common and widespread at a regional level these habitats are disappearing from urban environments. These habitats are valuable in terms of green infrastructure, likely performing important ecosystem services (such as water quality and volume attenuation and air quality attenuation).
- 8.2.4 Desk-based ecological information was collated from multiple sources. The Multi-Agency Geographic Information for the Countryside (MAGIC) websites, Greenspace Information for Greater London (GiGL) and other Natural England and Forestry Commission datasets were used to search for any statutory or non-statutory designated sites of nature conservation importance within a specific radius of the survey area boundary, as follows:
- Special Protection Areas (SPAs) or Ramsar Sites designated for their bird interests (5km radius);
  - Special Areas of Conservation (SACs) (5km radius);
  - Sites of Special Scientific Interest (SSSIs) and all other statutory designated sites (2km radius);
  - National Nature Reserves (NNR) (1km radius);
  - Local Nature Reserves (LNR) (1km radius); and
  - Woodlands registered on the Ancient Woodland Inventory (AWI) (2km radius).
- 8.2.5 Information was obtained from GiGL for Local Wildlife Sites (LWS) and sites of Importance for Nature Conservation (SINCs) within 1km of the survey area boundary. Details obtained for these LWS and SINCs included boundaries, citations and records of protected or otherwise notable species of conservation concern. The National Biodiversity Network – NBN Gateway (within 1km) was also referred to for protected species records;
- 8.2.6 Two Sites of Importance for Nature Conservation (SINCs), St Mary's Churchyard and Paddington Green (Borough Grade II) and Lisson Garden (Local) are located approximately 0.25km from the survey area, west and south-east respectively. The London's Canal (Grand Union Canal system) which is a Metropolitan SINC is 0.4km north-east of the application site.
- 8.2.7 Trees located within the survey area were assessed from ground level for their potential to support roosting bats, using a pair of binoculars and a high-powered torch according to the Bat Conservation Trust (BCT) guidelines (Collins 2016)<sup>124</sup>. No features suitable for roosting bats were observed within the trees present within the survey area. Trees present within the survey area were identified with negligible potential to support roosting bats.
- 8.2.8 Buildings were assessed externally for bat roosting potential according to the BCT. Potential roosting features (PRFs) such as small gaps, the presence of vents and missing mortar were observed in a small number of buildings. Buildings within the survey area were assessed as having low potential to support roosting bats

Buildings were categorised into four groups according to specific features and similarities such as building type (residential or commercial), construction (single or multistorey, brick), roofing materials (flat roof, tiled), age and external features (bargeboards, soffits and hanging tiles). Where several separate buildings such as shops, were terraced or adjoined, these were recorded as one building or building cluster. Twenty-three buildings were assessed as having negligible bat potential. Three buildings were

<sup>124</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice **Guidelines** (3rd edn). The Bat Conservation Trust



identified with low suitability for roosting bats. The locations of buildings B1, B23 and B24 are presented in Figure 8-1.

- 8.2.9 Emergence / re-entry surveys on buildings with a low potential were conducted. The emergence / re-entry surveys were carried out by experienced surveyors strategically positioned to cover the main features identified during the initial assessments. An Elekon Batlogger, which is a hand-held device, used to detect bats was used across all surveys by each surveyor. The dusk surveys began approximately 15 minutes before sunset and finished approximately 90 minutes after sunset. The dawn surveys began a minimum of 90 minutes before sunrise and finished 15 minutes after sunrise.
- 8.2.10 The emergence / re-entry surveys were undertaken in September 2020. No bats were recorded or observed during the emergence / re-entry surveys conducted on these buildings.
- 8.2.11 Two bat activity transect surveys were undertaken on the survey areas, which aimed to identify the assemblage of bats utilising the survey area; and identify the usage of the survey area by commuting and foraging bats, and to identify key, important areas.
- 8.2.12 The activity surveys comprised surveyors walking a predetermined route around the survey area, recording bat activity on Elekon Bat Loggers. The transect route comprised of 'listening stops' along the key habitat areas on the survey area; locations where the surveyors paused to observe and record the bat activity for 3-5 minutes. During the activity transect surveys, in addition to recording bat activity on the detectors, notes were taken on the behaviour of the bats observed.
- 8.2.13 Only one common pipistrelle bat pass was recorded during the dusk activity transect conducted in September 2020. The survey area is therefore considered to support low levels of bat foraging and/ or commuting activity.

### Potential Impacts

- 8.2.14 Recreational pressures on three non-statutory designated sites, St Mary's Churchyard and Paddington Green, Lisson Garden and the London's Canal, in the operational phase were considered. Due to the habitats present within the survey area and the highly-urbanised nature of the surroundings, any direct or indirect impacts are considered unlikely. No significant effects on these ecological sites are foreseen.
- 8.2.15 In the construction phase, there is potential for nesting birds to be utilising the buildings, trees and introduced shrubs in the survey area, including species listed on the London BAP such as house sparrow and starling (also Section 41 and red listed). Removal of buildings and all trees and shrub vegetation within the survey area will need to be conducted outside of the bird nesting season (March – August inclusive) or under pre-clearance/demolition nest check. No significant impact upon bird populations resulting from the development is foreseen.
- 8.2.16 The likelihood of bats roosting within B1, B23 and B24 is considered highly unlikely following the outcomes of the dedicated bat surveys. There is considered to be no potential for a significant impact upon bats resulting from the development, enhancements for these species will be proposed.
- 8.2.17 There will be some ecological benefit from the removal of non-native and invasive species on LISI, which is likely to occur when the survey area is cleared for any construction. There is no legal obligation to control any of the LISI species recorded within the survey area or to remove of them as controlled waste but it is good practice to remove any them and to avoid their spread.
- 8.2.18 Trees and other vegetation should be replaced within any proposed soft landscaping and these designs should be evolved in liaison with an ecologist and arboriculturist. In addition, rain gardens, biodiversity roofs and other green infrastructure should be considered within any development. If this is not possible, offsetting may be required.
- 8.2.19 There are also opportunities for delivering biodiversity and environmental net gain. Bird boxes for sparrows would be a valuable enhancement along with appropriately located bat roosting boxes, invertebrate hotels and dead wood loggeries if possible.





**LEGEND**

- Study Area
- - - Building Boundary
- Buildings with Low Bat Roosting Potential
- Buildings with Negligible Bat Roosting Potential

NOTES:



01	Draft	18/11/20
Issue	Description	Date
Status		
For Information		
Scale	1:1,400	Current Issue Signatures
Original Size	A3	Drawn N.PHANSALKAR
Height Datum	NEWLYN	Checked ABRODZINSKI
Projection	WGS	Approved M.GIRVAN
		© Copyright reserved

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Ordnance Survey 100030649.



Project  
**ECOLOGICAL CONSTRAINTS MAP**

Title  
**Figure 8- 1 -  
Building Assessment Plan -  
Westminster City Council Church  
Street Regeneration Sites A, B and C**

Drawing No.  
10025874-ARL-XX-ZZ-SU-DR-YE-0001



## Scope for Mitigation

8.2.20 The following mitigation is proposed in the construction phase to prevent impacts:

- Removal of buildings, trees and introduced shrubs vegetation outside the core nesting bird season (March to August inclusive) or vegetation removal will need pre-clearance/demolition nest check.
- Protection of trees to be retained and adjacent trees following an Arboricultural Method Statement and Landscape Strategy and replacement of trees and integration of green infrastructure into the design of the Proposed Scheme.
- It would be good practice to remove non-native invasive species during subsequent development and to implement mitigation to ensure they are not spread.
- Prior to demolition, it is recommended that a pre-demolition surveys are undertaken (May – September inclusive) for Buildings B23 and B24 should they be demolished, **if more than 18 months pass** from the completion of the emergence / re-entry surveys to the commencement of works. If bat roosts are found, mitigation could include soft stripping suitable features in buildings and/or tree felling in winter, potentially requiring a European Protected Species Licence.

8.2.21 Biodiversity enhancements will be included within the Proposed Scheme. These enhancements could include, biodiversity roofs, rain gardens, bee towers and insect hotels, bird and bat boxes and other green infrastructure. For example, any soft landscaping should be designed to maximise the biodiversity potential of the survey area. By incorporating native and wildlife-friendly planting, this could be in the form of new trees and / or hedgerows; ornamental planting areas comprised of shrubs and herbaceous plants and wildflower / grass strips, which could enhance the survey area as follows:

- Increase water attenuation;
- Provide amenity value;
- Provision of a food source and habitats for invertebrates (i.e. creation of invertebrate hotels);
- Provision of nesting and foraging opportunities for birds through the inclusion of fruit-bearing species; and
- Provision of a foraging resource for bats through encouraging invertebrates, which bats feed on.
- Enhancements should be specifically designed for species listed as London and / BAP Species (e.g. tree sparrow and pipistrelle species bats).

## Summary

8.2.22 It is considered that impacts to flora and fauna on and around the site can be controlled through standard approaches.

8.2.23 Recreational pressures on three non-statutory designated sites, St Mary's Churchyard and Paddington Green, Lisson Garden and the London's Canal were considered. Due to the habitats present within the survey area and the highly-urbanised nature of the surroundings, any direct or indirect impacts were provisionally considered unlikely. However, a final impact assessment upon the designated sites will only be possible once the proposed development scope is defined.

8.2.24 A specific EIA Biodiversity Chapter is not considered necessary to support the development. A EclA which will report surveys conducted to date and the results and a Biodiversity Net Gain Assessment will be prepared in support of the hybrid planning application.

## 8.3 Water Resources, Flood Risk and Drainage

### Summary of Existing Baseline Context

- 8.3.1 The study area has been defined as the limits of the application site boundary. The study area defines the spatial extent for data collection requests and identification of receptors. However, in certain circumstances the study area may extend beyond the application site boundary in order to fully assess downstream impacts and may include collection of data from key features such as highways drainage network.
- 8.3.2 There are no watercourses within the study area. The nearest open waterbody is the Regent's Canal which is located approximately 400m north west of the Proposed Scheme.
- 8.3.3 The Environment Agency's (EA) Flood Map for Planning<sup>125</sup> indicates that the application site is located within Flood Zone 1 (Low Probability): land at less than 1 in 1000 (0.1%) Annual Probability (AP) of river or sea flooding. The application site has no interaction with the floodplain extent and is not anticipated to alter the existing flood risk within the study and is therefore scoped out of the assessment. The EA's Long term flood risk information mapping<sup>126</sup> details that the study area is predominantly within an area at very low risk: less than 1 in 1000 (0.1%) AP of surface water flooding. There are however two areas of ponding with a low risk: between 1 in 1000 (0.1%) and 1 in 100 (1%) AP of surface water flooding:
- An open space area immediately adjacent to Penfold Street in Lisson Grove. The length of ponding is of approximately 22m; with the flood depth predominantly below 300mm, except for a small area where flood depth is shown to be greater than 300mm. The velocity is identified to be less than 0.25m/s; and
  - An access road off Venables Street. The length of ponding is approximately 10m; with the flood depth below 300mm and velocity less than 0.25m/s.
- 8.3.4 Westminster City Council as the Lead Local Flood Authority (LLFA) have produced a draft Local Flood Risk Management Strategy (LFRMS) 2017 - 2022<sup>127</sup>. The strategy details that the risk of groundwater flooding in this area is low, and that there are no records of flooding from this source. In addition, the council's Preliminary Flood Risk Assessment 2011<sup>128</sup> detailed that the application site is not located within an area considered as having elevated groundwater levels.
- 8.3.5 The EA's Long term flood risk information mapping gives an indication of the areas at risk of flooding due to reservoir failure as detailed under the Reservoir Act 1975. A review of the mapping indicates that the Proposed Scheme's footprint is not within an area at risk from reservoir flooding.
- 8.3.6 A review of the Thames Water Utilities Limited (TWUL) asset records<sup>129</sup> indicate that the application site is served by existing public combined sewers. This is reinforced by the information contained within the utilities survey plan. These sewers are located within Penfold Street, Broadley Street and Church Street.
- 8.3.7 The TWUL's 2017 sewer flood records contained within the draft LFRMS 2017 – 2022<sup>3</sup> details that that there have been 2 internal flood reports in the past 10 years within NW8 postcode.
- 8.3.8 There are no other known flood sources within the vicinity of the study area.

### Potential Impacts

- 8.3.9 Potential impacts on the flood risk receptors could arise from several direct and indirect sources during the construction and operational phases. The flood risk receptors for this study area have been identified based on the flood risk vulnerability classification detailed in Table 2 of the national Planning Policy Guidance: Flood Risk and Coastal Change. Therefore, the flood risk receptors that have been considered are as follows:

<sup>125</sup> Environment Agency (2019) Flood Map for Planning. Online. Available at: <https://flood-map-forplanning.service.gov.uk/>

<sup>126</sup> Environment Agency (2020) Long term flood risk information. Online. Available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>.

<sup>127</sup> Westminster City Council (2017) Local Flood Risk Management Strategy 2017 - 2022

<sup>128</sup> Westminster City Council (2011) Preliminary Flood Risk Assessment

<sup>129</sup> TWUL (2017) Thames Water Sewer Record

- Essential Infrastructure: Existing road infrastructure (e.g. Church Street, Salisbury Street);
- More vulnerable: Residential development; and
- Less vulnerable: Commercial developments

### Demolition and Construction Impacts

8.3.10 The following impacts could arise in the absence of mitigation:

- The Proposed Scheme has the potential to impact existing surface water flood risk through the introduction of temporary impermeable area during the demolition and construction phases. The increase in impermeable area has the potential to increase runoff rates and disrupt existing flow paths which could result in an increase in surface water flood risk.
- Short term activities could result in an increase in surface water flood risk through the temporary introduction of impermeable surfaces (e.g., construction compounds, haul routes), potential blockage of drainage systems with construction debris and interception of any overland flows.
- Temporary drainage associated with short term activities could increase both the rate and volume of surface water runoff to a receiving watercourse and has the potential to transfer sediment to the receiving watercourse (potentially affecting flooding mechanisms).

### Complete and Operational Impacts

8.3.11 This following impacts could arise in the absence of mitigation:

- The Proposed Scheme has the potential to impact existing surface water flood risk through the introduction of permanent impermeable area during the operational phases. The increase in impermeable area has the potential to increase runoff rates and disrupt existing flow paths which could result in an increase in surface water flood risk.
- As a result of climate change the application site (long-term) could see an increased amount of runoff volume and the rate of discharge from the impermeable area.

### Scope for Mitigation

8.3.12 The Construction (Design and Management) Regulations 2015 (CDM Regulations) will apply to any future development of this application site which involves “construction” work, as defined by the CDM Regulations. As such it is the responsibility of the proposed developer to fulfil its duties under the CDM Regulations. A Construction Environmental Management Plan (CEMP) should be prepared by the contractor in line with industry best practice measures to limit the risk of pollution and long-term damage to flood risk receptors.

8.3.13 The main goal of the CEMP is to minimise the potential impacts during construction phase to the local community and surrounding environment by taking into account plans such as the surface water management plan or pollution /spillage management and response plans. Preparation of a Code of Construction Practice (CoCP) may be required to set out standards to be adopted by contractors.

8.3.14 Mitigation measures to address potential effects on the flood risk receptors during operation (permanent) will be incorporated into the design process, including the use of Sustainable Drainage Systems (SuDS) (such as rain gardens and attenuation tanks), to provide adequate treatment of runoff and to manage surface water runoff for all rainfall events up to and including the 1 in 100 (1 %) AP, including an appropriate allowance for climate change. Following the implementation of this mitigation there would be a negligible effect on flood risk during the complete and operational phase.

8.3.15 Following the implementation of the above mitigation the identified impacts on flood risk would be considered negligible for both the operational and construction phases.

### Summary

8.3.16 Overall, the baseline flood risk identifies that there is a low risk of flooding to this application site from the various flood sources. In addition, with the inclusion of embedded mitigation and good practice measures there is unlikely to be potential for likely significant effects on the flood risk receptors and therefore this topic will be **Scoped Out** of the ES.



- 8.3.17 Furthermore, an FRA and surface water drainage strategy will be produced to support the application. The FRA will be carried out in accordance with the technical guidance provided by the National Planning Policy Framework (NPPF) and PPG. As part of this assessment, and to comply with the NPPF, the FRA will demonstrate that the site will remain safe for users in times of flood, not impede water flows; and not increase flood risk elsewhere.

## 8.4 Ground Conditions and Land Contamination

### Summary of Existing Baseline

#### Geology and Geomorphology

- 8.4.1 The application site is situated on the northern arm of the London Basin Syncline, an elongated, roughly triangular sedimentary basin which underlies London and a large area of southeast England. The natural ground conditions on the application site are expected to comprise the London Clay Formation with the Lambeth Group at depth. Historical borehole and water well records held in the British Geological Survey archive indicate the London Clay Formation is likely to extend to at least 45m below ground level.
- 8.4.2 River Terrace Deposits and Langley Silt are shown overlying the London Clay on the southern part of the application site. In addition, it is expected that Head Deposits formed by natural geomorphological processes are present over the London Clay on the northern part of the application site. Made Ground associated with the previous and current development of the application site is expected to be present overlying the natural strata.
- 8.4.3 The application site is situated within the undulating landscape of the Hampstead Ridge on the western side of a low ridge between the valleys of the former Westbourne river to the west and the former Tyburn river to the east. The Hampstead Ridge comprises a series of clay ridges that extend from Ealing to the southeast to West Green to the northwest.
- 8.4.4 There are no designated geological or geomorphological sites or features of conservation value in the area affected by the Proposed Scheme.

#### Mineral Resources

- 8.4.5 The City of Westminster is not a mineral planning authority and is not identified by the London Plan dated 2021 (Policy SI10)<sup>130</sup> as being a borough required to land-bank aggregates. As such, there are no minerals safeguarding zones or allocated mineral extraction areas in the borough. The materials on the application site are not considered to represent workable land-based reserves of aggregate.

#### Unstable Ground

- 8.4.6 The geology and geomorphological setting of the application site is such that the potential for unstable ground to be present is generally assessed to be very low. The exception relates to the potential hazard associated with shrinking/swelling clays as the near-surface soils are expected to have a high volume change potential.
- 8.4.7 A risk assessment carried out by 1st Line Defence UXO Solutions<sup>131</sup> has assessed the risk from unexploded ordnance generally to be Medium.

#### Land Use

- 8.4.8 Historically the application site was developed primarily with terraced properties fronting onto the surrounding roads. Contemporary trade directory<sup>132</sup> entries indicate the properties were primarily used for small scale local commercial and industrial purposes including a boot maker, greengrocer, public house, tailor and undertaker. It is expected that the upper floors of the buildings were primarily used for residential purposes. In addition, a number of larger properties were used for a range of community facilities including a church, community hall and theatre. Contemporary photographs indicate the historical buildings were generally constructed from ground floor level, however the presence of infilled former basements cannot be discounted.
- 8.4.9 During World War II a number of buildings on the application site were destroyed or damaged beyond repair by bomb damage. By the early-1950s, the application site had largely been redeveloped as the existing Church Street Estate. The Estate comprises a variety of buildings and structures with associated

<sup>130</sup> The London Plan, The Spatial Development Strategy for Greater London. Greater London Authority, London, dated March 2021.

<sup>131</sup> Detailed Unexploded Ordnance (UXO) Risk Assessment, Church Street Redevelopment, Westminster. Report DA12632-00, 1st Line Defence UXO Solutions, Hoddesdon, Hertfordshire, dated February 2021.

<sup>132</sup> The Post Office London Directory for 1882. Pub Frederick Kelly, London, dated 1882.

areas of at-grade access, parking and hard and soft landscaping. Single level basement car parks are present under Sites A and B of the application site.

- 8.4.10 Given the use of the application site for commercial and industrial activities there is a potential for contamination to be present in the ground. Therefore, due consideration will need to be given to associated potential adverse effects on human health, controlled waters and the environment associated with the Proposed Scheme.

## Potential Effects

### Geology and Geomorphology

- 8.4.11 Relative to the scale of the geological and geomorphological features, the Proposed Scheme will have no material effect on the geology and geomorphology in the vicinity of the application site.

### Mineral Resources

- 8.4.12 Given the application site lies outside any Minerals Safeguarding Areas or allocated mineral extraction area and the materials on the application site are not considered to represent workable land-based reserves of aggregate, the Proposed Scheme will have no material effect on the mineral resources in the vicinity of the application site.

### Unstable Ground

- 8.4.13 Given the geology and geomorphological setting of the application site is such that the potential for unstable ground to be present is generally assessed to be very low, the Proposed Scheme will have no material effect on the stability of the ground in the vicinity of the application site.
- 8.4.14 The exception relates to shrinking/swelling clays; the associated volume change of the near-surface soils can result in heave and subsidence and consequent damage to buildings, structures and infrastructure.
- 8.4.15 In addition, there is a potential hazard associated with unexploded ordnance.

### Land Use

- 8.4.16 There is a potential for contamination to be present in the ground that may adversely affect human health, the environment and the Proposed Scheme.
- 8.4.17 The potential risks are presented in Table 8-1 with respect to potential receptors.

**Table 8-1: Potential Risks Associated with Ground Contamination**

Potential Receptor	Description/Comment
Site Workers <sup>(1)</sup>	Skin contact, inhalation, or ingestion of contaminated soils and groundwaters Asphyxiation death or injury by inhalation or explosion of ground gases and vapours Death or injury by inhalation of harmful in ground vapours
Site Users/ Neighbours	Skin contact, inhalation, or ingestion of contaminated soils and groundwaters Asphyxiation death or injury by inhalation or explosion of ground gases and vapours Death or injury by inhalation of harmful in ground vapours
Ground and Surface Waters	Movement of contaminants by surface water infiltration, groundwater flows and drainage Leaching of contaminants from the near surface soils
Ecology and Wildlife	Phytotoxic effects on plant species Toxic effects on fauna Indirect effects via contamination of water resources
Built Environment	Chemical attack and decay of buried concrete structures, including pile foundations Permeation of water supply pipes by contaminants Damage by explosion of ground gases and vapours

*Note: (1) Site workers are taken to be workers involved in demolition, construction and/or maintenance works on the site.*

## Scope for Mitigation

### Geology and Geomorphology

- 8.4.18 Given the Proposed Scheme will have no material effect on the geology and geomorphology in the vicinity of the application site mitigation and management actions are not deemed necessary.

### Mineral Resources

- 8.4.19 Given the Proposed Scheme will have no material effect on the mineral resources in the vicinity of the application site mitigation and management actions are not deemed necessary.

### Unstable Ground

- 8.4.20 Given the potential for unstable ground to be present is generally assessed to be very low, mitigation and management actions are not deemed necessary.
- 8.4.21 With respect to shrinking/swelling clays, due allowance will be made for the presence of the trees and shrubs in the design of foundations, floor slabs and infrastructure in accordance with NHBC Standard guidelines<sup>133</sup> such that there will be no potential significant effects related to shrinking/swelling clays.
- 8.4.22 With respect to unexploded ordnance, 1st Line Defence recommends appropriate mitigation measures such that there will be no potential significant effects related to unexploded ordnance.

### Land Use

- 8.4.23 The adoption of measures to mitigate potential risks during demolition and construction will be managed through a Construction Environment Management Plan (CEMP) and agreed in advance with WCC.
- 8.4.24 With regard to the completed development, the presence of the buildings and hard surfaces of the Proposed Scheme together with the provision of a layer of clean soil cover to areas of soft landscaping is expected to be sufficient to limit the potential risk of ingestion and uptake of contaminants by future site users. Remediation and/or mitigation measures in advance of or in addition to the construction works are not expected to be required.
- 8.4.25 The Proposed Scheme is not expected to affect the potential for migration of potential contaminants and therefore change the potential risk to ground and surface waters, and ecology and wildlife.
- 8.4.26 The expected mitigation measures and remediation works represent well understood and common practice and will be designed to mitigate any potentially adverse effects on human health, the environment and the built environment such that there will be no significant effects related to land contamination.
- 8.4.27 A Phase 1 Ground Condition Assessment will be undertaken to support the planning application. The Phase 1 Ground Condition Assessment will include qualitative assessments of (i) the potential risks and hazards associated with existing or potential future contamination in the ground, and (ii) the geological hazards and potential ground stability risk arising from artificial cavities; natural cavities; and other potential adverse foundation conditions together with initial comments in relation to likely remediation strategies.
- 8.4.28 Based on a preliminary assessment of the existing baseline conditions, the overall potential for significant contamination to be present on the site is assessed to be Low, whilst the potential for hazardous ground gases to be present is assessed to be Very Low. As such it is anticipated that a ground investigation will not be required to verify the preliminary assessment of land contamination risks in support of the planning application for proposed redevelopment of the application site, and that the Phase 1 Ground Condition Assessment will be sufficient for this purpose.

## Summary

- 8.4.29 When considering the above, no significant effects with regards to ground conditions that cannot be managed by well understood methods and common practice are anticipated as a result of the Proposed

<sup>133</sup> NHBC Standard Part 4 Foundations, Chapter 4.2, Building near trees. National House Building Council, Amersham, Buckinghamshire, dated 2021.



Scheme. On this basis, assessment of the effects of the scheme with regard to ground conditions and land contamination will be excluded **Scoped Out** from the Environmental Statement.

## 8.5 Waste and Materials

### Summary of Existing Baseline Context

- 8.5.1 The application site currently consists of Church Street Market, car parking, a library and several residential blocks as well as commercial, food shops and restaurants. As a result, there is operational waste currently being generated on the application site. This is likely to include paper and cardboard, glass, biodegradable kitchen/food waste, clothes/textiles, batteries, some liquid waste, electrical waste, plastics, metals, garden waste, street cleaning residue, and other municipal waste streams.
- 8.5.2 In 2017, 193,100 tonnes of municipal solid waste (MSW) was produced in WCC<sup>134</sup>. There has been a decline in MSW sent to landfill, which accounts for less than 1% of the total MSW in 2016-17. Recycling and composting has steadily increased, accounting for 16%, with 82% of MSW being sent for energy recovery.
- 8.5.3 There are currently no strategic waste management facilities in Westminster. The council contracts its waste collection and disposal services via Veolia. This means its waste is processed at sites in South East London. Material to be recycled is sent to the Southwark Integrated Waste Management Facility, material sent for treatment and energy from waste is sent to the South east London Combined Heat and Power facility adjacent to but over the borough boundary in the London Borough of Lewisham.

### Potential Impacts

#### Demolition and Construction

- 8.5.4 The Proposed Scheme will require materials in its construction and generate waste through demolition and during construction and operation.
- 8.5.5 A pre-demolition audit has been carried out at the Concept Design Stage prior to strip-out or demolition works. An estimated total for the materials generated during the demolition of Cray House, Ingrebourne House, Pool House, Lambourne House and Blackwater House is 18,000 tonnes. This pre-demolition audit will guide the design and consideration of materials that can be reused and set targets for waste management and ensure all Contractors are engaged in the process of maximising high-grade reuse and recycling opportunities.
- 8.5.6 Due to the construction of underground basements, excavation will also be required during the construction phase. The generation of excavated waste will be considered in the Waste Management Strategy.
- 8.5.7 Given the nature of the Proposed Scheme, materials required for the construction of the Proposed Scheme are unlikely to be particularly scarce or environmentally sensitive, nor is the Proposed Scheme likely to result in materials becoming scarce. Consideration should be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high quality development. As a result, the Proposed Scheme is not likely to have any significant effects in relation to materials.

#### Complete and Operational Development

- 8.5.8 The operational phase of the Proposed Scheme will result in waste arisings from both residential and commercial sources.
- 8.5.9 Estimated volumes of waste generated from the residential elements of the Proposed Scheme have been considered in the context of WCC. The average household in the WCC area currently produces approximately 0.7 tonnes of waste (including recycling) per year and recycling rates for household waste within WCC are currently ~20%<sup>135</sup>. The application site will include an estimated 1,200 households and

<sup>134</sup> City Plan 2019-2040 Waste Evidence Paper, June 2019. Available online: [https://www.westminster.gov.uk/sites/default/files/waste\\_evidence\\_base\\_june\\_2019.pdf](https://www.westminster.gov.uk/sites/default/files/waste_evidence_base_june_2019.pdf)

<sup>135</sup> ENV18 - Local authority collected waste: annual results tables. Available online: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables#history>

thus generating approximately 835 tonnes of household waste per annum. This represents a less than 1% increase in the amount of household waste managed by WCC.

- 8.5.10 At this point with no information on the commercial end users of the application site, it is not possible to identify the specific composition and quantities of the commercial waste likely to be generated. All waste producers will however, through Duty of Care regulations<sup>136</sup> be expected to adhere to the principles of the Waste Hierarchy, ensuring waste minimisation prior to reuse, recycling and recovery.

### Scope for Mitigation

- 8.5.11 A waste management strategy will be prepared for the Proposed Scheme which will demonstrate how the Proposed Scheme will be aligned to local planning policy, including the ambitious local targets as set out within the Westminster City Plan 2019-2040<sup>137</sup>, which was adopted on 21 April 2021. These targets include meeting the London Plan<sup>138</sup> recycling targets (65% for 'municipal' waste by 2030 and 95% for reuse/recycling/recovery for Construction and Demolition waste). WCC also require developers to provide sufficient space for segregating waste in new developments.
- 8.5.12 The City of Westminster Recycling and Waste Storage Requirements planning document<sup>139</sup> states that all residential developments using communal waste storage must provide a minimum of 60% storage space for recyclables. All non-residential development must provide a minimum of 70% storage space for recyclables. All development should also make provision for organic/food waste.
- 8.5.13 A considered approach to the operation and servicing of waste from the Proposed Scheme will be crucial for effective and efficient design and operation.

### Demolition and Construction

- 8.5.14 Waste generation during the construction phase is likely to result from the construction of the new buildings and infrastructure. This should be reduced through sustainable procurement measures and detailed planning. Any waste that is generated will be managed in accordance with national legislation, all the time looking to reduce, reuse and recycle whenever possible. This includes:
- The European Revised Waste Framework Directive (2008/98/EC) amended May 2018<sup>140</sup>
  - Our Waste, Our Resources: A Strategy for England (2018)<sup>141</sup>
  - The Waste (England and Wales) (Amendment) Regulations 2014<sup>142</sup>
  - Waste Management Plan for England (2021)<sup>143</sup>
- 8.5.15 Construction waste management will also follow client (WCC) targets - as stated in the City of Westminster Recycling and Waste Storage Requirements<sup>5</sup> planning document, the City Council is currently targeting zero waste to landfill. The Westminster City Plan 2019-2040<sup>3</sup> also includes targets for meeting the London Plan<sup>4</sup> targets (95% for reuse/recycling/recovery for Construction and Demolition waste).
- 8.5.16 Such measures will ensure that the volume of waste likely to be generated by the Proposed Scheme during construction will be limited and will not significantly affect the capacity of local waste infrastructure.

<sup>136</sup> Waste duty of care: code of practice. Updated 26 November 2018. Available online:

<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice/waste-duty-of-care-code-of-practice>

<sup>137</sup> Westminster City Plan 2019-2040. Available online: <https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-policy/westminsters-planning-policies>

<sup>138</sup> The London Plan 2021. Available online: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

<sup>139</sup> The City of Westminster Recycling and Waste Storage Requirements. Available online:

<https://www.westminster.gov.uk/recycling-and-rubbish/waste-storage-planning-advice>

<sup>140</sup> The European Revised Waste Framework Directive (2008/98/EC) amended May 2018. Available online: <https://eur-lex.europa.eu/legal-content/ES/TXT/?uri=uriserv%3AOJ.L.2018.150.01.0109.01.ENG&toc=OJ%3AL%3A2018%3A150%3ATOC>

<sup>141</sup> Our Waste, Our Resources: A Strategy for England (2018). Available online: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf)

<sup>142</sup> The Waste (England and Wales) (Amendment) Regulations 2014. Available online:

<https://www.legislation.gov.uk/uksi/2014/656/contents/made>

<sup>143</sup> Waste Management Plan for England (2021). Available online: <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021>

### Complete and Operational

- 8.5.17 During the operation of the Proposed Scheme, the residential waste and recycling will be collected by WCC. Waste generated by the commercial tenants will be contracted to commercial operators or collected through WCC Commercial Waste Service. None of the proposed users are anticipated to be major generators of waste and the wastes generated by the Proposed Scheme should not significantly affect the capacity of local waste infrastructure.
- 8.5.18 As stated in the City of Westminster Recycling and Waste Storage Requirements<sup>5</sup> planning document, all residential and non-residential development must provide space for recyclables, as well as provision for organic/food waste. The Proposed Scheme will be required to meet these targets, which goes a long way in reducing the impacts of operational waste.
- 8.5.19 An Operational Waste Management Strategy (OWMS) will be developed and submitted with the application. This will identify the expected waste arisings from the construction and operational phase of the Proposed Scheme, define responsibilities for waste management on the application site and identify (in conjunction with the architects and transport consultants) how operational waste arising from the application site will be managed. An explanation of how the Proposed Scheme plans to meet the local targets as set out within the Westminster City Plan 2019-2040<sup>3</sup> will also be provided. This will be appended to the ES and is being prepared by Stantec.
- 8.5.20 A Framework Site Waste Management Plan (SWMP) will be prepared for the construction phase to support the planning application and will be appended to the ES. This will help ensure building materials are managed efficiently, waste is disposed of legally and fly tipping is reduced and material reuse, recovery and recycling is maximised.
- 8.5.21 A Circular Economy Statement will also be prepared for the application site. This will reflect the Waste Management Strategy and will explain how consideration has been given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications.

### Summary

- 8.5.22 The planning application will be supported by an OWMS, a SWMP and Circular Economy Statement.
- 8.5.23 These are considered appropriate mechanisms to manage waste and materials effectively, minimise environmental impacts and maximise benefits throughout the lifetime of the Proposed Scheme.
- 8.5.24 As such, no likely significant effects are expected, and it is proposed that Waste and Materials is **Scoped Out** of the ES.

## 9. Other Environmental Considerations

9.1.1 In addition to the EIA topics identified in the previous sections, further standalone documents will be submitted as part of the hybrid planning application which will inform, or be informed by the EIA, addressing further potential issues with the Proposed Scheme. These reports will include the following:

- Arboriculture Impact Assessment (AIA);
- Energy and Sustainability Statement;
- Flood Risk Assessment (FRA);
- Health Impact Assessment (HIA); and
- Operational Waste Management Strategy.

### Arboriculture Impact Assessment

9.1.2 The Application Site comprises a highly urbanised area dominated by residential and commercial buildings.

9.1.3 A BS 5837:2012 Arboricultural Survey was previously carried out in October 2018.

9.1.4 A total of 107 arboricultural items were recorded with the potential to be impacted by further development of the Application Site, these were recorded as 107 individual trees. Fifty-two individual trees were identified as Category B (trees of moderate quality), 49 individual trees were identified as Category C (trees of low quality). Six individual trees have been identified as Category U (trees of poor quality unsuitable for retention in a masterplanning context).

9.1.5 None of these trees are covered by individual Tree Preservation Orders or are within a Conservation Area.

### Potential Impacts

9.1.6 None of the trees within the Site were category A trees (trees of high value). It is considered that Arboricultural Impacts to retained trees can be controlled through protection of trees through the methods outlined in BS 5837:2012.

### Scope for Mitigation

9.1.7 The Proposed Scheme will be iterated to protect the most valuable trees on the Application Site, where possible.

9.1.8 Where trees are retained, these will be protected by iteration of the design and according to an Arboricultural Method Statement (AMS), through measures in line with those outlined in BS 5837:2012.

9.1.9 Replacements for the trees lost will be re-provisioned within a tree replacement strategy which will be evolved in liaison with an arboriculturist, an ecologist, and the WCC Tree Officer.

### Summary

9.1.10 To support the hybrid planning application, an updated Tree Survey and an Arboricultural Impact Assessment (AIA) will be undertaken to help evolve and mitigate any adverse impacts caused from the Proposed Scheme

9.1.11 The AIA will include a schedule of trees to be retained and removed, supported by a Tree Impact and Protection Plan (TIPP). It will evaluate the likely effects of construction works on retained trees including post development pressures and provide recommendations on mitigation measures to be implemented. This AIA should also include a tree re-provisioning strategy.

### Energy and Sustainability Statement

9.1.12 An Energy Statement will be produced to meet London Plan Policy S12 and the GLA guidance on preparing energy statements. A reasonable baseline for energy consumption will be established, and



the application of the Mayor's energy hierarchy, energy efficiency measures, and low and zero carbon technologies will be considered whilst also acknowledging constraints associated with the application site and project delivery. The Energy Statement will consider targets for CO<sub>2</sub> emissions reduction set by the Mayor.

- 9.1.13 In addition, a Sustainability Strategy will be developed based on consultation with the design team and the wider project team and using information from other documents produced for the planning application, including: Design and Access Statement, ES, Energy Statement, Transport Assessment.

### Flood Risk Assessment

- 9.1.14 According to online Environment Agency mapping the Proposed Scheme area is located entirely within Flood Zone 1 (low risk of flooding from fluvial/tidal sources). However, as the application site area is more than 1 ha within Flood Zone 1, an FRA will be prepared for the Proposed Scheme which meets the requirements of the NPPF and the WCC (in their role as Lead Local Flood Authority).

### Health Impact Assessment

- 9.1.15 Human health and well-being was introduced as a new topic of consideration under the 2017 EIA Regulations (as amended). As there is no best practice methodology for assessing health and well-being within an EIA that allows significance of effects to be determined, a Rapid Health Impact Assessment, which will be informed by consultations with the WCC Public Health Coordinator, will be submitted as part of the wider planning application to ensure that positive and beneficial effects on the Health and Wellbeing of existing and future residents and employees are identified and mitigation and monitoring measures are proposed where relevant.

### Operational Waste and Recycling Management Strategy

- 9.1.16 An Operational Waste and Recycling Management Strategy will be prepared which will outline the processes and systems for the sustainable management of the waste arisings once the Proposed Scheme is complete and operational. The Operational Waste and Recycling Management Strategy will be produced in line with national (England), regional (WLWA) and local (City of Westminster) legislation, policy and guidelines.

## 10. Proposed Structure of the Environmental Statement

10.1.1 The ES will comprise the following set of documents.

### Environmental Statement Volume I: Main Report

10.1.2 This will contain the full text of the EIA with the proposed chapter headings as follows:

- Chapter 1: Introduction
- Chapter 2: Planning Policy and Context;
- Chapter 3: Existing Site and Surroundings;
- Chapter 4: Alternatives and Design Evolution;
- Chapter 5: The Proposed Scheme;
- Chapter 6: Demolition and Construction;
- Chapter 7: EIA Methodology;
- Chapter 8: Air Quality;
- Chapter 9: Built Heritage;
- Chapter 10: Climate Change;
- Chapter 11: Daylight, Sunlight and Overshadowing;
- Chapter 13: Noise and Vibration;
- Chapter 14: Socio-economics;
- Chapter 15: Traffic and Transport;
- Chapter 16: Wind Microclimate;
- Chapter 17: Effect Interactions;
- Chapter 18: Summary of Mitigation; and
- Chapter 19: Residual Effects and Conclusions.

### Environmental Statement Volume II: Townscape, Visual Impact Assessment

10.1.3 The Townscape and Visual Impact Assessment (TVIA) will form Volume II of the ES to allow for easier cross-referencing of visualisations within the assessment.

### Environmental Statement Volume III: Technical Appendices

10.1.4 The Technical Appendices will provide supplementary details of the environmental studies conducted during the EIA, including relevant data tables, figures, modelling results and photographs.

### Environmental Statement Non-Technical Summary

10.1.5 The Non-Technical Summary (NTS) document will provide a concise summary of the ES, which will include information regarding the Proposed Scheme, alternative designs that were considered, likely environmental effects and mitigation measures.

### Planning Application Documents

10.1.6 In addition to the ES, the planning application will be supported by various documents, subject to agreement with the WCC, including:

- Planning application drawings (Site location plan(s), existing and proposed floor plans/ sections/ elevations, Illustrative masterplan, Illustrative Visualisations, parameter plans);
- Planning Statement;

- Equalities Impact Assessment;
- Affordable Housing Statement;
- Acoustic Statement;
- Archaeological Desk Based Assessment;
- Preliminary Environmental Risk Assessment (Phase 1);
- Design and Access Statement
- Design Code;
- Construction Management Plan;
- Health Impact Assessment;
- Circular Economy Statement;
- Estate Management Strategy;
- Ecology Survey and Report;
- Energy Statement;
- Flood Risk Assessment;
- Sustainable Drainage Strategy;
- Foul Sewerage and Utilities Assessment;
- Landscaping and Open Space Strategy;
- Statement of Community Involvement;
- Sustainability Appraisal;
- Transport Assessment (Incl. Travel Plan); and
- Tree Survey and Arboriculture Implications Assessment.

## 11. Summary of Environmental Topics

- 11.1.1 Table 11-1 presents a summary of which environmental topics are to be **Scoped In** and **Scoped Out** of the EIA and provides brief justification for those topics which are **Scoped Out** of the EIA.

Table 11-1 Summary of Scoping Conclusions

Environmental Topic	Scoped In (✓) or Out (✗)	
	Demolition and Construction	Complete and Operational
Air Quality	✓	✓
Archaeology	✗	✗
Climate Change	✓	✓
Daylight and Sunlight	✓	✓
Ecology	✗	✗
Flood Risk and Drainage	✗	✗
Ground Conditions	✗	✗
Major Accidents and Disasters	✗	✗
Noise and Vibration	✓	✓
Socio-economics and Health	✓	✓
Traffic and Transport	✓	✓
Townscape and Visual Impact	✓	✓
Waste and Recycling	✗	✗
Wind Microclimate	✓	✓

## Appendix A Cumulative Schemes

Table A-1. Cumulative Schemes to be included within the ES

Name/Address	Planning Application Number	Description	Status as of June 2021
One Merchant Square	18/05018/FULL	<p>Redevelopment comprising the erection of a 42 storey building (Building 1) and a 21 storey building (Building 6) above three basement levels.</p> <p>Use of buildings as 426 residential units (Class C3) (including 67 affordable housing units in Building 6), retail floorspace (Classes A1/ A2/ A3/ A4/ A5) and retail/leisure floorspace (Classes A1/ A2/ A3/ A4/ D2);</p> <p>Provision of car parking, cycle parking, ancillary space, plant, servicing, highway works, hard and soft landscaping and other associated development (EIA Development).</p>	Resolution to Consent Subject to S106 being signed
Two Merchant Square	10/09757/FULL	<p>This planning application is part of a larger scheme for Merchant Square to provide a mix of uses including residential accommodation, employment (offices), hotel, retail, medical and community facilities.</p> <p>Development comprising:</p> <p>Erection of a 17 storey building;</p> <ul style="list-style-type: none"> <li>• 20,775 m<sup>2</sup> of office floorspace (Class B1);</li> <li>• 396 m<sup>2</sup> of retail floorspace (Class A1/A2/A3/A4/A5);</li> <li>• Provision of basement parking to deliver:</li> <li>• 10 car parking spaces; and</li> <li>• 196 cycle spaces.</li> <li>• Provision of servicing and ancillary space, highway works, new vehicular and pedestrian access and associated hard and soft landscaping.</li> </ul>	Consented – Signed S106 Construction started 31/08/2015. Status unknown.
Paddington Exchange (North Wharf Gardens) Phase 2 East	13/11045/FULL S73 – 16/12289/FULL	<p>Development comprising:</p> <ul style="list-style-type: none"> <li>• Erection of buildings between 6 and 20 storeys;</li> <li>• 335 residential units (Class C3) comprising: <ul style="list-style-type: none"> <li>• Market housing; <ul style="list-style-type: none"> <li>- 98 one bedroom units;</li> <li>- 126 two bedroom units; and</li> <li>- 77 three bedroom units.</li> </ul> </li> <li>• Affordable housing; <ul style="list-style-type: none"> <li>- 8 one bedroom units;</li> <li>- 25 two bedroom units;</li> <li>- 26 three bedroom units; and</li> <li>- 5 four (+) bedroom units.</li> </ul> </li> </ul> </li> <li>• 23,156 m<sup>2</sup> GIA hotel and serviced apartments (Class C1);</li> </ul>	Consented – Signed S106 Commenced 1/10/16

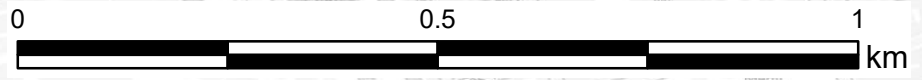
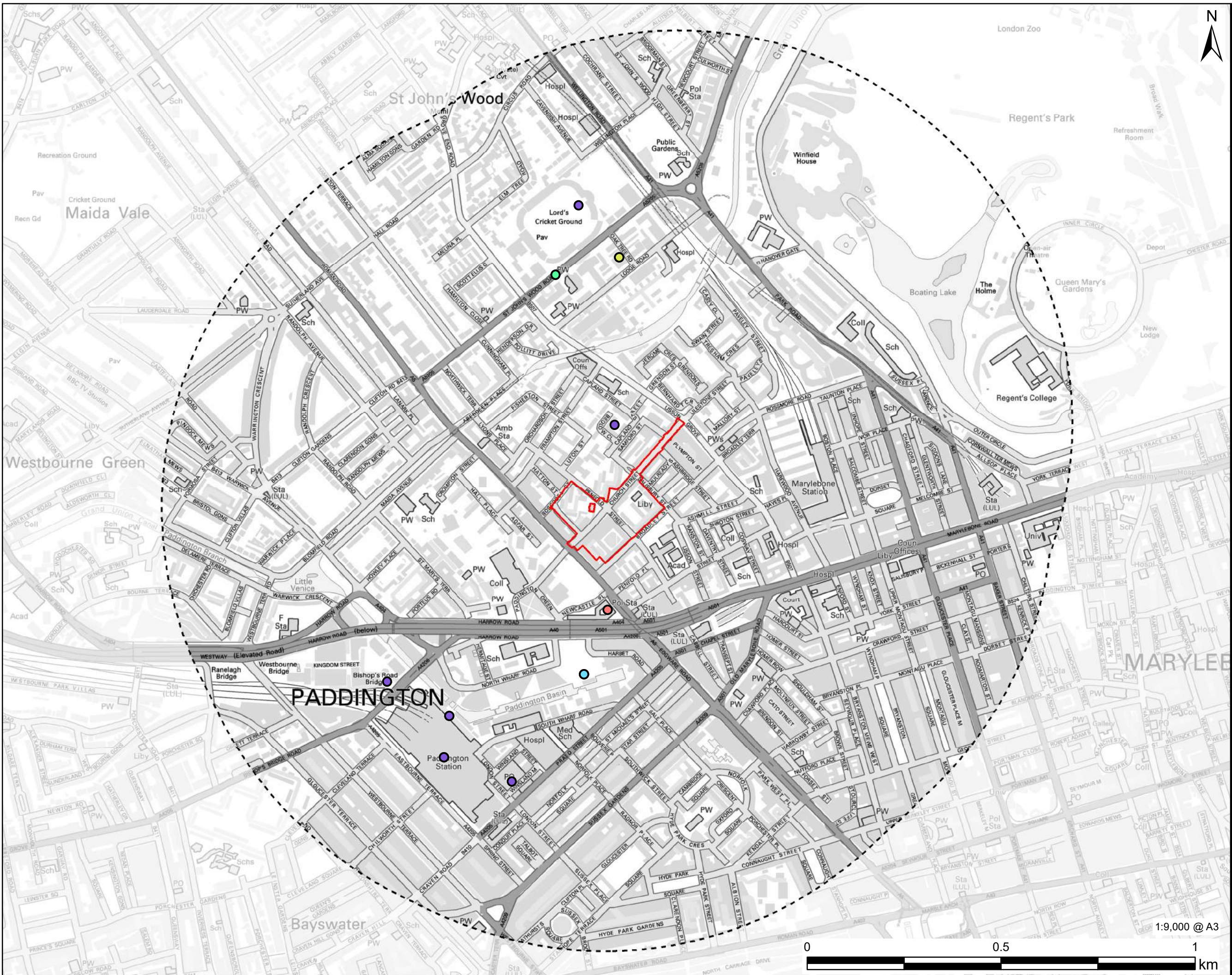


Name/Address	Planning Application Number	Description	Status as of June 2021
		<ul style="list-style-type: none"> <li>548 m<sup>2</sup> GIA office floorspace (Class B1);</li> <li>• 915 m<sup>2</sup> GIA gym (Class D2);</li> <li>• 943 m<sup>2</sup> GIA retail (Class A1/A3);</li> <li>• 2,572 m<sup>2</sup> GIA primary school (Class D1);</li> <li>• Provision of basement parking over two storey to deliver;               <ul style="list-style-type: none"> <li>- 16 car parking spaces;</li> <li>- 52 wheelchair accessible spaces; and</li> <li>- 598 cycle spaces.</li> </ul> </li> <li>• Provision of associated landscaping and open space, highways works, and off street ground floor service bay.</li> </ul>	
The Landseer 38-44 Lodge Road	09/09773/FULL 14/04393/FULL 15/00529/FULL S73 – 15/02673/FULL	Demolition of existing buildings and redevelopment to include: <ul style="list-style-type: none"> <li>• Erection of buildings between 5 and 12 storeys;</li> <li>• 129 residential units (Class C3) providing 17,594.3 m<sup>2</sup> GIA) comprising:               <ul style="list-style-type: none"> <li>• Market housing;                   <ul style="list-style-type: none"> <li>- One studio unit;</li> <li>- 15 one bedroom units;</li> <li>- 36 two bedroom units;</li> <li>- 19 three bedroom units; and</li> <li>- 10 four (+) bedroom units.</li> </ul> </li> <li>• Affordable housing;                   <ul style="list-style-type: none"> <li>- 24 one bedroom units;</li> <li>- 18 two bedroom units; and</li> <li>- 5 three bedroom units.</li> </ul> </li> </ul> </li> <li>• Provision of basement parking to deliver;               <ul style="list-style-type: none"> <li>- 91103 car parking spaces; and</li> <li>- 160258 cycle spaces.</li> </ul> </li> <li>• Ancillary leisure and gym facility; and</li> <li>• Provision of associated landscaping and ancillary works.</li> </ul>	Consented – Signed S106  Commenced construction
36 St John's Wood Road 38-44 Lodge Road (same location as site 7)	18/08105/FULL	Redevelopment of land at 36 St John's Wood Road for an extra care facility, ancillary medical and rehabilitation facilities, landscaping, car and cycle parking, and the redevelopment of 38-44 Lodge Road for a care home and residential units along with landscaping, car and cycle parking. <ul style="list-style-type: none"> <li>• 26,000 sqm proposed</li> <li>• 89 extra care residential (C3)</li> <li>• 7,494 sqm care home (C2)</li> <li>• 1,8553 sqm affordable residential (C3)</li> </ul>	Consented April 2020 at appeal

Name/Address	Planning Application Number	Description	Status as of June 2021
Paddington Triangle	12/07668/FULL	<p>Permission exists for the development of the site as part of the Paddington Integrated Project. The development of 'Paddington Triangle' specifically relates to the following:</p> <ul style="list-style-type: none"> <li>• Erection of a 21 storey building;</li> <li>• 34,184 m<sup>2</sup> GIA office space (Class B1);</li> <li>• 132 m<sup>2</sup> GIA retail space (Class A1/A2/A3); and</li> <li>• Provision of associated landscaping and other associated works.</li> </ul>	Consented – Signed S106
Crossrail Paddington Station Eastbourne Terrace	11/05349/XRPS	Request for approval of plans and specifications pursuant to Schedule 7 of the Crossrail Act 2008 for a new station comprising a ticket hall, canopy, two ventilation structures, stairs, escalators, lifts, railings and other associated works.	Consented Under Construction
Paddington Cube	16/09050/FULL S73 18/08240/FULL	Demolition of existing buildings and mixed use redevelopment comprising a commercial cube providing up to 50,000 m <sup>2</sup> (GEA) floorspace of office/commercial uses, retail and café/restaurant uses at lower levels and top floor level, a retail/restaurant building on Praed Street; a new major piazza including pedestrianisation of London Street, a new access road between Winsland Street and Praed Street, hard and soft landscaping, new underground station entrance and new Bakerloo Line Ticket Hall; and associated infrastructure and interface highway and transport works for underground connections, and ancillary works.(EIA Application accompanied by an Environmental Statement). Site includes 31 London Street, 128-142 Praed Street, London Street, Paddington Station Arrivals ramp and associated surrounds	Consented – Signed S106 Under construction
1A Sheldon Square, W2	17/05609/FULL	Demolition of existing management office building and lift building, and erection of a new building comprising basement, three lower levels (canal level -1, amphitheatre level -2 and railway level -3), ground and 19 upper levels plus rooftop plant to provide a hotel with up to 200 bedrooms/suites and associated ancillary facilities including conference facilities/ meeting rooms/ private dining/ bars/ restaurants including publicly accessible restaurant/ bar at Level 19 (Class C1), flexible hotel/ retail (Class C1/ A1) at part ground level, flexible hotel/ retail/ restaurant/ bar use (Class C1/ A1/ A3/ A4) at part - 1, and part - 2 level, and hotel (Class C1) at part -2 level as well as Level 17 roof terrace, replacement lift, plant, cycle parking, landscaping and other associated works.	Consented March 2018
Lords Cricket Ground – Compton and Edrich stands redevelopment St John's Wood Road, NW8	18/08510/FULL	Demolition of the existing Compton and Edrich stands and redevelopment comprising the erection of a new stand to provide up to 11,500 seats, relocation of the existing floodlights, provision of new hospitality facilities, retail and food and beverage floorspace, hard and soft landscaping, servicing facilities, and all necessary ancillary and enabling works, plant and equipment.	Consented March 2019 Under Construction
Luton Street/ Capland Street/Bedlow Close site, NW8	17/08619/FULL	Demolition of buildings and redevelopment to provide two six storey buildings above lower ground and a row of three storey townhouses comprising up to 168 residential units with ancillary facilities (Class C3) and a Sports Hall (Class D2), and associated car park, energy centre and all other works incidental to the Proposed Scheme.	Consented March 2019 Implemented/ under construction

Name/Address	Planning Application Number	Description	Status as of June 2021
Paddington Green Police Station, 4 Harrow Road, W2 1XJ	20/05827/EIASCO	Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for redevelopment of the site, including demolition of existing police station, excavation of basement, erection of three blocks containing approximately 650 flats (including 260 affordable flats) and 8250 sqm of Class E floorspace and stopping up of Newcastle Place.	Submitted. Pending Determination





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Your ref:  
My ref: 21/04197/EIASCO

**Please reply to:** Nathan Barrett  
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**Place Shaping and Town Planning**  
Westminster City Council  
PO Box 732  
Redhill  
RH1 9FL

Date: 3 September 2021

Dear Harry,

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**Church Street Sites A, B and C, London, NW8**

**Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for regeneration of three sites across three phases including demotions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.**

I refer to your EIA Scoping Request received on 16 July 2021. This letter constitutes the formal scoping opinion of the council.

The City Council has had the Scoping Report independently assessed by Avison Young (AY). A copy of their review is appended for your attention and includes recommended actions when preparing the Environmental Statement ("ES") and planning application.

Pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, it is agreed that the following topics shall be scoped into the Environmental Statement:

- Air Quality;
- Built Heritage;
- Climate Change;
- Daylight, Sunlight and Overshadowing;
- Noise and vibration;
- Socio-economics;
- Townscape and Visual Impact;
- Traffic and Transport; and
- Wind Microclimate.

The City Council considers that the following topics/ chapters can be scoped out of the Environmental Statement:

- Archaeology;
- Ecology;
- Water Resources, Flood Risk and Drainage;
- Ground Conditions and Land Contamination; and
- Waste and Materials.

I have appended a copy of the representations received in response to the City Council's consultation on the request for a scoping opinion. I have also attached a copy of the Scoping Report by AY to the City Council. These will need to be taken into account when compiling the Environmental Statement and planning application documents.

Yours faithfully

A handwritten signature in cursive script that reads "Deirdra Armsby".

**Deirdra Armsby**  
**Director of Place Shaping and Town Planning**

**Independent Review of the Environmental Impact  
Assessment (EIA) Scopiwatermarkng Opinion  
Request Report**

**Church Street, Sites A, B and C, Westminster**

30<sup>th</sup> July 2021

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## Appendices

Appendix I Consultee Responses Received to Date

**Prepared By: Patrick Duffy**

**Status: Final**

**Date: 30<sup>th</sup> July 2021**

**For and on behalf of Avison Young (UK) Limited**

# 1. Introduction

- 1.1. Westminster City Council (WCC) (the 'Applicant') intend to submit a hybrid planning application for the redevelopment of three adjoining sites and associated public realm to form a site with a combined area of circa 4ha site (the 'Site') located in Marylebone, Westminster. The Site comprises the length of Church Street between the A5 Edgware Road and Lisson Grove along with the majority of the land to the south of Church Street bound by Salisbury Street, Broadley Street and the rear of properties fronting onto the Edgware Road and to the north of Church Street bound by Penfold Street, Boscobel Street and the rear of properties fronting onto the Edgware Road. The 17 storey Kennet House is excluded despite being surrounded by the Site.
- 1.2. The site currently contains 16 residential blocks of 3 to 5 storeys in height along with a range of retail and commercial uses and a library. Most of the retail uses are located along Church Street and a market is accommodated along the length of Church Street from Edgware Road to Penfold Street within the Site.
- 1.3. The proposed development, referred to as Church Street sites A, B and C, proposes the redevelopment and regeneration of the site to provide a mixed-use development, comprising residential, commercial, retail, and public realm improvements.
- 1.4. At the current time, the Applicant's proposals (the 'Proposed Development') envisage:
  - Demolition of existing buildings and structures;
  - Approximately 1,200 residential units to be delivered across Sites A, B and C;
  - Approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C;
  - Approximately 800 sqm of community area to be delivered across Sites A and B;
  - Van parking spaces, market storage units, accessible and standard parking spaces;
  - Approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens);
  - Approximately 2,000 sqm of communal amenity area for residents; and
  - New layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.
- 1.5. Buildings will range in height across the Proposed Scheme from three to 14 stories, split across Sites A, B and C. The Proposed Scheme will be powered by an all-electric system, comprising air source



heat pumps and photovoltaic (PV) panels. There will be no Combined Heat and Power (CHP) boilers or associated plant.

- 1.6. Taking into account the scale of the proposed development and the likelihood of there being significant effects on the environment the Proposed Development is recognised to be 'EIA development' and therefore the Applicant has decided to submit Under the Town and Country Planning (Environmental Impact Assessment) Regulations, 2017 (as amended) (the 'EIA Regulations'). Accordingly, the Applicant commissioned Aecom as Lead EIA Consultant to manage and coordinate the preparation of an EIA Scoping Request Report.
- 1.7. In accordance with Part 1 4 (5) of the EIA Regulations, Westminster City Council (WCC) (as the determining authority) wish to ensure "*...they have, or have access as necessary to, sufficient expertise to examine the ES...*" As such, Avison Young are appointed to assist WCC in ensuring the scope of the ES to be agreed will be compliant with the requirements of the EIA Regulations, current EIA best practice and relevant EIA case law.
- 1.8. Avison Young is registered with the Institute of Environmental Management and Assessment (IEMA) on the EIA Quality Mark scheme. We have secured the Quality Mark in relation to our technical work, staff, innovation and promotion of EIA within the industry.
- 1.9. The review presented in this Report has been carried out by Patrick Duffy (Director) at Avison Young. Patrick has nearly 30 years of experience within the environmental assessment and environmental planning sector.

## 2. Work to Date and Purpose of this Report

- 2.1 In July 2021, pursuant to Regulation 15 of the EIA Regulations, the Applicant submitted a request for an EIA Scoping Opinion to WCC. This comprised a report prepared by Aecom (the 'Aecom EIA Scoping Opinion Request Report') setting out the intended scope and content of the forthcoming ES.
- 2.2 In line with their statutory duties, WCC undertook consultation with relevant consultees in order to inform their forthcoming EIA Scoping Opinion.
- 2.3 Avison Young have undertaken a review of the Aecom EIA Scoping Opinion Request Report, undertaken a review of consultee comments received to date in respect of the EIA Scoping process, and have engaged with WCC in respect of key findings and recommendations. In conclusion, although Avison Young agree with majority of the intended scope of the ES, additional information and clarification is required in order to make a robust evaluation of the proposed scope of forthcoming ES. Accordingly, under Part 4, Paragraph 15 (3) of the EIA Regulations, WCC request additional information and clarification from the Applicant prior to adopting an EIA Scoping Opinion.
- 2.4 In view of the above, this Report sets out:
- The key comments and observations of Avison Young in respect of the Aecom EIA Scoping Opinion Request Report.
  - The key comments and observations of Avison Young in respect of consultee comments received to date (where relevant).
  - Additional information and clarification requested from the Applicant in order to inform a robust EIA Scoping Opinion.
- 2.5 The above is set out in tabular form within Section 3 and Appendix I of this Report. It is of note that an empty column exists within the tables of Section 3 so that the Applicant can easily provide responses.
- 2.6 It should be noted that WCC and Avison Young (on behalf of WCC) are keen to work pro-actively with the Applicant and their team in order to progress a formal EIA Scoping Opinion. Furthermore, it is fully appreciated that when authoring, reporting and reviewing substantially detailed reports such as the Aecom EIA Scoping Opinion Request Report, there could be an element of unintentional misinterpretation and misunderstanding such that various matters set out within Section 3 may be irrelevant, immaterial and / or easily resolvable.

### 3. Independent Review of the Aecom EIA Scoping Opinion Request Report

**Table 1: Independent Review of the Aecom EIA Scoping Opinion Request Report**

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant’s Response
Section 3.1	<p>This provides an overview of the development proposed with further details about the scheme included in subsequent scopes of work where particular details are relevant.</p> <p>None of the components of the description however appear to address the extent of the project to be assessed. That is, it is not clear whether there will be vacant possession of all the units and consequently whether there is a decant strategy for residents, where they would be moved to and how this will be managed and whether significant effects are likely and if there are, whether this would be addressed in the socio-economic assessment or elsewhere.</p>	<p>Clarification over the extent of the ‘project’ for EIA purposes including whether an existing resident decant strategy is required and if so, what it entails.</p>	<p>WCC/Savills to provide</p>
Paragraph 3.1.2	<p>In describing the emerging proposed Development, reference is made to the provision of “...3,200 sqm of commercial area”.</p> <p>This potentially covers a wide range of use classes having the potential to give rise to significantly different environmental effects depending on the ultimate end use. It is therefore advised that a strategy</p>	<p>Clarification is required as to how the ES will deal with the assessment of flexible commercial floorspace so as to ensure the robust assessment of all likely significant environmental effects arising from the Proposed Development. This will be particularly important for assessments which are dependent upon floorspace areas.</p>	<p>AECOM to address</p>

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
	be defined to ensure that likely significant environmental effects arising from the provision of flexible commercial floorspace can be robustly identified via the EIA process and reported in the ES.		
Paragraph 6.1.3	Lists out the topics that have been considered in the scoping report. This list does not include telecommunications. While this used to be more of an issue before expansion of cable, satellite transmission and mobile telephony and I don't think significant effects are likely it would be helpful for the applicant to confirm it has considered this issue.	Applicant to confirm it has considered this issue and determined that significant effects are not likely.	AECOM to address.
Paragraph 7.1.11	States that the proposed development will be powered by an all-electric system, consisting of air source heat pumps and photovoltaic (PV) panels. Confirmation is required as to whether backup generators will be included in the proposals.	Confirmation is required as to whether backup generators will be included in the proposals.	Bell Phillips/Stantec to provide
Paragraph 7.1.17	It is not clear whether the market is considered a sensitive receptor. This may come under the term 'other sensitive uses', but this should be clarified.	Confirm that the market is considered to be a sensitive receptor.	AECOM to address. Is market going to be running during phase 1, if so, consider it a sensitive receptor.
Paragraph 7.1.20	Can the assessment scenarios be confirmed? Bullet points 2 and 3 - are these 2026 and bullets 4 and 5 - are these 2035?  If this is the case, reasoning for excluding 2032 is required.	Confirmation of the rationale for the assessment years chosen and confirm that construction air quality will be assessed in relation to Site A when Site B is being constructed and Site B when Site C is being constructed.	AECOM to liaise with AQ team. Why aren't we including an interim assessment year of 2032 (i.e. Site A + B complete). Provide rebuttal.

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
Paragraph 7.1.26	The assessment criteria set out use change in baseline levels measured against the NAQS. This is a standard approach. The WCC EHO would like regard to be had to the World Health organisation guideline values for PM <sub>2.5</sub> in reaching its conclusions.	None, if the reporting of the assessment in the ES regard is to be had to World Health organisation guideline values for PM <sub>2.5</sub> in reaching conclusions.	Noted. To include in ES chapter. Inform AQ team to include.
Paragraph 7.2.4	States that <i>'It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets...'</i> . Section 2 of the report does describe the form, paragraph 7.7.3 indicates the tallest element being in the north western part of the site. If this is correct, then the statement above is agreed.	Applicant is recommended to keep this matter under review in developing the final proposed details and parameters for the scheme.	FYI, Noted.
Paragraph 7.2.11	States <i>'It is proposed that all these designated (and any further non-designated) heritage assets located within these conservation areas are not individually assessed but are instead included for review as part of the conservation area they fall within'</i> .	This approach is acceptable.	Noted.
Paragraph 7.2.23	This states that <i>'It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets during these phases given the proximity, scale and nature of the proposals relative to the built heritage assets and their existing context'</i> . We are not provided with	Applicant to provide evidence to support this assertion or to retain this assessment within the scope of the EIA.	Savills to respond.



Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
	any evidence in the scoping report to enable us to confirm, or otherwise, this assertion. Though if this was the case it is presumed that the applicant would be seeking to scope this assessment out of the EIA, which is not the case.		
Paragraph 7.3.2	Refer to the site as being under hardstanding and used for car parking. It is not clear what part of the site this refers to as the site appears to be largely built development with some associated car parking.	Applicant to confirm which part of the site is being referred to in this paragraph.	AECOM to address.
Paragraph 7.3.7	<p>States an outline GHG assessment will be included in the ES to justify scoping this out of the ES. It would have been helpful to have this at this stage though it is appreciated that sufficient information may not exist to enable this.</p> <p>The applicant should be aware that if this is not accepted there would be a need for a Regulation 25 submission providing a full GHG assessment.</p> <p>Notwithstanding the above, it is not clear why it is proposed to include this in the ES if significant effects are unlikely, as it would become part of the ES in this scenario with the concomitant regulatory requirements if further information is required.</p>	Applicant to confirm whether the outline GHG assessment report is to be included in the ES.	AECOM to address.
Paragraph 7.4.5	Outline components to be assessed in solar glare terms on the basis non-	Review approach to determining assessment scenario for solar glare in	GIA to address.

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
	<p>reflective block massing. It is noted the townscape assessment section that a design code will be submitted with the planning application. It would be more appropriate to devise a façade treatment based on the design code (assuming this design code will provide portions of materials and glazing in general terms).</p>	<p>relation to the design code to be submitted.</p>	
<p>Paragraph 7.4.8</p>	<p>It is not clear whether a WPSH assessment is to be undertaken. It is recommended that this is included within the scope of the assessment.</p>	<p>Confirm whether WPSH will be assessed.</p>	<p>GIA to address.</p>
<p>Paragraph 7.4.8</p>	<p>This provides a bullet point list of the streets along which sensitive receptors are likely to be located.</p> <p>It was anticipated that this would include Boscobel Street to the north of the site as this is where the townscape section of the report indicates the tallest buildings will be located. In addition, there appears to be residential property along Hatton Street with windows facing the site.</p>	<p>Clarify why Boscobel Street is excluded from the assessment.</p>	<p>GIA to address.</p>
<p>Paragraph 7.4.16</p>	<p>General approach in the EIA is to treat earlier phases as receptors to later phases is the DSO doing this?</p>	<p>Clarify whether the DSO will assess earlier phases and if so, what assumptions are made? Will height be indicated on parameter plans? It is evident from 7.4.27 that the scheme is advanced so it would helpful to have this clarified.</p>	<p>GIA to address.</p>

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
Paragraph 7.5.2 bullet point 3	Does this mean construction only or operational noise as well from later phases will be assessed at earlier phases?	Confirm that early phases will be treated as receptors to later phase construction and operational noise.	Agreed. Maxfordham to address.
Paragraph 7.5.7	Scopes out operational vibration from the EIA. This is agreed.	It is agreed that operational vibration can be scoped out of the EIA.	Noted.
Paragraph 7.5.8	It is recommended that contact is made with Westminster EHO before fully scoping the assessment. In addition to the outline scope any impacts to both existing and future receptors from operational external noise should be considered. This may include noise from the existing market and any proposed outdoor amenity areas.	Liaise with the EHO regarding the full range of noise sources and receptors to be considered in the assessment.	Inform Maxfordham to contact EHO on this matter.
Paragraph 7.5.8, final bullet point	The intended scope of the noise and vibration assessment seeks to include an assessment of the Site's suitability for residential development. This is commonly scoped out of ESs on the basis that the matter can be considered as a 'design issue' and is not a true 'impact assessment'.	Clarification is sought as to whether the Applicant wishes to scope out an assessment of the Site's suitability for residential development in terms of noise and provide this by way of a separate stand-alone document in support of the detailed planning application.	Maxfordham to address. Push to keep as an appendix as not technically an EIA matter.
Paragraph 7.5.30 bullet point 2	Has set out three scenarios baseline, future baseline with cumulative schemes and future baseline with cumulative schemes and proposed development. It doesn't appear to address earlier phases of the proposed development as receptors as per paragraph 7.5.2.	Clarify that operational traffic noise will be assessed in relation to early phases.	AECOM to address EIA strategy

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
Paragraph 7.5.54	We are concerned that by this measure a greater than 10dBA change would be assessed as not significant and therefore not require mitigation.	We would prefer moderate effects to be considered significant for both construction and operation.	Maxfordham to address.
Paragraph 7.6.10	Makes no reference to the effects of a decant strategy in social and economic terms.	Need to address how any decant strategy will be assessed or explain why it is scoped out of the assessment.	WCC/Savills to provide details on decant strategy.
Paragraph 7.6.16	We would expect the following to be reviewed to understand capacity at local facilities <a href="https://www.nhs.uk/service-search/find-a-GP">https://www.nhs.uk/service-search/find-a-GP</a> <a href="https://www.nhs.uk/service-search/find-a-dentist">https://www.nhs.uk/service-search/find-a-dentist</a> <a href="https://get-information-schools.service.gov.uk/">https://get-information-schools.service.gov.uk/</a> .	Confirm what sources are to be used to determine existing current capacity at local social infrastructure.	AECOM to address.
Paragraph 7.7.3	The heights referred to will need to be identified on the parameter plans to facilitate this and DSO assessments.	Identify the maximum building heights on a parameter plan, perhaps on a zone basis to enable more certainty and accuracy in the assessment.	Noted.
Paragraph 7.8.20	The calculation of trip generation is unclear. The description of development identified up to 1200 units. The peak hours trip rates is 0.222 yet the figure quoted for trips generated is 56 trips. It is not clear what assumptions have been applied to reach this figure.  Also, reliance is made on the trip generation of Site A only; what is the trip	Provide clarity on the method of determining the actual trip generation, provide this for the complete development along with the cumulative schemes  Comments from WCC Highways Officer on the proposed scope of the assessment is awaited.	Stantec to address.

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
	<p>generation of the entire proposed development?</p> <p>Scoping Opinion Request Report does not provide any quantified evidence to demonstrate that the anticipated traffic generated by the Proposed Development with Cumulative Schemes would not exceed the relevant thresholds set out.</p>		
Paragraph 7.8.31	The second and third bullet point dates are a year different to the description of program in the scoping report and in other assessments. How will this discrepancy be addressed to ensure consistency across the assessments to be undertaken?	How will this discrepancy in assessment years be addressed to ensure consistency across the assessments to be undertaken?	Error, amend to 2032 and 2035. To confirm with Stantec.
Paragraphs 7.8.35 and 7.8.36	The submission of the identified management plans is welcomed.	None. The undertaking to supply the four management plans identified in these paragraphs is welcomed.	Noted.
Paragraph 7.9.26	<p>From the information provided about the scheme it is difficult to understand what will be assessed. It would have been helpful for the applicant to explain what matters are being reserved and which are fixed and how this will be represented on their parameter plans.</p> <p>With the tallest building being identified to be up to 17 storeys there could be a need for physical modelling. This is based on guidance in the City of London and Tower Hamlets where both sets of guidance</p>	<p>Further details of the parameters to be assessed is required to understand how and what the wind analysis will assess. For example, is siting to be fixed, perhaps with limits of deviation?</p> <p>Justification for CFD for the tallest components is required in light of guidance issued in other central London boroughs.</p>	Proposed Development is 3 - 14 storeys, Kennet House is 17. RWDI to address.



Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
	would require wind tunnel assessment for this height of building.		
Paragraph 8.1.1	<p>An 'initial desk based archaeological assessment' is relied upon to justify scoping this out of the ES. However, this document or any component of it is not provided to enable the appropriateness of this course of action to be determined.</p> <p>Also, there is no information on the location and extent of the Proposed Development's piling location and depth which is assumed to be significant given the likely height of some of the buildings proposed. Without this information, and in view of the fact that the Site is partially located within the Tier 2 Watling Street Archaeological Priority Area (APA) it is difficult to judge if the Proposed Development would likely give rise to any additional and / or significant archaeological effects over and above those which have already occurred due to historic on-Site development.</p>	<p>Provide the 'initial desk based archaeological assessment' on which you rely to scope this matter out of the EIA. This is particularly important in light of comments made by the Council for British Archaeology.</p> <p>Clarification is required concerning the need for and extent of piling necessary to facilitate the Proposed Development. In addition, any proposals for basement areas will also be required.</p>	AECOM to provide
Paragraph 8.2.2	A Phase 1 Habitat survey is referred to as the basis for scoping further consideration of ecological matters out of the EIA. While this seems, on its face, to be reasonable there is no evidence provided to demonstrate that it can be scoped out.	Provide the Phase 1 Habitat survey report on which you rely to scope this matter out of the EIA.	AECOM to chase Arcadis for the status of this report.

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
Paragraph 8.3.3	Refers to flooding 'adjacent to Penfold Street in Lisson Grove'. I think reference to Lisson Grove is erroneous here, but confirmation of the location and extent of flooding would be helpful.	Confirm the extend of surface water flooding within the proposed site.	Stantec to confirm
Paragraph 8.4.28	<p>It is accepted that significant effects are unlikely as the site modelling, investigation reporting and validation works are required by separate legislation and can be controlled through planning conditions. Again, it would be helpful to have the 'preliminary assessment' undertaken to understand more fully the ground conditions, likelihood for and type of any contamination that maybe present to inform the scoping opinion.</p> <p>The provision of a Phase 1 Ground Condition Assessment with the application is welcomed but it should be noted where the potential for land contamination has been identified following the Phase 1, a quantitative risk assessment may be required.</p>	Provide the 'preliminary assessment' referred to in the scoping report.	Stantec to confirm
Paragraph 8.5.17	Not much detail is given on volumes to be generated from basement excavation or how/where this will be handled, presumably due to the commercial nature of this along with a lack of data on the waste category makes it difficult to determine at this time. This will need to be calculated, programmed and assessed in traffic terms.	Construction waste arisings should be calculated to ensure peak construction traffic is assessed through the EIA.	Noted. Make Stantec aware

Reference within the Aecom EIA Scoping Opinion Request Report	Independent Review Comment(s) / Observation(s)	Additional Information / Clarification Request	Applicant's Response
Paragraph 9.1.15	Depending on the findings of the air quality, noise and vibration and/or socio-economic assessments this may need to be brought into the ES if significant residual effects are likely.	Review need to report this in the ES if significant residual effects remain in the air quality, noise and vibration and/or socio-economic assessments.	
Table 11.1	<p>No consideration of accidents and disasters though it appears in table 11.1. UXO and ground stability are referred to in relation to ground contamination but there appears to be no explicit consideration of accidents and disasters as a basis to scope this out.</p> <p>Also the table refers to 'socio-economics and health' as a chapter though the socio-economic chapter concerns itself with access to healthcare provision only.</p>		AECOM to action
Appendix A	<p>An additional scheme at 5 Kingdom Street (planning application reference 19/03673/FULL) is proposed for inclusion in the assessment of inter-project cumulative effects. The detailed planning application received a resolution to grant planning permission at the end of October 2020.</p> <p>It is understood that Berkeley's West End Gate (WEG) scheme is partially implemented along with 14 to 17 Paddington Green which is attached to this site should be included in the list of cumulative schemes.</p>	It is assumed that 5 Kingdom Street (planning application reference 19/03673/FULL),, the WEG scheme and 14 to 17 Paddington Green will be included within the assessment if inter-project cumulative effects.	Noted

## 4. Next Steps

- 4.1 As noted in Section 1, WCC and Avison Young (on behalf of WCC) are keen to work pro-actively with the Applicant and their team in order to progress a formal EIA Scoping Opinion. It is suggested that following the Applicant's review and consideration of Section 3, direct liaison occurs between the Applicant team, WCC and Avison Young to ensure a full and correct understanding of both the Aecom EIA Scoping Opinion Request Report and the content of Section 3 of this Report, together with the intended response to the additional information / clarification requests set out within Section 3 of this Report. Again, as noted in Section 1, it is fully appreciated that when authoring, reporting and reviewing substantially detailed reports such as the Aecom EIA Scoping Opinion Request Report, there could be an element of unintentional misinterpretation and misunderstanding such that various matters set out within Section 3 may be irrelevant, immaterial and / or easily resolvable.
- 4.2 Following liaison between the Applicant team, WCC and Avison Young, a full written response to Section 3 of this Report is requested under Part 4, Paragraph 15 (3) of the EIA Regulations.
- 4.3 Following receipt of a full written response to Section 3 of this Report, WCC and Avison Young will consider the response and use this (together with the Aecom EIA Scoping Opinion Request Report) to formulate and issue a formal EIA Scoping Opinion.

# Appendix I

## Consultee Responses Received to Date



Nathan Barrett  
Westminster City Council  
Development Control  
PO Box 240  
London  
SW1E 6QP

**Our ref:** NE/2021/133455/01-L01  
**Your ref:** 21/04197/EIASCO  
**Date:** 6 July 2021

Dear Nathan

**Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for regeneration of three sites across three phases including demotions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian focused highway design and upgraded infrastructure on Church Street.**

**Church Street, London**

Thank you for consulting us on the above application which we received on 25 June 2021.

The Environment Agency is a statutory consultee on all development projects subject to Environmental Impact Assessment. There are however, no environmental constraints within our remit on this site and we therefore have no comments at this time.

#### **Final comments**

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

**George Lloyd**  
**Planning Advisor**

Number: +44 20302 54843

E-mail: [HNLsustainablePlaces@environment-agency.gov.uk](mailto:HNLsustainablePlaces@environment-agency.gov.uk)

Cont/d..

Date: 12 July 2021  
Our ref: 358279  
Your ref: 21/04197/EIASCO



Mr Nathan Barrett  
Pending Applications  
Development Planning  
City of Westminster  
PO Box 732  
Redhill, RH1 9FL

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
C W1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

[northplanningteam@westminster.gov.uk](mailto:northplanningteam@westminster.gov.uk)

Dear Mr Barrett,

**Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town & Country Planning EIA Regulations 2017):** Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for regeneration of three sites across three phases including demotions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.

**Location:** Church Street, London.

Thank you for your consultation dated and received by Natural England on 25 June 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), and we may be able to provide further information.

Yours sincerely,

Farah Afshan  
Consultations Team

## **Annex A – Advice related to EIA Scoping Requirements**

### **1. General Principles**

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

1. A description of the development, including in particular:
  - (a) a description of the location of the development;
  - (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
  - (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
  - (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.
  
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
  
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.
  
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
  
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:
  - (a) the construction and existence of the development, including, where relevant, demolition works;
  - (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
  - (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
  - (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
  - (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
  - (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
  - (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC (a) and Directive 2009/147/EC(b).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

## 2. Biodiversity and Geology

### 2.1. Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. [Guidelines for Ecological Impact Assessment \(EclA\)](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EclA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework ([NPPF](#)) sets out guidance in paragraphs 170-171 and 174-177 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

### 2.2. Internationally and Nationally Designated Sites

Natural England undertakes an initial assessment of all development consultations, by determining whether the location to which they relate falls within geographical 'buffer' areas within which development is likely to affect designated sites. The proposal is located outside these buffer areas and therefore appears unlikely to affect an Internationally or Nationally designated site. However, it should be recognised that the specific nature of a proposal may have the potential to lead to significant impacts arising at a greater distance than is encompassed by Natural England's buffers for designated sites. The ES should therefore thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI). Should the proposal result in an emission to air or discharge to the ground or surface water catchment of a designated site then the potential effects and impact of this would need to be considered in the Environmental Statement

Local Planning Authorities, as competent authorities under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), should have regard to the Habitats Regulations Assessment process set out in Regulation 63 of the Habitats Regulations in their determination of a planning application. Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Statutory site locations can be found at [www.magic.gov.uk](http://www.magic.gov.uk). Further information concerning particular statutory sites can be found on the [Natural England website](#).

### 2.3. Protected Species

The ES should assess the impact of all phases of the proposal on protected species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*. The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

Natural England has adopted [standing advice](#) for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It also includes links to guidance on survey and mitigation.

Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species.

### 2.4. Regionally and Locally Important Sites

The ES should thoroughly assess the impact of the proposals on non-statutory sites, for example Local Wildlife Sites (LoWS), Local Nature Reserves (LNR) and Regionally Important Geological and Geomorphological Sites (RIGS). Natural England does not hold comprehensive information on these sites. We therefore advise that the appropriate local biological record centres, nature conservation organisations, Local Planning Authority and local RIGS group should be contacted with respect to this matter.

### 2.5. Biodiversity Action Plan Habitats and Species

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed in the UK Biodiversity Action Plan (BAP). These Priority Habitats and Species are listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, recently [published](#) under the requirements of S14 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra publication '[Guidance for Local Authorities on Implementing the Biodiversity Duty](#)'.

Government Circular 06/2005 states that BAP species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of BAP habitat for the area under consideration.

## **3. Landscape, Access and Recreation**

### 3.1. Landscape and Visual Impacts

The consideration of landscape impacts should reflect the approach set out in the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and the Institute of Environmental Assessment and Management, 2013, 3rd edition), the *Landscape Character Assessment Guidance for England and Scotland* (Scottish Natural Heritage and The Countryside Agency, 2002) and good practice. The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area.



In this context Natural England would expect the cumulative impact assessment to include those proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant [National Character Areas](#) which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

### 3.2. Access and Recreation

The ES should include a thorough assessment of the development's effects upon public rights of way and access to the countryside and its enjoyment through recreation. With this in mind and in addition to consideration of public rights of way, the landscape and visual effects on Open Access land, whether direct or indirect, should be included in the ES.

Natural England would also expect to see consideration of opportunities for improved or new public access provision on the site, to include linking existing public rights of way and/or providing new circular routes and interpretation. We also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

## 4. **Land use and soils**

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 170 and 171 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource, also in line with paragraph 170 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) '*The Natural Choice: securing the value of nature*' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils and the protection of BMV agricultural land.

Development of buildings and infrastructure prevents alternative uses for those soils that are permanently covered, and also often results in degradation of soils around the development as result of construction activities. This affects their functionality as wildlife habitat, and reduces their ability to support landscape works and green infrastructure. Sealing and compaction can also contribute to increased surface run-off, ponding of water and localised erosion, flooding and pollution. Defra published a Construction [Code of Practice for the sustainable use of soils on construction sites](#) (2009). The purpose of the Code of Practice is to provide a practical guide to assist anyone involved in the construction industry to protect the soil resources with which they work.

As identified in the NPPF new sites or extensions to new sites for Peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

General advice on the agricultural aspects of site working and reclamation can be found in the Defra [Guidance for successful reclamation of mineral and waste sites](#).

## 5. **Air Quality**

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition ([England Biodiversity Strategy](#), Defra 2011).

A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System ([www.apis.ac.uk](http://www.apis.ac.uk)). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

## **6. Climate Change Adaptation**

The [England Biodiversity Strategy](#) published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" ([NPPF](#) Paras 170 and 174), which should be demonstrated through the ES.



Mr Nathan Barrett  
City of Westminster  
Development Planning  
64 Victoria Street  
London  
SW1E 6QP

Direct Dial: -

Our ref: PL00751783

2 July 2021

Dear Mr Barrett

Re: 21/04197/EIASCO - Church Street - ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING REPORT

Thank you for your letter of 25 June 2021 consulting us about the above EIA Scoping Report.

This development could, potentially, have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

We would also expect the Environmental Statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <<http://www.heritagegateway.org.uk>>) and relevant local authority staff.

We would strongly recommend that you involve the Conservation Officer of Westminster City Council and the archaeological staff at GLAAS in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Given the heights of the structures associated with the proposed development and the surrounding landscape character, this development is likely to be visible across a very large area and could, as a result, affect the significance of heritage assets at some distance from this site itself. We would expect the assessment to clearly



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demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed.

It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.

The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to *in situ* decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely

Michael Dunn

Team Leader - Development Advice, London & South East Region

E-Mail: [Michael.Dunn@HistoricEngland.org.uk](mailto:Michael.Dunn@HistoricEngland.org.uk)

A Designated Heritage Asset is defined in the National Planning Policy Framework as 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.



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**From:** McClean Antonia <[AntoniaMcClean@tfl.gov.uk](mailto:AntoniaMcClean@tfl.gov.uk)>

**Sent:** 19 July 2021 16:33

**To:** North Planning Team: WCC <[NorthPlanningTeam@westminster.gov.uk](mailto:NorthPlanningTeam@westminster.gov.uk)>

**Subject:** Church Street, Sites A, B and C EIA Scoping Opinion TfL Response 21/04197/EIASCO

**Re: 21/04197/EIASCO Church Street, Sites A, B and C Scoping Opinion**

Thank you for consulting TfL on the above Scoping Opinion. After assessing the EIA Scoping Report TfL makes the following comments:

- A pre-application meeting with TfL was undertaken on the 6<sup>th</sup> of October 2020. A post-meeting TfL memo was provided on 20<sup>th</sup> October 2020. A GLA pre-application meeting was held on 26<sup>th</sup> April 2019 for sites A, B and C. Pre-application advice given by both organisations should be taken into consideration when producing the EIA assessment.
- The EIA Scoping report recognises the need for a Transport Assessment (TA) to be submitted and this is welcomed. The TA should be produced in line with TfL's Transport Assessment Best Practice Guidance. -
- The EIA and TA must take into account the Mayor's Transport Strategy (MTS) and the new Draft London Plan and should in particular reflect policy approaches such as the "Healthy Streets, planning for Good Growth" and the Mayoral Mode share targets. As such, the development needs to be designed in order to achieve mode shift in favour of walking, cycling and public transport. The targets are that 80 per cent of all trips in London to be made by walking, cycling and public transport by 2041 all Londoners to do at least 20 minutes of active travel each day by 2041.
- The TA must take into account the changes to development within the area and sites coming forward within the Paddington Opportunity Area. It is noted that a number of projects have been identified within the EIA scoping note – a final list of committed development schemes should be agreed with the LPA.
- A full multimodal person trip generation assessment should be included for the whole outline area (all three sites), with existing, proposed and net trips for all 3 individual sites included to allow TfL to fully understand the impact of the master plan proposals on the strategic transport network.
- It is understood that some car parking is proposed and will not be car-free, although the number and breakdown of car parks is not stated. The anticipated total two-way car vehicle trips in the AM and PM peak for the Proposed Scheme is 56 trips. The vehicular trip rates for the AM and PM peak period two-way is 0.222 and daily total trip rates is 0.886. Based on 429 units proposed for Site A, the Proposed Scheme is expected to generate a net total 224 two-way car vehicle trips daily. Given the inner-city location and the PTAL rating of 6a/6b, TfL does not support general carparking within this location, car parking should be limited to blue badge spaces. TfL is of an opinion that the proposed level of provision is excessive and does not comply with London Plan policies and Mayor's Transport Strategy objectives. The applicant must demonstrate that proposal would not be designed to attract trip generation primarily for cars and offers significant improvement to local walking/ cycling environment as well as local public transport facilities within walking distance to the site, while car parking must be reduced to minimum level to minimise impact on Edgware Road. Subsequently, a Car Parking Management Plan must be produced to regulate the use of proposed on site car parking. Car parking for all three sites should be secured within any hybrid planning permission.



- The impact of construction traffic on buses, pedestrians and cyclists must be considered and could be mitigated through the provision of a Construction Logistics Plan (CLP). TfL would encourage the applicant to submit a framework CLP as part of the application. Details on CLPs can be found at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>
- In order to minimise any impacts on market operation, ground floor retail and pedestrian movements, TfL would require the submission of a framework Delivery and Servicing Plan (DSP). Details on DSPs can be found at <http://content.tfl.gov.uk/delivery-and-servicing-plans.pdf>
- A Travel Plan for all elements of the proposal should be submitted within the supporting information of the application for each of the uses on site, in accordance with TfL's Travel Planning best practice guidance. Details on travel planning can be found at: <https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>
- The development will be liable to pay the Mayor's Community Infrastructure Levy 2 (CIL), the rate of which in the London Borough of Westminster is £85 per sqm. The site falls within the Central London charging zone where higher rates are charged for office, retail and hotel floorspace.
- Any mitigation measures relating to TfL infrastructure and services must be secured through a S106 agreement. Depending on the level of transport mitigation agreed, it may be appropriate for TfL to be a signatory. Less significant issues can be dealt with by use of planning conditions. In some cases TfL may request that it is consulted prior to any discharge of a condition.

If I can be of any further assistance, please do not hesitate to contact me

Kind Regards,

Antonia

**Antonia McClean**

Area Planner | Spatial Planning

Email: [AntoniaMcClean@tfl.gov.uk](mailto:AntoniaMcClean@tfl.gov.uk)

During these unprecedented times we aim to provide our usual planning service with many of our team working remotely. Where possible, we will replace our face-to-face pre-application service, and other meetings, with video and conference calling. Please continue to contact us by email and mobile phone. As we will continue to monitor [SpatialPlanning@tfl.gov.uk](mailto:SpatialPlanning@tfl.gov.uk), please always cc in this address, as well as send direct to individuals. Please do not rely upon sending by post or courier only.



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-----Original Message-----

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 28 June 2021 09:43

To: North Planning Team: WCC <NorthPlanningTeam@westminster.gov.uk>

Subject: 3rd Party Planning Application - 21/04197/EIASCO - SCOPING OPINION

City of Westminster  
Department of Planning & City Development  
OPINION  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Our DTS Ref: 70042

Your Ref: 21/04197/EIASCO - SCOPING

28 June 2021

Dear Sir/Madam

Re: 113-115, CHURCH STREET, LONDON, GREATER LONDON , NW8 8HA

Waste Comments

.

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: Thames Water are satisfied that the report has considered the Water and sewerage needs of the development as set out in The EIA Regulations 2017 Schedule 4

Yours faithfully

Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ

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FAO Nathan Barrett  
Development Planning, City of Westminster Council,  
PO Box 732 Redhill  
RH1 9FL  
By email: northplanningteam@westminster.gov.uk

12<sup>th</sup> July 2021

Dear Mr Barrett,

**EIA Scoping Opinion request reference 21/04197/EIASCO.**

**Our reference ID: 167665.**

**Site at Church Street, London (also bounded by Penfold St, Salisbury St, Boscobel St, Broadley St: Lisson Grove, NW8 8EY)**

Description summary: *regeneration of three sites across three phases including demolitions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian-focussed highway design and upgraded infrastructure on Church Street.*

Thank you for consulting the Council for British Archaeology (CBA) on the above EIA proposal case. We welcome the opportunity to comment on the content of the Environmental Statement (ES). This response is limited in principle to potential cultural, social and material impacts on heritage assets only, and not to other aspects of likely significant environmental effects from the proposals.

### Background

Please note that, for identification purposes, the postcode above is indicative and relates to Church Street Library, located within the site. Our understanding is that the site and its immediate area, according to mid-C19 OS mapping, was certainly completely built-up by the 1860s/70s. The street layout remains predominantly the same, although some old streets have disappeared and some have been renamed. Church Street was mapped as 'New Church Street' (1866 survey), Salisbury Street remains, although truncated to the NW; what is now Penfold Street was then Carlisle Street; Broadley Street was Earl Street (east and west); Boscobel Street was Princess Street. There were many narrow (named and unnamed) back alleys between these streets. East of the site, where Marylebone Station now is, was St Edward's Convent, set in Blandford Square. These names and layouts certainly survived until WW1.

The pre-Roman Edgware Road began as an ancient trackway within the Great Middlesex Forest. The trackway was later incorporated into Watling Street. The road was improved by the Edgware-Kilburn turnpike trust in 1711, and a number of the local inns, some of which still exist, were coaching-days stops. During the 18th century, the area was a destination for Huguenot migrants.

Today there are no Listed buildings within the site, the nearest being the 1950s Grade II\* (1119735) Marylebone Lower House North Westminster Community School with a Grade II sculpture outside it. The 1830s Exeter Arms pub (Grade II 1217806) is on the corner of Ashbridge St/Broadley St, just outside the main part of the site. There are also two listings to the NE on Lisson Grove, and two more in Ranston St east of the school.

## CBA ADVICE AND COMMENTS

- 1) The CBA welcomes the scoping-in of built heritage for the Environmental Statement. We note the details in section 7.2 of the Scoping Report. We appreciate that there are no designated heritage assets within or immediately adjoining the site.
- 2) The CBA is disappointed that Archaeology is listed with Scoped-out topics, in section 8.1. Although we appreciate the predictions in this section, we are concerned about the assumptions made relating to archaeological potential. The report accepts the possibility of Roman remains due the fact that it adjoins a Roman road (Edgeware Road), but is dismissive for all other time periods. Despite this, paragraph 8.1.8 states that “the application site will have a potential for archaeological remains relating to buildings previously occupying the application site.” It is worth mentioning the rising levels of interest, particularly in large cities, in C19 and early C20 archaeology. The evolution of homes and other buildings have followed the development of commerce and industry. We anticipate that at least some evidence of what existed (in terms of streets and houses for example) is likely to have survived recent changes. Evidence of WW2 bomb damage is of also of interest, as are the alignment, styles and locations of surviving pre-war buildings, all of which help to form a community portrait otherwise lost.
- 3) We disagree with the content of paragraph 8.1.10, particularly by virtue of the extensive ground engineering works that would be necessary as listed in paragraph 8.1.11. This does not give any details as to the depth or numbers of pilings, which we therefore are unable to comment on, but changes to ground levels are likely to be significant in this project.
- 4) Regarding the scope for mitigation, the CBA does not condone the use of post-determination planning conditions, which should always be used with great caution. For archaeology, it may well be too late for amendments to accommodate the investigation of any unexpected remains, otherwise permanently lost without further study. We believe section 8.1 would benefit from a more enthusiastic and positive view of the known and potential archaeological resource for this part of London. At best, the assessment should be completed in advance and included in the ES. Failing that, further investigations might be required prior to determination.

Taking account of the above points, we **recommend** that:

- (a) Both built heritage and archaeological impact assessment investigations be complementary, and undertaken in advance. Results to be included within the Environmental Statement, rather than via planning conditions post-determination (if approved);
- (b) Any archaeological remains encountered, along with the history of the site and its setting, should be afforded full consideration regardless of period;
- (c) For both archaeology and built heritage, any proposals for detailed investigations, assessment and reporting for the Environmental Statement, should be followed up with a commitment to a stated mitigation programme taking account of the above recommendations;
- (d) We would stress the particular requirement for written commitment to publication of publicly available reports of investigations and outcomes.

# Council for British Archaeology

I trust these comments are useful to you; please keep the CBA informed of any developments with this case. Please re-consult the CBA if there are any significant changes proposed on the site.

Kind regards,



Catherine Bell. MA (cons), ACIfA  
Assistant Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2015.**



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**TO** NATHAN BARRETT, Place Shaping and Town Planning  
13<sup>th</sup> Floor, City Hall

**REFERENCE** 21/04197/EIASCO

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**FROM** Public Protection and Licensing  
Environmental Sciences  
15<sup>th</sup> Floor, City Hall

**REFERENCE** 21/18964/EEMAJ

**BEING DEALT WITH BY** Gavin McIntosh

**TELEPHONE** 07890 380 520

**E-MAIL** gmcintosh1@westminster.gov.uk

**DATE** 5 July 2021

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**RE: Church Street, London**

*Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for regeneration of three sites across three phases including demotions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.*

The applicant is recommended to review these comments before formalising any environmental statement.

**Air Quality**

Air Quality has been scoped into the EIA which can be agreed but the following comments should be reviewed before completing any environmental statement. The applicant has confirmed that contact will be made with the EHO before finalising the assessments methodology.

**Air Quality Objectives**

Paragraph 7.1.5 states that “*annual PM10 and PM2.4 concentrations are currently below the air quality objectives*”. It may be the case that the national objectives are met but the same cannot be said for PM2.5 concentrations set out by the Works Health Organisation. An impact assessment will need to have regard to this standard when making any conclusions.

**Demolition and Construction Impacts**

The potential impacts have been discussed where it has been confirmed that impacts of fugitive dust emissions and both onsite and offsite vehicle emissions will be assessed, It has been stated that the most significant impacts are residents along Edgware Road,

Penfold Street, Church Street, and Broadley Street. As the development is phased, parts may be occupied next to an active construction site. Impacts to these potential receptors will need to be considered within any assessment.

### **Completed Development Impacts**

Receptors have been discussed where it has been confirmed that, *“The main receptors for consideration will be proposed residential units within the application site, and existing human receptors in the vicinity of the Proposed Scheme.”* Outdoor areas are proposed along with revision to the existing Market. It is recommended that users of these new facilities should be considered as sensitive receptors and scoped into the assessment.

It is understood that the development will be all electric with no combustion process onsite. Absence of combustion processes is welcomed but if back up generators are proposed any impacts to the existing and future receptors will need to be considered further unless they can be scoped out.

### **Standards and Guidance**

The developer should have regards to the London Councils Air quality and planning guidance when judging impacts to new receptors.

### **Noise and Vibration**

The following noise and vibration impacts will be scoped into the EIA

- Demolition, construction
- Operational phase noise

Operational phase vibration has been scoped out the environmental statement, which can be agreed.

### **Outline Scope of the Assessment**

Paragraph 7.5.8 sets out the scope of the assessment, which can be broadly agreed. It is recommended that contact is made with Westminster EHO before fully scoping the assessment. In addition to the outline scope any impacts to both existing and future receptors from operational external noise should be considered. This may include noise from the existing market and any proposed outdoor amenity areas.

### **Covid-19 impacts to baseline**

It is understood that 2019 data will be used to determine the current baseline to calibrate modelling. A more recent noise survey is also proposed where measurements achieved should be compared against the 2019 data to ensure that a worst-case scenario is always used when calibrating modelling.

### **Impact Assessment Methodology**

#### **Demolition and construction**

As a phased approach is proposed therefore sensitive receptors have the potential to be brought into an area where construction noise could be significant for the construction period. It is recommended that the phased approach should be considered when determine noise and vibration impacts from construction/demolition activities to any identified noise sensitive receptors.

**Noise from Operational Activity**

Noise from operational activity will need be considered when judging any impacts (specifically from outdoor amenity areas and the Market). The IEMA methodology has been used to assess the potential for significant impacts to nearby sensitive receptors. It has been noted that LAeq16 hour has been quoted to judge impacts. If the IEMA guidance is to be used, the baseline and ambient measurements need to be representative of the activity, and not necessarily the full 16-hour as quoted.

**Contaminated Land**

It has been stated that impacts from Land contaminated land have been scoped out of any environmental Statement which can be agreed. It is noted that A Phase 1 Ground Condition Assessment will be undertaken to support the planning application. The Phase 1 Ground Condition Assessment will include qualitative assessments of (i) the potential risks and hazards associated with existing or potential future contamination in the ground and provide likely remediation strategies. It should be noted that a where the potential for land contamination has been identified following the Phase 1, a quantitative risk assessment may be required.

Should you have any queries regarding these comments, please contact me.

Gavin McIntosh  
Senior Practitioner -Noise

# MEMO

**Building Control Consultation – observations**

**Planning application reference: 21/04197/ EIASCO**

**Planning Team Case Officer: Frazer Fikrie**

**Site Address: Church Street  
London**

**Description of works: Request for a scoping opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for regeneration of three sites across three phases including demotions of existing buildings and structures, approximately 1,200 residential units to be delivered across Sites A, B and C, approximately 3,200 sqm of commercial area to be delivered across Sites A, B and C, approximately 800 sqm of community area to be delivered across Sites A and B, van parking spaces, market storage units, accessible and standard parking spaces, approximately 1,400 sqm of associated public realm improvements (through the introduction of New Street Gardens), approximately 2,000 sqm of communal amenity area for residents; and new layout, pedestrian focussed highway design and upgraded infrastructure on Church Street.**

**Reviewed by: Carol Little, Senior Building Control Surveyor**

**Date of report: 19/07/2021**

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No further comments at this stage.

Provision for waste storage will be assessed for compliance with Regulation H6 of the Building Regulations once the proposals have been finalised and a Building Regulations application is submitted.

End of report.  
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# Contact Details

## Enquiries

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## Visit us online

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### **Avison Young**

65 Gresham Street, London EC2V 7NQ

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Church Street EIA Team Responses to WCC comments / observations – 09.09.2021

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
General			
Section 3.1	<p>This provides an overview of the development proposed with further details about the scheme included in subsequent scopes of work where particular details are relevant.</p> <p>None of the components of the description however appear to address the extent of the project to be assessed. That is, it is not clear whether there will be vacant possession of all the units and consequently whether there is a decant strategy for residents, where they would be moved to and how this will be managed and whether significant effects are likely and if there are, whether this would be addressed in the socio-economic assessment or elsewhere.</p>	Clarification over the extent of the 'project' for EIA purposes including whether an existing resident decant strategy is required and if so, what it entails.	<p>The planning application and EIA will include details regarding the temporary and replacement accommodation of affected residents.</p> <p>The socio-economics assessment will consider any decant strategy and temporary relocation of residents and business users during the construction phase.</p>
Paragraph 3.1.2	In describing the emerging Proposed Development, reference is made to the provision of "...3,200 sqm of commercial area'. This potentially covers a wide range of use classes having the potential to give rise to significantly different environmental effects depending on the ultimate end use. It is therefore advised that a strategy be defined to ensure that likely significant environmental effects arising from the provision of flexible commercial floorspace can be robustly identified via the EIA process and reported in the ES.	Clarification is required as to how the ES will deal with the assessment of flexible commercial floorspace so as to ensure the robust assessment of all likely significant environmental effects arising from the Proposed Development. This will be particularly important for assessments which are dependent upon floorspace areas.	<p>There will be approximately 3,200 sqm of flexible commercial floorspace use (Class Use E). The EIA will make an assumption on the type of floorspace based on providing the worst case assessment of likely significant effects.</p> <p>This will likely be selecting a floorspace use that will generate the largest number of vehicle trips to and from the site (for transport, air quality and noise) or a floorspace that will generate the least job density for the socio-economics assessment. Each topic within the ES will present the floorspace assumptions to present a worst case scenario.</p>
Scoped out topics			
Paragraph 6.1.3	Lists out the topics that have been considered in the scoping report. This list does not include telecommunications. While this used to be more of an issue before expansion of cable, satellite transmission and mobile telephony and I don't think significant effects are likely it would be helpful for the applicant to confirm it has considered this issue.	Applicant to confirm it has considered this issue and determined that significant effects are not likely.	<p>It is considered that the Proposed Development would not give rise to significant environmental effects in relation to telecommunications interference. Potential impacts on telecommunication services could be readily mitigated by means of standard measures, such as changing in positions of satellites.</p> <p>On this basis and combined with the orientation and scale of the Proposed Development in terms of sensitive receptors, it is unlikely the Proposed Development would result in any significant adverse broadcast or telecommunication interference effects. Therefore, it is proposed that an telecommunications assessment is scoped out of the ES.</p>
Air Quality			
Paragraph 7.1.11	States that the proposed development will be powered by an all-electric system, consisting of air source heat pumps and photovoltaic (PV) panels. Confirmation is required as to whether backup generators will be included in the proposals.	Confirmation is required as to whether backup generators will be included in the proposals.	There will be a back-up generators which will be considered within the air quality assessment as appropriate.

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Paragraph 7.1.17	It is not clear whether the market is considered a sensitive receptor. This may come under the term 'other sensitive uses', but this should be clarified.	Confirm that the market is considered to be a sensitive receptor.	The Church Street market and its users will be assessed as a sensitive receptor during construction and operational phases.
Paragraph 7.1.20	Can the assessment scenarios be confirmed? Bullet points 2 and 3 - are these 2026 and bullets 4 and 5 - are these 2035? If this is the case, reasoning for excluding 2032 is required.	Confirmation of the rationale for the assessment years chosen and confirm that construction air quality will be assessed in relation to Site A when Site B is being constructed and Site B when Site C is being constructed.	Bullet points 2 and 3 are 2026, bullet points 4 and 5 are 2035.  As the construction programme is indicative at this stage for Sites B and C, which will be subject to reserved matters applications – it is intended to consider the following completed development scenarios: <ul style="list-style-type: none"> <li>- Opening year – 2026 (of Site A)</li> <li>- Opening year of whole completed development (Sites B and C).</li> </ul>
Paragraph 7.1.26	The assessment criteria set out use change in baseline levels measured against the NAQS. This is a standard approach. The WCC EHO would like regard to be had to the World Health Organisation guideline values for PM2.5 in reaching its conclusions.	None, if the reporting of the assessment in the ES regard is to be had to World Health organisation guideline values for PM2.5 in reaching conclusions.	We can confirm that the report of the assessment will have regard to the WHO guideline values for PM2.5, in line with the requirements of the London Plan air quality policies.
<b>Built Heritage</b>			
Paragraph 7.2.4	States that 'It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets...'. Section 2 of the report does describe the form, paragraph 7.7.3 indicates the tallest element being in the north western part of the site. If this is correct, then the statement above is agreed.	Applicant is recommended to keep this matter under review in developing the final proposed details and parameters for the scheme.	Noted.
Paragraph 7.2.11	States 'It is proposed that all these designated (and any further non-designated) heritage assets located within these conservation areas are not individually assessed but are instead included for review as part of the conservation area they fall within'.	This approach is acceptable.	Noted
Paragraph 7.2.23	This states that 'It is unlikely that the proposals (in their current form) will have any significant effects on the setting and significance of the nearby built heritage assets during these phases given the proximity, scale and nature of the proposals relative to the built heritage assets and their existing context'. We are not provided with any evidence in the scoping report to enable us to confirm, or otherwise, this assertion. Though if this was the case it is presumed that the applicant would be seeking to scope this assessment out of the EIA, which is not the case.	Applicant to provide evidence to support this assertion or to retain this assessment within the scope of the EIA.	This is an estimated outcome or 'assumption' that is based on what we know to date (understanding emerging designs and significance / setting of heritage assets). This is why we refer to 'likelihood' and do not assert any certainty in the language used. It is the role of the process ahead (completing the Heritage Statement / ES Chapter) and associated information (visualisations) to ratify this assumption (or otherwise). Savills Heritage understand this could be conceived as questioning the need for EIA on heritage matters, but instead it is expressing the 'unlikelihood' of significant impacts or for mitigation beyond that embedded in a good contextual design response which is emerging.

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Climate Change			
Paragraph 7.3.2	Refer to the site as being under hardstanding and used for car parking. It is not clear what part of the site this refers to as the site appears to be largely built development with some associated car parking.	Applicant to confirm which part of the site is being referred to in this paragraph.	Acknowledge that text is not clear. A better description is: <i>The GHG emissions from the current activities within the Application Site are expected to be very low as it comprises mostly of residential, retail, commercial and retail land uses, and the outdoor market at Church Street from Monday through to Saturday.</i>
Paragraph 7.3.7	States an outline GHG assessment will be included in the ES to justify scoping this out of the ES. It would have been helpful to have this at this stage though it is appreciated that sufficient information may not exist to enable this. The applicant should be aware that if this is not accepted there would be a need for a Regulation 25 submission providing a full GHG assessment. Notwithstanding the above, it is not clear why it is proposed to include this in the ES if significant effects are unlikely, as it would become part of the ES in this scenario with the concomitant regulatory requirements if further information is required.	Applicant to confirm whether the outline GHG assessment report is to be included in the ES.	The outline GHG assessment will be appended to the ES.
Daylight, Sunlight and Overshadowing			
Paragraph 7.4.5	Outline components to be assessed in solar glare terms on the basis non-reflective block massing. It is noted the townscape assessment section that a design code will be submitted with the planning application. It would be more appropriate to devise a façade treatment based on the design code (assuming this design code will provide portions of materials and glazing in general terms).	Review approach to determining assessment scenario for solar glare in relation to the design code to be submitted.	<p>Solar glare assessments rely on façade details being known. Given that Sites B and C are proposed in outline, a solar glare assessment cannot be undertaken at this stage. Although design codes are being submitted, any façade devised at this stage may not be representative of future detailed design and would therefore generate an assessment which cannot be relied upon.</p> <p>Once the façade details of future design at RMA comes forward, and should potential for solar glare effects be considered likely, a solar glare assessment will be undertaken.</p> <p>Additionally, the development areas within Sites B and C are set back from Edgware Road and all junctions surrounding these two blocks are less relevant, where traffic would not be travelling at speed, which is when solar reflections can be particularly hazardous. Owing to their location, Sites B and C would not obstruct views of Site A from sensitive locations along Edgware Road.</p> <p>Given that the proposed development is for residential accommodation, it is unlikely that the façade would comprise large area of reflective cladding which would cause significant solar glare effects.</p> <p>Therefore, it is proposed that only Site A is technically assessed at this stage and Sites B and C are shown as non-reflective outline parameters.</p>

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Paragraph 7.4.8	It is not clear whether a WPSH assessment is to be undertaken. It is recommended that this is included within the scope of the assessment.	Confirm whether WPSH will be assessed.	A winter probable sunlight hours (WPSH) assessment will be undertaken.
Paragraph 7.4.8	This provides a bullet point list of the streets along which sensitive receptors are likely to be located. It was anticipated that this would include Boscobel Street to the north of the site as this is where the townscape section of the report indicates the tallest buildings will be located. In addition, there appears to be residential property along Hatton Street with windows facing the site.	Clarify why Boscobel Street is excluded from the assessment.	Following further research, the residential elements at the following properties along Boscobel Street / Hatton Street will be assessed: <ul style="list-style-type: none"> <li>• 1 Hatton Street</li> <li>• Westmacott House</li> <li>• 17 Hatton Street – The Old Aeroworks</li> <li>• 65 Penfold Street</li> <li>• 123A Boscobel Street</li> <li>• 125 Boscobel Street</li> </ul>
Paragraph 7.4.16	General approach in the EIA is to treat earlier phases as receptors to later phases is the DSO doing this?	Clarify whether the DSO will assess earlier phases and if so, what assumptions are made? Will height be indicated on parameter plans? It is evident from 7.4.27 that the scheme is advanced so it would helpful to have this clarified.	Heights will be indicated on the parameter plans. In terms of impacts to neighbouring properties, the DSO chapter will assess the completed development (comprising the detailed component of Site A and two outline development zones (Sites B and C) – this represents the worst case scenario for neighbouring receptors. The internal daylight and sunlight report will provide a technical assessment of the rooms proposed in detail, as well the potential of daylight achievable on the façades of the blocks proposed in outline. This will be based on the Proposed Development as fully completed. A phased approach is not considered necessary, as the internal report provides an assessment of the worst case scenario in terms of receptors within the site of the Proposed Scheme.
<b>Noise and Vibration</b>			
Paragraph 7.5.2 bullet point 3	Does this mean construction only or operational noise as well from later phases will be assessed at earlier phases?	Confirm that early phases will be treated as receptors to later phase construction and operational noise.	Confirmed that completed earlier phases will be included as new receptors for construction noise assessment with Sites A, B and C taken as three separate construction phases. For operational noise (which primarily includes traffic data), we propose the assessment is aligned with the overall assessment dates proposed below, i.e. completion of Site A (2026) which provides a predicted future baseline as Site A is first occupied, and the full outline scheme completion (2036).
Paragraph 7.5.7	Scopes out operational vibration from the EIA. This is agreed.	It is agreed that operational vibration can be scoped out of the EIA.	Noted.
Paragraph 7.5.8	It is recommended that contact is made with Westminster EHO before fully scoping the assessment. In addition to the outline scope any impacts to both existing and future receptors from operational external noise should be considered. This may include noise from the existing market and any proposed outdoor amenity areas.	Liaise with the EHO regarding the full range of noise sources and receptors to be considered in the assessment.	Agreed.

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Paragraph 7.5.8, final bullet point	The intended scope of the noise and vibration assessment seeks to include an assessment of the Site's suitability for residential development. This is commonly scoped out of ESs on the basis that the matter can be considered as a 'design issue' and is not a true 'impact assessment'.	Clarification is sought as to whether the Applicant wishes to scope out an assessment of the Site's suitability for residential development in terms of noise and provide this by way of a separate stand-alone document in support of the detailed planning application.	Site suitability will be assessed and included as a Technical Appendix within the ES.
Paragraph 7.5.30 bullet point 2	Has set out three scenarios baseline, future baseline with cumulative schemes and future baseline with cumulative schemes and proposed development. It doesn't appear to address earlier phases of the proposed development as receptors as per paragraph 7.5.2.	Clarify that operational traffic noise will be assessed in relation to early phases.	We can confirm that new occupants of Sites A and B when completed will be included as new sensitive receptors and assessed with respect to construction noise, construction traffic and operational noise.
Paragraph 7.5.54	We are concerned that by this measure a greater than 10 dBA change would be assessed as not significant and therefore not require mitigation.	We would prefer moderate effects to be considered significant for both construction and operation.	As noted in 7.5.53, a permanent moderate effect, produced by medium magnitude of impact on a residential (high sensitivity) receptor, would be considered significant. In 7.5.54, we are stating that a non-permanent moderate effect resulting from an increase of between 5-10 dB (i.e. medium magnitude of impact) would be considered not-significant – (rather than the ">10 dBA"). In response to the comment, we will consider non-permanent (short term) effects produced by >10dBA (high magnitude of impact) changes, to be significant.
<b>Socio-economics</b>			
Paragraph 7.6.10	Makes no reference to the effects of a decant strategy in social and economic terms.	Need to address how any decant strategy will be assessed or explain why it is scoped out of the assessment.	The decant strategy will be referenced with the socio-economic assessment.
Paragraph 7.6.16	We would expect the following to be reviewed to understand capacity at local facilities <a href="https://www.nhs.uk/servicesearch/find-a-GP">https://www.nhs.uk/servicesearch/find-a-GP</a> <a href="https://www.nhs.uk/service-search/find-a-dentist">https://www.nhs.uk/service-search/find-a-dentist</a> <a href="https://get-informationschools.service.gov.uk/">https://get-informationschools.service.gov.uk/</a> .	Confirm what sources are to be used to determine existing current capacity at local social infrastructure.	Noted and confirmed the sources will be used as part of the socio-economics assessment.
Paragraph 7.7.3	The heights referred to will need to be identified on the parameter plans to facilitate this and DSO assessments.	Identify the maximum building heights on a parameter plan, perhaps on a zone basis to enable more certainty and accuracy in the assessment.	The heights of each Site will be identified on a Parameter Plan, with further detail included within the Design Code.
<b>Transport</b>			
Paragraph 7.8.20	The calculation of trip generation is unclear. The description of development identified up to 1200 units. The peak hours trip rates is 0.222 yet the figure quoted for trips generated is 56 trips. It is not clear what assumptions have been applied to reach this figure. Also, reliance is made on the trip generation of Site A only; what is the trip generation of the entire proposed development?  Scoping Opinion Request Report does not provide any quantified evidence to demonstrate that the anticipated traffic generated by the Proposed	Provide clarity on the method of determining the actual trip generation, provide this for the complete development along with the cumulative schemes.  Comments from WCC Highways Officer on the proposed scope of the assessment is awaited.	The trip generation has been based on the proposed development proposals for Site A (429 residential units) and the vehicular trip rates has been extracted from TRICS (the sites were filtered on similar locational characteristics to the proposed site – mixed private/affordable housing, Greater London, PTAL 5 or 6). The existing site contains 176 residential units and a net trip generation assessment has been undertaken to determine the trip generation for the proposed site A.



Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
	Development with Cumulative Schemes would not exceed the relevant thresholds set out.		<p>The existing Site A is estimated to generate a total of 156 two-way trips daily and the proposed site is expected to generate 380 two-way trips daily, hence a net total of 224 two-way daily vehicular trips are expected to be generated by Site A. The proposed vehicular trip generation for Site B (based on 465 residential units) using the same trip rates as previously extracted, is estimated to be 412 two-way daily trips and Site C (based on 227 residential units) is expected to generate a total of 201 two-way daily trips. Cumulative scheme trip generation will be taken into account during preparation of the Transport ES Chapter.</p> <p>The Department for Transport (DfT) count data on the A5 Edgware Road – 110m from Church Street (data from 2019) indicated that a total of 22,370 two-way motor vehicle trips across all modes were recorded. The anticipated traffic by the proposed development is estimated to have less than a 5% impact on the A5 Edgware Road based on the DfT 2019 dataset. The Institute of Environmental Assessment (now IEMA) sets out the following guidelines:</p> <ul style="list-style-type: none"> <li>• Links with all vehicle or Heavy Vehicles traffic flow increases of over 30%.</li> <li>• Links with high sensitivity receptors with flow increases greater than 10%.</li> </ul> <p>The proposed impact on the A5 is less than 10% and therefore the proposed development is not considered to exceed the relevant thresholds.</p>
Paragraph 7.8.31	The second and third bullet point dates are a year different to the description of programme in the scoping report and in other assessments. How will this discrepancy be addressed to ensure consistency across the assessments to be undertaken?	How will this discrepancy in assessment years be addressed to ensure consistency across the assessments to be undertaken?	Noted - this should be 2032 and 2036, to match the construction programme.
Paragraphs 7.8.35 and 7.8.36	The submission of the identified management plans is welcomed.	None. The undertaking to supply the four management plans identified in these paragraphs is welcomed.	Noted.
Paragraph 7.9.26	From the information provided about the scheme it is difficult to understand what will be assessed. It would have been helpful for the applicant to explain what matters are being reserved and which are fixed and how this will be represented on their parameter plans. With the tallest building being identified to be up to 17 storeys there could be a need for physical modelling. This is based on guidance in the City of London and Tower Hamlets where both sets of guidance would require wind tunnel assessment for this height of building.	Further details of the parameters to be assessed is required to understand how and what the wind analysis will assess. For example, is siting to be fixed, perhaps with limits of deviation? Justification for CFD for the tallest components is required in light of guidance issued in other central London boroughs.	<p>The Proposed Development will be between 3 and 14 storeys tall. Kennet House is not included within the application boundary but is surrounded by Site C of the Proposed Development which is in outline as part of this hybrid scheme. A Computational Fluid Dynamics (CFD) methodology is considered appropriate as set out in Paragraphs 7.9.25 and 7.9.26 of the scoping report, which note the limited height of the development and the hybrid nature, which for the outline plots (Including Site C surrounding the 17 storey Kennet House) are encouraged to undergo further assessment at the RMA stage(s) to an appropriate assessment methodology.</p> <p>The City of London Wind Microclimate Guidelines apply specifically to</p>

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
			<p>the City's unique make-up of building uses, confined street layouts, build-up of very tall developed context and application of specific meteorological data which would not apply in the same way to this area of Westminster. That said, it should be noted that the maximum height of buildings on Site C are expected to be around 46m tall (above local surface level) which would fall into the 'CFD or Wind Tunnel' category of the City of London Wind Microclimate Guidelines requirements with regard to the type of assessment methodology, even in an area with a significantly taller building stock.</p>
Archaeology			
Paragraph 8.1.1	<p>An 'initial desk based archaeological assessment' is relied upon to justify scoping this out of the ES. However, this document or any component of it is not provided to enable the appropriateness of this course of action to be determined. Also, there is no information on the location and extent of the Proposed Development's piling location and depth which is assumed to be significant given the likely height of some of the buildings proposed. Without this information, and in view of the fact that the Site is partially located within the Tier 2 Watling Street archaeological Priority Area (APA) it is difficult to judge if the Proposed Development would likely give rise to any additional and / or significant archaeological effects over and above those which have already occurred due to historic on-Site development.</p>	<p>Provide the 'initial desk based archaeological assessment' on which you rely to scope this matter out of the EIA. This is particularly important in light of comments made by the Council for British Archaeology. Clarification is required concerning the need for and extent of piling necessary to facilitate the Proposed Development. In addition, any proposals for basement areas will also be required.</p>	<p>The initial desk based assessment is provided - please see appendix to this response.</p>
Ecology			
Paragraph 8.2.2	<p>A Phase 1 Habitat survey is referred to as the basis for scoping further consideration of ecological matters out of the EIA. While this seems, on its face, to be reasonable there is no evidence provided to demonstrate that it can be scoped out.</p>	<p>Provide the Phase 1 Habitat survey report on which you rely to scope this matter out of the EIA.</p>	<p>Professional judgement, walkovers and previous ecological surveys was used to produce the scoping appraisal.</p> <p>A Phase 1 survey is being undertaken and will be consulted with WCC at the earliest opportunity. In the event of sensitive ecological receptors being identified, WCC will be consulted prior to submission of the EIA.</p>
Flood Risk			
Paragraph 8.3.3	<p>Refers to flooding 'adjacent to Penfold Street in Lisson Grove'. I think reference to Lisson Grove is erroneous here, but confirmation of the location and extent of flooding would be helpful.</p>	<p>Confirm the extent of surface water flooding within the proposed site.</p>	<p>Please see amended text for the two bullet points of para 8.3.3 below</p> <ul style="list-style-type: none"> <li>• An open space area immediately adjacent to Penfold Street (approximate NGR: TQ 27003 81970) in Lisson Grove. The length of ponding is of approximately 22m; with the flood depth predominantly below 300mm, except for a small area where flood depth is shown to be greater than 300mm. The velocity is identified to be less than 0.25m/s; and</li> <li>• An access road off Venables Street (approximate NGR: TQ 26883 81950). The length of ponding is approximately 10m; with the flood depth below 300mm and velocity less than 0.25m/s</li> </ul>

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Ground Conditions			
Paragraph 8.4.28	<p>It is accepted that significant effects are unlikely as the site modelling, investigation reporting and validation works are required by separate legislation and can be controlled through planning conditions. Again, it would be helpful to have the 'preliminary assessment' undertaken to understand more fully the ground conditions, likelihood for and type of any contamination that maybe present to inform the scoping opinion.</p> <p>The provision of a Phase 1 Ground Condition Assessment with the application is welcomed but it should be noted where the potential for land contamination has been identified following the Phase 1, a quantitative risk assessment may be required.</p>	Provide the 'preliminary assessment' referred to in the scoping report.	A Phase 1 land contamination survey is being undertaken and will be consulted with WCC at the earliest opportunity.
Waste Management			
Paragraph 8.5.17	Not much detail is given on volumes to be generated from basement excavation or how/where this will be handled, presumably due to the commercial nature of this along with a lack of data on the waste category makes it difficult to determine at this time. This will need to be calculated, programmed and assessed in traffic terms.	Construction waste arisings should be calculated to ensure peak construction traffic is assessed through the EIA.	<p>Noted.</p> <p>The planning application and EIA will provide construction waste and excavation material estimates. The traffic consultant will be provided access to this data for their assessment of peak construction traffic.</p>
Health			
Paragraph 9.1.15	Depending on the findings of the air quality, noise and vibration and/or socio-economic assessments this may need to be brought into the ES if significant residual effects are likely.	Review need to report this in the ES if significant residual effects remain in the air quality, noise and vibration and/or socio-economic assessments.	Noted.
Table 11.1	No consideration of accidents and disasters though it appears in table 11.1. UXO and ground stability are referred to in relation to ground contamination but there appears to be no explicit consideration of accidents and disasters as a basis to scope this out. Also the table refers to 'socio-economics and health' as a chapter though the socio-economic chapter concerns itself with access to healthcare provision only.		<p>The Proposed Development is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents. Consideration will also be given to the design of the Proposed Development to ensure that it is safe and secure in line with the Draft London Plan Policy D8. The Proposed Development will be designed, constructed and maintained in accordance with the relevant building and fire safety regulations and will include measures ensure the security of the building. The Design Code, which will be submitted with the planning application, will include further details including Secure by Design. It is therefore proposed that major accidents and disasters are Scoped Out of the EIA.</p> <p>Typo in Table 11.1 - The table should read Socio-Economics only.</p>

Section	WCC Review Comment/Observation	Clarification Request from WCC	EIA team response
Appendix A	An additional scheme at 5 Kingdom Street (planning application reference 19/03673/FULL) is proposed for inclusion in the assessment of inter-project cumulative effects. The detailed planning application received a resolution to grant planning permission at the end of October 2020. It is understood that Berkeley's West End Gate (WEG) scheme is partially implemented along with 14 to 17 Paddington Green which is attached to this site should be included in the list of cumulative schemes.	It is assumed that 5 Kingdom Street (planning application reference 19/03673/FULL), the WEG scheme and 14 to 17 Paddington Green will be included within the assessment if inter-project cumulative effects.	Noted – schemes will be included in the cumulative effects assessment.

## Appendix 8.1 Glossary

Abbreviations	Meaning
AADT	Annual Average Daily Traffic
AQAP	Air Quality Action Plan
AQFA	Air Quality Focus Area
AQR	Air Quality (England) (Amendment) Regulations
AQMA	Air Quality Management Area
ASHP	Air Source Heat Pump
AURN	Automatic Urban and Rural Network
CAZ	Clean Air Zone
CEMP	Construction Environmental Management Plan
CoW	City of Westminster
Defra	Department for Environment, Food and Rural Affairs
Diffusion Tube	A passive sampler used for collecting NO <sub>2</sub> in the air
DMP	Dust Management Plan
EEA	European Environment Agency
EFT	Emission Factor Toolkit
EPUK	Environmental Protection UK
EU	European Union
GLA	Greater London Authority
HDV	Heavy Duty Vehicle; a vehicle with a gross vehicle weight greater than 3.5 tonnes. Includes Heavy Goods Vehicles and buses
HGV	Heavy Goods Vehicle
IAQM	Institute of Air Quality Management
LA	Local Authority
LAEI	London Atmospheric Emission Inventory
LAQM	Local Air Quality Management
LDV	Light Duty Vehicle; a vehicle with a gross vehicle weight equal to or less than 3.5 tonnes. Includes Light Goods Vehicles, cars and motorbikes
LGV	Light Goods Vehicle
LPA	Local Planning Authority
NAEI	National Atmospheric Emission Inventory
NAQO	National Air Quality Objective as set out in the Air Quality Strategy and the Air Quality Regulations
NRMM	Non-Road Mobile Machinery
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Oxides of nitrogen generally considered to be nitric oxide and NO <sub>2</sub> . Its main source is from combustion of fossil fuels, including petrol and diesel used in road vehicles
NPPF	National Planning Policy Framework
PM <sub>10</sub> / PM <sub>2.5</sub>	Small airborne particles less than 10/2.5 µm in diameter
PPG	Planning Practice Guidance
Receptor	A location where the effects of pollution may occur



SPG	Sustainable Design and Construction
TA	Transport Assessment
TEB	Transport Emission Benchmark
ULEV	Ultra-Low Emission Vehicle
ULEZ	Ultra-Low Emission Zone
WCC	Westminster City Council
WHO	World Health Organisation

## Appendix 8.2 Legislation, Policy and Guidance

### Air Quality Regulations

The Air Quality (England) Regulations 2000<sup>1</sup> (AQR) defined National Air Quality Objectives (NAQOs, a combination of concentration-based thresholds, averaging periods and compliance dates) for a limited range of pollutants. Subsequent amendments were made to the AQR in 2001 and 2002<sup>2</sup> to incorporate 'limit values' and 'target values' for a wider range of pollutants as defined in European Union (EU) Directives.

These amendments were consolidated by the Air Quality Standards Regulations 2010<sup>3</sup> (AQSR) (with subsequent amendments most notably in 2016<sup>4</sup> and for the devolved administrations), which transposed the EU's Directive on ambient air quality and cleaner air for Europe (2008/50/EC).

Following the Transition Period after the UK's departure from the EU in January 2020, the Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019 (and subsequent amendments for the devolved administrations) have amended the AQ Standards Regulations 2010 to reflect the fact that the UK has left the EU, but do not change the pollutants assessed or the numerical thresholds.

The relevant AQOs for this assessment are shown in **Table A8.2.1**.

Table A8.2.1 Relevant Air Quality Objectives / Limit Values

Pollutant	Time Period	Objectives	Source
NO <sub>2</sub>	1-hour mean	200 µg/m <sup>3</sup> not to be exceeded more than 18 times a year	NAQO and EU limit value
	Annual mean	40 µg/m <sup>3</sup>	NAQO and EU limit value
PM <sub>10</sub>	24-hour mean	50 µg/m <sup>3</sup> not to be exceeded more than 35 times a year	NAQO and EU limit value
	Annual mean	40 µg/m <sup>3</sup>	NAQO and EU limit value
PM <sub>2.5</sub>	Annual mean	25	Stage 1 limit value by 2015 - NAQO and EU limit value
	Annual mean	20	Stage 2 limit value by 2020 - EU Directive

The NAQO's for NO<sub>2</sub> and PM<sub>10</sub> were to have been achieved by 2005 and 2004 respectively, but also continue to apply in all future years thereafter.

The 2019 Clean Air Strategy includes a commitment to set a "new, ambitious, long-term target to reduce people's exposure to PM<sub>2.5</sub>" which the proposed Environment Bill 2019-2021<sup>5</sup> commits the Secretary of State to setting. Additionally, the Mayor of London has committed to meeting the World Health organisation (WHO) guideline of 10 µg/m<sup>3</sup> by 2030.

<sup>1</sup> Statutory Instrument 2000, No 921, 'The Air Quality (England) Regulations 2000' HMSO, London.

<sup>2</sup> Statutory Instrument 2002, No 3034, 'The Air Quality (England) (Amendment) Regulations 2002' HMSO, London.

<sup>3</sup> Statutory Instrument 2010, No. 1001, 'The Air Quality Standards Regulations 2010' HMSO, London.

<sup>4</sup> Statutory Instrument 2016, No. 1184, 'The Air Quality Standards (Amendment) Regulations 2016' HMSO, London.

<sup>5</sup> Yet to be enacted

For the purposes of this assessment the EU Directive Stage 2 limit value and the World Health Organisation (WHO) Guideline Value for PM<sub>2.5</sub> is appropriate to apply, and consideration given to future potential changes.

## National Air Pollution Plan for NO<sub>2</sub> in the UK

The national Air Quality Plan for NO<sub>2</sub> (DEFRA, 2018<sup>6</sup>) sets out how the Government plans to deliver reductions in NO<sub>2</sub> throughout the UK, with a focus on reducing concentrations to below the EU Limit Values throughout the UK within the 'shortest possible time'.

The plan requires all Local Authorities (LAs) in England which DEFRA identified as having exceedances of the Limit Values in their areas past 2020 to develop local plans to improve air quality and identify measures to deliver reduced emissions, with the aim of meeting the Limit Values within their area within "*the shortest time possible*". Potential measures include changing road layouts, encouraging public and private ultra-low emission vehicle (ULEV) uptake, the use of retrofitting technologies and new fuels and encouraging public transport. In cases where these measures are not sufficient to bring about the required change within 'the shortest time possible' then LAs may consider implementing access restrictions on more polluting vehicles (e.g. Clean Air Zones (CAZs)). A CAZ is defined within the plan as being "*an area where targeted action is taken to improve air quality and resources are prioritised and coordinated in a way that delivers improved health benefits and supports economic growth*" and may be charging or non-charging.

## The Air Quality Strategy

Part IV of the Environment Act 1995<sup>7</sup> (Environment Act, 1995) required the Secretary of State to prepare and publish and 'strategy' regarding air quality.

The Air Quality Strategy (2007)<sup>8</sup> establishes the policy framework for ambient air quality management and assessment in the UK (DEFRA, 2007). The primary objective of the Air Quality Strategy is to ensure that everyone can enjoy a level of ambient air quality which poses no significant risk to health or quality of life. The Air Quality Strategy sets out the NAQOs and Government policy on achieving these.

The Clean Air Strategy (2019)<sup>9</sup> aims to lower national emissions of pollutants, thereby reducing background pollution and minimising human exposure to harmful concentrations of pollution. The Strategy aims to create a stronger and more coherent framework for action to tackle air pollution (DEFRA, 2019a).

## Local Air Quality Management

Part IV of the Environment Act 1995 (Environment Act, 1995) introduced a system of Local Air Quality Management (LAQM) which requires local authorities to regularly and systematically review and assess air quality within their boundary and appraise development and transport plans against these assessments.

Where a NAQO is unlikely to be met, the local authority must designate an Air Quality Management Area (AQMA) and draw up an Air Quality Action Plan (AQAP) setting out the measures it intends to introduce in pursuit of the NAQO's within its AQMA.

The Local Air Quality Management Technical Guidance 2016 (LAQM.TG(16)<sup>10</sup>; DEFRA, 2018), issued by the Department for Environment, Food and Rural Affairs (DEFRA) for Local Authorities provides advice on where the NAQOs apply. These include outdoor locations where members of the public are

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<sup>6</sup> Department of the Environment, Food and Rural Affairs (DEFRA) (2018). 'UK Plan for tackling Roadside Nitrogen Dioxide Concentrations: Detailed Plan'. Available at: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017>

<sup>7</sup> Environment Act 1995, Part IV

<sup>8</sup> Department of the Environment, Food and Rural Affairs (DEFRA) in partnership with the Scottish Executive, The National Assembly for Wales and the Department of the Environment for Northern Ireland (2007). 'The Air Quality Strategy for England, Scotland, Wales, Northern Ireland' HMSO, London.

<sup>9</sup> Department of the Environment, Food and Rural Affairs (DEFRA) (2019a). 'Clean Air Strategy 2019'.

<sup>10</sup> Department of the Environment, Food and Rural Affairs (DEFRA) (2021). 'Local Air Quality Management Technical Guidance (TG16)'. April 2021.

likely to be regularly present for the averaging period of the objective (which vary from 15 minutes to a year) as summarised in **Table A8.2.2**.

Table A8.2.2 Relevant Public Exposure

Averaging Period	NAQOs should apply at:	NAQOs don't apply at:
Annual mean	All locations where members of the public might be regularly exposed  For example: Building façades of residential properties, schools, hospitals, care homes etc	Façades of offices or other places of work where members of the public do not have regular access  Hotels, unless people live there as their permanent residence  Gardens of residences  Kerbside sites  Any other location where public exposure is expected to be short term
24-hour mean and 8-hour mean	All locations where the annual mean NAQO would apply, together with hotels and gardens of residences	Kerbside sites  Any other location where public exposure is expected to be short term
1-hour mean	All locations where the annual mean and 24 and 8-hour mean NAQOs apply as well as: Kerbside sites Those parts of car parks, bus stations and railway stations etc. which are not fully enclosed, where members of the public might reasonably be expected to spend one hour or more. Any outdoor locations where members of the public might reasonably be expected to spend one hour or longer.	Kerbside locations where the public would not be expected to have regular access
15-minute mean	All locations where members of the public might reasonably be regularly exposed for a period of 15 minutes or longer.	

## National Planning Policy

The National Planning Policy Framework (NPPF)<sup>11</sup> sets out the Government's planning policies for England and how they are expected to be applied (Ministry of Housing, Communities & Local Government, 2019). The following paragraphs are considered relevant from an air quality perspective.

Paragraph 104 on promoting sustainable transport states:

*"Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: ...*

*d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; ..."*

<sup>11</sup> Ministry of Housing, Communities & Local Government (2021/19). 'National Planning Policy Framework'. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2#history>

Paragraph 105 goes on to state

*“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”*

Paragraph 174 on conserving and enhancing the natural environment states:

*“Planning policies and decisions should contribute to and enhance the natural and local environment by: ...*

*e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land stability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans, and...”*

Paragraph 185 within ground conditions and pollution states:

*“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.”*

Paragraph 186 states that:

*“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.”*

Paragraph 187 states that:

*“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed”.*

## **National Planning Practice Guidance**

Paragraph 005, Reference 32-005-20191101 (revision date 01.11.2019), of the PPG provides guidance on how considerations regarding air quality can be relevant to the development management process as follows:

*“Whether air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to have an adverse effect on air quality in areas where it is already known to be poor, particularly if it could affect the implementation of air quality strategies and action plans and/or breach legal obligations (including those relating to the conservation of habitats and species). Air quality may also be a material consideration if the proposed development would be particularly sensitive to poor air quality in its vicinity.*



- *Where air quality is a relevant consideration the local planning authority may need to establish:*
- *The 'baseline' local air quality, including what would happen to air quality in the absence of the development;*
- *Whether the proposed development could significantly change air quality during the construction and operational phases (and the consequences of this for public health and biodiversity); and*
- *Whether occupiers or users of the development could experience poor living conditions or health due to poor air quality."*

Paragraph 006, Reference 32-006-20191101 (revision date 01.11.2019), of the PPG identifies what specific air quality issues need to be considered in determining a planning application:

*"Considerations that may be relevant to determining a planning application include whether the development would:*

- *Lead to changes (including any potential reductions) in vehicle-related emissions in the immediate vicinity of the proposed development or further afield. This could be through the provision of electric vehicle charging infrastructure; altering the level of traffic congestion; significantly changing traffic volumes, vehicle speeds or both; and significantly altering the traffic composition on local roads. Other matters to consider include whether the proposal involves the development of a bus station, coach or lorry park; could add to turnover in a large car park; or involve construction sites that would generate large Heavy Goods Vehicle flows over a period of a year or more;*
- *Introduce new point sources of air pollution. This could include furnaces which require prior notification to local authorities; biomass boilers or biomass-fuelled Combined Heat and Power plant; centralised boilers or plant burning other fuels within or close to an air quality management area or introduce relevant combustion within a Smoke Control Area; or extraction systems (including chimneys) which require approval or permits under pollution control legislation;*
- *Expose people to harmful concentrations of air pollutants, including dust. This could be by building new homes, schools, workplaces or other development in places with poor air quality;*
- *Give rise to potentially unacceptable impacts (such as dust) during construction for nearby sensitive locations; and*
- *Have a potential adverse effect on biodiversity, especially where it would affect sites designated for their biodiversity value."*

Paragraph 007, Reference 32-007-20191101 (revision date 01.11.2019), of the PPG provides guidance on how detailed an assessment needs to be:

*"Assessments need to be proportionate to the nature and scale of development proposed and the potential impacts (taking into account existing air quality conditions), and because of this are likely to be locationally specific".*

and

*"The following could form part of assessments:*

*A description of baseline conditions and any air quality concerns affecting the area, and how these could change both with and without the proposed development;*

- Sensitive habitats (including designated sites of importance for biodiversity);
- The assessment methods to be adopted and any requirements for the verification of modelling air quality;
- The basis for assessing impacts and determining the significance of an impact;
- Where relevant, the cumulative or in-combination effects arising from several developments;
- Construction phase impacts;
- Acceptable mitigation measures to reduce or remove adverse effects; and
- Measures that could deliver improved air quality even when legally binding limits for concentrations of major air pollutants are not being breached."

Paragraph 008, Reference 32-008-20140306 (revision date 01.11.2019), of the PPG provides guidance on how an impact on air quality can be mitigated:

*"Mitigation options will need to be locationally specific, will depend on the proposed development and need to be proportionate to the likely impact. It is important that local planning authorities work with applicants to consider appropriate mitigation so as to ensure new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.*

*Examples of mitigation include:*

- Maintaining adequate separation distances between sources of air pollution and receptors;
- Using green infrastructure, trees, where this can create a barrier or maintain separation between sources of pollution and receptors;
- Appropriate means of filtration and ventilation;
- Including infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points);
- Controlling dust and emissions from construction, operation and demolition; and
- Contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development."

## **Local Planning Policy**

### **London Plan 2021**

The London Plan 2021<sup>12</sup> is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy S11 'Improving air quality' states that:

*"A. Development plans, through relevant strategic, site specific and area-based policies should seek opportunities to identify and deliver further improvements to air quality and should not reduce air quality benefits that result from the Mayor's or boroughs' activities to improve air quality.*

*B. To tackle poor air quality, protect health and meet legal obligations the following criteria should be addressed:*

1. *Development proposals should not:*

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<sup>12</sup> Mayor of London (2021) 'The London Plan: The Spatial Development Strategy for Greater London'

- a) lead to further deterioration of existing poor air quality
- b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits
- c) create unacceptable risk of high levels of exposure to poor air quality.

2. In order to meet the requirements in Part 1, as a minimum:

- a) Development proposals must be at least air quality neutral
- b) Development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retro-fitted mitigation measures
- c) Major development proposals must be submitted with an Air Quality Assessment. Air quality assessments should show how the development will meet the requirements of B1
- d) Development proposals in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people, which do not demonstrate that design measures have been used to minimise exposure should be refused.

C. Masterplans and development briefs for large-scale development proposals subject to an Environmental Impact Assessment should consider how local air quality can be improved across the area of the proposal as part of an air quality positive approach. To achieve this a statement should be submitted demonstrating:

- a) How proposals have considered ways to maximise benefits to local air quality, and
- b) What measures or design features will be put in place to reduce exposure to pollution, and how they will achieve this.

D. In order to reduce the impact on air quality during the construction and demolition phase development proposals must demonstrate how they plan to comply with the Non-Road Mobile Machinery Low Emission Zone and reduce emissions from the demolition and construction of buildings following best practice guidance.

E. Development proposals should ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site. Where it can be demonstrated that emissions cannot be further reduced by on-site measures, off-site measures to improve local air quality may be acceptable, provided that equivalent air quality benefits can be demonstrated within the area affected by the development.

The Plan goes on to state that:

*“It may not always be possible in practice for developments to achieve Air Quality Neutral standards or to acceptably minimise impacts using on-site measures alone. If a development can demonstrate that it has exploited all relevant on-site measures it may be possible to make the development acceptable through additional mitigation or offsetting payments”.*

## **London Environment Strategy, 2018**

The London Environment Strategy<sup>13</sup> includes the following proposals to improve air quality some of which have now been implemented:

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<sup>13</sup> Mayor of London (2018) ‘London Environment Strategy’

- The introduction of the toxicity charge (T-charge) from October 2017 and the Ultra-Low Emission Zone by 2019;
- Making the whole bus fleet zero emission by 2037 and phasing out fossil fuels in the taxi and private hire fleets;
- The Mayor working with government and other partners to seek reductions in emissions from aviation activity (in London and the south east particularly from Heathrow), and also from rail transport and at stations;
- Providing better information about air quality, especially during high and very high pollution episodes;
- Using the planning system to help ensure that new schools and other buildings that will be used by people who are particularly vulnerable to pollutants are not located in areas of poor air quality;
- The Mayor promoting and prioritising more sustainable travel in London including walking, cycling and public transport, as part of the Healthy Streets Approach; and
- Considering introducing a new Air Quality Positive standard so new building developments would ensure that emissions and exposure to pollution are reduced.

## **Department for Environment, Food and Rural Affairs, Clean Air Strategy, 2019**

Published in January 2019 the Clean Air Strategy<sup>9</sup> sets out a framework of national action to improve air quality throughout the UK. The Strategy is underpinned by new national powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to act in areas with an air pollution problem. The Strategy also supports the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms.

## **Westminster City Council, City Plan 2019 – 2040, 2021**

The City Plan<sup>14</sup> sets out the vision and strategy for development within Westminster through relevant policies which will be used to determine planning applications. Environment Policy 32 'Air Quality' states that:

*"A. The council is committed to improving air quality in the city and expects development to reduce exposure to poor air quality and maximise opportunities to improve it locally without detriment of air quality in other areas.*

*B. Major developments and developments incorporating Combined Heat and Power (CHP) should be at least Air Quality Neutral.*

*C. Major developments in Opportunity Areas and Housing Renewal Areas and those subject to an Environmental Impact Assessment must additionally demonstrate how local air quality can be improved across the proposed development as part of an air quality positive approach.*

*D. Air Quality Assessments will be required for:*

- 1. Major developments;*
- 2. Proposals that include potentially air pollution generating uses or combustion-based technologies;*
- 3. Proposals incorporating sensitive uses; and*
- 4. All residential developments within Air Quality Focus Areas."*

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<sup>14</sup> City of Westminster (2016) 'Westminster City Plan'

## Guidance

### **Improving Air Quality in the UK: Tackling Nitrogen Dioxide in our Towns and Cities. UK Air Quality Plan for Tackling Nitrogen Dioxide, 2017**

The UK Government was required by the High Court to release an Air Quality Plan to meet the NO<sub>2</sub> Limit Value in the shortest timescale as possible. This document<sup>6</sup> was adopted on 26th July 2017. The plan focuses on reducing concentrations of NO<sub>x</sub> and NO<sub>2</sub> around road vehicle emissions within the shortest possible time. The measures set out in the Plan do not provide any actions which are relevant to the operation or design of the Development.

### **DEFRA 'Local Air Quality Management Technical Guidance (LAQM.TG(16))'**

DEFRA LAQM.TG(16)<sup>10</sup> was published for use by local authorities in their LAQM review and assessment work (DEFRA, 2018). The document provides key guidance on aspects of air quality assessment, including screening, use of monitoring data, and use of background data that are applicable to all air quality assessments.

### **EPUK / IAQM 'Land-Use Planning & Development Control: Planning for Air Quality'**

Environmental Protection UK (EPUK) and the Institute of Air Quality Management (IAQM) have together published guidance to help ensure that air quality is properly accounted for in the development control process (EPUK / IAQM 2017<sup>15</sup>). It clarifies when an air quality assessment should be undertaken, what it should contain, and how impacts should be described and assessed including guidelines for assessing the significance of impacts.

### **Mayor of London: The Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance, 2014**

The Control of Dust and Emissions during Construction and Demolition SPG<sup>16</sup> seeks to reduce emissions of dust, PM<sub>10</sub> and PM<sub>2.5</sub> from construction and demolition activities in London. It also aims to manage emissions of NO<sub>x</sub> from construction and demolition plant by means of a new non-road mobile machinery Ultra-Low Emissions Zone (ULEZ). The SPG provides a range of policies that deal with environmental sustainability, health and quality of life.

### **Mayor of London: Cleaning the Air, The Mayor's Air Quality Strategy, 2010**

The current version of the Mayor's Air Quality Strategy (MAQS<sup>17</sup>) was published in 2010. Its overarching objective is "to reduce air pollution in London so that the health of Londoners is improved [by achieving] the European Union (EU) air quality limit values as soon as possible. This will also achieve compliance with nationally prescribed air quality standards and objectives, as required by the GLA Act."

The Strategy commits to the continuation of measures to improve air quality identified in the 2002 MAQS and sets out fifteen policy measures including:

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<sup>15</sup> Environmental Protection UK and the Institute of Air Quality Management (EPUK / IAQM) (2017). 'Land-use Planning & Development Control: Planning for Air Quality'. V1.2. The Institute for Air Quality Management, London

<sup>16</sup> Mayor of London (2014) 'The Control of Dust and Emissions During Construction and Demolition: Supplementary Planning Guidance'

<sup>17</sup> Mayor of London (2010) 'Cleaning the Air: The Mayor's Air Quality Strategy'.



- “Promoting technological change and cleaner vehicles;
- “Reducing emissions from construction and demolition sites;
- “Using the planning process to improve air quality;
- “Energy efficient buildings;
- “Encouraging innovation; and
- “Monitoring progress and reporting”.

## **Westminster City Council, Air Quality Action Plan 2019 – 2024, 2020**

The Air Quality Action Plan<sup>18</sup> (AQAP) sets out what Westminster council will do to improve air quality in the borough until 2024 and replaces the previous action plan (2013-2018) and describes how the council will act to reduce pollution from a range of sources. The action plan is split into commitments across five broad themes:

- monitoring:
- reducing emissions from transport:
- reducing emissions from buildings and new development;
- raising awareness, and
- lobbying and partnership working.

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<sup>18</sup> City of Westminster (2019-2024) ‘Air Quality Action Plan’

## Appendix 8.3 EPUK / IAQM Guidance (2017) Screening Criteria

Table A8.3.1 IAQM Screening Criteria

The Development Will:	Indicative Criteria to Proceed to an Air Quality Assessment
Cause a significant change in LDV traffic flows on local roads with relevant receptors.	A change of LDV flow of: <ul style="list-style-type: none"> <li>• &gt;100 AADT within or adjacent to an AQMA; and</li> <li>• &gt;500 AADT elsewhere.</li> </ul>
Cause a significant change in HDV flows on local roads with relevant receptors.	A change of HDV flow of: <ul style="list-style-type: none"> <li>• &gt;25 AADT within or adjacent to an AQMA; and</li> <li>• &gt;100 AADT elsewhere.</li> </ul>
Realign roads i.e. changing the proximity of receptors to traffic lanes.	Where the change is 5 m or more and the road is within an AQMA.
Introduce a new junction or remove an existing junction near to relevant receptors.	Applies to junctions that cause traffic to significantly change vehicle acceleration / deceleration, e.g. traffic lights, or roundabouts.
Introduce or change a bus station.	A change of bus flows of: <ul style="list-style-type: none"> <li>• &gt;25 AADT within or adjacent to an AQMA; and</li> <li>• &gt;100 AADT elsewhere.</li> </ul>
Have an underground car park with extraction system.	The ventilation extract for the car park will be located within 20 m of a relevant receptor; and The car park will have >100 movements per day (total in and out).

The screening criteria presented is amended from Table 6.2 of the EPUK / IAQM guidance (EPUK / IAQM, 2017). Only the screening criteria relevant to changes in transport (including both traffic and the transport network) are outlined.

## Appendix 8.4 IAQM Dust Guidance (2014) Approach

Table A8.4.1 Dust Emission Magnitude Classification

Activity	Dust Emission Magnitude		
	Large	Medium	Small
Demolition	Total building volume of >50,000 m <sup>3</sup> , potentially dusty construction material, on-site crushing and screening, demolition activities >20 m above ground	Total building volume of 20,000 – 50,000 m <sup>3</sup> , potentially dusty construction material, demolition activities 10 – 20 m above ground level	Total building volume of <20,000 m <sup>3</sup> , construction material with low potential for dust release, demolition activities <10 m above ground, demolition during wetter months
Earthworks	Total site area of >10,000 m <sup>2</sup> , potentially dusty soil type, >10 heavy earth moving vehicles active at any one time, formation of bunds >8 m in height, total material moved >100,000 tonnes	Total site area of 2,500 - 10,000 m <sup>2</sup> , moderately dusty soil type, 5 - 10 heavy earth moving vehicles active at any one time, formation of bunds 4 - 8 m in height, total material moved 20,000 - 100,000 tonnes	Total site area of <2,500 m <sup>2</sup> , soil type with large grain size, <5 heavy earth moving vehicles active at any one time, formation of bunds <4 m in height, total material moved <20,000 tonnes. Earthworks during wetter months
Construction	Total building volume >100,000 m <sup>2</sup> , on-site concrete batching, sandblasting	Total building volume 25,000 - 100,000 m <sup>2</sup> , potentially dusty construction material, on-site concrete batching	Total building volume <25,000 m <sup>2</sup> , construction material with low potential for dust release
Trackout	>50 HDV outwards movements in any one day, potentially dusty surface material, unpaved road length >100 m	10 - 50 HDV outwards movements in any one day, moderately dusty surface material, unpaved road length 50 - 100 m	<10 HDV outwards movements in any one day, surface material with low potential for dust release, unpaved road length <50 m

Table A8.4.2 Receptor Sensitivity

Receptor Sensitivity	Impact		
	High	Medium	Low
High	<p>An area where:</p> <ul style="list-style-type: none"> <li>• Users can reasonably expect enjoyment of a high level of amenity;</li> <li>• The appearance, aesthetics of value of their property would be diminished by soiling;</li> <li>• The people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land.</li> </ul> <p>Examples include dwellings, museums and other culturally important collections, medium and long-term car showrooms.</p>	<p>Locations where members of the public are exposed over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objective, a relevant location would be one where individuals may be exposed for eight hours or more per day.</p> <p>Examples include residential properties. Hospitals, schools and residential care homes should also be considered as having equal sensitivity to residential areas for the purposes of this assessment.</p>	<p>Locations with an international or national designation <i>and</i> the designated features may be affected by dust soiling; OR</p> <p>Locations where there is a community of particularly dust sensitive species such as vascular species included in the Red Data List for Great Britain.</p> <p>Indicative examples include a SAC designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.</p>
Medium	<p>An area where:</p> <ul style="list-style-type: none"> <li>• Users would expect to enjoy of a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home;</li> <li>• The appearance, aesthetics of value of their property could be diminished by soiling;</li> <li>• The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods, as part of the normal pattern of use of the land.</li> </ul> <p>Examples include parks and places of work.</p>	<p>Locations where people exposed are workers, and exposure is over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objective, a relevant location would be one where individuals may be exposed for eight hours or more per day.</p> <p>Examples include office and shop workers, but will generally not include workers occupationally exposed to for PM<sub>10</sub>, as protection is covered by Health and Safety at Work legislation.</p>	<p>Locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; OR</p> <p>Locations with a national designation where the features may be affected by dust deposition.</p> <p>Indicative example is a SSSI with dust sensitive features.</p>

Low	<p>An area where:</p> <ul style="list-style-type: none"> <li>The enjoyment of amenity would not reasonably be expected;</li> <li>Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling;</li> <li>There is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land.</li> </ul> <p>Examples include playing fields, farmland (unless commercially sensitive horticultural), footpaths, short-term car parks and roads.</p>	<p>Locations where human exposure is transient.</p> <p>Examples include public footpaths, playing fields, parks and shopping streets.</p>	<p>Locations with a local designation where the features may be affected by dust deposition.</p> <p>Indicative example is a LNR with dust sensitive features.</p>
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Table A8.4.3 Sensitivity of an Area to Dust Soiling Effects

Receptor Sensitivity	Number of Receptors	Distance from Source (m)			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10 – 100	High	Medium	Low	Low
	1 – 10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Table A8.4.4 Sensitivity of an Area to Human Health Impacts

Receptor Sensitivity	Annual Mean PM <sub>10</sub> Concentration	Number of Receptors	Distance from the Source (m)				
			<20	<50	<100	<200	<350
High	>32 µg/m <sup>3</sup>	>100	High	High	High	Medium	Low
		10 – 100	High	High	Medium	Low	Low
		1 – 10	High	Medium	Low	Low	Low
	28 - 32 µg/m <sup>3</sup>	>100	High	High	Medium	Low	Low
		10 – 100	High	Medium	Low	Low	Low
		1 – 10	High	Medium	Low	Low	Low
	24 - 28 µg/m <sup>3</sup>	>100	High	Medium	Low	Low	Low
		10 – 100	High	Medium	Low	Low	Low
		1 – 10	Medium	Low	Low	Low	Low
	<24 µg/m <sup>3</sup>	>100	Medium	Low	Low	Low	Low
		10 – 100	Low	Low	Low	Low	Low
		1 – 10	Low	Low	Low	Low	Low
Medium	>32 µg/m <sup>3</sup>	>10	High	Medium	Low	Low	Low

	28 - 32 µg/m <sup>3</sup>	1 – 10	Medium	Low	Low	Low	Low
		>10	Medium	Low	Low	Low	Low
	24 - 28 µg/m <sup>3</sup>	1 – 10	Low	Low	Low	Low	Low
		>10	Low	Low	Low	Low	Low
	<24 µg/m <sup>3</sup>	1 – 10	Low	Low	Low	Low	Low
		>10	Low	Low	Low	Low	Low
Low	-	≥1	Low	Low	Low	Low	Low

Table A8.4.5 Sensitivity of an Area to Ecological Impacts

Receptor Sensitivity	Distance from Source (m)	
	<20	<50
High	High Risk	Medium Risk
Medium	Medium Risk	Low Risk
Low	Low Risk	Low Risk

Table A8.4.6 Risk of Dust Impacts Calculation Matrix

Sensitivity of Area		Dust Emission Magnitude		
		Large	Medium	Small
Demolition	High	High Risk	Medium Risk	Medium Risk
	Medium	High Risk	Medium Risk	Low Risk
	Low	Medium Risk	Low Risk	Negligible Risk
Earthworks	High	High Risk	Medium Risk	Low Risk
	Medium	Medium Risk	Medium Risk	Low Risk
	Low	Low Risk	Low Risk	Negligible Risk
Construction	High	High Risk	Medium Risk	Low Risk
	Medium	Medium Risk	Medium Risk	Low Risk
	Low	Low Risk	Low Risk	Negligible Risk
Trackout	High	High Risk	Medium Risk	Low Risk
	Medium	Medium Risk	Low Risk	Negligible Risk
	Low	Low Risk	Low Risk	Negligible Risk



## Appendix 8.5 Model Input and Results Processing

Table A8.5.1 Summary of Model Inputs

Meteorological Data	2019 hourly meteorological data from London City Airport station has been used in the model. The wind rose is shown in Figure A8.5.1.
Traffic Data	Provided by Stantec and LAEI.
ADMS	Version 5.0.0.1
Time Varying Emission Factors	Based on Department for Transport statistics. Table TRA0307. Motor vehicle traffic distribution by time of day and day of the week on all roads, Great Britain: 2019.
Latitude	51°
Minimum Monin-Obukhov length	A value of 100 for 'Large conurbations >1 million' was used to represent the modelled area. A value of 30 for 'cities and large towns' was used to represent the meteorological station site.
Surface Roughness	A Value of 1.5 for 'Large Urban Areas' was used to represent the modelled area. A value of 100 for 'Large conurbations >1 million' was used to represent the meteorological station site.
Street Canyon	ADMS Advanced Street Canyon module was used to represent the effect of trapping and recirculating pollutants along Oxford Street (verification), Broadley Street and Church Street (construction and completed development phases).
Emission Factor Toolkit (EFT)	V10.1 <sup>19</sup>
NO <sub>x</sub> to NO <sub>2</sub> Conversion	NO <sub>x</sub> to NO <sub>2</sub> calculator version 8.1 <sup>20</sup>
Background Maps	2018 reference year background maps <sup>21</sup>

Table A8.5.2 Receptor Locations (construction phase)

Receptor	Description	X Coordinate	Y Coordinate	Height (m)	No. Properties Represented
CR_11F	Residential flat (first floor) at Kennet House, Penfold Street	526941	182022	4.5	5
CR_21F	Residential flat (first floor) at 88 Penfold Street	526963	182029	4.5	5
CR_31F	Residential property (first floor) at 350 Edgware Road	526954	181840	4.5	2
CR_41F	Residential property (first floor) at 354 Edgware Road	526946	181854	4.5	5
CR_51F	Residential property (first floor) at 358 Edgware Road	526913	181887	4.5	5
CR_61F	Residential property (first floor) at 388 Edgware Road	526876	181928	4.5	4

<sup>19</sup> Department of the Environment, Food and Rural Affairs (Defra) (2020c). 'Emissions Factor Toolkit (Version 10.1)' Online, available at: <https://laqm.defra.gov.uk/review-and-assessment/tools/emissions-factors-toolkit.html>

<sup>20</sup> Department of the Environment, Food and Rural Affairs (Defra) (2020d). 'NO<sub>x</sub> to NO<sub>2</sub> Conversion Spreadsheet' [online] Available at: <https://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html#NOxNO2calc>

<sup>21</sup> Department of the Environment, Food and Rural Affairs (Defra) (2020b). '2018 Based Background Maps

CR_71F	Residential property (first floor) at 420 Edgware Road	526813	181993	4.5	4
CR_81F	Residential property (first floor) at 440 Edgware Road	526758	182048	4.5	4
CR_91F	Residential property (first floor) at 353 Edgware Road	526807	181955	4.5	4
CR_101F	Residential property (first floor) at 312 Edgware Road	527011	181771	4.5	4
CR_111F	Residential property (first floor) at 375 Edgware Road	526771	181997	4.5	4
CR_SchGF	King Solomon Academy (ground floor)	527122	181969	1.5	N/A
CR_NursGF	Portnam Nursery School (ground floor)	527127	182025	1.5	N/A
CR_12GF	Residential flat (ground floor) at 31 Broadley Street	527251	182120	1.5	6
CR_13GF	Residential property (ground floor) at 119 Broadley Street	526999	181882	1.5	4
CR_SchbGF	King Solomon Academy (ground floor)	527085	181883	1.5	N/A
CR_15GF	Residential flat (ground floor) at Wensbourne House, Penfold Street	527045	181950	1.5	6
CR_16GF	Residential flat (ground floor) at Lambourne House, Penfold Street	527112	182012	1.5	6
CR_17GF	Residential flat (ground floor) at Portman Gate, Broadley Street	527204	182076	1.5	6
CR_18GF	Residential flat (ground floor) at 60 Penfold Street	526880	182097	1.5	6
CR_19GF	Residential flat (ground floor) on Penfold Street	526932	182053	1.5	6
CR_20GF	Residential flat (ground floor) at Elmer House, Penfold Street	527041	181922	1.5	6
CR_21GF	Residential flat (ground floor) at Broadley Street	527140	182010	1.5	5
CR_22GF	Residential flat (ground floor) at 303 Edgware Road	526873	181877	1.5	8
CR_23GF	Residential flat (ground floor) at Westmark Tower, Edgware Road	526946	181813	1.5	8
CR_24GF	Residential flat (ground floor) at Westmark Tower, Edgware Road	526991	181745	1.5	7

Table A8.5.3 Receptor Locations (completed development phase)

<b>Receptor</b>	<b>Description</b>	<b>X Coordinate</b>	<b>Y Coordinate</b>	<b>Height (m)</b>	<b>No. Properties Represented</b>
A1_11F	Residential flat (first floor) in block A1	527002	181966	7.2	4
A1_12F	Residential flat (second floor) in block A1	527002	181966	10.42	4
A2_52F	Residential flat (second floor) in block A1	526921	181946	10.42	4
A1_1012F	Residential flat (tenth floor) in block A1	527023	181941	42.62	4
A1_13F	Residential flat (third floor) in block A1	527002	181966	13.64	4
A1_14F	Residential flat (fourth floor) in block A1	527002	181966	16.86	4
A1_15F	Residential flat (fifth floor) in block A1	527002	181966	20.08	4
A1_1013F	Residential flat (thirteenth floor) in block A1	527023	181941	45.84	4
A1_16F	Residential flat (sixth floor) in block A1	527002	181966	23.3	4
A1_17F	Residential flat (seventh floor) in block A1	527002	181966	26.52	4
A1_18F	Residential flat (eighth floor) in block A1	527002	181966	29.74	4
A1_19F	Residential flat (ninth floor) in block A1	527002	181966	32.96	4
A1_1GF	Residential flat (ground floor) in block A1	527002	181966	1.5	4
A1_210F	Residential flat (tenth floor) in block A1	527012	181958	36.18	4
A1_211F	Residential flat (eleventh floor) in block A1	527012	181958	39.4	4
A1_21F	Residential flat (first floor) in block A1	527012	181958	7.2	4
A1_2F	Residential flat (second floor) in block A1	527012	181958	10.42	4
A1_3F	Residential flat (third floor) in block A1	527012	181958	13.64	4
A1_4F	Residential flat (fourth floor) in block A1	527012	181958	16.86	4
A1_5F	Residential flat (fifth floor) in block A1	527012	181958	20.08	4
A1_26F	Residential flat (sixth floor) in block A1	527012	181958	23.3	4

A1_27F	Residential flat (seventh floor) in block A1	527012	181958	26.52	4
A1_28F	Residential flat (eighth floor) in block A1	527012	181958	29.74	4
A1_29F	Residential flat (ninth floor) in block A1	527012	181958	32.96	4
A1_2GF	Residential flat (second floor) in block A1	527012	181958	1.5	4
A1_31F	Residential flat (third floor) in block A1	527004	181909	7.2	4
A1_32F	Residential flat (third floor) in block A1	527004	181909	10.42	4
A1_33F	Residential flat (third floor) in block A1	527004	181909	13.64	4
A1_34F	Residential flat (fourth floor) in block A1	527004	181909	16.86	4
A1_35F	Residential flat (fifth floor) in block A1	527004	181909	20.08	4
A1_36F	Residential flat (sixth floor) in block A1	527004	181909	23.3	4
A1_37F	Residential flat (seventh floor) in block A1	527004	181909	26.52	4
A1_38F	Residential flat (eighth floor) in block A1	527004	181909	29.74	4
A1_39F	Residential flat (nineth floor) in block A1	527004	181909	32.96	4
A1_3GF	Residential flat (ground floor) in block A1	527004	181909	1.5	4
A1_410F	Residential flat (tenth floor) in block A1	527019	181923	36.18	4
A1_411F	Residential flat (eleventh floor) in block A1	527019	181923	39.4	4
A1_412F	Residential flat (twelfth floor) in block A1	527019	181923	42.62	4
A1_41F	Residential flat (fourth floor) in block A1	527019	181923	7.2	4
A1_42F	Residential flat (second floor) in block A1	527019	181923	10.42	4
A1_43F	Residential flat (third floor) in block A1	527019	181923	13.64	4
A1_44F	Residential flat (fourth floor) in block A1	527019	181923	16.86	4
A1_45F	Residential flat (fifth floor) in block A1	527019	181923	20.08	4

A1_46F	Residential flat (sixth floor) in block A1	527019	181923	23.3	4
A1_47F	Residential flat (seventh floor) in block A1	527019	181923	26.52	4
A1_48F	Residential flat (eighth floor) in block A1	527019	181923	29.74	4
A1_49F	Residential flat (ninth floor) in block A1	527019	181923	32.96	4
A1_4GF	Residential flat (ground floor) in block A1	527019	181923	1.5	4
A1_51F	Residential flat (first floor) in block A1	526975	181918	7.2	4
A1_52F	Residential flat (second floor) in block A1	526975	181918	10.42	4
A1_53F	Residential flat (third floor) in block A1	526975	181918	13.64	4
A1_54F	Residential flat (fourth floor) in block A1	526975	181918	16.86	4
A1_55F	Residential flat (fifth floor) in block A1	526975	181918	20.08	4
A1_56F	Residential flat (sixth floor) in block A1	526975	181918	23.3	4
A1_57F	Residential flat (seventh floor) in block A1	526975	181918	26.52	4
A1_58F	Residential flat (eighth floor) in block A1	526975	181918	29.74	4
A1_5GF	Residential flat (ground floor) in block A1	526975	181918	1.5	4
A1_61F	Residential flat (first floor) in block A1	526971	181946	7.2	4
A1_62F	Residential flat second floor) in block A1	526971	181946	10.42	4
A1_63F	Residential flat (third floor) in block A1	526971	181946	13.64	4
A1_64F	Residential flat (fourth floor) in block A1	526971	181946	16.86	4
A1_65F	Residential flat (fifth floor) in block A1	526971	181946	20.08	4
A1_67F	Residential flat (sixth floor) in block A1	526971	181946	26.52	4
A1_6GF	Residential flat (ground floor) in block A1	526971	181946	1.5	4
A1_71F	Residential flat (first floor) in block A1	526981	181935	7.2	4

A1_72F	Residential flat (second floor) in block A1	526981	181935	10.42	4
A1_73F	Residential flat (third floor) in block A1	526981	181935	13.64	4
A1_74F	Residential flat (fourth floor) in block A1	526981	181935	16.86	4
A1_75F	Residential flat (fifth floor) in block A1	526981	181935	20.08	4
A1_76F	Residential flat (sixth floor) in block A1	526981	181935	23.3	4
A1_77F	Residential flat (seventh floor) in block A1	526981	181935	26.52	4
A1_7GF	Residential flat (ground floor) in block A1	526981	181935	1.5	4
A1_81F	Residential flat (first floor) in block A1	527002	181929	7.2	4
A1_82F	Residential flat (second floor) in block A1	527002	181929	10.42	4
A1_83F	Residential flat (third floor) in block A1	527002	181929	13.64	4
A1_84F	Residential flat (fourth floor) in block A1	527002	181929	16.86	4
A1_85F	Residential flat (fifth floor) in block A1	527002	181929	20.08	4
A1_86F	Residential flat (sixth floor) in block A1	527002	181929	23.3	4
A1_87F	Residential flat (seventh floor) in block A1	527002	181929	26.52	4
A1_8GF	Residential flat (eighth floor) in block A1	527002	181929	1.5	4
A1_910F	Residential flat (tenth floor) in block A1	526975	181997	36.18	4
A1_91F	Residential flat (first floor) in block A1	526975	181997	7.2	4
A1_92F	Residential flat (second floor) in block A1	526975	181997	10.42	4
A1_93F	Residential flat (third floor) in block A1	526975	181997	13.64	4
A1_94F	Residential flat (fourth floor) in block A1	526975	181997	16.86	4
A1_95F	Residential flat (fifth floor) in block A1	526975	181997	20.08	4
A1_96F	Residential flat (sixth floor) in block A1	526975	181997	23.3	4



A1_97F	Residential flat (seventh floor) in block A1	526975	181997	26.52	4
A1_98F	Residential flat (eighth floor) in block A1	526975	181997	29.74	4
A1_99F	Residential flat (nineth floor) in block A1	526975	181997	32.96	4
A2_11F	Residential flat (first floor) in block A2	526942	181912	7.2	4
A2_12F	Residential flat (second floor) in block A2	526942	181912	10.42	4
A2_13F	Residential flat (third floor) in block A2	526942	181912	13.64	4
A2_14F	Residential flat (fourth floor) in block A2	526942	181912	16.86	4
A2_15F	Residential flat (fifth floor) in block A2	526942	181912	20.08	4
A2_16F	Residential flat (sixth floor) in block A2	526942	181912	23.3	4
A2_17F	Residential flat (seventh floor) in block A2	526942	181912	26.52	4
A2_1GF	Residential flat (ground floor) in block A2	526942	181912	1.5	4
A2_21F	Residential flat (first floor) in block A2	526951	181902	7.2	4
A2_22F	Residential flat (second floor) in block A2	526951	181902	10.42	4
A2_23F	Residential flat (third floor) in block A2	526951	181902	13.64	4
A2_24F	Residential flat (fourth floor) in block A2	526951	181902	16.86	4
A2_25F	Residential flat (fifth floor) in block A2	526951	181902	20.08	4
A2_26F	Residential flat (sixth floor) in block A2	526951	181902	23.3	4
A2_27F	Residential flat (seventh floor) in block A2	526951	181902	26.52	4
A2_2GF	Residential flat (ground floor) in block A2	526951	181902	1.5	4
A2_31F	Residential flat (first floor) in block A2	526960	181892	7.2	4
A2_32F	Residential flat second floor) in block A2	526960	181892	10.42	4
A2_33F	Residential flat (third floor) in block A2	526960	181892	13.64	4

A2_34F	Residential flat (fourth floor) in block A2	526960	181892	16.86	4
A2_35F	Residential flat (fifth floor) in block A2	526960	181892	20.08	4
A2_36F	Residential flat (sixth floor) in block A2	526960	181892	23.3	4
A2_37F	Residential flat (seventh floor) in block A2	526960	181892	26.52	4
A2_3GF	Residential flat (ground floor) in block A2	526960	181892	1.5	4
A2_41F	Residential flat (first floor) in block A2	526889	181916	7.2	4
A2_42F	Residential flat (second floor) in block A2	526889	181916	10.42	4
A2_43F	Residential flat (third floor) in block A2	526889	181916	13.64	4
A2_44F	Residential flat (fourth floor) in block A2	526889	181916	16.86	4
A2_45F	Residential flat (fifth floor) in block A2	526889	181916	20.08	4
A2_4GF	Residential flat (ground floor) in block A2	526889	181916	1.5	4
A2_510F	Residential flat (tenth floor) in block A2	526921	181946	36.18	4
A2_51F	Residential flat (first floor) in block A2	526921	181946	7.2	4
A2_53F	Residential flat (third floor) in block A2	526921	181946	13.64	4
A2_54F	Residential flat (fourth floor) in block A2	526921	181946	16.86	4
A2_55F	Residential flat (fifth floor) in block A2	526921	181946	20.08	4
A2_56F	Residential flat (sixth floor) in block A2	526921	181946	23.3	4
A2_57F	Residential flat (seventh floor) in block A2	526921	181946	26.52	4
A2_58F	Residential flat (eighth floor) in block A2	526921	181946	29.74	4
A2_59F	Residential flat (ninth floor) in block A2	526921	181946	32.96	4
B_1GF	Residential flat (ground floor) in block B	527080	182047	1.5	4
B_11F	Residential flat (first floor) in block B	527080	182047	4.5	4

B_12F	Residential flat (second floor) in block B	527080	182047	7.5	4
B_13F	Residential flat (third floor) in block B	527080	182047	10.5	4
B_14F	Residential flat (fourth floor) in block B	527080	182047	13.5	4
B_15F	Residential flat (fifth floor) in block B	527080	182047	16.5	4
B_16F	Residential flat (sixth floor) in block B	527080	182047	19.5	4
B_17F	Residential flat (seventh floor) in block B	527080	182047	22.5	4
B_18F	Residential flat (eighth floor) in block B	527080	182047	25.5	4
B_2GF	Residential flat (ground floor) in block B	527073	181977	1.5	4
B_21F	Residential flat (first floor) in block B	527073	181977	4.5	4
B_22F	Residential flat (second floor) in block B	527073	181977	7.5	4
B_23F	Residential flat (third floor) in block B	527073	181977	10.5	4
B_24F	Residential flat (fourth floor) in block B	527073	181977	13.5	4
B_25F	Residential flat (fifth floor) in block B	527073	181977	16.5	4
B_26F	Residential flat (sixth floor) in block B	527073	181977	19.5	4
B_27F	Residential flat (seventh floor) in block B	527073	181977	22.5	4
B_28F	Residential flat (eighth floor) in block B	527073	181977	25.5	4
B_3GF	Residential flat (ground floor) in block B	527019	181978	1.5	4
B_31F	Residential flat (first floor) in block B	527019	181978	4.5	4
B_32F	Residential flat (second floor) in block B	527019	181978	7.5	4
B_33F	Residential flat (third floor) in block B	527019	181978	10.5	4
B_34F	Residential flat (fourth floor) in block B	527019	181978	13.5	4
B_35F	Residential flat (fifth floor) in block B	527019	181978	16.5	4

B_36F	Residential flat (sixth floor) in block B	527019	181978	19.5	4
B_37F	Residential flat (seventh floor) in block B	527019	181978	22.5	4
B_38F	Residential flat (eighth floor) in block B	527019	181978	25.5	4
B_4GF	Residential flat (ground floor) in block B	527050	181956	1.5	4
B_41F	Residential flat (first floor) in block B	527050	181956	4.5	4
B_42F	Residential flat (second floor) in block B	527050	181956	7.5	4
B_43F	Residential flat (third floor) in block B	527050	181956	10.5	4
B_44F	Residential flat (fourth floor) in block B	527050	181956	13.5	4
B_45F	Residential flat (fifth floor) in block B	527050	181956	16.5	4
B_46F	Residential flat (sixth floor) in block B	527050	181956	19.5	4
B_47F	Residential flat (seventh floor) in block B	527050	181956	22.5	4
B_48F	Residential flat (eighth floor) in block B	527050	181956	25.5	4
C_1GF	Residential flat (ground floor) in block C	526886	182071	1.5	4
C_11F	Residential flat (first floor) in block C	526886	182071	4.5	4
C_12F	Residential flat (second floor) in block C	526886	182071	7.5	4
C_13F	Residential flat (third floor) in block C	526886	182071	10.5	4
C_14F	Residential flat (fourth floor) in block C	526886	182071	13.5	4
C_15F	Residential flat (fifth floor) in block C	526886	182071	16.5	4
C_16F	Residential flat (sixth floor) in block C	526886	182071	19.5	4
C_17F	Residential flat (seventh floor) in block C	526886	182071	22.5	4
C_18F	Residential flat (eight floor) in block C	526886	182071	25.5	4
C_2GF	Residential flat (ground floor) in block C	526912	182049	1.5	4

C_21F	Residential flat (first floor) in block C	526912	182049	4.5	4
C_22F	Residential flat (second floor) in block C	526912	182049	7.5	4
C_23F	Residential flat (third floor) in block C	526912	182049	10.5	4
C_24F	Residential flat (fourth floor) in block C	526912	182049	13.5	4
C_25F	Residential flat (fifth floor) in block C	526912	182049	16.5	4
C_26F	Residential flat (sixth floor) in block C	526912	182049	19.5	4
C_27F	Residential flat (seventh floor) in block C	526912	182049	22.5	4
C_28F	Residential flat (eighth floor) in block C	526912	182049	25.5	4
C_3GF	Residential flat (ground floor) in block C	526863	182051	1.5	4
C_31F	Residential flat (first floor) in block C	526863	182051	4.5	4
C_32F	Residential flat (second floor) in block C	526863	182051	7.5	4
C_33F	Residential flat (third floor) in block C	526863	182051	10.5	4
C_34F	Residential flat (fourth floor) in block C	526863	182051	13.5	4
C_35F	Residential flat (fifth floor) in block C	526863	182051	16.5	4
C_36F	Residential flat (sixth floor) in block C	526863	182051	19.5	4
C_37F	Residential flat (seventh floor) in block C	526863	182051	22.5	4
C_38F	Residential flat (eighth floor) in block C	526863	182051	25.5	4
C_4GF	Residential flat (ground floor) in block C	526843	182027	1.5	4
C_41F	Residential flat (first floor) in block C	526843	182027	4.5	4
C_42F	Residential flat (second floor) in block C	526843	182027	7.5	4
C_43F	Residential flat (third floor) in block C	526843	182027	10.5	4
C_44F	Residential flat (fourth floor) in block C	526843	182027	13.5	4

C_45F	Residential flat (fifth floor) in block C	526843	182027	16.5	4
C_46F	Residential flat (sixth floor) in block C	526843	182027	19.5	4
C_47F	Residential flat (seventh floor) in block C	526843	182027	22.5	4
C_48F	Residential flat (eighth floor) in block C	526843	182027	25.5	4

Table A8.5.4 Traffic Data (construction phase)

Location	2026 Construction Baseline <sup>c</sup>		2026 Construction peak	
	AADT	HDV (%)	AADT	HDV (%)
Edgware Road <sup>a</sup>	24,298	9	24,369	10
Salisbury Street <sup>a</sup>	1,102	1	1,102	1
Boscobel Street <sup>a</sup>	2,717	1	2,717	1
Penfold Street <sup>a</sup>	2,691	1	2,761	2
Broadly Street <sup>a</sup>	1,167	1	1,237	4
Church Street <sup>a</sup>	785	1	785	1
Marylebone Road <sup>a</sup>	74,565	6	74,565	6
Lisson Grove <sup>b</sup>	24,066	5	24,066	5
Edgware Road <sup>b</sup> (2)	31,977	13	31,977	13
Chapel Street <sup>b</sup>	9,861	7	9,861	7
Praed Street <sup>b</sup>	14,303	19	14,303	19
Sale Place <sup>b</sup>	2,045	4	2,045	4
Harrow Road (off-slip) <sup>b</sup>	45,127	6	45,127	6
Harrow Road (on-slip) <sup>b</sup>	16,276	9	16,276	9
Rossmore Road <sup>b</sup>	15,279	7	15,279	7
Lisson Grove 2 <sup>b</sup>	24,721	7	24,721	7

<sup>a</sup> Traffic data provided by Transport Consultant (Stantec)

<sup>b</sup> Traffic data extracted from LAEI

<sup>c</sup> Includes Site A development traffic, since it will have been mostly completed in 2026.



Table A8.5.5 Traffic Data (completed development phase)

Location	2019 Baseline		2026 Baseline		2026 With Site A		2036 Baseline		2036 With Sites A, B and C	
	AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)	AADT	HDV (%)
Edgware Road <sup>a</sup>	22,369	9	24,319	9	2,4298	9	25,803	9	25,726	9
Salisbury Street <sup>a</sup>	1,014	1	1,102	1	1,102	1	1,179	1	1,173	1
Boscobel Street <sup>a</sup>	2,498	1	2,717	1	2,717	1	2,907	1	2,887	1
Penfold Street <sup>a</sup>	2,490	1	2,703	1	2,691	1	2,892	1	2,806	1
Broadly Street <sup>a</sup>	1,102	1	1,199	1	1,167	1	1,283	1	1,230	1
Church Street <sup>a</sup>	722	1	785	1	785	1	840	1	840	1
Marlyebone Road <sup>a</sup>	68,592	6	74,572	6	74,565	6	79,121	6	79,094	6
Harrow Road (off-slip) <sup>b</sup>	42,218	6	45,127	6	45,127	6	47,605	6	47,605	6
Harrow Road (on-slip) <sup>b</sup>	15,227	9	16,276	9	16,276	9	17,170	9	17,170	9
Rossmore Road <sup>b</sup>	14,294	7	15,279	7	15,279	7	16,118	7	16,118	7
Lisson Grove <sup>b</sup>	23,127	7	24,721	7	24,721	7	26,078	7	26,078	7

<sup>a</sup> Traffic data provided by Transport Consultant (Stantec)

<sup>b</sup> Traffic data extracted from LAEI

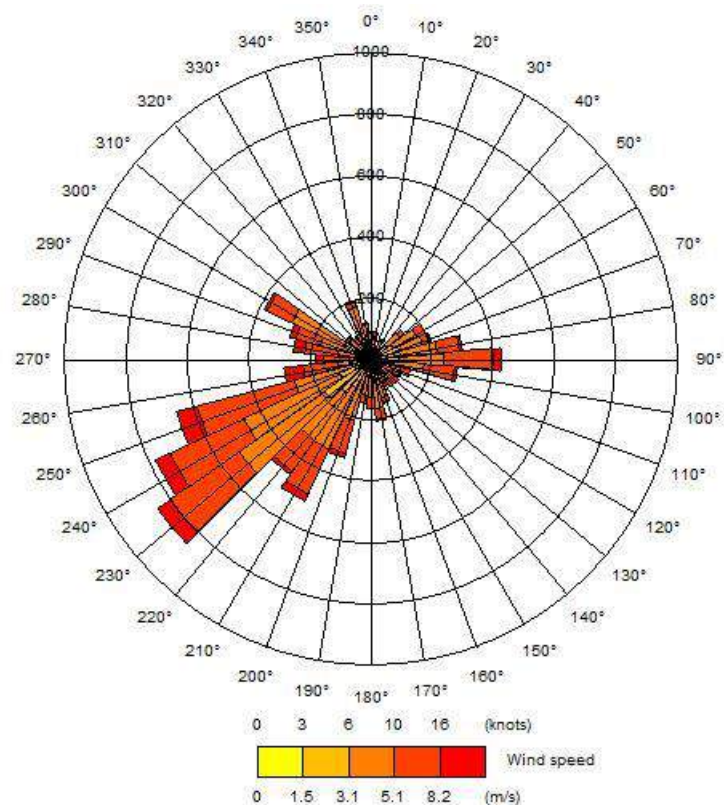


Figure A8.5.1: 2019 Windrose for London City Airport met station

Table A8.5.6 Predicted Concentrations of NO<sub>2</sub> (µg/m<sup>3</sup>), % Change and Impact at each Receptor during Construction Phase

Receptor	2026 Construction baseline	2026 With Construction peak	Change (as % of NAQO)	Impact Descriptor
CR_11F	36.8	36.8	0.1	Negligible
CR_21F	36.9	37.0	0.1	Negligible
CR_31F	<b>45.3</b>	<b>45.4</b>	0.1	Negligible
CR_41F	<b>44.4</b>	<b>44.4</b>	0.1	Negligible
CR_51F	<b>44.6</b>	<b>44.6</b>	0.1	Negligible
CR_61F	<b>44.1</b>	<b>44.1</b>	0.1	Negligible
CR_71F	<b>42.6</b>	<b>42.6</b>	0.0	Negligible
CR_81F	39.7	39.8	0.1	Negligible
CR_91F	<b>41.8</b>	<b>41.8</b>	0.0	Negligible
CR_101F	<b>48.5</b>	<b>48.5</b>	0.1	Negligible
CR_111F	<b>41.7</b>	<b>41.7</b>	0.0	Negligible
CR_SchGF	<b>40.9</b>	<b>41.0</b>	0.1	Negligible
CR_NursGF	34.3	34.4	0.1	Negligible
CR_12GF	37.6	37.6	0.1	Negligible
CR_13GF	<b>42.0</b>	<b>42.0</b>	0.1	Negligible
CR_SchbGF	<b>42.8</b>	<b>42.8</b>	0.2	Negligible
CR_15GF	<b>41.9</b>	<b>42.0</b>	0.2	Negligible
CR_16GF	34.2	34.3	0.1	Negligible
CR_17GF	34.3	34.3	0.1	Negligible
CR_18GF	37.2	37.2	0.1	Negligible
CR_19GF	37.2	37.2	0.1	Negligible
CR_20GF	<b>42.1</b>	<b>42.2</b>	0.2	Negligible
CR_21GF	34.3	34.3	0.1	Negligible
CR_22GF	<b>43.0</b>	<b>43.0</b>	0.1	Negligible
CR_23GF	<b>45.9</b>	<b>45.9</b>	0.0	Negligible

Receptor	2026 Construction baseline	2026 With Construction peak	Change (as % of NAQO)	Impact Descriptor
CR_24GF	51.5	51.5	0.0	Negligible
<b>Objectives</b>	<b>40</b>			-

Exceedances of the NAQO are shown in **bold**.

Table A8.5.7 Predicted Concentrations of PM<sub>10</sub> (µg/m<sup>3</sup>), % Change and Impact at each Receptor during Construction Phase

Receptor	2026 Construction baseline	2026 With Construction peak	Change (as % of NAQO)	Impact Descriptor
CR_11F	19.0	19.0	0.0	Negligible
CR_21F	19.1	19.1	0.0	Negligible
CR_31F	21.7	21.7	0.0	Negligible
CR_41F	21.4	21.4	0.0	Negligible
CR_51F	21.2	21.2	0.0	Negligible
CR_61F	21.0	21.0	0.0	Negligible
CR_71F	20.8	20.8	0.0	Negligible
CR_81F	19.9	19.9	0.0	Negligible
CR_91F	20.5	20.5	0.0	Negligible
CR_101F	22.6	22.6	0.0	Negligible
CR_111F	20.5	20.5	0.0	Negligible
CR_SchGF	20.1	20.1	0.0	Negligible
CR_NursGF	19.2	19.2	0.0	Negligible
CR_12GF	20.0	20.0	0.0	Negligible
CR_13GF	20.5	20.5	0.0	Negligible
CR_SchbGF	20.6	20.6	0.0	Negligible
CR_15GF	20.3	20.4	0.1	Negligible
CR_16GF	19.1	19.2	0.0	Negligible
CR_17GF	19.1	19.1	0.0	Negligible
CR_18GF	19.1	19.1	0.0	Negligible
CR_19GF	19.1	19.2	0.0	Negligible
CR_20GF	20.4	20.4	0.0	Negligible
CR_21GF	19.2	19.2	0.0	Negligible
CR_22GF	20.7	20.7	0.0	Negligible
CR_23GF	21.7	21.7	0.0	Negligible
CR_24GF	23.7	23.7	0.0	Negligible
<b>Objectives</b>	<b>40</b>			-

Table A8.5.8 Predicted Concentrations of PM<sub>2.5</sub> (µg/m<sup>3</sup>), % Change and Impact at each Receptor during Construction Phase

Receptor	2026 Construction baseline	2026 With Construction peak	Change (as % of NAQO)	Impact Descriptor
CR_11F	11.7	12.0	0.0	Negligible
CR_21F	11.7	12.1	0.0	Negligible
CR_31F	12.2	13.5	0.0	Negligible
CR_41F	12.2	13.3	0.0	Negligible
CR_51F	12.2	13.3	0.0	Negligible
CR_61F	12.2	13.1	0.0	Negligible
CR_71F	12.2	13.0	0.0	Negligible
CR_81F	11.7	12.5	0.0	Negligible
CR_91F	12.2	12.9	0.0	Negligible
CR_101F	12.4	14.2	0.0	Negligible
CR_111F	12.2	12.9	0.0	Negligible
CR_SchGF	12.4	12.7	0.0	Negligible

Receptor	2026 Construction baseline	2026 With Construction peak	Change (as % of NAQO)	Impact Descriptor
CR_NursGF	11.8	12.1	0.0	Negligible
CR_12GF	11.8	12.6	0.0	Negligible
CR_13GF	12.2	12.9	0.0	Negligible
CR_SchbGF	12.4	13.0	0.0	Negligible
CR_15GF	12.4	12.9	0.1	Negligible
CR_16GF	11.8	12.1	0.0	Negligible
CR_17GF	11.8	12.1	0.0	Negligible
CR_18GF	11.7	12.1	0.0	Negligible
CR_19GF	11.7	12.1	0.0	Negligible
CR_20GF	12.4	12.9	0.1	Negligible
CR_21GF	11.8	12.1	0.0	Negligible
CR_22GF	12.2	13.0	0.0	Negligible
CR_23GF	12.2	13.5	0.0	Negligible
CR_24GF	12.2	14.7	0.0	Negligible
<b>Objectives</b>	<b>25</b>			-

Table A8.5.9 Predicted Concentrations within the Site in 2026 (Site A completed)

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_11F	32.6	19.4	12.3
A1_12F	32.4	19.4	12.2
A2_52F	32.3	19.4	12.1
A1_1012F	31.3	19.0	12.0
A1_13F	32.2	19.3	12.2
A1_14F	32.1	19.3	12.2
A1_15F	32.0	19.2	12.1
A1_1013F	31.2	18.9	12.0
A1_16F	31.8	19.2	12.1
A1_17F	31.7	19.1	12.1
A1_18F	31.6	19.1	12.1
A1_19F	31.5	19.0	12.0
A1_1GF	32.9	19.6	12.3
A1_210F	31.4	19.0	12.0
A1_211F	31.3	19.0	12.0
A1_21F	32.6	19.5	12.3
A1_2F	32.4	19.4	12.2
A1_3F	32.3	19.3	12.2
A1_4F	32.1	19.3	12.2
A1_5F	32.0	19.2	12.2
A1_26F	31.9	19.2	12.1
A1_27F	31.7	19.1	12.1
A1_28F	31.6	19.1	12.1
A1_29F	31.5	19.0	12.0
A1_2GF	33.0	19.6	12.4
A1_31F	33.0	19.6	12.4
A1_32F	32.8	19.6	12.3
A1_33F	32.6	19.5	12.3
A1_34F	32.4	19.4	12.2
A1_35F	32.2	19.3	12.2
A1_36F	32.0	19.2	12.2

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_37F	31.8	19.2	12.1
A1_38F	31.7	19.1	12.1
A1_39F	31.5	19.1	12.1
A1_3GF	33.4	19.8	12.4
A1_410F	31.4	19.0	12.0
A1_411F	31.4	19.0	12.0
A1_412F	31.3	18.9	12.0
A1_41F	32.9	19.6	12.3
A1_42F	32.7	19.5	12.3
A1_43F	32.5	19.4	12.3
A1_44F	32.3	19.4	12.2
A1_45F	32.1	19.3	12.2
A1_46F	32.0	19.2	12.1
A1_47F	31.8	19.2	12.1
A1_48F	31.7	19.1	12.1
A1_49F	31.6	19.1	12.1
A1_4GF	33.2	19.7	12.4
A1_51F	32.5	19.5	12.2
A1_52F	32.3	19.5	12.1
A1_53F	32.1	19.4	12.1
A1_54F	31.9	19.3	12.0
A1_55F	31.6	19.2	12.0
A1_56F	31.4	19.1	12.0
A1_57F	31.3	19.1	11.7
A1_58F	31.1	19.0	11.7
A1_5GF	32.7	19.6	11.7
A1_61F	32.2	19.4	11.7
A1_62F	32.1	19.4	11.7
A1_63F	31.9	19.3	11.7
A1_64F	31.7	19.2	11.7
A1_65F	31.5	19.2	11.7
A1_67F	31.2	19.0	11.7
A1_6GF	32.4	19.5	11.7
A1_71F	32.3	19.4	11.7
A1_72F	32.1	19.4	11.7
A1_73F	32.0	19.3	11.7
A1_74F	31.8	19.2	11.7
A1_75F	31.6	19.2	11.7
A1_76F	31.4	19.1	11.7
A1_77F	31.3	19.0	11.7
A1_7GF	32.5	19.5	11.7
A1_81F	32.8	19.5	11.9
A1_82F	32.6	19.5	11.9
A1_83F	32.5	19.4	11.9
A1_84F	32.3	19.3	11.9
A1_85F	32.1	19.3	11.9
A1_86F	31.9	19.2	11.9
A1_87F	31.8	19.1	11.9
A1_8GF	33.0	19.6	11.9
A1_910F	30.9	18.9	11.7

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_91F	32.0	19.3	11.7
A1_92F	31.8	19.2	11.7
A1_93F	31.6	19.2	11.7
A1_94F	31.5	19.1	11.7
A1_95F	31.4	19.1	11.7
A1_96F	31.3	19.0	11.7
A1_97F	31.2	19.0	11.7
A1_98F	31.1	19.0	11.7
A1_99F	31.0	18.9	11.7
A2_11F	32.9	19.7	11.7
A2_12F	32.5	19.5	11.7
A2_13F	32.2	19.4	11.7
A2_14F	31.8	19.3	11.7
A2_15F	31.6	19.2	11.7
A2_16F	31.4	19.1	11.7
A2_17F	31.2	19.0	11.7
A2_1GF	33.3	19.8	11.7
A2_21F	32.9	19.7	11.7
A2_22F	32.6	19.6	11.7
A2_23F	32.2	19.4	11.7
A2_24F	31.9	19.3	11.7
A2_25F	31.6	19.2	11.7
A2_26F	31.4	19.1	11.7
A2_27F	31.2	19.0	11.7
A2_2GF	33.3	19.9	11.7
A2_31F	33.0	19.7	11.7
A2_32F	32.7	19.6	11.7
A2_33F	32.3	19.5	11.7
A2_34F	32.0	19.3	11.7
A2_35F	31.7	19.2	11.7
A2_36F	31.5	19.1	11.7
A2_37F	31.3	19.1	11.7
A2_3GF	33.4	19.9	11.7
A2_41F	33.7	19.9	11.7
A2_42F	32.5	19.5	11.7
A2_43F	31.9	19.3	11.7
A2_44F	31.5	19.2	11.7
A2_45F	31.3	19.1	11.7
A2_4GF	36.3	20.8	11.7
A2_510F	30.8	18.9	11.7
A2_51F	32.6	19.5	11.7
A2_53F	32.0	19.3	11.7
A2_54F	31.7	19.2	11.7
A2_55F	31.5	19.1	11.7
A2_56F	31.3	19.0	11.7
A2_57F	31.1	19.0	11.7
A2_58F	31.0	18.9	11.7
A2_59F	30.9	18.9	11.7
B_1GF	27.0	18.4	11.3
B_11F	26.9	18.4	11.3



Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
B_12F	26.9	18.3	11.3
B_13F	26.8	18.3	11.3
B_14F	26.7	18.3	11.3
B_15F	26.6	18.2	11.3
B_16F	26.5	18.2	11.3
B_17F	26.5	18.2	11.3
B_18F	26.4	18.2	11.3
B_2GF	32.7	19.5	11.9
B_21F	32.5	19.4	11.9
B_22F	32.4	19.4	11.9
B_23F	32.3	19.3	11.9
B_24F	32.2	19.3	11.9
B_25F	32.1	19.2	11.9
B_26F	32.0	19.2	11.9
B_27F	31.9	19.2	11.9
B_28F	31.8	19.1	11.9
B_3GF	32.9	19.6	11.9
B_31F	32.7	19.5	11.9
B_32F	32.5	19.4	11.9
B_33F	32.3	19.3	11.9
B_34F	32.2	19.3	11.9
B_35F	32.1	19.3	11.9
B_36F	32.0	19.2	11.9
B_37F	31.8	19.2	11.9
B_38F	31.7	19.1	11.9
B_4GF	33.0	19.6	11.9
B_41F	32.8	19.5	11.9
B_42F	32.6	19.5	11.9
B_43F	32.4	19.4	11.9
B_44F	32.3	19.3	11.9
B_45F	32.1	19.3	11.9
B_46F	32.0	19.2	11.9
B_47F	31.9	19.2	11.9
B_48F	31.8	19.2	11.9
C_1GF	29.9	18.5	11.2
C_11F	29.7	18.4	11.2
C_12F	29.4	18.3	11.2
C_13F	29.2	18.2	11.2
C_14F	29.0	18.2	11.2
C_15F	28.9	18.1	11.2
C_16F	28.8	18.1	11.2
C_17F	28.7	18.0	11.2
C_18F	28.6	18.0	11.2
C_2GF	29.7	18.4	11.2
C_21F	29.6	18.4	11.2
C_22F	29.4	18.3	11.2
C_23F	29.2	18.2	11.2
C_24F	29.1	18.2	11.2
C_25F	29.0	18.1	11.2
C_26F	28.9	18.1	11.2

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
C_27F	28.8	18.1	11.2
C_28F	28.7	18.0	11.2
C_3GF	30.0	18.5	11.2
C_31F	29.8	18.4	11.2
C_32F	29.5	18.3	11.2
C_33F	29.3	18.3	11.2
C_34F	29.1	18.2	11.2
C_35F	29.0	18.1	11.2
C_36F	28.8	18.1	11.2
C_37F	28.7	18.0	11.2
C_38F	28.6	18.0	11.2
C_4GF	30.4	18.7	11.2
C_41F	30.1	18.6	11.2
C_42F	29.7	18.5	11.2
C_43F	29.4	18.3	11.2
C_44F	29.2	18.2	11.2
C_45F	29.0	18.2	11.2
C_46F	28.8	18.1	11.2
C_47F	28.7	18.0	11.2
C_48F	28.6	18.0	11.2
<b>NAQOs</b>	<b>40</b>	<b>40</b>	<b>25</b>

Table A8.5.10 Predicted Concentrations within the Site in 2036 (Sites A, B and C completed)

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_11F	30.5	19.5	12.3
A1_12F	30.4	19.4	12.3
A2_52F	30.3	19.5	12.2
A1_1012F	29.5	19.0	12.0
A1_13F	30.3	19.3	12.2
A1_14F	30.2	19.3	12.2
A1_15F	30.1	19.2	12.2
A1_1013F	29.5	18.9	12.0
A1_16F	30.0	19.2	12.1
A1_17F	29.9	19.1	12.1
A1_18F	29.8	19.1	12.1
A1_19F	29.7	19.0	12.1
A1_1GF	30.7	19.6	12.4
A1_210F	29.7	19.0	12.1
A1_211F	29.6	19.0	12.0
A1_21F	30.5	19.5	12.3
A1_2F	30.4	19.4	12.3
A1_3F	30.3	19.4	12.2
A1_4F	30.2	19.3	12.2
A1_5F	30.1	19.3	12.2
A1_26F	30.0	19.2	12.2
A1_27F	29.9	19.1	12.1
A1_28F	29.8	19.1	12.1

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_29F	29.7	19.1	12.1
A1_2GF	30.8	19.6	12.4
A1_31F	30.8	19.7	12.4
A1_32F	30.7	19.6	12.4
A1_33F	30.5	19.5	12.3
A1_34F	30.4	19.4	12.3
A1_35F	30.2	19.3	12.2
A1_36F	30.1	19.3	12.2
A1_37F	29.9	19.2	12.1
A1_38F	29.8	19.1	12.1
A1_39F	29.7	19.1	12.1
A1_3GF	31.1	19.8	12.5
A1_410F	29.7	19.0	12.1
A1_411F	29.6	19.0	12.0
A1_412F	29.5	19.0	12.0
A1_41F	30.7	19.6	12.4
A1_42F	30.6	19.5	12.3
A1_43F	30.4	19.5	12.3
A1_44F	30.3	19.4	12.3
A1_45F	30.2	19.3	12.2
A1_46F	30.0	19.2	12.2
A1_47F	29.9	19.2	12.1
A1_48F	29.8	19.1	12.1
A1_49F	29.7	19.1	12.1
A1_4GF	31.0	19.7	12.5
A1_51F	30.5	19.6	12.2
A1_52F	30.3	19.5	12.2
A1_53F	30.1	19.4	12.1
A1_54F	30.0	19.3	12.1
A1_55F	29.8	19.2	12.0
A1_56F	29.6	19.1	12.0
A1_57F	29.5	18.7	12.0
A1_58F	29.4	18.7	11.9
A1_5GF	30.6	18.7	12.3
A1_61F	30.2	18.7	12.2
A1_62F	30.1	18.7	12.1
A1_63F	30.0	18.7	12.1
A1_64F	29.9	18.7	12.0
A1_65F	29.7	18.7	12.0
A1_67F	29.5	18.7	11.9
A1_6GF	30.4	18.7	12.2
A1_71F	30.3	18.7	12.2
A1_72F	30.2	18.7	12.1
A1_73F	30.0	18.7	12.1
A1_74F	29.9	18.7	12.1
A1_75F	29.8	18.7	12.0
A1_76F	29.6	18.7	12.0
A1_77F	29.5	18.7	11.9
A1_7GF	30.4	18.7	12.2
A1_81F	30.7	18.8	12.4

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A1_82F	30.6	18.8	12.3
A1_83F	30.4	18.8	12.3
A1_84F	30.3	18.8	12.2
A1_85F	30.2	18.8	12.2
A1_86F	30.0	18.8	12.2
A1_87F	29.9	18.8	12.1
A1_8GF	30.8	18.8	12.4
A1_910F	29.2	18.7	11.9
A1_91F	30.0	18.7	12.1
A1_92F	29.9	18.7	12.1
A1_93F	29.8	18.7	12.0
A1_94F	29.7	18.7	12.0
A1_95F	29.6	18.7	12.0
A1_96F	29.5	18.7	11.9
A1_97F	29.4	18.7	11.9
A1_98F	29.4	18.7	11.9
A1_99F	29.3	18.7	11.9
A2_11F	30.7	18.7	12.3
A2_12F	30.5	18.7	12.2
A2_13F	30.2	18.7	12.1
A2_14F	29.9	18.7	12.1
A2_15F	29.7	18.7	12.0
A2_16F	29.6	18.7	12.0
A2_17F	29.5	18.7	11.9
A2_1GF	31.0	18.7	12.4
A2_21F	30.8	18.7	12.3
A2_22F	30.5	18.7	12.2
A2_23F	30.2	18.7	12.2
A2_24F	30.0	18.7	12.1
A2_25F	29.8	18.7	12.0
A2_26F	29.6	18.7	12.0
A2_27F	29.5	18.7	11.9
A2_2GF	31.1	18.7	12.4
A2_31F	30.8	18.7	12.4
A2_32F	30.6	18.7	12.3
A2_33F	30.3	18.7	12.2
A2_34F	30.0	18.7	12.1
A2_35F	29.8	18.7	12.0
A2_36F	29.7	18.7	12.0
A2_37F	29.5	18.7	12.0
A2_3GF	31.1	18.7	12.5
A2_41F	31.4	18.7	12.5
A2_42F	30.5	18.7	12.2
A2_43F	30.0	18.7	12.1
A2_44F	29.7	18.7	12.0
A2_45F	29.6	18.7	12.0
A2_4GF	33.4	18.7	13.0
A2_510F	29.2	18.7	11.9
A2_51F	30.5	18.7	12.2
A2_53F	30.0	18.7	12.1

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
A2_54F	29.8	18.7	12.0
A2_55F	29.7	18.7	12.0
A2_56F	29.5	18.7	12.0
A2_57F	29.4	18.7	11.9
A2_58F	29.3	18.7	11.9
A2_59F	29.3	18.7	11.9
B_1GF	25.5	17.9	11.6
B_11F	25.5	17.9	11.6
B_12F	25.4	17.9	11.6
B_13F	25.3	17.9	11.6
B_14F	25.3	17.9	11.6
B_15F	25.2	17.9	11.5
B_16F	25.2	17.9	11.5
B_17F	25.1	17.9	11.5
B_18F	25.0	17.9	11.5
B_2GF	30.6	18.8	12.3
B_21F	30.5	18.8	12.3
B_22F	30.4	18.8	12.3
B_23F	30.3	18.8	12.2
B_24F	30.2	18.8	12.2
B_25F	30.1	18.8	12.2
B_26F	30.0	18.8	12.2
B_27F	30.0	18.8	12.2
B_28F	29.9	18.8	12.1
B_3GF	30.7	18.8	12.4
B_31F	30.6	18.8	12.3
B_32F	30.4	18.8	12.3
B_33F	30.3	18.8	12.2
B_34F	30.2	18.8	12.2
B_35F	30.1	18.8	12.2
B_36F	30.0	18.8	12.2
B_37F	30.0	18.8	12.1
B_38F	29.9	18.8	12.1
B_4GF	30.8	18.8	12.4
B_41F	30.7	18.8	12.4
B_42F	30.5	18.8	12.3
B_43F	30.4	18.8	12.3
B_44F	30.3	18.8	12.2
B_45F	30.2	18.8	12.2
B_46F	30.1	18.8	12.2
B_47F	30.0	18.8	12.2
B_48F	29.9	18.8	12.1
C_1GF	28.3	17.8	11.7
C_11F	28.1	17.8	11.6
C_12F	27.9	17.8	11.6
C_13F	27.8	17.8	11.5
C_14F	27.7	17.8	11.5
C_15F	27.6	17.8	11.5
C_16F	27.5	17.8	11.4
C_17F	27.4	17.8	11.4

Receptor	Annual Mean ( $\mu\text{g}/\text{m}^3$ )		
	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
C_18F	27.4	17.8	11.4
C_2GF	28.2	17.8	11.6
C_21F	28.0	17.8	11.6
C_22F	27.9	17.8	11.5
C_23F	27.8	17.8	11.5
C_24F	27.7	17.8	11.5
C_25F	27.6	17.8	11.5
C_26F	27.5	17.8	11.4
C_27F	27.5	17.8	11.4
C_28F	27.4	17.8	11.4
C_3GF	28.4	17.8	11.7
C_31F	28.2	17.8	11.6
C_32F	28.0	17.8	11.6
C_33F	27.9	17.8	11.5
C_34F	27.7	17.8	11.5
C_35F	27.6	17.8	11.5
C_36F	27.5	17.8	11.4
C_37F	27.4	17.8	11.4
C_38F	27.4	17.8	11.4
C_4GF	28.7	17.8	11.8
C_41F	28.5	17.8	11.7
C_42F	28.2	17.8	11.6
C_43F	28.0	17.8	11.6
C_44F	27.8	17.8	11.5
C_45F	27.6	17.8	11.5
C_46F	27.5	17.8	11.4
C_47F	27.4	17.8	11.4
C_48F	27.3	17.8	11.4
<b>NAQOs</b>	<b>40</b>	<b>40</b>	<b>25</b>



## Appendix 8.6 Model Verification

### NO<sub>2</sub>

Most NO<sub>2</sub> is produced in the atmosphere by the reaction of nitric oxide (NO) with ozone. It is, therefore, most appropriate to verify the model in terms of primary pollutant emission of nitrogen oxides (NO<sub>x</sub> = NO + NO<sub>2</sub>). The model has been run to predict the 2019 annual mean road-NO<sub>x</sub> contribution at the Oxford Street East automatic monitoring site, which is the most representative of the Proposed Scheme. The Marylebone Road monitoring site has been modelled at a height of 1.5 m.

The model output of road-NO<sub>x</sub> has been compared with the 'measured' road-NO<sub>x</sub>, which has been determined from the measured NO<sub>2</sub> concentration using the NO<sub>x</sub> from NO<sub>2</sub> calculator and the background NO<sub>2</sub> concentration based on Defra background maps.

An adjustment factor has been determined as follows:

- Measured NO<sub>2</sub>: 51.0 µg/m<sup>3</sup>
- Measured road-NO<sub>x</sub>: 29.3 µg/m<sup>3</sup>
- Modelled road-NO<sub>x</sub>: 9.2 µg/m<sup>3</sup>
- Road-NO<sub>x</sub> adjustment factor:  $29.3 / 9.2 = 3.205^{22}$

This factor implies that the model is under-predicting the road-NO<sub>x</sub> contribution. This is a common experience with this and most other models.

### PM<sub>10</sub>

The Oxford Street East automatic monitoring site experienced intermittent problems with a faulty nozzle throughout 2019, leading to a data capture of 39%, therefore the NO<sub>x</sub> adjustment factor has been applied to the road PM<sub>10</sub> concentrations.

### PM<sub>2.5</sub>

The Oxford Street East automatic monitoring site did not measure PM<sub>2.5</sub> in 2019, therefore the NO<sub>x</sub> adjustment factor has been applied to the road PM<sub>2.5</sub> concentrations.

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<sup>22</sup> Value based on unrounded numbers.

## Appendix 8.7 Background Concentrations

### Introduction

Defra publish details of estimated background concentrations of pollutants for each 1 km grid square across the country. Westminster City Council runs an urban background monitoring site approximately 3.4 km southeast of the Site, located in Covent Garden. In order to more accurately reflect background concentrations across the study area, DEFRA mapped background concentrations at this site have been compared against concentrations measured at the Site in 2019 to produce a calibration factor which is applied to background concentrations across the study area.

### NO<sub>2</sub>

Defra mapped NO<sub>2</sub> = 39.6 µg/m<sup>3</sup>

Measured NO<sub>2</sub> = 39.0 µg/m<sup>3</sup>

Calibration factor = 39.6 / 30.0 = **0.984**

This factor has been applied to the mapped background for both 'existing' and future year scenarios across the study area, in the construction and completed development scenarios.

### PM<sub>10</sub> and PM<sub>2.5</sub>

The Covent Garden background automatic monitor does not measure PM<sub>10</sub> and PM<sub>2.5</sub>, therefore DEFRA PM<sub>10</sub> and PM<sub>2.5</sub> background concentrations have not been adjusted.

## Appendix 8.8 Figures

Figure 8.1 – Air Quality Monitoring Sites, AQMAs and AQFAs

Figure 8.2 – Construction phase receptors and affected road network

Figure 8.3 – Completed development receptors and roads modelled

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# Church Street Sites A, B and C

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## Heritage Statement

**Project:** Church Street Estate, Westminster

**Client:** Westminster City Council

**Job Number:** 482687

**File Origin:** 1. London\Westminster\Church Street Regeneration, Westminster\Reports

**Revision:** 001

**Document Checking:**

<b>Prepared by:</b> Edward Lee Consultant, Heritage and Townscape	<b>Signed:</b> 
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## Abbreviations and Conventions used in the text

c.	circa	LPA	Local Planning Authority
CA	Conservation Area	m	metres
ha	hectares	NGR	National Grid Reference
HA	Heritage Asset	NHLE	National Heritage List for England
HE	Historic England	NPPG	National Planning Practice Guidance
HER	Historic Environment Record	NPPF	National Planning Policy Framework
km	kilometres	RPG	Registered Park and Garden
LB	Listed Building		
RN	Reference Number		
LBC	Listed Building Consent		
P/LBC	Planning / Listed Building Consent		

## Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

## Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) and National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2019).

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## 1.0 Introduction

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### 1.1 Project background

1.1.1 This Heritage Statement has been prepared by Savills Heritage on behalf of Westminster City Council in relation to the proposed regeneration of the Church Street Estate (henceforth referred to as the 'Application Site').

1.1.2 As part of Proposed Scheme the Application Site has been further subdivided into three sites, all of which will be respectively re-developed during the regenerative scheme:

- land bounded by Edgware Road, Church Street, Penfold Street and Broadley Street (Site A);
- land bounded by Penfold Street, Church Street, Salisbury Street, and Broadley Street (Site B);
- land bounded by Edgware Road, Boscobel Street, Penfold Street and Church Street (Site C)

1.1.3 Collectively the Application Site is defined as follows; forming the northern boundary are the buildings of the Church Street Estate, comprising Isis House, Mole House, Windrush House, Derry House Colne House, Kennet House and Darrent House, all of which constitute part of medium-high rise post war residential developments built on a piecemeal basis after 1949. To the south the Application Site boundaries encompass a number of late nineteenth century terraces fronting Edgware Road and beyond to the east a number of mid-late twentieth century apartment blocks, as well as an associated library and sports facility.

1.1.4 A number of designated and non-designated built heritage assets have been identified in the local area, the significance of which could be indirectly impacted by the Proposed Scheme. It is the purpose of this Heritage Statement to outline the relevant history and character, appearance, setting and significance of these designated heritage assets. This is outlined in sufficient and proportionate detail, so as to adequately inform an assessment of their significance and setting, as well as any likely impact of the Proposed Scheme on this. This approach accords with the requirements set out in paragraph 194 of the NPPF.

## **1.2 Exclusions and further considerations**

- 1.1.1. Archaeology is not assessed within this Heritage Statement. Specialist archaeological advice should therefore be sought in relation to the proposed works.

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## 2.0 Methodology

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### 2.1 Aims, objectives and scope

2.1.1 As part of any planning or listed building consent application all local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. This is in response to paragraph 194 of the National Planning Policy Framework (NPPF) 2021 which sets out the information requirements for determining applications and states that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.<sup>1</sup>*

2.1.2 In response to the NPPF, Section 1 of this report sets out the project context. Section 2 provides an understanding of the report purpose, as well as the process and heritage terminology required to understand the significance of heritage assets and robustly determine any potential impact Proposed Scheme may have on this. This is followed by identifying the heritage assets which may be impacted by the Proposed Scheme in Section 3. Section 4 sets out the historic development of the Application Site, while Section 5 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the Proposed Scheme. Section 6 provides an assessment of the impact of the Proposed Scheme on the significance of the identified heritage assets based on legislation as well as national, regional and local policy and guidance. Section 7 concludes.

2.1.3 The legislative, planning policy and planning guidance context for the consideration of the Proposed Scheme is set out in Appendix 1. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2021), the PPG (2019), as well as regional and local planning policy and further Historic England guidance for development impacting the historic environment.

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<sup>1</sup> NPPF 2021 (p.56)

## 2.2 Heritage terminology

2.2.1 A **heritage asset** is defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*<sup>2</sup>

2.2.2 The **significance** of a heritage asset is defined within the glossary of the NPPF as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*<sup>3</sup>

2.2.3 The **setting** of a heritage asset is described by the NPPF as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*<sup>4</sup>

2.2.4 A **designated heritage asset** is described by the NPPF as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*<sup>5</sup>

2.2.5 Such assets are statutorily identified as having a level of special architectural and / or historic interest (significance) to justify designation. There are then particular procedures within the planning and listed building consent decision making process, often including statutory duties, to ensure that their special

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<sup>2</sup> NPPF (2021) Annex 2: Glossary (p.67)

<sup>3</sup> NPPF (2021) Annex 2: Glossary (p.71)

<sup>4</sup> NPPF (2021) Annex 2: Glossary (p.71)

<sup>5</sup> NPPF (2021) Annex 2: Glossary (p.66)

interest (significance) is preserved or enhanced wherever possible as priority. These are set out in detail within Appendix 1.

2.2.6 It should also be noted that in legislation and designation criteria, the terms 'special architectural or historic interest' are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

2.2.7 The NPPF also identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute **non-designated heritage assets**.

2.2.8 Altogether, the terminology and the associated considerations noted in the paragraphs above form the basis for assessment within this report.

## 2.3 Process

2.3.1 Baseline conditions were established through consideration of the historic environment within the vicinity of the Application Site and a desk-based review of existing sources of publicly accessible information.

2.3.2 A field study was undertaken by two design and heritage specialist from Savills (in tandem) on 29th June 2021, during which the visibility was good. A further solo field study was undertaken by one of the two design and heritage specialists from Savills on 14th August 2021, during which the visibility was also good. Archives were visited for research purposes on 15<sup>th</sup> July 2021 to inform the understanding of the Application Site and those heritage assets within the vicinity which may be sensitive to the Proposed Scheme.

2.3.3 Like the NPPF, Historic England guidance includes the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- **Archaeological interest.** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.



- **Historic interest.** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- **Architectural and artistic interest.** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

2.3.4 These criteria form the basis for the assessment within this report. They derive from earlier Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

2.3.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2<sup>nd</sup> Ed.) – The Setting of Heritage Assets (December 2017)* are relevant. In addition, *Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)* and *Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)* are also relevant.

2.3.6 Change is inevitable, and often beneficial, and these Historic England documents provide guidance in respect of managing change in a way that conserves or enhances the significance of heritage assets. They form guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative development, acknowledging that an unreasonable, inflexible approach will prevent action that could give a heritage assets new life, setting out that a reasonable proportionate approach to owners' or developers' needs is therefore essential.

2.3.7 The Historic England Guidance advocates a systematic and staged approach to promoting well-

informed development within a heritage context and analysing its potential impact through: the identification of heritage assets potentially impacted by proposals; the assessment of the significance and setting of the identified heritage assets; the avoidance, minimisation and mitigation of an emerging proposal's impact based on the establishment of a contextual design response that also looks for opportunities to better reveal or enhance significance and meets the overall objectives of the NPPF; and providing an assessment of the impact of a final proposal on the significance and setting of heritage assets.

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## 3.0 Identification of Heritage Assets

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### 3.1 Applicable heritage context

- 3.1.1 The Application Site comprises three large urban blocks to the north-east of Edgware Road and to the north-west and south-east of Church Street. It also includes a further 'limb' which follows Church Street up to Lisson Grove in the north-east.
- 3.1.2 There are no built heritage assets within the Application Site, however, there are built heritage assets within the surrounding area which have the potential to be affected by the Proposed Scheme. In order to identify these a 300m radial search from the Application Site boundary was conducted. This 300m radial search (study area) was set based on an understanding of the Application Site context, the Proposed Scheme, best practice guidance, as well as professional experience and the likely impact of the Proposed Scheme.
- 3.1.3 It identified three conservation areas: Lisson Grove Conservation Area (the nearest boundary of which is c.50m to the south-east of the Application Site); Fisherton Street Estate Conservation Area (c.150m to the north); and Paddington Green Conservation Area (c.100m to the south-west). These three conservation areas are set out in **Table 1** and have been included for assessment due to their location and the levels of inter-visibility with the Proposed Scheme.
- 3.1.4 Whilst the nearest boundary of Maida Vale Conservation Area also falls within the study area (at the junction of Crompton Street and Edgware Road c.300m to the north-west of the Application Site), the Proposed Scheme is sufficiently removed (physically and visually) to have no impact on this built heritage asset. The same can be said for St John's Wood Conservation Area located beyond the study area to the north. A small limb of its southern boundary sits just over c.300m to the north-west of the Application Site, following Aberdeen Place. Consequently, these two conservation areas are scoped out due to their removed location and the limited levels of inter-visibility with the Proposed Scheme.
- 3.1.5 A further twenty-four listed buildings (some structures), comprising twenty-one listed at Grade II and three at Grade II\* fall within the study area. Eight fall to the south west of the Application Site, within

Paddington Green Conservation Area, whilst ten fall to the east within Lisson Grove Conservation Area. None fall within Fisherton Street Estate Conservation Area. All designated and any non-designated built heritage assets located within these conservation areas are not individually assessed in terms of significance, potential impact and significance of effect, but are instead included for review as part of the conservation area they fall within.

- 3.1.6 All of the remaining listed buildings fall outside of a conservation area. Two sit c.75-100m to the south of the Application Site, beyond Broadley Street. These are Marylebone Lower House North Westminster Community School (Grade II\*) and an associated Sculpture (Grade II). Three Grade II sit c.100-200m west of the Application Site, in the area between Ashbridge Street and Lisson Grove. These are The Exeter Arms PH, Nos. 97-127 Lisson Grove (comprising a terrace, odd numbers only, included under one list entry), and Nos. 129-135 Lisson Grove (also comprising a terrace, odd numbers only, included under one list entry). These listed buildings are set out in **Table 1** and scoped in for further individual assessment due to their proximity and the levels of inter-visibility with the Proposed Scheme.
- 3.1.7 One further Grade II listed building, The Westminster Arms PH (Grade II), is located 300m to the south of the Application Site, outside of any conservation area. Whilst within the study area and outside of any conservation area, it is evident that the Proposed Scheme is sufficiently removed (both physically and visually) beyond substantial intervening townscape and will not be experienced in tandem with the built heritage asset. The Proposed Scheme will have no impact on this heritage asset as a result. It is therefore scoped out from further assessment due to its lack of proximity and the levels of inter-visibility with the Proposed Scheme.
- 3.1.8 WCC do not have an adopted Local List identifying locally listed buildings. Therefore WCC were consulted at pre-application stage to determine if any, as yet unidentified, locally listed buildings (non-designated heritage assets) were considered to be in the surrounding area and located outside of a conservation area, therefore requiring individual assessment. Four locally listed buildings were identified by WCC, including The Wallis Building (Spitfire Works) at Penfold Street, Tadema and Eastlacke House (assessed as one) bounded by Fisherton-Frampton-Penfold-Luton Street and The Miles Buildings at Penfold Place. These have been scoped in due to their proximity and the levels of inter-visibility with the Proposed Scheme. These locally listed buildings are set out in **Table 1** and scoped in for further

individual assessment due to their proximity and the levels of inter-visibility with the Proposed Scheme.

3.1.9 There are no further known built heritage assets within the proposed study area.

Designated built heritage assets	List Number	Designation	Significance
Lisson Grove Conservation Area (including statutory listed and non-designated heritage assets contained within)	N/A	Conservation Area	High
Fisherton Street Estate Conservation Area (including statutory listed and non-designated heritage assets contained within)	N/A	Conservation Area	High
Paddington Green Conservation Area (including statutory listed and non-designated heritage assets contained within)	N/A	Conservation Area	High
Marylebone Lower House North Westminster Community School	1119735	Grade II* Listed Building	High
Sculpture at Marylebone Lower House North Westminster Community School	1119736	Grade II Listed Building	Medium
Exeter Arms Public House	1217806	Grade II Listed Building	Medium
Nos. 97-127 Lisson Grove	1274818	Grade II Listed Building	Medium
Nos. 129-135 Lisson Grove	1222106	Grade II Listed Building	Medium
Wallis Building (Spitfire Works)	N/A	Locally Listed Building	Low
Tadema and Eastlake House	N/A	Locally Listed Building	Low
Miles Buildings (Penfold Place)	N/A	Locally Listed Building	Low

*Table 1 – Designated and non-designated heritage assets scoped in for assessment*

### 3.2 Summary of heritage considerations

3.2.1 The Application Site does not contain within its boundaries any designated or non-designated heritage assets. However within the 300 metre radius there are three conservation areas, as well as a number of statutory and locally listed buildings. The potential impact of the Proposed Scheme on the significance of these heritage assets has been scoped in for further assessment within this report. This is on account of the nature of Proposed Scheme, which may have the potential to impact the setting, character and significance of the aforementioned heritage assets.

3.2.2 The potential impacts arising from the Proposed Development will be indirect in nature, as they will not directly impact the fabric of any of the identified heritage assets and are instead limited to indirect

changes within the setting of these heritage assets.

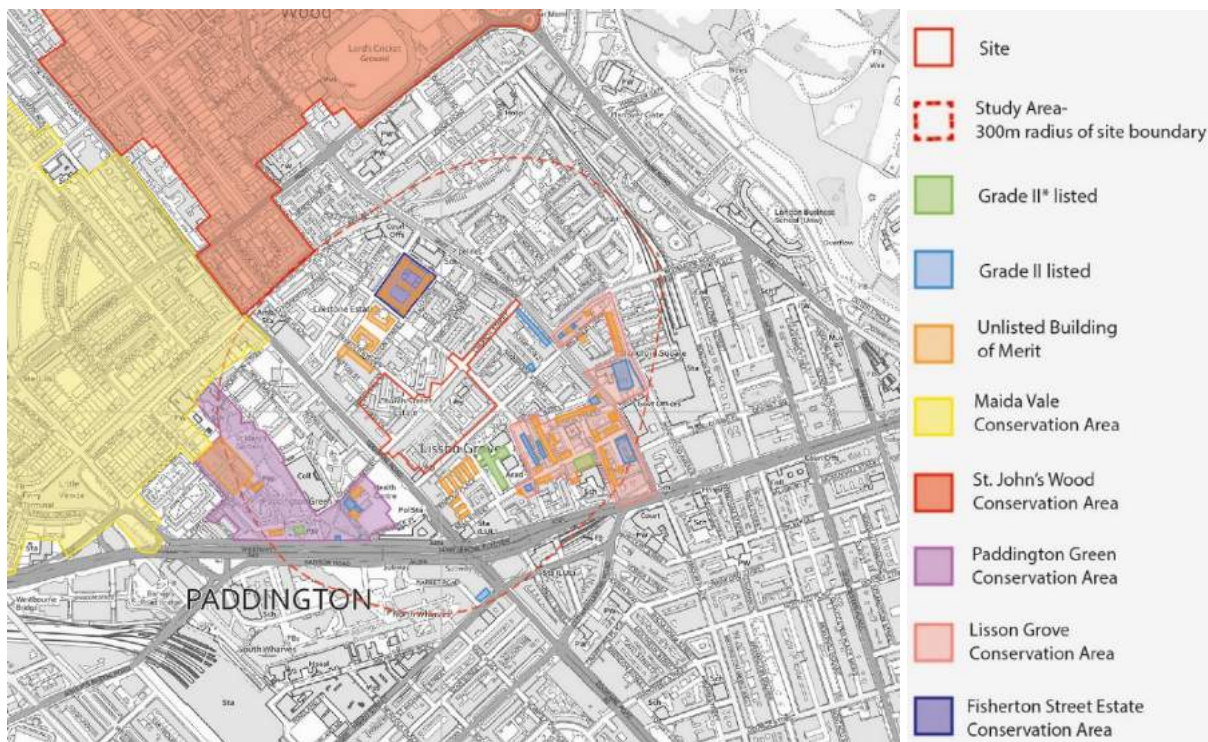


Table 2 – Map of study area with all designated and non-designated heritage assets scoped in and out of assessment

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## 4.0 Historic Development of Heritage Assets

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### 4.1 Introduction

4.1.1 The following section provides a summary of the historic development of the Application Site and its environs. The history and context is important in establishing an accurate understanding of the character, appearance, setting and significance of the relevant heritage assets.

### 4.2 Historic development

4.2.1 There is some evidence to suggest prehistoric activity on the land immediately surrounding the Church Street Application Site, suggesting that it was used in some capacity. The southern portion of England during this time was inhabited by hunter-gatherer nomadic people groups. While there is no information to suggest any permanent settlement (typically evidence through worked flint) archaeological discoveries have uncovered two hand-axes to the east and west of the present day Application Site. These were deposited during the lower Palaeolithic period, and overall suggest that the surrounding land was used as a hunting ground or perhaps for forest clearance. Further excavations have also shown large deposits of lower Palaeolithic tufa, a limestone gradually formed by precipitation, indicating that the land was became more easily traversable during the prehistoric period.

4.2.2 To date no evidence has been discovered to indicate any Iron Age activity within, or immediately surrounding the Application Site. However, sections of present day Greater London and the wider area would have fallen within the boundaries of the Catuvellauni tribe, whose administrative centre was located within St. Albans. Prior to the Roman invasion the Catuvellauni were the most powerful Iron Age tribe within south eastern England.

4.2.3 London was formally established as *Londinium* by the Romans in the middle of the first century. The growth of the city was initially hindered during the Boudican that shortly followed its establishment, taking place between 60-61 AD much of the contemporary city was burned. However, London had grown to a substantial size by the fourth century when it became one of the four key provincial capitals of Roman Britain. Contained within a set of fortified walls were a large basilica, forum and Amphitheatre surrounded by a large number of civic and vernacular buildings. The Application Site at Church Street



was located some distance from the city, alongside the noteworthy Watling Street Roman Road which connected Kent and Wroxeter. The other closest road was the Praetorian Way, which would have passed the Application Site to the south. To date however, no archaeological evidence has been found to suggest a permanent Roman or Romano-British settlement associated with Paddington.

- 4.2.4 Although no physical evidence remains, the origins of modern day Paddington are rooted within the Early Medieval period, from which the etymology of the name 'Paddington' can be traced. Recorded in the late tenth century as 'Padintun', the land was likely to have hosted a late Saxon farmstead, with the suffix 'tun' indicative of a farmstead or at least sections of enclosed land associated with a long term agricultural use. The prefix of the name refers to the landowner, likely to have been called Padda. During the later tenth century the land at Paddington would come to fall under the ownership of the Abbey of Westminster after the lands were gifted to them by King of Wessex, Edgar the Peaceful at the start of his reign in 959, overall suggesting some level of permanent habitation.
- 4.2.5 Built development at Paddington can be certifiably traced to the Medieval period, at which time two manorial settlements were recorded. However, before reappearing during the twelfth century, Paddington itself does not appear to have been recorded within the late eleventh century Domesday Survey that was commissioned by William I. This may have been because any existing farmstead or enclosure was abandoned, or simply categorized under another name. The latter is most likely as the tenants of Paddington were often paired in records with those of Knightsbridge during this time. The earliest Late Medieval settlement was recorded within Domesday and entitled 'Lisson'. Lison occupied a position in close proximity to the present day Church Street and was situated marginally north west of the Application Site.
- 4.2.6 Within the wider context of households surveyed in eleventh century England, the initial settlement was not a large one, consisting only of eight households and valued at no more than three pounds, with no priests or religious infrastructure. Sections of woodland are also noted within the survey. As such it is likely that the tenants of the Medieval settlement before and during the twelfth century attended church in a neighbouring village. As mentioned the village and manor of Paddington itself was documented at a later date with Medieval Paddington being located toward the northern section of present day Paddington Green. At this time, the surrounding land consisted of open waste and pasture. Both of the

aforementioned villages would by the Late Medieval period have contained buildings made from earth, bricks, timber and stone.

4.2.7 Between the sixteenth and eighteenth centuries built development at Paddington (Green) stagnated to a certain extent, and the village largely retained its Medieval size and 'footprint'. The relatively minimal growth of Paddington during this section of the early modern period was likely to have been its role in relation to London, as one of its many satellite settlements it formed a fringe belt and may not have been a focal point for further development aside from serving as a way station on the journey into London. A small number of buildings of a later date were recorded at this time, namely a Medieval chapel at Paddington Green. However, as chapels did not necessitate a priest or permanent congregation and were typically of a smaller size, this suggests that the villagers still attended mass elsewhere; especially so as many chapels were privately owned.

4.2.8 It was during the seventeenth century that the small proportion of additional buildings were constructed. By 1647 a church had been built at Paddington Green, the boundaries of which were adjoined by a large manor house and vicarage. The construction of the church was funded by the Lord Mayor of London, Joseph Sheldon. When coupled with the existing buildings, these infrastructure developments can be seen as the catalyst for the majority of urban growth which occurred during the eighteenth century.

4.2.9 By the mid-eighteenth century Paddington still formed one of the many London satellite settlements located north of the Tybourne turnpike. The John Rocque map of 1746 gives one of the first cartographical indications of the nature of the Church Street Application Site and wider contemporary settlement which was by this time a sizeable village lying to the north west of the expanding city (**Figure 2**). The village itself was at this time still surrounded by agricultural space that bridged the gap between Paddington and contemporary London. The urban form of mid-eighteenth century Paddington was as follows: the village itself had largely merged with Lisson Green which was aligned with the Watling Street Road that bisected the land diagonally. The Rocque Map shows that the Medieval core of the village of Paddington was still largely present, as can be seen it was situated marginally west of Watling Street as a scattering settlement around a central green. Evident are a number of cottages and larger vernacular buildings as well as a pond and sections of domestic garden space. The Application Site itself at this time was shown to form part of 'Lising [Lisson] Green', and constituted a large enclosed field broken at

intervals by two footpaths.

- 4.2.10 As noted within the 1795 publication 'The Environs of London', built development within Paddington accelerated significantly toward the end of the eighteenth century, most notably after 1790. Daniel Lysons noted that at this time Paddington hosted approximately 340 houses, largely cottage buildings and that at least one hundred of those had been built within the last four years. This rapid growth may be explained by the nature of the expansion of the city during this time. During the mid-eighteenth and mid-nineteenth centuries attention turned toward utilizing, and later incorporating, the many satellite towns and villages surrounding London, many of which would later become boroughs. The close proximity of Paddington to the city by the late eighteenth century meant that it was ideal for urban expansion and re-development. By 1806, Lambert's map shows the Application Site location to be situated just north of the encroaching city (**Figure 3**). As opposed to Lisson Green, the map labelled the Application Site as Paddington and the land was defined by a large section of field space, divided by a large track or road.
- 4.2.11 However, the Greenwood Map of 1828 shows that the Application Site location had become fully integrated by the early nineteenth century, with large numbers of terraces shown to line Church Street, Princes Street and Earls Street. The map further shows the urban layout to be characteristic of regency town planning, with large numbers of squares and villas. Church Street was labelled as 'New Church Street' and was characterized by the aforementioned terraces, as well as a square green. By 1828, Paddington Green to the west still largely retained its original form and bordered fields to the west. With the exception of the buildings that bridged the gap between Bell Street and Chapel Street, the majority of the buildings originally present surrounding the Application Site appear to have been removed or replaced. Within the wider context, much of the surrounding urban growth focused on Regents Park (**Figure 4**).
- 4.2.12 By the late nineteenth century the Application Site and its surroundings had become fully integrated into the expanding city. The character of the area remained overwhelmingly residential, but had also become increasingly commercial. Directly south of Church Street, the section of land that falls within the present day Application Site boundaries hosted an incredibly varied array of buildings and land uses. While fronted by terraces to the north, south and east, the core of this section of land contained cow sheds,

stables, a wall paper manufactory and a union wall; notwithstanding a number of closely packed internal covered areas. The southernmost section of the Application Site fronting Edgware Road housed a number of apartments and commercial outlets, notably furniture shops. Elsewhere within the Application Site boundaries the land primarily comprised large amounts of terraced housing, lining both Church Street and its smaller tributary roads, namely Little Church Street and Little Carlisle Street. Other additions both within and immediately surrounding the Application Site boundary include St. Matthews Church, Marylebone Theatre and Portman market (**Figures 5 and 6**).

4.2.13 Church Street and its surroundings also featured on the Charles Booth poverty map, completed between 1886 and 1903 and highlighted the highly varied social composition of the Application Site. As categorized by Booth, the houses to the north and west, particularly those lining Edgware Road, were considered to be “well-to-do” dwellings, while those directly surrounding Church Street presented more variation, with the buildings largely falling into the “mixed: some comfortable, others poor” category or in some instances “Lowest Class: Vicious, semi-criminal, as seen at the northern end of Church Street (**Figure 7**).

4.2.14 The built environment had changed little by the early twentieth century. However, a number of buildings had been repurposed along Edgware Road with many converted to houses. Several of the shops had additionally been replaced and Portman Market, which lay marginally north of the Application Site boundary, had been removed and replaced with a large garage. However, the character of the area consistently presented a dense urban residential environment. Within the wider context, the most significant change was the addition of the Great Central Railway at the start of the twentieth century which necessitated the large scale removal of the houses that lined the land alongside Regent’s Canal (**Figure 8**).

4.2.15 It was principally the effects of the Second World War that would act as the catalyst for the evolution of the Application Site and surroundings. During the war Church Street suffered significant bombing damage with the worst affected area being the area that originally hosted Portman Market, which was shown to have been damaged beyond repair. In addition, a number of buildings between Boscobel Street and Church Street, mainly the aforementioned terraced houses, were completely destroyed. Marylebone Theatre and St. Matthews Church were also significantly affected and later demolished as

a result of the damages sustained to them. Coupled with this, a number of houses surrounding those most badly affected sustained minor and scorch damage (**Figure 9**).

4.2.16 Following the demolition of St. Matthews Church and a number of the surrounding houses, the Church Street Estate was constructed. Built on a somewhat piecemeal basis, with Mole House, Isis House, Derry House and Windrush House having been constructed during the 1950s. During the 1960s, the two streets that had previously lined the southern section of the estate – Milner’s Mews and Hardington Street as well as the associated terraces that lined these – had been removed and replaced with Darent House and Venables Street. A similar large scale transformation of the built environment occurred at the southern section of the present day Application Site, with swathes of terraces and shopfronts being cleared along Edgware Road and Church Street to make way for large apartment blocks, most notably Blackwater House and Eden House fronting Church Street (**Figure 10**).

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## 5.0 Significance and Setting of Heritage Assets

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### 5.1 Introduction

5.1.1 The following section sets out the significance (and setting) of the heritage asset(s) identified for further assessment within a 300 metre radius of the Application Site boundaries (study area). This is based on an understanding of their historic development and follows the significance criteria or 'interests' set out in the NPPF and Historic England guidance. This is proportionate to the potential impact of the Proposed Scheme and sufficient to understand potential impact.

### 5.2 Significance assessment

#### 5.2.1 Lisson Grove Conservation Area

Conservation Area number: 50

Date of designation: 20<sup>th</sup> November 1990

##### Description

5.2.2 The Lisson Grove Conservation Area was first designated in 1990, although there have been a number of proposed alterations to the scope of the area covered by it since this date. The current boundaries of this conservation area terminate to the north at Rossmore Road, where they encompass a number of Grade II listed residential buildings. At their southern extent, the conservation area lines the northern section of Marylebone Road, above which it envelopes a number of Grade II and II\* listed residential and institutional buildings. As a Westminster conservation area, a large number of unlisted buildings of merit are also included within its boundaries. These buildings typically constitute late nineteenth and early twentieth century terraces and apartment blocks deemed to make a positive contribution to the overall character of the area (**Figures 14 and 15**).

##### Architectural interest

5.2.3 The factors that contribute to the architectural interest of the conservation area are numerous, largely owing to the variety and periods of the architecture on display. The terraced developments of the late

eighteenth, nineteenth and twentieth centuries are considered to make the largest contribution to the architectural character of the area; and are indicative primarily of late Georgian and early Victorian vernacular architecture, evidenced through the common employment of London stock brick, timber sash windows, application of stucco and iron railings. The retention of a number of shopfronts is also deemed to contribute to the overall architectural interest. A noteworthy exemplification of this is the Grade II listed 5-11 Ranston Street. The unlisted building[s] of merit, the Edwardian terraces lining the eastern section of Ranston Street are considered to be of architectural interest for their rich detailing with their tile hung elevations and distinctive gables.

- 5.2.4 A number of other buildings contribute to the overall architectural variety and subsequent interest of the conservation area, namely larger scale institutional buildings of an earlier date and twentieth century apartment blocks. Examples of the former include the Grade II\* listed Christchurch, an earlier nineteenth century church, foremost of architectural interest for the classical styles employed in its construction. A further example can be seen in the Grade II listed St. Edwards Convent of Mercy, built from traditional Kentish Ragstone, with a poignant Gothic Revival appearance.

#### Historic interest

- 5.2.5 Being situated within the City of Westminster, the Lisson Grove Conservation Area has a well-documented and researched history, dating to at least the early Medieval period. However, the historic interest of this area relates largely to its development during and after the eighteenth century as a residential quarter of the city. Although the built environment has changed significantly since this date, a large number of Georgian, Victorian and Edwardian terraced houses and institutional buildings still remain; and can be considered of historic interest for their evidential value in presenting the growth, and architectural styles, of this section of City of Westminster since the eighteenth century. Other buildings can be considered to be of historic interest for their somewhat unique historic context, with one noteworthy example being St. Edwards Convent of Mercy, one of a number of nationwide buildings founded by the Sisters of Mercy to serve the poor during the nineteenth century.

#### Setting

- 5.2.6 Although a certain amount of twentieth century infill, evidenced through such buildings as Lisson Gallery



and 31 Lisson Grove, the listed and unlisted terraces are largely well preserved; coupled with the larger institutional buildings, allowing the character and significance of the conservation area to be understood, even where seen alongside the much taller modern buildings such as Kimble House, the apartment blocks or Harewood Avenue and Hunstanton House within its immediate, wider and extended setting.

#### 5.2.7 **Fisherton Street Estate Conservation Area**

Conservation Area number: 46

Date of designation: 20<sup>th</sup> November 1990

##### Description

5.2.8 The Fisherton Street Estate Conservation Area was first designated in 1990 and there have been no amendments or extensions to the scope of the area covered since this date. The conservation area encompasses the Fisherton Street Estate, a development resulting from the Homes for Heroes initiative and Addison Act of the early twentieth century, with the estate itself being constructed after 1924. The Fisherton Street Estate covers an area of approximately 720 square metres upon which are situated a number of early twentieth century red-brown brick apartment blocks. All of the buildings contained within the conservation area boundaries are noted to be unlisted buildings of merit, that contribute to the overall character of the area (**Figures 12 and 13**).

##### Architectural interest

5.2.9 The architectural interest of the Fisherton Street Estate relates largely to design and layout. The estate was built entirely in 1924 and its well-planned homogenous and uniform appearance reflects this. The estate consists of seven four-five storey apartment blocks, all aligned around two central courtyards. Further to this, four small service buildings sit to each corner. As outlined within the Conservation Area Audit, also of note is the architectural style of the buildings themselves. Each façade is adorned with a number of decorative features, lending the estate a distinct appearance within its wider context; examples include the selectively rendered elevational sections, patterned brickwork lining the windows and render bands that a number of the storeys. The Fisherton Street Estate overall represents a meticulous and impressive example of early twentieth century town planning.

### Historic interest

5.2.10 The Fisherton Street Estate can attribute its historic interest largely to the context in which it was built, which represents a particular period of English social history. The 'Homes for Heroes' initiative was a by-product of the Housing, Town and Planning Act (1919), also known as the Addison Act which made provision for the establishment of the first council homes. The Fisherton Street Estate was one of the many developments that sought to replace housing considered unsanitary by the government, and a significant number of the demographic who were re-housed were ex-servicemen. Overall therefore, the Fisherton Street Estate is a noteworthy example of town planning within Westminster, stemming from important early twentieth century social reforms that resulted in the nationwide re-evaluation of housing standards.

### Setting

5.2.11 In terms of spatial planning and alignment, as well as that of the wider townscape, the experience of the Fisherton Street Estate is a self-contained one. Through its design the estate appears tailored to the communities that lived within it, as opposed to encouraging public access. Its wider and extended setting, while not related in architectural context, can be said to contribute a minor level of heritage importance by reflecting the purely through reflecting the unique appearance of the estate itself. In this sense the insular nature conservation area allows it to be read alongside taller modern buildings within its wider and extended setting. a shared historic context.

### 5.2.12 **Paddington Green Conservation Area**

Conservation Area number: 35

Date of designation: 1998 [previously formed part of Maida Vale Conservation Area]

### Description

5.2.13 The Paddington Green Conservation Area was initially designated in 1998, having been separated from the Maida Vale Conservation Area, of which it originally formed part. The boundaries of the conservation area focus on Paddington Green to the south, within which it encompasses a number of Grade II and Grade II\* listed buildings and monuments; chiefly the Paddington Children's Hospital (Grade II), the

Church of St. Mary (Grade II\*) and 17-18 Paddington Green (Grade II). To the north the conservation area incorporates St. Mary's Gardens, St. Mary's Mansions and Paddington Green Primary School. St. Mary's Mansions, the primary school and a number of terraces to the west are noted as unlisted buildings of merit within the conservation area audit. However, owing to distance the primary school and terraces have been scoped out of this report (**Figure 18**).

#### Architectural interest

5.2.14 The architectural interest of the conservation area relates principally to St. Mary's Mansions to the north and the statutorily listed and unlisted buildings of merit surrounding Paddington Green to the south. St. Mary's Mansions are considered to be of architectural interest for the Queen Anne style in which they were constructed, with a homogenous and uniform spatial layout and alignment. Despite its grandiose design, the Paddington Children's Hospital was foremost designated to be of architectural interest for its numerous tile pictures. Adjoining the hospital are 17-18 Paddington Green, an early nineteenth century example of late Georgian vernacular. The Church of St. Mary however is considered to be the principal defining architectural feature of the conservation area. The building is one of the oldest surviving within the conservation area, constructed to the designs of John Plawwith between 1788 and 1791 in Greek Cross style with classical motifs, it is one of the two surviving buildings attributed to Plawwith. The well preserved nature of the original features also factored in to the architectural interest of the building.

#### Historic interest

5.2.15 Paddington Green has had a long and varied historic development. The historic interest of Paddington Green relates principally to the green itself and the area immediately surrounding it, this section of land forms the historic core of the conservation area and the original medieval and Early Modern settlement; overall representing well the numerous phases of built development over time. However, as the area continued to grow, notably to the north throughout the nineteenth century, owing to increasing plot constraints, larger planned developments such as St. Mary's Mansions were constructed. The addition of the Children's Hospital and primary school were also characteristic of the nineteenth century social change that the area was undergoing. Overall the factors which contribute to the historic interest of

Paddington Green are cumulative in nature as the site of the green marks the position of the 'original' settlement, and the spatial alignment and nature of subsequent development reflect later social and demographic changes the area underwent during the late eighteenth and nineteenth centuries.

### Setting

5.2.16 The setting of the Paddington Green Conservation Area is somewhat unique in relation to the surrounding townscape, with large areas of open green space juxtaposing the encroaching urban environment. However the character of the conservation area has been arguably somewhat eroded by later infill and developments that effect its overall legibility as a result. The placement, design and size of the Westminster College building, Little Venice Sports Centre, the apartment complexes lining Hall Place as well as the high rise Parsons House all serve to fragment the urban grain and experience of the conservation area to a certain extent, detracting from the ability to 'read' assets within their heritage context. However, the overall character and significance of the conservation area does remain legible, even when viewed among the much taller modern buildings within its immediate, wider and extended setting from which it can be said to draw little heritage importance.

### 5.2.17 **Marylebone Lower House North Westminster Community School**

Statutory Address: Marylebone Lower House North Westminster Community School, Penfold Street NW1

Grade: II\*

List UID: 1119735

Date first listed: 6<sup>th</sup> May 1998

### Description

5.2.18 *"Secondary boys school, now mixed lower school of comprehensive on three sites. Designed 1958, built 1959-60 by Leonard Manasseh for the London County Council. Reinforced concrete, with steel-framed hall and gymnasium of cavity brick construction and steel trusses. Roof top pyramids clad in green slate, otherwise flat roofs. Plan characteristic of LCC comprehensives and secondary schools on tight sites. Main teaching block, 91m long, 3-storey block houses all teaching accommodation, main offices,*

*caretaker's flat, dining hall and boiler house. Hall, flanked by a gymnasium to either side, linked to main building by central glazed link which continues line of entrance hall from projecting entrance on Penfold Street. To north of hall range a ROSLA block added in 1975 is not of special interest. Reinforced concrete frame, mainly precast, with 3-storey high structural columns at 3'8" centres exposed inside and out, which give the building its rhythm.*

*Internal lip supports glazing and blue-grey infill panels. Deep beams, similar in width to the columns, span inwards from each elevation to a central corridor, where concrete walls infilled with glazed brick give bracing and rigidity, aided by staircases at either end. The outer walls of long elevations a virtually continuous run of windows between these columns, with vertically pivoting openings. Slate-clad water tank on roof, in form of upside down pyramid. Pair of projecting curved concrete boiler flues. Grid of glass and mullions continues, but with transoms to give more horizontal pattern through link (where glazing set forward of structural members) and hall. Hall glazing is in heavy section timber frames which take part of the wind load. Broad timber fascias to hall and link. Aluminium glazing to gymnasium. Pyramidal slate roof to centre of hall. Glass and timber doors. Projecting timber canopy to Penfold Street has steel gates to front, flanked by dark brick walls to either side. Wall continues down north side of canopy, with railings on south side. Horizontal slit in wall to south where sculpture can be viewed. Similar dark brick is used for raised planter in courtyard, in angle between hall and link. Raised brick platform and steps in this courtyard also part of the composition - planter top and platform with similar square pavings."*

- 5.2.19 The Marylebone Lower House North Westminster Community School comprises a mid-late twentieth century school building, and has a typology characteristic of many schools constructed for the London County Council during the post war period, laid out in reinforced concrete with a steel frame. The school was assigned Grade II\* listing status in 1998 and this designation has not since been altered or amended (**Figure 16**).

#### Architectural interest

- 5.2.20 The architectural interest of the community school principally stems from the building being a work Leonard Manessah, a leading British architect of the mid-late twentieth century responsible for co-

designing the Beaulieu National Motor Museum. The school is considered to be exceptionally well designed, and is seen to be an example of an piece of educationally enriching architecture. Furthermore, as detailed within the listing, the was well tailored to the confined nature of the surrounding area while remaining respectful in scale to the many terraces that characterize the built environment.

#### Historic interest

5.2.21 The Marylebone Westminster Community School is considered to be of historic interest principally for the building representing one of a number of examples of the London County Council's secondary school building program, a mid-twentieth century effort to construct a number of schools throughout London to cater to an increasing population. The building furthermore represents a continued evolution, as a mixed gender school was previously situated on the site as far back as the late nineteenth century

#### Setting

5.2.22 The built environment of the land immediately surrounding the school is highly varied, with buildings representing a number of architectural periods. Late twentieth century apartment complexes bound the school to the north, west and south. While to the east, a number of late nineteenth century terraced houses remain. This does present a somewhat overall conflict in scale, with the height of the twentieth century buildings juxtaposing that of the earlier terraces. Being multi-generational and still consistently used, the school arguably derives little heritage importance from these most immediate surroundings. On a similar basis, the wider and extended setting of the school equally does not contribute much to the heritage importance of the building itself. This setting is typified by largely by high rise apartment blocks, with the most notable examples being Burne House and Kenett House to the south and north west.

#### 5.2.23 **Sculpture at Marylebone Lower House, Westminster Community School**

Statutory Address: Sculpture at Marylebone Lower House North Westminster Community School, Penfold Street NW1

Grade: II

List UID: 1119736

Date first listed: 6<sup>th</sup> May 1998

### Description

*“Sculptural group. 1960 to the design of Leonard Manasseh. Cast-concrete. A series of geometrical shapes set in a paved garden include a pyramid, reflecting the rooftop forms; a pierced circle and adjoining triangular wedge; and a bowl, incorporating a fountain. The group, designed by the architect, forms an important element in the strongly geometric design of this important and elegant school.”*

- 5.2.24 The group of sculptures at Marylebone Lower House are situated to the west of the main school building. They were added to the grounds of the school upon its completion in 1960 and are considered to represent the building through their geometric design.

### Architectural interest

- 5.2.25 The group of sculptures are considered to be of architectural interest as a work by the Leonard Manasseh, the architect responsible for the design of the main school building. As such they are considered to possess a level of group value in tandem with the school, factoring in with their unique design and appearance.

### Historic interest

- 5.2.26 The historic interest of the sculptures can be largely attributed to two reasons. Firstly that they share an historic contextual relationship with the school, having been designed by the same architect following the completion of the school. Secondly the sculptures represent an interesting, and historically contextual, use of cast concrete. A characteristic building material employed in the construction of a number of post war structures.

### Setting

- 5.2.27 The setting of the sculpture at Marylebone Westminster Community School is a self-contained one as its heritage significance relates principally to the school itself, which the geometric design of the model is intended to represent. Within their context, the sculptures derive no heritage importance or relationship with their wider and extended setting.



### 5.2.28 Exeter Arms Public House

Statutory Address: Exeter Arms Public house, 9, Ashbridge Street NW8

Grade: II

List UID: 1217806

Date first listed: 1<sup>st</sup> December 1987

#### Description

*“Corner public house. c.1830-40. Stock brick, concealed slate roof. 3 storeys. 3 windows wide (including chimney breast) to Ashbridge Street with 3-window return to Broadley Street. Good public house frontage to both facades with bar windows and double panelled and glazed doors framed by Corinthian pilasters (coupled at ends) carrying continuous frieze and dentil cornice. Upper floors have recessed glazing bar sashes (blind windows to centre bay on Broadley Street), under flat gauged arches. Parapet with stone coping.”*

5.2.29 The Exeter Arms comprises an Early Victorian Public House, now used for residential purposes, constructed sometime between 1830 and 1840. The building is situated at the intersection of Ashbridge Street and Broadley Street. The Exeter Arms Public House was first listed in 1987 and its designation status has not since been amended or altered (**Figure 11**).

#### Architectural interest

5.2.30 Factors that deem the Exeter Arms to be of architectural interest largely relate to the well preserved frontage of the building, which, as detailed within the listing, still retains noteworthy features characteristic of nineteenth century public houses. Specific examples include the Corinthian pilasters, double paneled glazed doors as well as the cornice and frieze. Generally the building is a well preserved example of a nineteenth century corner public house. Although the building no longer serves as a public house, which, following the removal of its signage, does dilute its significance to a certain extent, its former use does remain legible and appreciable by virtue of the underlying character of its external elevations

### Historic interest

- 5.2.31 The Exeter Arms Public House can be considered of historic interest for two primary reasons. Firstly for its evidential value, the building is one of the few remaining public houses that previously characterized much of the area prior to the Second World War, evidencing the nature of the built environment during the late nineteenth century. In addition, the historic context in which the building was constructed suggests that it may have been one of the many public houses built as a product of the Beer Act (1830) which saw a large number of public houses constructed as a response to the perceived 'evils' of gin.

### Setting

- 5.2.32 The setting of the Exeter Arms Public House is largely fragmented, despite several surviving nineteenth century buildings. As such it can be said to derive no significance from the remaining sections of its immediate, wider and extended setting which generally presents a highly varied architectural environment in terms of scale and style, including taller buildings that cannot be said to inform the heritage importance of the Grade II listed building in its townscape situation.

### 5.2.33 **Lisson Grove, 97-127**

Statutory Address: 97-27, Lisson Grove NW1

Grade: II

List UID: 1274818

Date first listed: 6<sup>th</sup> April 1982

*“Terraced houses (Nos. 97 and 99 with shops) set back behind front gardens, c.1820, Portman Estate development. Stock brick with stucco ground floors (channelled at No. 121); slate roofs. 3 storeys and basement; No. 127 with dormered mansard. 2-window wide fronts. Semicircular arched doorways to left with panelled doors and fanlights; Nos. 101, 105, 111, 113 and 127 have radial patterned fanlights and that of No. 121 is enriched with lead ornament. Recessed sashes, the majority retaining glazing bars, under flat brick arches to upper floors; architraves to ground floor windows of No. 109. Plat band over ground floor. Stone coped continuous parapet. Cast iron geometric and anthemion patterned balconettes to 1st floor. Nos. 95, 97 and 99 with altered pilastered shop fronts. Spearhead area railings.*

*Part of long terrace range with Nos, 129 to 135 (odd) q.v.”*

#### 5.2.34 **Lisson Grove, 129-135**

Statutory Address: 129-135, Lisson Grove NW1

Grade: II

List UID: 1222106

Date first listed: 6<sup>th</sup> April 1982

##### Description

*“Terrace of houses set back behind gardens. c.1820, Portman Estate development. Stock brick with channelled stucco ground floors; slate roofs concealed. Symmetrical composition with slightly advanced centre pair dressed with giant pilaster order. 3 storeys and basement. 2-window wide fronts. Semicircular arched doorway, adjoining to centre and to right; panelled doors, moulded jambs and fanlights. Recessed glazing bar sashes under flat gauged arches to upper floors, the central pair with semicircular arched 1st floor windows with panelled stucco tympanums. Plat band over ground floor and stucco giant Ionic pilasters to centre pair rising to stucco cornice and blocking course. Cast iron geometric patterned balcony across 1st floor. Spearhead area railings. Part of a long terrace range with Nos. 97 to 127 (odd) q.v.”*

5.2.35 Nos. 97-127 and 129-135 represent a consecutive set of late Georgian terraces, laid out in a somewhat diluted classical style. Constructed primarily from stock brick with stucco lining the ground floor, both sets of buildings were part of the Portman Estate development and completed by 1820. Although separately listed, both groups of buildings have been paired for this assessment owing to their almost identical historic and architectural contexts, as well as their close proximity to one another. Nos. 97-127 and 129-135 were assigned Grade II listing status in 1982 and this has not since been amended or altered (**Figure 22**).

##### Architectural interest

5.2.36 The architectural interest of these buildings is principally attributed to them being well preserved

examples of late Georgian vernacular architecture with its associated architectural styles and motifs. Late Georgian architecture presented a variety of unique characteristics as the London Building Acts became more stringent toward the end of the eighteenth century and buildings constructed after this date often displayed similar characteristics, such as the use of stucco and moulded stone to decorate the ground floor, repetition as well as decorative ironwork. Corresponding examples of these architectural styles featured on Nos. 129-135 and include repetitive symmetrical proportions, the use of ground floor stucco, fanlights, geometric patterns and mildly Ionic classical style.

#### Historic interest

5.2.37 Nos. 92-127 and 129-135 Lisson Grove, alongside a number of surviving Georgian terraces within the wider area, are considered to be of historic interest for representing the initial phase of urban growth at Lisson Grove, marking the transformation of the surrounding area as it became increasingly residential and less rural between the eighteenth and early nineteenth centuries. The buildings may also be viewed within their historic context, with a somewhat less elaborate design as a product of the stricter London Building Acts.

#### Setting

5.2.38 The wider setting of 92-127 and Nos. 129-135 have had their character eroded to a certain extent by later infill, with the terraces being surrounded by larger, both in plot and height, twentieth century apartment complexes, most notably to Penn House and Fulmer House to the west which overall do not inform the heritage importance of the building within the extended setting. However the immediate setting of the buildings does make a contribution to their heritage importance with a number of other terraces dating to the Georgian period, as well as Edwardian and Victorian scattered throughout the immediate area.

#### 5.2.39 **Wallis Building**

##### Description

5.2.40 The Wallis building is an art deco building constructed after 1920, built to the designs of Wallis, Gilbert, and Partners. Located on Penfold Street, the building is part of a number built by the Palmer Tyre

Company that supplied the Air Ministry for its aircraft. This group of buildings is more commonly known as the Spitfire Works. Later refurbishments are said to have been made by Terry Farrell Architects and Munkenbeck and Partners. The building was also used as an engineering works throughout the 1950s. The Wallis building is now used for residential purposes. Buildings that were also part of the Palmer Tyre Company include the Hatton Street studios and Old Aeroworks on Hatton Street, as well as the showroom and old warehouse on Boscobel Street (**Figure 20**).

#### Architectural interest

5.2.41 The architectural interest of the building as attributed to its well preserved frontage, with classic art deco elements. The principal facade facing Penfold Street is faced in white render with regular fenestration and a flat roof. Furthermore, the elevation retains its more decorative features, including subtle geometric blue tiles and wing like elements on the side elevation. Lining the elevation fronting Hatton Street the features are of a slightly differing appearance, but are still indicative of the art deco style. The Hatton Studios is of red brick with black tiled columns on the ground floor. The Old Aeroworks is faced in white render with green tiles on the ground floor. As a collection of art deco buildings, the group value further contributes to the Wallis Buildings' architectural significance. The building is also an early example of twentieth century architecture.

#### Historic interest

5.2.42 The Wallis building can be considered to be of historic interest for its association with the Second World War. 'The Spitfire Works' as it became known supplied the Air Ministry with wheels, tyres, gun turrets, which were then fitted to Spitfire, Hurricane, Wellington and Lancaster Fighter and bomber aircraft. The building also has strong associative value with its architect Thomas Wallis who is famous for other art deco buildings such as the Hoover Building.

#### Setting

5.2.43 The immediate setting of the Wallis building does not make a contribution to the overall heritage importance. The wider setting is characterized by interwar neo-Georgian and neo-Classical apartments, as well as 1960s brick apartments. As these are of a different style, form and height to the Wallis building

they cannot be said to make a contribution to the setting of the Wallis building. The character of the varied immediate, wider and extended setting, including a number of taller buildings, does not contribute to its localised significance as an unusual and unique architectural intervention within the townscape.

#### 5.2.44 **Tadema and Eastlake House**

##### Description

5.2.45 Two early twentieth century (c. 1920-1930) apartment blocks constructed in the Neo-Georgian style, situated between Frampton Street and Luton Street, opposite the Wallis building. Both buildings are of the same plan arranged around a courtyard. Furthermore, five houses within the immediate setting are of the same development. These houses were built for those of an affluent background who had survived World War One. The houses are set back from the street arranged around a courtyard (**Figure 19**).

##### Architectural interest

5.2.46 The architectural interest of these buildings lies in the consistent Neo-Georgian style employed in their design. Particular features to note are the Flemish bond red brickwork, mansard roofs, and sash windows. Much of the architectural significance is therefore in the consistency of the frontage.

##### Historic interest

5.2.47 These are considered to be of historic interest owing to their association with World War One and to residents of the area, which included notable Victorian architects and artists, of whom a number of the surrounding houses are named after. Eastlake House is named after Charles Eastlake, a British architect and furniture designer notable for this association with the arts and crafts movement. Tadema House is named after Sir Lawrence Alma-Tadema, a painter of the classic style. The historic interest further stems from the association of these buildings with residential developments. Under the Addison Act of 1919, Lloyd George's government was to provide 'homes fit for heroes' to address the poor living conditions of the twentieth century and to provide a comfortable home for returning soldiers. This act was the start of a long tradition of state-owned social housing through the twentieth century.

##### Setting

5.2.48 The immediate setting to the east includes five other houses arranged in identical plans and styles: Frampton House, Frith House, Orchardson House, Copper House and Dicksee House. The blocks were all built as part of the same 'Homes Fit for Heroes' scheme, a small section of the immediate setting does make a small contribution to informing the importance of the building. However, on balance the character of the varied immediate, wider and extended setting, including a number of juxtaposing taller buildings, can be said to make no contribution to their localised significance as early twentieth century neo-Georgian flat blocks.

#### 5.2.49 **Miles Buildings (Penfold Place Apartments)**

##### Description

5.2.50 Rows of houses constructed in loose Neo-classical style and built by the Improved Dwellings Association in the 1890s to improve living conditions. The layout of the buildings follows a rectangular plan and runs perpendicular to Penfold Place. Each block was designed with an adjacent courtyard. The brickwork is of Flemish bond and pale in colour (**Figure 17**).

##### Architectural Interest

5.2.51 The architectural interest of these buildings derives from their consistently classical appearance and facades, being noteworthy late nineteenth century buildings constructed in this architectural style. Furthermore, the frontages of these buildings have been largely well preserved, lending them an overall heightened architectural-historic evidential merit. The craftsmanship of their design is evidenced in their prominent features, including the stone triangular pediments and large cornices lining the eaves of the buildings.

##### Historic interest

5.2.52 The historic interest of the buildings derives is attributed to their association with the slum clearance of the wider area, being examples of social housing built by private charities originating as a movement within the London area prior to World War One. These were often co-partnership schemes. It is therefore an important building in the wider effort to improve living standards pre-WWI and during the interwar period.



### Setting

5.2.53 Despite the group setting of the buildings, as well as a small number of surviving nineteenth century buildings to the south, the immediate and extended setting cannot be said to contribute to the historic interest of these buildings. Situated opposite the Miles buildings is the Lower Westminster Community School, built in 1958 it is a Grade II\* listed building. It is two storeys lower than the Miles Buildings and is indicative of the modern style, characterized by principles of functionality. This is contrast to its surrounding buildings and is of overall little heritage interest to the Miles Buildings lining Penfold Place. The twentieth century apartments to the north, east and south are considered to have little heritage interest and overall the varied extended and immediate setting partially punctuated by taller buildings, offers no contribution to their localised significance as nineteenth century housing.

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## 6.0 Assessment of Impact of Proposed Scheme

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6.1.1 The following section of this Heritage Statement sets out the impact of the Proposed Scheme on the identified built heritage assets. The Heritage Statement accompanies an Environmental Impact Assessment (EIA) and series of accompanying documents which set out the Proposed Scheme in great detail. These should be read in conjunction with the following section assessing the proposals and their impact.

### 6.1.2 Assessment of impact - Conservation areas

#### *Lisson Grove*

6.1.3 The conservation area and the built heritage assets within its boundaries, are currently experienced within an immediate, wider and extended setting which includes a readily apparent taller building context appreciable at almost all points. These taller buildings sit alongside, above and beyond the existing historic streetscape and buildings of smaller scale within the conservation area, as well as a series of 20th century mid-rise apartment blocks in the surrounding area. The taller buildings include, but are not limited to, Burne House, Kennet House, former Paddington Green Police Station and West End Gate buildings and Braithwaite and Hall Towers.

6.1.4 Viewpoints 7-8-9-10 (located within the conservation area) and viewpoint 19 (located beyond the conservation area) set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the conservation area with the established taller building context, as well as the Proposed Scheme.

6.1.5 Whilst appreciable from within the conservation area when looking west, the buildings comprising the Proposed Scheme will form a high-quality addition within part of the established taller building context. They will preserve the existing context of the immediate, wider and extended setting which includes a series of taller buildings. The addition of further taller buildings, in the form of the Proposed Scheme, as part of this context will not alter or diminish the ability to appreciate the character and significance of the conservation area. The significance of the heritage asset would be preserved.

*Fisherton Street Estate Conservation Area*

- 6.1.6 The conservation area is currently experienced within an immediate, wider and extended setting which includes readily apparent taller buildings at almost all points. These sit alongside, above and beyond the existing streetscape and buildings within the conservation area, as well as a series of surrounding 20th century mid-rise apartment blocks in the surrounding area. They include but are not limited to Parson's House, Kennet House, the West End Gate buildings, Braithwaite Tower. The series of modern apartment blocks include No. 85 Frampton Street, Belvedere Heights (No. 199 Lisson Grove), Jordan's House and Swanbourne House (Capland Street). In addition, the office building of No. 215 Lisson Grove and the emerging Church Street development between Luton and Salisbury Streets are also evident. The not unsubstantial neighbouring buildings in the form of The Gateway Academy (Victorian Board School) and Eastlake House and Stansfield (early-mid-20th century housing blocks) also reinforce this sense of substantial massed blocks within the immediate setting of the conservation area, albeit in a period style.
- 6.1.7 Viewpoint 13 set out within Volume II TVIA of the EIA provides an indication of the shared proximity and inter-visibility of the conservation area with the established taller building context, as well as the Proposed Scheme.
- 6.1.8 Whilst appreciable from within the conservation area in glimpses above the surrounding roofscape to the south / south-east, the buildings comprising the Proposed Scheme will form a high-quality addition within part of the established taller building context. They will preserve the existing immediate, wider and extended setting and not alter or diminish the ability to appreciate the character and significance of the conservation area. The significance of the heritage asset would be preserved.

*Paddington Green Conservation Area*

- 6.1.9 The conservation area and the built heritage assets within its boundaries, are currently experienced within an immediate, wider and extended setting which both includes a readily apparent taller building context appreciable at almost all points. These taller buildings sit alongside, above and beyond the existing historic streetscape and buildings of smaller scale within the conservation area, as well as a series of 20th century mid-rise apartment blocks in the surrounding area. The taller buildings include,

but are not limited to, Burne House, Parson's House, Kennet House, former Paddington Green Police Station and West End Gate buildings, Braithwaite and Hall Towers, City of Westminster College, and the expansive tall building development lining the southern edge of the A40.

6.1.10 Viewpoints 1 (located within the conservation area) and viewpoints 3-4 (located beyond the conservation area) set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the conservation area with the established taller building context, as well as the Proposed Scheme.

6.1.11 Whilst appreciable from within the conservation area when looking east / north-east, the buildings comprising the Proposed Scheme will form a high-quality addition within part of the established taller building context appreciable from within the conservation area. They will preserve the existing immediate, wider and extended setting which is populated by taller buildings and not alter or diminish the ability to appreciate the character and significance of the conservation area. The significance of the heritage asset would be preserved.

6.1.12 **Assessment of impact - Listed buildings**

*Marylebone Lower House North Westminster Community School – Grade II\**

6.1.13 The mid-20th century listed building is currently experienced within an immediate, wider and extended setting which is mixed in character and scale. This includes a readily apparent taller building context appreciable at almost all points. These taller buildings sit alongside, above and beyond the listed building, as well as a series of 20th century mid-rise apartment blocks in the surrounding area. The taller buildings include, but are not limited to, Capital House (south side of the A40), Burne House, Kennet House, former Paddington Green Police Station and West End Gate buildings and Braithwaite and Hall Towers.

6.1.14 Viewpoints 6-8-17-18 set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the listed building with the established taller building context, as well as the Proposed Scheme.

6.1.15 Whilst appreciable from the setting of the listed building, the buildings comprising the Proposed Scheme

will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the listed building as an unusual geometric and structurally innovative mid-20th set-piece intervention within the streetscape. The significance of the heritage asset would be preserved.

*Sculpture at Marylebone Lower House North Westminster Community School – Grade II*

6.1.16 The mid-20th century listed structures are currently experienced within the same setting as the school. They are directly associated with the school and located in its grounds, both of which they derive significance from.

6.1.17 Viewpoint 6 set out within Volume II TVIA of the EIA provides an indication of the shared proximity and inter-visibility of the listed structures with the school, as well as the Proposed Scheme.

6.1.18 Whilst appreciable from the setting of the listed structures, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing wider and extended setting and not alter or diminish the ability to appreciate the significance of the listed structures alongside the listed building it is associated with as part of their immediate setting. The significance of the heritage assets would be preserved.

*Exeter Arms Public House (No. 9 Ashbridge Street) – Grade II*

6.1.19 The mid-19th century listed building (former public house) is currently experienced within an immediate, wider and extended setting which is mixed in character and scale. This includes a smaller scale historic terraces within its immediate and wider setting, as well as a series of 20th century mid-rise apartment blocks (Blanche Court, Cotes House and Hubert House). It also includes a readily apparent taller building context appreciable within the extended setting to the south-west, comprising the West End Gate buildings (Westmark Tower),

6.1.20 Viewpoint 10 set out within Volume II TVIA of the EIA provides an indication of the shared proximity and inter-visibility of the listed building with the established taller building context, as well as the Proposed Scheme.

6.1.21 Whilst appreciable as part of the extended setting of the listed building, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the listed building as a former mid-19th century public house set within a historic terraced block. The significance of the heritage asset would be preserved.

*Nos. 97-127 Lisson Grove – Grade II*

6.1.22 The early-mid-19th century listed buildings are currently experienced within an immediate, wider and extended setting which is mixed in character and scale. This includes a smaller scale historic terraces within its immediate and wider setting, as well as a series of 20th century mid-rise apartment blocks (Fingest House, Risborough House, Penn House and Portman Gate). It also includes a readily apparent taller building context appreciable within the extended setting to the south-west, comprising the West End Gate buildings (Westmark Tower), Burne House and Kennet House.

6.1.23 Viewpoints 10 and 11 set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the listed building with the established taller building context, as well as the Proposed Scheme.

6.1.24 Whilst appreciable as part of the extended setting of the listed buildings, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the listed buildings as an early-mid-19th century terrace established as part of the Portman Estate. The significance of the heritages asset would be preserved.

*Nos. 129-135 Lisson Grove – Grade II*

6.1.25 The early-mid-19th century listed buildings are currently experienced within an immediate, wider and extended setting which is mixed in character and scale. This includes a smaller scale historic terraces within its immediate and wider setting, as well as a series of 20th century mid-rise apartment blocks (Fingest House, Risborough House, Penn House and Portman Gate). It also includes a readily apparent taller building context appreciable within the extended setting to the south-west, comprising the West

End Gate buildings (Westmark Tower), Burne House and Kennet House.

6.1.26 Viewpoints 10 and 11 set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the listed building with the established taller building context, as well as the Proposed Scheme.

6.1.27 Whilst appreciable as part of the extended setting of the listed buildings, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the listed buildings as an early-mid-19th century terrace established as part of the Portman Estate. The significance of the heritage assets would be preserved.

6.1.28 **Assessment of impact – Locally listed buildings**

*Wallis Building (Spitfire Works), Penfold Street*

6.1.29 The locally listed building is currently experienced within an immediate, wider and extended setting which includes readily apparent taller buildings at almost all points. These, as well as a series of surrounding 20th century mid-rise apartment blocks in the surrounding area sit alongside, above and beyond the locally listed building. They include but are not limited to Kennet House, the West End Gate buildings, Braithwaite and Hall Towers. The series of modern apartment blocks include No. 85 Frampton Street (attached) and those of the mid-20th century within the Church Street Estate (Application Site), as well as the not unsubstantial neighbouring buildings in the form of Westmacott House and Tadema House (early-mid-20th century housing blocks) reinforce an appreciation of the substantial massed blocks within the immediate setting of the locally listed building, albeit in a paired down modern and early-mid-20th century period style. In addition, the emerging Church Street development between Luton and Salisbury Streets are also evident.

6.1.30 Viewpoint 14 set out within Volume II TVIA of the EIA provides an indication of the shared proximity and inter-visibility of the locally listed building with the established taller building context, as well as the Proposed Scheme.

6.1.31 Whilst appreciable from the setting of the locally listed building, the buildings comprising the Proposed



Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the locally listed building as an unusual art-deco mid-20th century set-piece intervention within the streetscape. The significance of the heritage asset would be preserved.

*Tadema and Eastlake House, Frampton Street*

6.1.32 The locally listed buildings are currently experienced within an immediate, wider and extended setting which includes readily apparent taller buildings at almost all points. These, as well as a series of surrounding 20th century mid-rise apartment blocks in the surrounding area sit alongside, above and beyond the locally listed buildings. They include but are not limited to Parson's House, Kennet House, the West End Gate buildings, Braithwaite and Hall Towers. The series of modern apartment blocks include No. 85 Frampton Street (attached) and Jordan's House (Capland Street), as well as those of the mid-20th century within the Church Street Estate (Application Site) and at Wyatt House. In addition, the not unsubstantial neighbouring buildings from the same period as the locally listed building, in the form of Eastlake, Frith and Frampton (early 20th century housing blocks) also reinforce this sense of substantial massed blocks within the immediate setting of the locally listed building, albeit in a period style. Furthermore, the emerging Church Street development between Luton and Salisbury Streets are also evident.

6.1.33 Viewpoints 13-14 set out within Volume II TVIA of the EIA provide an indication of the shared proximity and inter-visibility of the locally listed building with the established taller building context, as well as the Proposed Scheme.

6.1.34 Whilst appreciable from the setting of the locally listed buildings, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the locally listed buildings as early-mid-20th century set-piece housing blocks. The significance of the heritage assets would be preserved.

*Miles Buildings, Penfold Place*

- 6.1.35 The locally listed buildings are currently experienced within an immediate, wider and extended setting which includes readily apparent taller buildings at almost all points. These, as well as a series of surrounding 20th century mid-rise apartment blocks in the surrounding area sit alongside, above and beyond the locally listed buildings. The taller buildings include but are not limited to Burne House, Kennet House, the West End Gate buildings, Braithwaite and Hall Towers, Parson's House and the former Paddington Green Police Station. The series of modern apartment blocks include Elmer House and as well as those of the mid-20th century within the Church Street Estate (Application Site). These are experienced alongside a series of traditional historic terraces of a smaller scale and the mid-20th century Marylebone Lower House North Westminster Community School buildings.
- 6.1.36 Viewpoint 6 set out within Volume II TVIA provides an indication of the shared proximity and inter-visibility of the locally listed buildings with the established context, as well as the Proposed Scheme.
- 6.1.37 Whilst appreciable from the setting of the locally listed buildings, the buildings comprising the Proposed Scheme will form part a high-quality architectural addition within an established mixed architectural context. They will preserve the existing, wider and extended setting and not alter or diminish the ability to appreciate the significance of the locally listed buildings as a series of late-19th century set-piece housing blocks. The significance of the heritage assets would be preserved.
- 6.1.38 **Considerations against Legislation and Policy**
- 6.1.39 The legislation as well as national, regional and local planning policies listed in Appendix 1 aim to promote development proposals that will preserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm. This section of the report will seek to address the Proposed Scheme in this context.
- 6.1.40 Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. The Proposed Scheme preserves the significance of the listed buildings and conservation areas identified in accordance sections 16, 66, 69 and 72 of the 1990 Act.
- 6.1.41 The Proposed Scheme also accords with section 16 'Conserving and Enhancing the Historic

Environment' of the NPPF (2021) which relates to developments that have an effect upon the historic environment. As required by paragraph 194, this Heritage Statement has identified the significance of the built heritage assets potentially impacted, providing a level of detail that is proportionate to their significance and sufficient to understand the impact of the Proposed Scheme on this. The Heritage Statement has demonstrated that there will be no impact on the significance of the identified built heritage assets and that great weight has been given to the conservation of the associated built heritage assets during the evolution of the Proposed Scheme - in accordance with paragraph 199.

6.1.42 The Heritage Statement has demonstrated that there will be no impact on the significance of the identified built heritage assets and the Proposed Scheme therefore also accords with policy HC1 of the London Plan (March 2021) and policy 39 of Westminster City Plan 2019 – 2040 (April 2021).

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## 7.0 Conclusion

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- 7.1.1 This Heritage Statement has been prepared by Savills Heritage on behalf of Westminster City Council in relation to the proposed regeneration of the Church Street Estate (referred to as the 'Application Site').
- 7.1.2 It has outlined the relevant history and character, appearance, setting and significance of the identified built heritage assets in order to understand and inform the assessment of impact for the Proposed Scheme. It has then presented the assessment of impact within the context of all relevant national, strategic and local policy for developments which might affect built heritage assets, as well as key legislation. Particular consideration has been paid to legislation and policies which concern development which might have an impact on heritage assets, with specific reference to significance and setting. In doing so, it is concluded that the significance of the built heritage assets is preserved by the Proposed Scheme. Overall the works proposed are viewed positively by Savills Heritage.

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## 8.0 References

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## 9.0 Appendix 1: Legislation, Planning Policy and Guidance

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### 9.1 Legislation

#### *Planning (Listed Building and Conservation Areas) Act 1990*

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.



Recent case law<sup>6</sup> has confirmed that Parliament's intention in enacting Section 66 (1) was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means "to do no harm". This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas.

## 9.2 National Planning Policy

### *National Planning Policy Framework (NPPF) July 2021*

The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets.

Within section 12 of the NPPF, 'Achieving well-designed places', Paragraphs, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 189-208, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and

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<sup>6</sup> Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18<sup>th</sup> February 2014

enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance<sup>7</sup>.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 191 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 194 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting<sup>8</sup>. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

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<sup>7</sup> **Significance** – The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described with each site's Statement of Outstanding Universal Value forms part of its significance.

<sup>8</sup> **Setting of a heritage asset** - The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (NPPF Annex 2: Glossary)

According to Paragraph 195, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 196 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 199 to 208 consider the impact of a proposed development upon the significance of a heritage asset<sup>9</sup>. Paragraph 199 emphasises that when a new development is proposed, great weight should be given to the asset's conservation<sup>10</sup> and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 202 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

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<sup>9</sup> **Heritage asset** – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing).

<sup>10</sup> **Conservation** – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances the significance. (NPPF Annex 2: Glossary)

Paragraph 207 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph or less than substantial harm under paragraph, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

### **9.3 National Guidance**

#### ***Planning Practice Guidance (PPG) 2019***

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6<sup>th</sup> March 2014 and is updated regularly, with the most recent update on 23<sup>rd</sup> July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

#### **9.4 Historic England Guidance**

On the 25<sup>th</sup> March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25<sup>th</sup> March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27<sup>th</sup> March 2015), 'GPA3: The Setting of Heritage Assets (December 2017) and 'GPA4: Enabling Development and Heritage Assets' (Published June 2020).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEA1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEA2: Making Changes to Heritage Assets' (25<sup>th</sup> February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30<sup>th</sup> October 2015). In addition to these 'HEA4: Tall Buildings' (10<sup>th</sup> December 2005), 'Managing Local Authority Heritage (2<sup>nd</sup> June 2003)', 'HEA7: Local Heritage Listing' (May 2016), 'HEA10: Listed Buildings and Curtilage (21<sup>st</sup> February 2018) and, 'HE12: Statements of Heritage Significance (October 2019) provide further information and guidance in respect of managing the historic environment.

***Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)***

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also

suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

***Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)***

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that ‘development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.’

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.



This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

***Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)***

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including

noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

***Historic England Advice Note 1 (HEA1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)***

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation

and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

***Historic England Advice Note 2 (HEA2): Making Changes to Heritage Assets (February 2016)***

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that 'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

***Historic England Advice Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October 2015)***

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

***Historic England Advice Note 7 (HEA7): Local Heritage Listing (May 2016)***

This advice note has been prepared as part of the renewed suite of documents from Historic England and therefore supersedes an earlier 2012 publication. It observes that Local lists play a role in identifying a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation.

Historic England notes that they enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.

The advice supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.

Essentially, a local list can identify the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensure the proper validation and recording of local heritage assets. If done accurately and with sufficient detail local lists also provide a consistent and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand local development opportunities and constraints.

The purpose of this Historic England Advice note is to provide information on local heritage listing to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance

(PPG). In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.

The advice in this document, in accordance with the NPPF, emphasises that work in designating and taking decisions related to local heritage lists should be no more than is necessary, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. Nevertheless, this work needs to provide enough information to understand the issues (NPPF, paragraph 43).

Creating a local heritage list is a way for local councils and communities to identify historic buildings, archaeological sites and designed landscapes which within their area. Local heritage lists sit within a continuum of measures for identifying and protecting buildings and areas of heritage or townscape interest, which includes World Heritage Sites at the international level, national designations such as listed buildings, scheduled monuments and historic parks and gardens (see the National Heritage List for England), and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions.

Inclusion on a local list delivers a way of identifying local heritage assets to the benefit of strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local heritage listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given proportionate consideration when change is being proposed and that their qualities are taken into account when changes affecting the historic environment are proposed.

This document draws on good practice across the country in developing a new local heritage list or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done.

***Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)***

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Like the NPPF, it includes the concept of interests to assess the significance of heritage assets with reference to the following criteria:

- **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.
- **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

These criteria derive from previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

## **9.5 Regional Planning Policy**

***The London Plan (March 2021)***



The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Section 7 of the London Plan sets out policies for Heritage (and Culture). Policy HC1 Heritage conservation and growth states:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
  - 1) Setting out a clear vision that recognises and embeds the role of heritage in place-making;
  - 2) Utilising the heritage significance of a site or area in the planning and design process;
  - 3) Integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;

- 4) Delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

## 9.6 Local Planning Policy

### *Westminster City Plan 2019 – 2040 (March 2021)*

The Council has prepared a new Local Plan that was submitted to the Secretary of State on 19 November 2019 alongside the responses submitted during the Regulation 19 consultation stage. Following this final stage of independent examination the council has adopted the City Plan 2019-2040 and it becomes part of Westminster's Development Plan, superseding the existing policies in the Westminster City Plan 2016.

**Policy 39 Westminster's Heritage states that...**

- A. Westminster's unique historic environment will be valued and celebrated for its contribution to the quality of life and character of the city. Public enjoyment of, access to and awareness of the city's heritage will be promoted.
  
- B. Development must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability, and will:
  - 1. ensure heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance;
  - 2. secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs and mitigate and adapt to climate change;
  - 3. place heritage at the heart of place making and good growth, maintaining the unique character of our heritage assets and delivering high quality new buildings and spaces which enhance their settings.

**Westminster World Heritage Site**

- C. The Outstanding Universal Value(OUV), authenticity and integrity of the Westminster World Heritage Site will be conserved and enhanced. The setting of the site will be protected and managed to support and enhance its OUV.
  
- D. Development will protect the skyline, prominence and iconic silhouettes of the Palace of Westminster and Westminster Abbey and will protect and enhance identified views out of, across and towards the World Heritage Site.

- E. The council will work with partners to promote the use, management and interpretation of the site in ways that protect, enhance and better communicate its OUV. The council will commit to lead the production and review of an updated World Heritage Site Management Plan.
- F. Applicants will be required to demonstrate that any impacts of their proposals on the World Heritage Site or its setting have been fully assessed, informed by Heritage Impact Assessment methodology and that any harm, including cumulative harm, has been avoided or justified.

### **Listed Buildings**

- G. Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric.
- H. Changes of use to listed buildings will be consistent with their long-term conservation and help to restore, retain and maintain buildings, particularly those which have been identified as at risk.
- I. Development within the settings or affecting views of listed buildings will take opportunities to enhance or better reveal their significance.
- J. Demolition of listed buildings will be regarded as substantial harm and will be resisted in all but exceptional circumstances.

### **Conservation Areas**

- K. Development will preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.

- L. There will be a presumption that buildings that make a positive contribution to a conservation area will be conserved, unless it has been demonstrated that the relevant tests in national policy have been met. Buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high quality building which will improve their appearance in the context of the conservation area and their environmental performance.
  
- M. The contribution of existing uses to the character, function and appearance of conservation areas will be considered and changes of use supported where they make a positive contribution to conservation areas and their settings.

#### **Archaeology**

- N. Westminster's Scheduled Monuments and their settings will be preserved, and opportunities taken to enhance and communicate their significance, where appropriate.
  
- O. Applicants for development which involves excavation or ground works in Westminster's Archaeological Priority Areas or other areas suspected of having archaeological potential will demonstrate that they have properly evaluated the archaeological potential and significance of the site and assessed and planned for any archaeological implications of proposals.
  
- P. Archaeological deposits will be preserved in situ wherever possible. Where it has been demonstrated that the conservation of archaeological remains in situ is impossible or deposits are considered to be of lesser significance, full investigation, recording and an appropriate level of publication and archiving will be required, including public display and interpretation, where appropriate.

#### **Registered Historic Parks and Gardens**

- Q. Proposals affecting Westminster's registered historic parks, gardens and open spaces will safeguard their special historic interest, integrity, character and appearance, and protect their settings and significant views from and towards these spaces.

#### **Non-designated Heritage Assets**

- R. Proposals affecting non designated heritage assets (including local buildings of merit, archaeology and open spaces of interest within and outside conservation areas) will be conserved. When assessing proposals affecting non-designated heritage assets, a balanced judgement will be made regarding the scale of any harm or loss of the asset and the benefit of the proposed development.

## 10.0 Appendix 2: Historic Mapping and Images

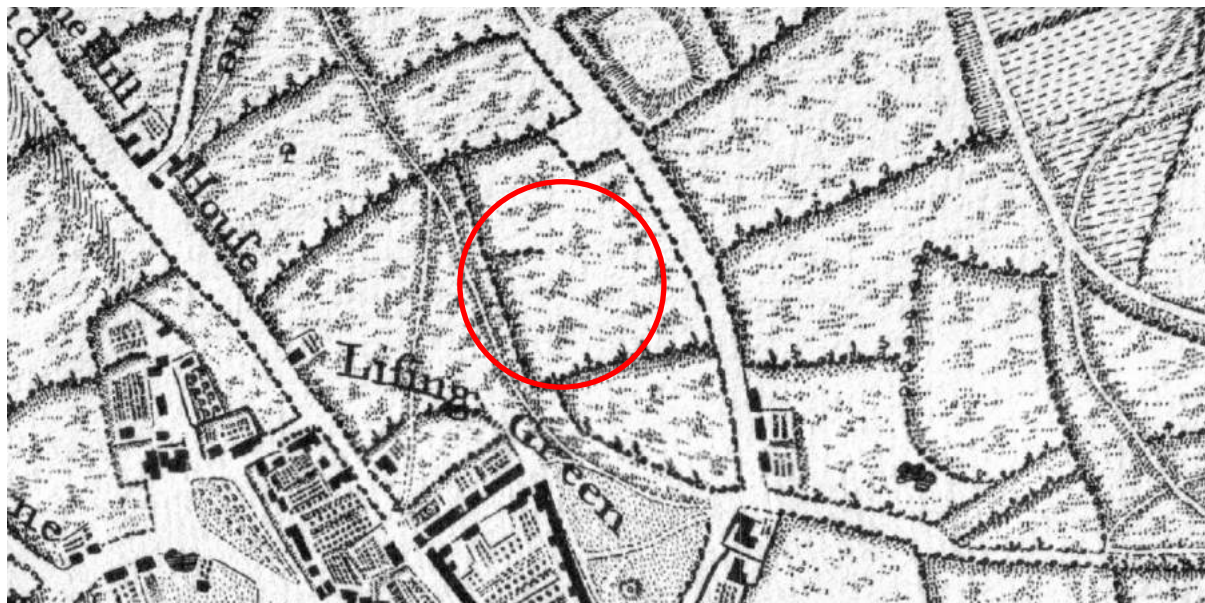


Figure 2: John Rocque map of London (1746), with approximate site location shown (red).



Figure 3: Lambert's map of London (1809-1810), with approximate site location shown (red).





**Figure 4:** Greenwood map of 1828 illustrating site location and environs



**Figure 5:** Site location as shown on Ordnance Survey mapping dating to 1870.

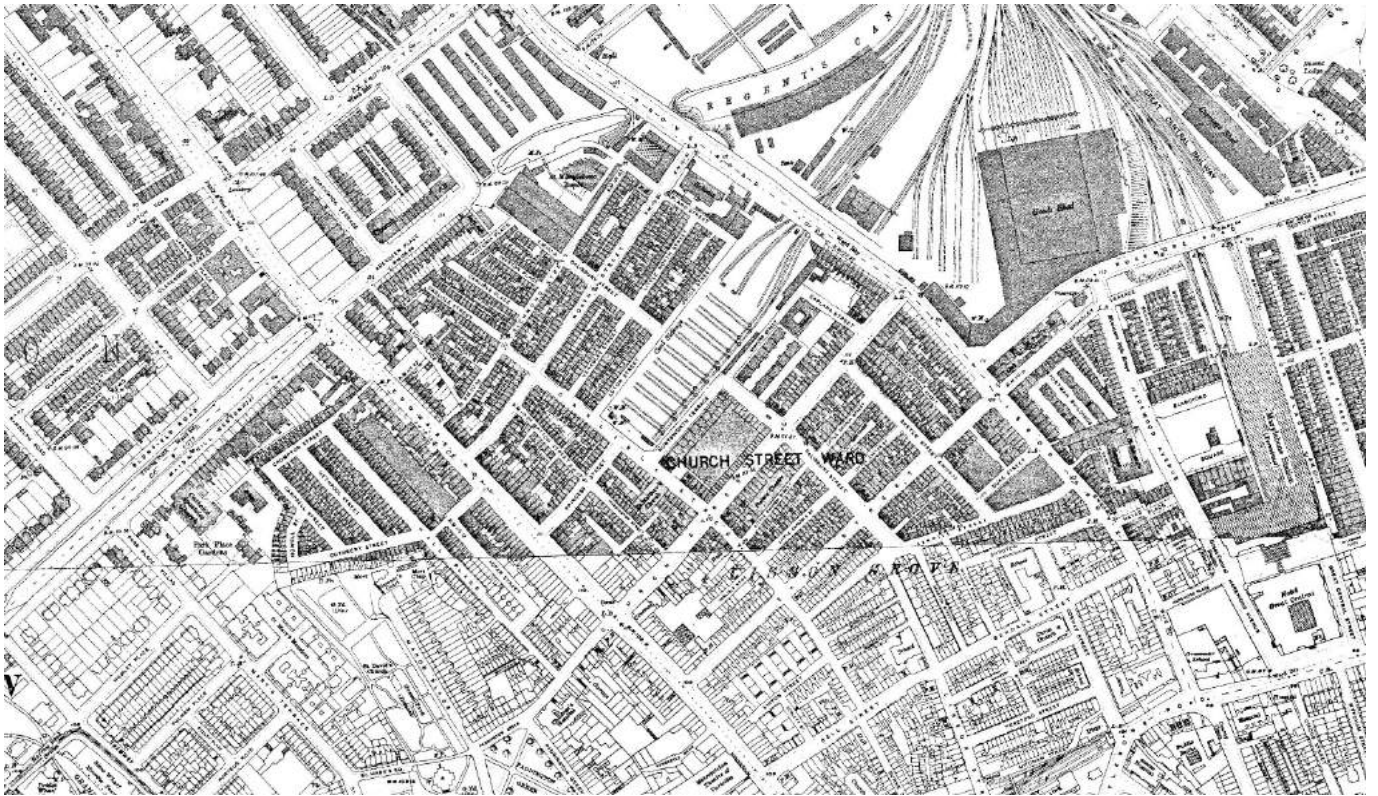




**Figure 6:** Mid-nineteenth century illustration of the Marylebone Theatre



**Figure 7:** Charles Booth's Poverty Map 1886-1903.



**Figure 8:** Site location as shown on Ordnance Survey mapping dating to 1910.





Figure 9: Bomb Damage map of London (1945) illustrating damage to site and surroundings

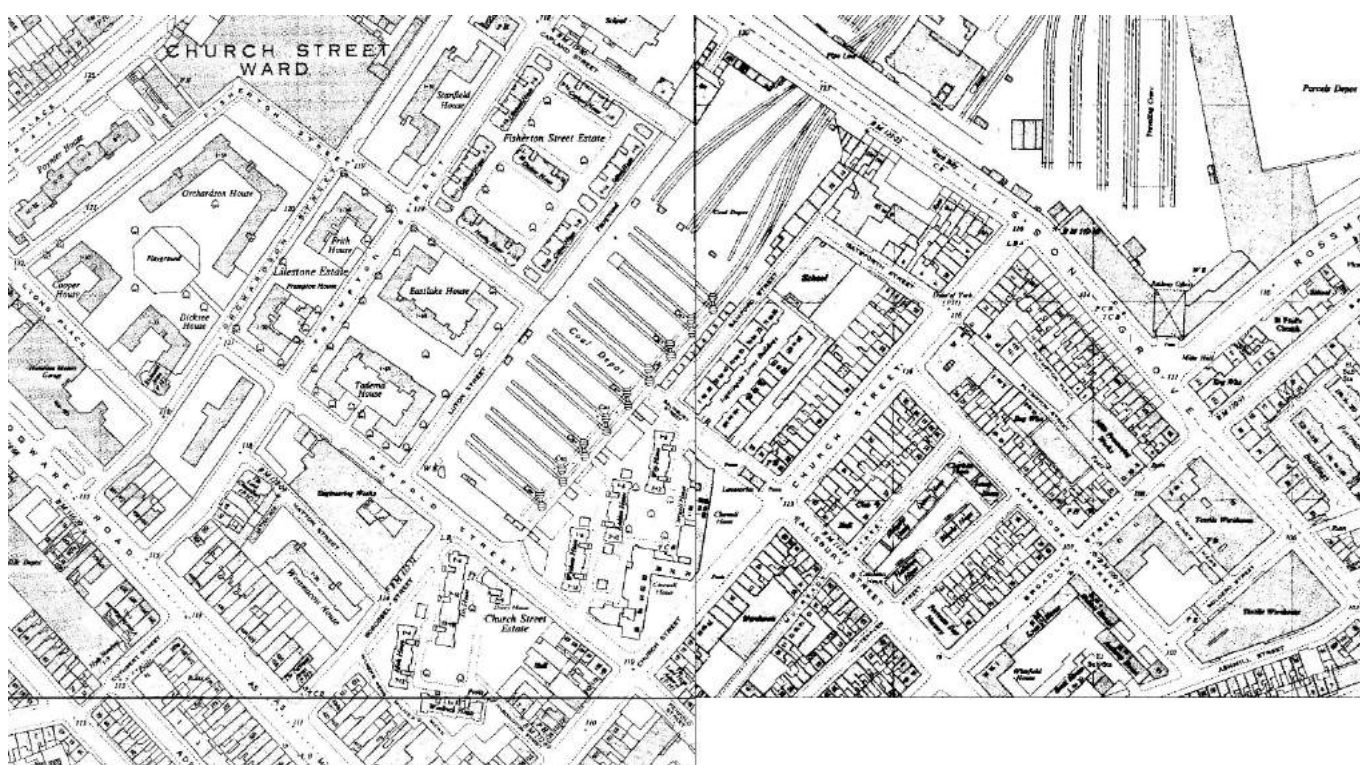


Figure 10: Site location as shown on Ordnance Survey mapping dating to 1950.





**Figure 11:** Exeter Arms Public House



**Figure 12:** Fisherton Street Conservation Area (i)



**Figure 13:** Fisherton Street Estate Conservation Area (ii)



**Figure 14:** Christchurch, Lisson Grove Conservation Area





**Figure 15:** St. Edward's Convent of Mercy, Lisson Grove Conservation Area



**Figure 16:** Marylebone Lower House North Westminster Community School





**Figure 17:** Miles Buildings, Penfold Place



**Figure 18:** Church of St. Mary, Paddington Green Conservation Area



**Figure 19:** Wallis Building (Spitfire Works)



**Figure 20:** Westminster Arms Public House



**Figure 21:** Lisson Grove

