

## **17 Residual Effects and Conclusions**



# 17 Residual Effects and Conclusions

## Preface – Update 2015

- This replacement November 2015 Environmental Statement (hereafter referred as the 'November 2015 Replacement ES' or 'this Replacement ES') takes into account the design changes to the Blossom Street project (refer *Chapter 4: Proposed Development*) that have occurred since the submission of the application in December 2014 ES and concludes if any changes to the likely significant effects occur as a result of those changes. This Replacement ES consolidates the environmental assessment of the design changes into a single ES, presenting commentary (under the heading 'Update 2015') for the design changes in the March 2015 ES Addendum (the 'March 2015 ES Addendum') by blue text, and the design changes arising from the current design changes by red text. Where relevant, text removed will be denoted by strike-through, e.g. effect), and updated tables and figures will be denoted by the suffix 'A' (e.g. Table 2.10A).
- This Replacement ES adopts the following terminology to describe the development descriptions and design changes:
  - Proposed Development: description of the development presented in the December 2014 ES;
  - Revised Scheme: description of the scheme incorporating the design changes to the Proposed Development in March 2015 (the design changes referred as the 'March 2015 amendments'), assessed within the March 2015 ES Addendum;
  - Amended Proposed Development: description of the development incorporating the current design changes to the Revised Scheme (the design changes referred as the 'November 2015 amendments'), to be assessed within the November 2015 Replacement ES.
- For clarification, since the preparation of the December 2014 ES, AECOM has merged with URS Infrastructure & Environment UK Limited (URS) to become a single environmental consultancy. Reference within the text to 'URS' in the November 2015 Replacement ES has now been replaced by AECOM Infrastructure and Environment UK Limited (hereafter referred to as 'AECOM').
- Further details in regard to the approach taken in this November 2015 Replacement ES are outlined in *Chapter 2: EIA Methodology*.

## Introduction

- 17.1** This chapter of the Environmental Statement (ES) assesses the residual effects and the conclusions of the Environmental Impact Assessment (EIA) of the Proposed Development. Residual effects are defined as those effects that remain following the implementation of mitigation measures. Mitigation measures relate to each of the three key phases (mitigation by design; demolition and construction; or operation) of the Proposed Development and are discussed in full in the relevant technical chapters of this ES.
- 17.2** Each technical chapter contains detailed consideration of both beneficial and adverse residual effects arising. The criteria applied to define the significance of residual effects are outlined within *Chapter 2: EIA Methodology*, with further detail provided within the individual technical chapters.
- 17.3** This chapter has been prepared by AECOM.

## Background

- 17.4** The EIA for the Proposed Development has been undertaken in parallel with the design process. Many measures have already been undertaken to eliminate adverse environmental and social effects. These include, for example, soft landscaping to enhance amenity and reduce disturbance from strong winds; noise and vibration surveys to determine sound insulation requirements; and assessment against the London View Management Framework (LVMF) so as to avoid adverse effects to local, medium and long distance views, and protect and enhance strategic views.
- 17.5** With respect to the demolition and construction process, an Construction Environmental Management Plan (CEMP) will be prepared prior to the commencement of any on-site works. The CEMP will collate the commitments and mitigation measures proposed in the ES from all topic areas, such as noise, air quality, traffic and transport, and present them within a framework to mitigate against potentially adverse effects

throughout the demolition and construction programme (refer to *Chapter 5: Demolition and Construction*).

## Summary of Residual Effects

- 17.6** Table 17.1A provides a summary of the identified demolition and construction residual effects, whilst Table 17.2A provides a summary of the identified residual effects arising once the Proposed Development is operational.

**Table 17.1A Summary of Demolition and Construction Residual Effects – Update 2015**

Chapter No.	Description	Geographic Scale <i>N = National; R = Regional; L = Local</i>	Residual Effect	Significance Conclusion
6: Waste and Recycling	Effect on demolition and construction workers	L	Negligible	Not Significant
	Effect on neighbouring users / occupiers of local commercial / residential properties	L	Negligible	Not Significant
	Effect on local waste management infrastructure	L	Minor Adverse	Not Significant
7: Socio-Economics	Construction employment opportunities	R	Negligible	Not Significant
8: Traffic and Transport	Effect of construction vehicle movements on local highway network	L	Negligible	Not Significant
	Effect of construction vehicle movements on pedestrian network	L	Minor Adverse	Not Significant
	Effect of construction vehicle movements on cycle network	L	Minor Adverse	Not Significant
9: Air Quality	Effect of demolition, earthworks, construction and trackout material on: <ul style="list-style-type: none"> <li>Neighbouring properties and amenity;</li> </ul>	L	Negligible - Minor Adverse	Not Significant
	Effect of demolition, earthworks, construction and trackout material on: <ul style="list-style-type: none"> <li>Neighbouring residential / occupants human health.</li> </ul>	L	Negligible - Minor Adverse	Not Significant
10: Noise and Vibration	Effect of noise and vibration from demolition / construction works and traffic on: <ul style="list-style-type: none"> <li>R6 – 4 Norton Folgate; and</li> <li>R7 – 221 Shoreditch High Street.</li> </ul>	L	Negligible	Not Significant
	Effect of noise and vibration from demolition / construction works and traffic on: <ul style="list-style-type: none"> <li>R1 – 20a Shoreditch High Street;</li> <li>R2 – 142 Commercial Street; and</li> <li>R3 – 4 Elder Street.</li> </ul>	L	Negligible - Minor Adverse	Not Significant
	Effect of noise and vibration from demolition / construction works and traffic on: <ul style="list-style-type: none"> <li>R4 – 1 Blossom Street; and</li> <li>R5 – 9 Folgate Street.</li> </ul>	L	Negligible - Moderate Adverse	Significant
11: Daylight,	Effect on daylight to residential	L	No worse than the	Not Significant

# 17 Residual Effects and Conclusions

Chapter No.	Description	Geographic Scale <i>N = National; R = Regional; L = Local</i>	Residual Effect	Significance Conclusion
Sunlight, Overshadowing, Light Pollution and Solar Glare	properties		completed development	
	Effect on sunlight to residential properties	L	No worse than the completed development	Not Significant
	Effect on light pollution to residential properties	L	Negligible	Not Significant
	Effect on overshadowing of amenity areas	L	No worse than the completed development	Not Significant
12: Wind Microclimate	Effect on solar glare to junction on highway network	L	Negligible	Not Significant
	Effect of demolition on: <ul style="list-style-type: none"> <li>• Thoroughfares; and</li> <li>• Suitability for a construction</li> </ul>	L	Negligible	Not Significant
13: Water Resources, Drainage and Flood Risk	Effect on Secondary Undifferentiated Aquifer (groundwater vulnerability)	L	Minor Adverse	Not Significant
	Effect on Principal Aquifer (groundwater vulnerability / abstractions)	L	Minor Adverse	Not Significant
	Effect on fluvial and tidal flood risk	L	Negligible	Not Significant
	Effect on TWUL water infrastructure / resources	L	Minor Adverse	Not Significant
14: Archaeology	Effect on the River Thames (water quality, fisheries, abstractions)	L	Minor Adverse	Not Significant
	Effect on St Mary Spital Priory Scheduled Monument and later medieval features associated with the Priory	L	<b>Major Adverse</b> <b>Moderate Adverse</b>	Significant
	Effect on later medieval occupation along Norton Folgate / Shoreditch High Street	L	Negligible	Not Significant
	Effect on remains of the 11 <sup>th</sup> -12 <sup>th</sup> century water system and 12 <sup>th</sup> century road	L	Negligible	Not Significant
	Effect on remains of the Roman road or burials	L	Negligible	Not Significant
	Effect on truncated remains of Roman cut features or cultivation soils	L	Negligible	Not Significant
	Effect on remains of 17 <sup>th</sup> -19 <sup>th</sup> century cellars or wall foundations, waste pits or wells	L	Negligible	Not Significant
15: Built Heritage	<ul style="list-style-type: none"> <li>• Effect on Conservation Areas (Elder Street, South Shoreditch);</li> <li>• Effect on Listed Buildings;</li> <li>• Effect on Locally Listed Buildings.</li> </ul>	L	Minor Adverse	Not Significant

**Table 17.2A Summary of Operational Residual Effects – Update 2015**

Chapter No.	Description	Geographic Scale <i>N = National; R = Regional; L = Local</i>	Residual Effect	Significance Conclusion
6: Waste and Recycling	Effect on future on-site users	L	Negligible	Not Significant
	Effect on neighbouring users / occupiers of local commercial / residential properties	L	Negligible	Not Significant
	Effect on local waste management infrastructure	L	Negligible	Not Significant
7: Socio-Economics	Operational employment opportunities	L	Moderate Beneficial	Significant
	Operational employment opportunities	L	Minor Beneficial	Not Significant
	Additional spending by new residents and workers	L	Minor Beneficial	Not Significant
	Additional spending by new residents and workers	L	Negligible	Not Significant
	Contribution to housing	L	Minor Beneficial	Not Significant
	Contribution to housing	R	Negligible	Not Significant
	Primary education	L	Negligible	Not Significant
	Secondary education	L	Negligible	Not Significant
	Healthcare	L	Negligible	Not Significant
8: Traffic and Transport	Open space	L	Minor Beneficial	Not Significant
	Children's Play Space	L	Negligible	Not Significant
	Effect on local highway network	L	Negligible	Not Significant
	Effect on pedestrian network	L	Minor Beneficial	Not Significant
	Effect on cycle network	L	Negligible	Not Significant
	Effect on London Overground services	L	Negligible	Not Significant
	Effect on National Rail services	L	Negligible	Not Significant
9: Air Quality	Effect on London Underground services	L	Negligible	Not Significant
	Effect on bus services	L	Negligible	Not Significant
	Effect of emissions from road traffic and energy plant (NO <sub>2</sub> ) on: <ul style="list-style-type: none"> <li>• R1 – 1 Great Eastern Street (first floor);</li> <li>• R2 – 225 Shoreditch High Street (first floor);</li> <li>• R3 – 193 Shoreditch High Street (first floor);</li> <li>• R6 – 135-140 Commercial Street;</li> <li>• R7 – 153 Commercial Street;</li> <li>• R8 – 1-3 Fleur De Lis Street;</li> <li>• R9 – 30 Elder Street; and</li> <li>• R11 – Commercial Street Nursery,</li> </ul>	L	<b>Negligible</b> <b>Moderate Adverse</b>	<b>Not Significant</b> <b>Significant</b>
	Effect of emissions from road traffic and energy plant (NO <sub>2</sub> ) on: <ul style="list-style-type: none"> <li>• <del>R2 – 225 Shoreditch High Street (first floor);</del></li> <li>• <del>R3 – 193 Shoreditch High Street (first floor);</del></li> </ul>	L	<b>Minor Adverse</b> <b>Major Adverse</b>	<b>Not Significant</b> <b>Significant</b>

# 17 Residual Effects and Conclusions

Chapter No.	Description	Geographic Scale <i>N = National; R = Regional; L = Local</i>	Residual Effect	Significance Conclusion
	<ul style="list-style-type: none"> <li>R4 – 16 Folgate Street;</li> <li>R5 – 40 Folgate Street; and</li> <li><del>R10 – 26 Folgate Street;</del></li> </ul>			
	Effect of emissions from road traffic (PM <sub>10</sub> and PM <sub>2.5</sub> ) on residential receptors	L	Negligible	Not Significant
10: Noise and Vibration	Effect of operational traffic and building plant noise on: <ul style="list-style-type: none"> <li>R1 – 20a Shoreditch High Street;</li> <li>R2 – 142 Commercial Street;</li> <li>R3 – 4 Elder Street;</li> <li>R4 – 1 Blossom Street;</li> <li>R5 – 9 Folgate Street;</li> <li>R6 – 4 Norton Folgate; and</li> <li>R7 – 221 Shoreditch High Street.</li> </ul>	L	Negligible	Not Significant
11: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare	Effect on daylight to residential properties: <ul style="list-style-type: none"> <li>9 Elder Street.</li> </ul>	L	Moderate Adverse	Significant
	Effect on daylight to residential properties: <ul style="list-style-type: none"> <li>Burham Uddin House;</li> <li>154 Commercial Road;</li> <li>16, 18 Folgate Street;</li> <li>3, 7, 11 &amp; 13, 30 Elder Street; and</li> <li>Rear of 21-26, 31 Shoreditch High Street</li> </ul>	L	Minor Adverse	Not Significant
	Effect on daylight to residential properties: <ul style="list-style-type: none"> <li>12-14 Folgate Street; and</li> <li>All other residential properties.</li> </ul>	L	Negligible	Not Significant
	Effect on sunlight to residential properties: <ul style="list-style-type: none"> <li>Burham Uddin House; and</li> <li>Rear of 21-26 Shoreditch High Street.</li> </ul>	L	Minor Adverse	Not Significant
	Effect on sunlight to residential properties: <ul style="list-style-type: none"> <li>All other residential properties.</li> </ul>	L	Negligible	Not Significant
	Effect on light pollution to residential properties: <ul style="list-style-type: none"> <li>Proposed S3 Block (north elevation); and</li> <li>Proposed S3 Block (west elevation).</li> </ul>	L	Minor Adverse	Not Significant
	Effect on light pollution to residential properties: <ul style="list-style-type: none"> <li>Burham Uddin House;</li> <li>6-18 Folgate Street; and</li> <li>2-3 Elder Street.</li> </ul>	L	Negligible	Not Significant

Chapter No.	Description	Geographic Scale <i>N = National; R = Regional; L = Local</i>	Residual Effect	Significance Conclusion
	Effect on transient overshadowing of amenity areas (December 21 <sup>st</sup> )	L	Minor Adverse	Not Significant
	Effect on transient overshadowing of amenity areas (March 21 <sup>st</sup> and June 21 <sup>st</sup> )	L	Negligible	Not Significant
	Effect on solar glare to junctions on highway network: <ul style="list-style-type: none"> <li>Viewpoint 3.</li> </ul>	L	Minor to Moderate Adverse	Significant
	Effect on solar glare to junctions on highway network: <ul style="list-style-type: none"> <li>Viewpoint 2; and</li> <li>Viewpoint 8.</li> </ul>	L	Minor Adverse	Not Significant
	Effect on solar glare to junctions on highway network: <ul style="list-style-type: none"> <li>Viewpoint 1;</li> <li>Viewpoint 4 and 5;</li> <li>Viewpoint 6 and 7; and</li> <li>Viewpoint 9.</li> </ul>	L	Negligible	Not Significant
12: Wind Microclimate	Effect on thoroughfares	L	Negligible - Moderate Beneficial	Significant
	Effect on entrances	L	Negligible - Minor Beneficial	Not Significant
	Effect on amenity spaces (summer)	L	Negligible	Not Significant
13: Water Resources, Drainage and Flood Risk	Effect on Secondary Undifferentiated Aquifer (groundwater vulnerability)	L	Minor Adverse	Not Significant
	Effect on Principal Aquifer (groundwater vulnerability / abstractions)	L	N/A	N/A
	Effect on fluvial and tidal flood risk	L	Minor Beneficial	Not Significant
	Effect on TWUL water infrastructure / resources	L	Negligible - Moderate Beneficial	Significant
	Effect on the River Thames (water quality, fisheries, abstractions)	L	Minor Adverse - Minor Beneficial	Not Significant
14: Archaeology	N/A	N/A	N/A	N/A
15: Built Heritage	Effect on Conservation Areas (Elder Street, South Shoreditch)	L	Major Beneficial	Significant
	Effect on Listed Buildings	L	Moderate Beneficial	Significant

## Townscape and Visual Impact Assessment

17.7 A full assessment of the residual effect to local, regional and wider strategic views; townscape character areas; and heritage assets can be found within **ES Volume II: Townscape and Visual Impact Assessment**.

# 17 Residual Effects and Conclusions

## Views

- 17.8** The assessment tested the visual effect of the Proposed Development and included a series of photomontage impacts or Accurate Visual Representations (AVR), designed to show the visibility and appearance of the Proposed Development from a range of publicly accessible locations around the Site.
- 17.9** Key locations and key views were chosen based on a combination of local knowledge of the area; study of the area by foot; and a consultation with the London Borough of Tower Hamlets (LBTH). The locations chosen were publically accessible and from which the Site can be seen, and where the Proposed Development will (or has been assumed to have) a significant presence.
- 17.10** The following verifiable views have been assessed:
- LVMF 9A.1. King Henry VIII's Mound – the viewing point;
  - View 1. Norton Folgate – looking north;
  - View 2. Worship Street;
  - View 3. Shoreditch High Street from junction with Bowl Court;
  - View 4. Shoreditch High Street from junction with Commercial Street – looking south;
  - View 5. Shoreditch High Street from junction with Commercial Street – looking along Commercial Street;
  - View 6. Commercial Street – looking into Fleur De Lis Street;
  - View 7. Fleur De Lis Street – looking north-west;
  - View 8. Fleur De Lis Street – looking west;
  - View 9. Folgate Street – further east;
  - View 10. Folgate Street – looking at junction with Blossom Street;
  - View 11. Elder Street – looking north;
  - View 12. Blossom Street – looking north;
  - View 13. Blossom Street – corner with Fleur De Lis Street – looking north;
  - View 14. Blossom Street – looking south;
  - View 15. Commercial Street – corner with Quaker Street;
  - View 16. Commercial Street – opposite no. 169; and
  - View 17. Wheeler Street.
- 17.11** For each of the identified views, the Proposed Development was shown as a rendered image in the 'as proposed' image.

## Townscape Character Areas

- 17.12** The assessment considered the urban character of the townscape surrounding the Site and tested whether the Proposed Development would have potential to affect Townscape Character Areas, including:
- Townscape Character Area 1 – Elder Street and Spitalfields;
  - Townscape Character Area 2 – South Shoreditch;
  - Townscape Character Area 3 – The City; and
  - Townscape Character Area 4 – The Goodsyard.

## Heritage Assets

- 17.13** The assessment also considered heritage assets and tested whether the Proposed Development would have potential to affect heritage assets, including:
- Elder Street Conservation Area;
  - Shoreditch High Street Conservation Area;
  - Brick Lane and Fournier Street Conservation Area;
  - Elder Street, Fleur De Lis Street, Folgate Street and Commercial Street Listed Building;
  - Commercial Street, Quaker Street / Wheeler Street Listed Building;
  - Shoreditch High Street Listed Building;
  - Spital Square and Stothard Place Worship East Street Listed Building; and Great Eastern Street south-east and Fairchild Place Listed Building.

## Demolition and Construction

- 17.14** The assessment considered the visual effect of the construction process of the Proposed Development and it was considered that there would be no additional visual effects outside of those normally inherent in constructing this type of development. These effects are largely medium and long range visual effects associated with tower cranes. The top of a tower crane used for the Proposed Development is likely to be higher than the top of the building; therefore, it will be more visible than the finished building.
- 17.15** The overall effect during demolition and construction activities upon views, Townscape Character Areas and Heritage Assets assessed would be temporary **moderate adverse**.

## Completed and Operational

- 17.16** Table 17.3 below provides a summary of the residual effects in terms of views once the Proposed Development is completed and operational. Table 17.4 provides a summary of the residual effects in terms of Townscape Character Areas and heritage assets once the Proposed Development is completed and operational.

**Table 17.3 Summary of Residual Effects on Verifiable Views**

View	View Name	Residual Effect	Significance Conclusion
LVMF 9A.1	King Henry VIII's Mound – the viewing point	N/A	N/A
View 1	Norton Folgate – looking north	Moderate Beneficial	Significant
View 2	Worship Street	Moderate Beneficial	Significant
View 3	Shoreditch High Street from junction with Bowl Court	Moderate Beneficial	Significant
View 4	Shoreditch High Street from junction with Commercial Street – looking south	Moderate to Major Beneficial	Significant
View 5	Shoreditch High Street from junction with Commercial Street – looking along Commercial Street	Moderate to Major Beneficial	Significant
View 6	Commercial Street – looking into Fleur De Lis Street	Moderate Beneficial	Significant
View 7	Fleur De Lis Street – looking north-west	Moderate to Major Beneficial	Significant
View 8	Fleur De Lis Street – looking west	Moderate to Major Beneficial	Significant
View 9	Folgate Street – further east	Minor Neutral	Not Significant
View 10	Folgate Street – looking at junction with Blossom Street	Moderate Beneficial	Significant
View 11	Elder Street – looking north	Moderate to Major Beneficial	Significant
View 12	Blossom Street – looking north	Major Beneficial	Significant
View 13	Blossom Street – corner with Fleur De Lis Street – looking north	Moderate Beneficial	Significant
View 14	Blossom Street – looking south	Major Beneficial	Significant
View 15	Commercial Street – corner with Quaker Street	Moderate Beneficial	Significant
View 16	Commercial Street – opposite no. 169	Minor to Moderate Beneficial	Significant
View 17	Wheeler Street	Minor Beneficial	Not Significant

**Table 17.4 Summary of Residual Effects on Townscape Character Areas and Heritage Assets**

Receptor	Receptor Name	Residual Effect	Significance Conclusion
<b>Townscape Character Areas (TCAs)</b>			
TCA1	Elder Street and Spitalfields	Moderate to Major Beneficial	Significant
TCA2	South Shoreditch	Moderate to Major Beneficial	Significant

# 17 Residual Effects and Conclusions

Receptor	Receptor Name	Residual Effect	Significance Conclusion
TCA3	The City	Moderate Beneficial	Significant
TCA4	Goodsyard	Minor to Moderate Beneficial	Significant
<b>Heritage Assets – Conservation Areas (CAs)</b>			
Elder Street CA		Moderate to Major Beneficial	Significant
Shoreditch High Street CA		Moderate Beneficial	Significant
Brick Lane and Fournier Street CA		Minor to Moderate Beneficial	Significant
<b>Heritage Assets – Listed Buildings</b>			
Elder Street, Fleur De Lis Street Folgate Street and Commercial Street		Moderate to Major Beneficial	Significant
Commercial Street, Quaker Street / Wheeler Street Shoreditch High Street		Moderate Beneficial	Significant
Spital Square and Stothard Place Worship Street East Great Eastern Street south-east & Fairchild Place		Minor to Moderate Beneficial	Significant

## Summary and Conclusions

### Demolition and Construction

- 17.17** Throughout the demolition and construction programme, the majority of residual effects identified have been assessed as being sufficiently mitigated in terms of the measures proposed and not being significant to warrant further assessment or measures over and above those already proposed.
- 17.18** There are likely to be temporary, minor adverse effects relating to construction dust and noise, as well as to pedestrian and cycle network movements. There is also the potential for temporary minor adverse effects in terms of water resources, through potential impacts arising from ground disturbance enabling contaminants to enter the groundwater system, through to drainage from the Site during the works being discharged into the River Thames. The proposed demolition and construction works are also likely to temporarily affect the setting and character of the heritage assets (listed buildings – statutory and local; and conservation areas) located within the area surrounding the Site.
- 17.19** There is also the potential for noise impacts to be experienced at the closest residential receptors (worst case - moderate adverse) which could be considered significant however the duration of the activities would be for limited duration. Similarly, works ground works within the scheduled monument area are considered as having a likely major adverse effect given the designated sensitivity of the Site and is classified as being a likely significant effect. For physical works within this area, a Scheduled Monument Consent (SMC) is required from the Secretary of State and is separate from the statutory planning process.
- 17.20** Whilst the demolition works will clear the Site, temporarily opening up the area in terms of microclimate conditions (i.e. daylight, wind), the potential impacts (both beneficial and adverse) will be temporary and the resulting effect will be no worse than the likely effects of the completed development.
- 17.21** To ensure that the measures proposed to achieve the residual effects are implemented during the works, the Applicant will develop, in consultation with the LBTH, a CEMP for the demolition and construction phase, which will outline how compliance with appropriate standards and guidance, such as the LBTH's Code of Construction Practice (CoCP), the GLA's SPG on dust and emissions, EA Pollution Prevention Guidance, British Standards, and the 'Considerate Constructors Scheme'. The EMP will incorporate the commitments and mitigation measures presented within the assessments of the technical chapters of the ES, as well as providing detail on the roles and responsibilities for those measures, providing detail on how the likely significant adverse effects would be prevented or minimised, including provision of monitoring and record keeping. In addition to the CEMP, an effective Construction Logistics Plan and a Construction Traffic Management Plan will be produced that will set out measures to minimise effects from road and footway

closures and local residents will be consulted and kept informed as to the construction and traffic management proposals.

### Completed Development / Operational

- 17.22** On completion of the Proposed Development, the majority of likely residual effects have been assessed as not being significant, with likely effects ranging from minor adverse, negligible to minor beneficial. The Proposed Development is also likely to generate significant effects, to arise within the local and wider surrounding area and are considered below.
- 17.23** Once completed and occupied, the residential element of the Proposed Development will provide a positive step towards meeting the objectives and targets for new housing provision (i.e. market, affordable) within LBTH and Greater London as a whole (minor beneficial effect). The office-led scheme, supplemented by retail floor space (i.e. shops and restaurants / cafes), will also offer beneficial opportunities in terms of employment and increased spending within the local area.
- 17.24** The redevelopment of the Site will provide a high quality scheme that will provide a significant positive visual contribution to the urban character of the local and wider surrounding area, incorporating into the scheme the locally listed and non-designated buildings and structures of heritage value and significance on site, and in doing so positively contributing to the setting of the designated heritage assets in the surrounding area, as well as the enhancement of the character of the Elder Street Conservation Area.
- 17.25** In addition, the Proposed Development offers amenity for occupiers and visitors to the Site, and those working and residing within the surrounding local area, which is largely deficient in terms of open space. The amenity provision will be complemented with a landscaping strategy that will provide playspace opportunities, as well as ecological enhancement to increase the biodiversity of the Site, through the provision of plantings at roof level, native trees and shrubs, in order to create suitable habitats and foraging opportunities. This will further contribute positively the enhancement of the surrounding public realm. Landscaping will also help mitigate (i.e. entrance) and enhance the microclimate of development for on-site users.
- 17.26** The Proposed Development will also incorporate a drainage strategy which has been designed to attenuate surface water run-off rates, benefitting the local sewer network and reducing the potential risk of flood on-site and to the surrounding area. In terms of sustainability, the Proposed Development seeks to minimise energy use and emissions through an energy strategy that adopts a centralised site-wide system that is based on electric supply which will not generate additional emissions at the location of the Site. The Proposed Development also makes use of the control of solar gain, including the provision of photovoltaic panels at roof level.
- 17.27** There is the potential for the Proposed Development to affect neighbouring residential developments in terms of daylight / sunlight, as well as the potential for the instance of solar glare at some junctions, albeit the effect would be temporary and/or at a junction which experiences minor, slow traffic (i.e. Fleur de Lis Street).
- 17.28** The impact of the Proposed Development in terms of air quality is considered very low (i.e. imperceptible), however for a small number of receptors a low (i.e. small) impact may contribute to the existing elevated pollution levels that are above the Air Quality Strategy Objective threshold identified for the area (LBTH as a whole, as it is designated as a 'Air Quality Management Area'). However, the results of the 'air quality neutral' assessment conclude that the development is 'neutral' in terms of its emissions, falling within the benchmarks for transport and the fact that no on-site emissions of NO<sub>x</sub> and PM<sub>10</sub> are generated by virtue of the proposed energy strategy.
- 17.29** Overall, the Proposed Development accords with the overall objectives of planning policies at national, regional and local levels, and is considered to be in accordance with the Government's objectives for sustainable development. It is acknowledged that the Proposed Development may result in some adverse effects, particularly during the demolition and construction phase. However, the positive benefits of the redevelopment of the Site and its contribution to the surrounding area, in terms of the amenity provision, amenity, heritage, environmental, commercial and social aspects, are considered to outweigh these.

# 17 Residual Effects and Conclusions

## **Summary and Conclusions – Update 2015**

### *March 2015 ES Addendum*

- 17.30** Each technical chapter has been reviewed for the residual effects for the Revised Scheme against the resource / receptor or receptor groups they affect.
- 17.31** In terms of archaeology, the assessment of the Revised Scheme has enabled a more detailed review of the overlay of the Proposed Development on the Site. As such the assessment of effects on the Priory and Hospital of St Mary Spital Scheduled Monument has been updated to consider the fact that the only areas of the Priory and Hospital of St Mary Spital that are of the highest significance are in the southern part of S1. This is where the intrusive works are small and limited to works that are essential for the redeveloped buildings to function efficiently or where new foundations are required such as under 14 and 15 Norton Folgate. All works in the north part of S1 are outside of the Priory. The works in S3 are in the gardens of the priory which, whilst scheduled, are of lower archaeological significance. This would result in a **moderate adverse** effect on the Scheduled Monument, rather than the major adverse effect reported in the December 2014 ES.
- 17.32** Overall, the remainder of the conclusions presented in each of the technical chapters remain unchanged in terms of likely effects and significance, and therefore the assessment presented in the December 2014 ES remain valid.

### *November 2015 Amendments*

- 17.33** Each technical chapter has been reviewed for the residual effects for the Amended Proposed Development against the resource / receptor or receptor groups they affect.
- 17.34** Whilst the technical assessments and some residual effects (i.e. archaeology, air quality) have been updated, the residual effects do not change from those presented within the December 2014 ES and March 2015 ES Addendum, and therefore remain valid.
- 17.35** In terms of air quality, the nature of the likely effects identified on external receptors is emphasised by the updated IAQM and EPUK significance criteria, which increases the likelihood of moderate and major adverse effects occurring where total pollutant concentrations are already elevated beyond the relevant objective value. In this instance, concentrations are elevated beyond the objective value mainly as a result of high background pollutant concentrations, rather than the contribution predicted as a result of the Amended Proposed Development. This is confirmed by the air quality neutral assessment, which concludes that road traffic emissions associated with the Amended Proposed Development is below the benchmark values and that the Amended Proposed Development remains Air Quality Neutral.

## **Townscape and Visual Impact Assessment – Update 2015**

### *March 2015 ES Addendum*

- 17.36** The residual effects (for both the demolition and construction, and once the amended Proposed Development is completed and occupied) presented in the December 2014 TVIA have been reviewed against the Revised Scheme.
- 17.37** Whilst selected views in the TVIA have been updated, the residual effects do not change from those presented within the December 2014 ES and therefore remain valid.

### *November 2015 Amendments*

- 17.38** The residual effects (for both the demolition and construction, and once the amended Proposed Development is completed and occupied) presented in the March 2015 TVIA Addendum have been reviewed against Amended Proposed Development.
- 17.39** Whilst selected views in the TVIA have been updated, the residual effects do not change from those presented within the March 2015 ES Addendum and therefore remain valid.