

Appendix 9.1: Correspondence with Southwark Council

From: Prickett, Mark [<mailto:Mark.Prickett@southwark.gov.uk>]
Sent: 09 May 2018 15:54
To: Chris Brownlie <chris.brownlie@watermangroup.com>
Subject: RE: New City Court - baseline air quality monitoring

Chris,

Apologies for delayed response, been a busy week.

I can confirm the following sentence is acceptable:

"I just wanted to confirm that based on the fact that the development will be car free and does not contain any residential uses, no site specific monitoring to quantify concentrations at the site is proposed. We propose to utilise the Councils monitoring data."

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

Air Quality web pages: <http://www.southwark.gov.uk/air-quality>
Construction web pages: <http://www.southwark.gov.uk/construction>
London Low Emission Construction Partnership - <http://www.llecp.org.uk/>



Please consider the environment - do you really need to print this email?

From: Chris Brownlie [<mailto:chris.brownlie@watermangroup.com>]
Sent: Tuesday, May 08, 2018 11:43 AM
To: Prickett, Mark; Legassick, Bill
Subject: RE: New City Court - baseline air quality monitoring

Hi Mark,


Just wondering if you have had the chance to consider the email below? If you could provide a response at your earliest convenience that would be much appreciated.

Kind regards,
Chris

Chris Brownlie
Principal Consultant

Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 20 7928 7888 | d +44 330 060 2847 | m +44 7469 858 038

 Please consider the environment before printing this e-mail. Thank you!

From: Chris Brownlie
Sent: 24 April 2018 09:39
To: Mark.Prickett@southwark.gov.uk; Bill.Legassick@SOUTHWARK.GOV.UK
Subject: FW: New City Court - baseline air quality monitoring

Mark,

Further to your email, I just wanted to confirm that based on the fact that the development will be car free and does not contain any residential uses, no site specific monitoring to quantify concentrations at the site is proposed. We propose to utilise the Councils monitoring data.

I would be grateful if you confirm that this approach is still acceptable.

Kind regards,
Chris

From: Prickett, Mark [<mailto:Mark.Prickett@southwark.gov.uk>]
Sent: 27 September 2016 14:07
To: Brownlie, Chris <chris.brownlie@watermangroup.com>
Subject: RE: New City Court

Chris,

EPT agree that there should be an detailed assessment into any proposed CHP's.

Council's AQ monitoring can be found here; <http://beta.southwark.gov.uk/air-quality/how-we-re-improving-air-quality?chapter=2>

EPT would expect a section regarding construction and commitments the developer should undertake to ensure dust nuisance from construction is avoided, as well as NRMM and euro standard emissions for plant and vehicles using the site considering the site is within Southwark's Air Quality Management Area.

Regards,
Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

From: Brownlie, Chris [<mailto:chris.brownlie@watermangroup.com>]
Sent: Thursday, September 15, 2016 12:34 PM
To: Prickett, Mark
Cc: Legassick, Bill

Subject: RE: New City Court
Importance: High

Dear Mark,

I was wondering if you have had a chance to consider my email below and the proposed approach to the air quality assessment. I would be grateful if you could provide a response at your earliest convenience.

Kind regards,
Chris

Kind regards,

Chris Brownlie
Principal Consultant
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 207 928 7888

From: Brownlie, Chris
Sent: 07 September 2016 10:02
To: 'Mark.Prickett@southwark.gov.uk' <Mark.Prickett@southwark.gov.uk>
Cc: 'Bill.Legassick@SOUTHWARK.GOV.UK' <Bill.Legassick@SOUTHWARK.GOV.UK>
Subject: RE: New City Court

Dear Mark,

I was wondering if you have had a chance to consider my email below and the proposed approach to the air quality assessment. I would be grateful if you could provide a response at your earliest convenience.

Kind regards,
Chris

From: Brownlie, Chris
Sent: 18 August 2016 16:06
To: 'Mark.Prickett@southwark.gov.uk' <Mark.Prickett@southwark.gov.uk>
Cc: Bill.Legassick@SOUTHWARK.GOV.UK
Subject: New City Court

Dear Mark,

Waterman have been commissioned to undertake an air quality assessment for the proposed redevelopment of New City Court. The Site, which is approximately centred on National Grid Reference 532727 180155 is bound by St Thomas Street to the north, shops on Borough High Street (A3) to the west, King's Head Yard to the south and Guy's Hospital buildings to the east. Currently, the Site is almost entirely occupied by buildings, which includes:

- Georgian terraced townhouses at Nos. 4, 6, 8, 12, 14 and 16 St Thomas Street (there is no No. 10);

- New City Court office building at No. 20 St Thomas Street; and
- Keats House at Nos. 24 to 26 St Thomas Street.

Although the design of the proposed Development is still evolving, the key parameters of the Development are described below. The Development would comprise a building approximately 125m in height which would be three levels of ground floor (including a triple height reception space, retail units and conference/meeting room uses) together with 29 upper floors together with a new Keats House buildings and regenerated townhouses. In more detail, the Development would include:

- Up to 24,000 sq. m. of high quality office space, including a high level terrace (likely to be on the 11th or 11th floor).
- Up to 1,900 sq. m. of retail facilities in the Georgian townhouses, Keats House and at ground floor level of the main building.
- Up to 555 sq. m. of community, conference, work spaces and meeting room uses.
- A potential new access to London Bridge Underground Station.
- New ground level pedestrian routes through the Site and large areas of public realm at ground level together with a regenerated King's Head Yard. This would include both hard and soft landscaping.

There will be no car parking at the development and therefore the only vehicle trips will be those associated with servicing. Based on the fact that the development has no car parking and there is no sensitive (residential) uses proposed within the development it is proposed to undertake a qualitative assessment of the potential impact of traffic emissions from the proposed development and we do not propose to undertake a detailed modelling assessment of road traffic. The development may include a centralised heating plant (the energy strategy is yet to be finalised), should the final strategy include any combustion plant with a single or combined thermal input >300kW then, in line with the IAQM guidance, we would undertake a detailed modelling assessment of the emissions using the dispersion model ADMS 5.

Based on the fact that the development will be car free and does not contain any residential uses, It is not proposed to undertake site specific monitoring to quantify concentrations at the site. It is proposed to utilise the Councils monitoring data and we would be grateful if you could supply the latest bias adjusted data.

I would be grateful if you could confirm that the above propose approach is acceptable.

Kind regards,

Chris Brownlie
Principal Consultant
Waterman Infrastructure & Environment Ltd

Pickfords Wharf | Clink Street | London SE1 9DG
t +44 207 928 7888

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Note: We have a new company name as of 1st July 2015

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