

**CHAPTER 17**

**SUMMARY OF  
RESIDUAL EFFECTS**



U and I (8AE) Limited and the London Fire  
Commissioner (LFC)

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## **8 ALBERT EMBANKMENT**

Volume I: Chapter 17 - Summary of Residual  
Effects





U and I (8AE) Limited and the London Fire  
Commissioner (LFC)

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## **8 ALBERT EMBANKMENT**

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# CONTENTS

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<b>17.</b>	<b>SUMMARY OF RESIDUAL EFFECTS</b>	<b>17-1</b>
17.1.	INTRODUCTION	17-1
17.2.	6. SOCIO-ECONOMICS	17-1
17.3.	7. TRANSPORT AND ACCESS	17-3
17.4.	8. AIR QUALITY	17-3
17.5.	9. NOISE AND VIBRATION	17-4
17.6.	10. ARCHAEOLOGY	17-6
17.7.	11. WATER RESOURCES	17-6
17.8.	12. GROUND CONDITIONS, HYDROGEOLOGY AND CONTAMINATION	17-8
17.9.	13. ENVIRONMENTAL WIND	17-8
17.10.	14. DAYLIGHT, SUNLIGHT AND OVERSHADOWING	17-9
17.11.	VOLUME III – HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT	17-10
17.12.	CONCLUSIONS	17-12

## 17. SUMMARY OF RESIDUAL EFFECTS

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### 17.1. INTRODUCTION

- 17.1.1. The likely significant residual environmental effects of the Proposed Development have been assessed. These are the likely effects following the implementation of the proposed mitigation measures, and are outlined below and in the preceding technical chapters (**Chapters 6 - 14**).
- 17.1.2. Each technical chapter presents a detailed consideration of the likely residual effects. This Chapter provides a summary of the residual effects of the Demolition and Construction Stage, and Operational Stage of the Proposed Development.
- 17.1.3. Operational residual effects are generally permanent in nature whereas construction effects are often less significant due to their temporary nature (albeit for a period of approximately 3.5 to 4 years). A summary of residual effects are outlined below, and focus on the operational phase of the Proposed Development.
- 17.1.4. Residual effects for the Heritage Townscape and Visual Impact Assessment are contained within **ES Volume III** and are not reported herein (due to the number of receptors to report effects against).

### 17.2. 6. SOCIO-ECONOMICS

#### DEMOLITION AND CONSTRUCTION

##### Generation of Direct, Indirect and Induced Employment through Construction Jobs

- 17.2.1. The negative effects associated with the Demolition and Construction Stages of the Proposed Development are limited. The magnitude of the positive effects linked with increased construction-related employment felt in LBL and Greater London could be increased by encouraging the use of local labour and supply chains.
- 17.2.2. The sensitivity of the local labour market is low and the magnitude of change, following mitigation, is high. Therefore, there is likely to be a direct, temporary, short term **moderate positive** residual effect (**significant**) on the local labour market of short term following the implementation of mitigation measures.

##### Existing Occupiers (Employment)

- 17.2.3. The sensitivity of the local labour market is low and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, temporary, short term, **negligible** residual effect on the local labour market (not significant) following the implementation of mitigation measures.

##### Expenditure in the Local Economy

- 17.2.4. No mitigation measures are required; therefore, the residual effect is the same as the initial effect of **negligible** to **minor positive** (not significant).

#### OPERATION

##### Gross and Net Additional Direct and Indirect Employment through Operation Jobs

- 17.2.5. The sensitivity of local employment provision and the local labour market is low and the magnitude of change, following mitigation, is moderate. Therefore, there is likely to be a direct and indirect,

permanent, long term **minor to moderate positive** effect (**significant**) on local employment following the implementation of mitigation measures.

## CHANGE IN LOCAL SERVICE DEMAND

### Population

- 17.2.6. No mitigation measures are required; therefore, the residual effect remains the same as the initial effect of **negligible to minor positive (not significant)**.

### Education

- 17.2.7. On balance, the sensitivity of local primary education provision is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative to negligible** residual effect (**not significant**) on local education following the implementation of mitigation measures.
- 17.2.8. The sensitivity of local secondary education provision is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative to negligible** residual effect (**not significant**) on local education provision following the implementation of mitigation measures.
- 17.2.9. The sensitivity of local early years childcare provision is medium, and the magnitude of change, following mitigation, is medium. Therefore, there is likely to be a direct, permanent, medium-term **moderate negative** residual effect (**significant**) on early years' childcare provision following the implementation of mitigation measures

### Health Facilities

- 17.2.10. The sensitivity of local healthcare provision is medium to high and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term negligible residual effect (not significant) on local healthcare provision following the implementation of mitigation measures.

### Playspace, Sports, Open Space and Recreation

- 17.2.11. The sensitivity of local sports, open space and recreation facilities is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term negligible residual effect (not significant) on local sports, open space and recreation facilities following the implementation of mitigation measures.

### Community Facilities

- 17.2.12. The sensitivity of local community facilities is low and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, permanent, medium-term negligible residual effect (not significant) on community facilities following the implementation of mitigation measures.

### New Housing

- 17.2.13. No mitigation measures are required; therefore, the moderate positive residual effect (significant) remains the same as the initial effect.

## 17.3. 7. TRANSPORT AND ACCESS

### DEMOLITION AND CONSTRUCTION

#### Severance, Pedestrian Amenity, Pedestrian Delay and Driver Delay

- 17.3.1. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following CTMP mitigation, is considered will be low. Therefore, there is likely to be a direct, temporary, **minor to moderate negative (not significant)** effect on severance, pedestrian amenity, pedestrian delay, and driver delay following the implementation of mitigation measures.

#### Fear and Intimidation

- 17.3.2. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following mitigation, is considered to be negligible. Therefore, there is likely to be a direct, temporary **negligible (not significant)** effect on fear & intimidation following the implementation of mitigation measures.

#### Accidents & Road Safety

- 17.3.3. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following mitigation, is considered negligible. Therefore, there is likely to be a direct, temporary **negligible (not significant)** effect on accidents and road safety following the implementation of mitigation measures.

### OPERATION

#### Severance, Pedestrian Amenity, Pedestrian Delay & Driver Delay

- 17.3.4. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following mitigation, is considered will be low (Lambeth High Street, Whitgift Street & Black Prince Road). Therefore, there is likely to be a direct, permanent **minor to moderate negative (not significant)** effect on severance, pedestrian amenity, pedestrian delay, and driver delay following the implementation of mitigation measures.

#### Fear and Intimidation

- 17.3.5. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following mitigation, is considered will be negligible. Therefore, there is likely to be a direct, permanent negligible (not significant) effect on fear and intimidation following the implementation of mitigation measures.

#### Accidents and Road Safety

- 17.3.6. The sensitivity of local footway and carriageway receptors is medium, and the magnitude of change, following mitigation, is considered negligible. Therefore, there is likely to be a direct, permanent **negligible (not significant)** effect on accidents and road safety following the implementation of mitigation measures.

## 17.4. 8. AIR QUALITY

### DEMOLITION AND CONSTRUCTION

- 17.4.1. The residual effects of dust and PM<sub>10</sub> generated by construction activities are likely to be a direct, temporary, medium term and **negligible**. The residual effects are therefore **not significant**.

17.4.2. The residual effects of emissions to air from construction traffic on local air quality are likely to be a direct, temporary, medium term and negligible. The residual effects are therefore **not significant**

## OPERATION

17.4.3. With the application of suitable mitigation measures, the residual effects are likely to be direct, permanent, medium term **negligible (not significant)** effect in relation to NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>.

## 17.5. 9. NOISE AND VIBRATION

### DEMOLITION AND CONSTRUCTION

#### NOISE

17.5.1. Assuming a reduction of 10 dB and 5 dB as described in **Chapter 9 Noise & Vibration**, due to the application of mitigation measures, the receptors predicted to experience High or Medium effects would be as shown in **Table 17.1** below. The same IDs are presented as in **Chapter 9 Noise & Vibration**: numbers for residential premises; and letters for non-residential premises.

**Table 17.1: Summary of Receptors Predicted to Experience High or Medium Effects with Mitigation**

Activity	Receptors			
	Based on Worst Case Levels		Based on Average Case Levels	
	High	Medium	High	Medium
Demolition	-	2. 15, 16 & 17 Lambeth High St 3. Whitgift House, Whitgift St A. 4 AE (IMO) G. Southbank House, BPRd	-	1. 44A Lambeth High St 2. 15, 16 & 17 Lambeth High St (LHSt) B. The Windmill PH, 44 LHSt G. Southbank House, BPRd
Removal of Foundations	2. 15, 16 & 17 Lambeth High St G. Southbank House, Black Prince Road (BPRd) 1. 44A Lambeth High St 4. 2 Whitgift St B. The Windmill PH, 44 LHSt 3. Whitgift House, Whitgift St A. 4 AE - International Maritime Organisation (IMO)	C. Beaconsfield Gallery, Newport St D. Railway Arches 130-133, Newport St 6. 21-67 Newport St 7. 69-85 Newport St	-	2. 15, 16 & 17 Lambeth High St G. Southbank House, BPRd 1. 44A Lambeth High St 4. 2 Whitgift St B. The Windmill PH, 44 LHSt 3. Whitgift House, Whitgift St A. 4 AE (IMO)
Piling	2. 15, 16 & 17 Lambeth High St G. Southbank House, BPRd 1. 44A Lambeth High St 4. 2 Whitgift St B. The Windmill PH, 44 LHSt 3. Whitgift House, Whitgift St A. 4 AE (IMO)	-	-	2. 15, 16 & 17 Lambeth High St G. Southbank House, BPRd 1. 44A Lambeth High St 4. 2 Whitgift St

Activity	Receptors			
	Based on Worst Case Levels		Based on Average Case Levels	
	High	Medium	High	Medium
				B. The Windmill PH, 44 LHSt
Superstructure Construction	-	-	-	-

- 17.5.2. It has been found that despite the 10 dB and 5 dB reductions assumed a number of receptors are still predicted to experience High or Medium effects during some of the activities considered. In terms of the average case levels, where only the 5 dB reduction has been assumed, no High effects are predicted, but some may still experience Medium effects during some activities.
- 17.5.3. It is clear, therefore, that noise during the demolition and construction activities needs to be given further consideration once sufficient details are available, and that the opportunity to minimise noise levels needs to be maximised.
- 17.5.4. In terms of eligibility for noise insulation (or the reasonable costs thereof), the highest predicted level with the assumed mitigation is 74 dB, which is just below the relevant threshold presented in **Table 9.2 in Chapter 9 Noise and Vibration**, as per BS 5228-1, of 75 dB. On this basis, there would be no eligibility in this regard (nor, therefore, in terms of temporary rehousing). This is assuming significant mitigation, however, and so this will need re-evaluating as it becomes possible to refine the predictions.
- 17.5.5. On the basis of the assessment presented above, and where the sensitivity of the nearest receptors is high, the magnitude of change, following mitigation, is predicted to range between negligible and high. Therefore, there is likely to be a direct, temporary, short-term residual **negligible to major negative (significant)** effect on the nearest occupants following the implementation of mitigation measures. The effect in the medium-term is likely to range from a **negligible to moderate negative (significant)** effect.

### Vibration

- 17.5.6. Following mitigation, including the possibility of agreeing periods with the receptors when the works can and cannot be undertaken, the magnitude of vibration effects on occupants of the surrounding premises, and the buildings themselves, is likely to be no more than a direct, temporary, short-term **minor negative** effect, and therefore **not significant**.

## OPERATION

### Operational Traffic Noise

- 17.5.7. The sensitivity of nearest receptors to Whitgift Street and Lambeth High Street is assumed to be high and the magnitude of change is low, with there being no scope for mitigation. Therefore, there is likely to be a direct, permanent, short-term residual **minor negative** effect on the nearest receptors, and therefore **not significant**. In the medium and long-term, a **negligible** effect is anticipated, and therefore **not significant**.

- 17.5.8. For all other roads, the sensitivity of nearest receptors is assumed to be high and the magnitude of change is negligible, with there being no requirement for mitigation. Therefore, there is likely to be a direct, permanent, short, medium- and long-term **negligible** residual effect on the nearest receptors, and therefore **not significant**.

#### **Operational Building Service Plant Noise**

- 17.5.9. The sensitivity of the existing and proposed dwellings is high and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, permanent, long-term residual **negligible** effect on the existing and proposed dwellings following the implementation of mitigation measures, and therefore **not significant**.

## **17.6. 10. ARCHAEOLOGY**

### **DEMOLITION AND CONSTRUCTION**

#### **Excavation of New Basement Levels**

- 17.6.1. The magnitude of change to assets of up to high heritage significance is high and permanent in nature. The mitigation strategy outlined in **Chapter 10 Archaeology**, would entirely remove any archaeological remains that may be present in a controlled, documented manner, resulting in preservation by record. The magnitude of change upon these remains would remain high and permanent; however, as any archaeological remains would be recorded and preserved, the residual effect would be **negligible negative**, and is therefore considered **not significant**.

#### **Insertion of New Piled Foundations**

- 17.6.2. The magnitude of change to assets of up to high heritage significance is high and permanent in nature. The mitigation strategy outlined in **Chapter 10 Archaeology**, would entirely remove any archaeological remains that may be present in a controlled, documented manner, resulting in preservation by record. The magnitude of change upon these remains would remain high and permanent; however, as any archaeological remains would be recorded and preserved, the residual effect would be **negligible negative**, and is therefore considered **not significant**.

## **17.7. 11. WATER RESOURCES**

### **DEMOLITION AND CONSTRUCTION**

#### **Flood Risk Effects on Construction Workers**

- 17.7.1. Due the nature of the potential flooding (mainly surface water flooding) the magnitude of effect, prior to mitigation, is considered to be low. The sensitivity of Construction Workers to the risk of flooding is considered medium. This is due to their presence on Site only during working hours, their awareness and training.
- 17.7.2. The sensitivity of Construction Workers is medium and the magnitude of effect, prior to mitigation, is low. Therefore, there is likely to be a direct, temporary, medium-term effect on Construction Workers of **minor negative**, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.3. As no additional mitigation is required other than the implementation of a CEMP during construction, residual effects will remain as reported above.

### **Flood Risk Effects on Residents and Users of the Surrounding Areas**

- 17.7.4. As aforementioned in the previous section, a CEMP would be incorporated during construction. This would ensure the risk of surface water flooding as well as other potential sources of flooding such as groundwater (if present) are mitigated.
- 17.7.5. Furthermore, any potential effects offsite would be mitigated by the distance and the reasonably flat nature of the area; the magnitude of potential effect is therefore considered negligible.
- 17.7.6. The sensitivity of residents and occupants of the surrounding area is high (worst case scenario) and the magnitude of change, prior to mitigation, is negligible. Therefore, there is likely to be a direct, temporary, medium-term **negligible** effect on residents and occupants, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.7. No additional mitigation is required, meaning residual effects will remain as reported.

### **Effects Upon Water Supply**

- 17.7.8. The sensitivity of TW's Water Supply Network is low and the magnitude of change, prior to mitigation, is low. This would result in a direct, temporary, medium-term **negligible to minor positive/negative** effect on Thames Water's Water Supply Network, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.9. As no mitigation is required, residual effects will remain as reported.

### **Effects Upon the Public Drainage Network (Water Quantity)**

- 17.7.10. The sensitivity of Thames Water's Sewerage Network is low and the magnitude of change, prior to mitigation, is low. This would result in a direct, temporary, medium-term **negligible to minor positive/negative** effect on Thames Water's Water Sewerage Network, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.11. As no mitigation is required, residual effects will remain as reported.

## **OPERATION**

### **Flood Risk Effects on Future Site Occupants**

- 17.7.12. The sensitivity of Site occupants (Staff and public) is medium and the magnitude of effect, prior to mitigation, is low. Therefore, there is likely to be a direct, long, permanent term **minor negative** effect on staff, residents and public, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.13. A Flood Warning and Evacuation Plan (FWEP) (**Appendix 11.2**) would further reduce the vulnerability of the Proposed Development, however, the effect remains as **minor negative**, and therefore **not significant**.

### **Flood Risk Effects on Residents and Users of the Surrounding Areas**

- 17.7.14. The sensitivity of residents and occupants of the surrounding area is high and the magnitude of effect, prior to mitigation, is negligible. Therefore, there is likely to be a direct, permanent, long-term **negligible** effect on Residents and occupants, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.15. As no mitigation is required, residual effects will remain as reported above.

### Effects Upon Water Supply

- 17.7.16. The sensitivity of Thames Water's Water Supply Network is low and the magnitude of change, prior to mitigation, is medium. This would result in a direct, permanent, long-term **minor negative** effect on Thames Water's Water Supply Network, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.17. As no mitigation is required, residual effects will remain as reported.

### Effects Upon Public Drainage Network (Water Quantity)

- 17.7.18. Although there is a significant reduction in the proposed discharge rate, this would have a limited impact on the wider public drainage network; therefore, the magnitude of change, prior to mitigation, is predicted to be low. The sensitivity of Thames Water's Sewerage Network is low. This would result in a direct, permanent, long-term **negligible to minor positive** effect on Thames Water's Sewerage Network, prior to the implementation of mitigation measures, and therefore **not significant**.
- 17.7.19. As no mitigation is required, residual effects will remain as reported.

## 17.8. 12. GROUND CONDITIONS, HYDROGEOLOGY AND CONTAMINATION

### DEMOLITION AND CONSTRUCTION

#### Effect on Workers and Third-Party Neighbours from Possible On-Site Contamination

- 17.8.1. The sensitivity of demolition and construction workers and third-party neighbours is medium to high and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, temporary, short-term **negligible** effect (**not significant**) on construction workers following the implementation of mitigation measures.

#### Potential for Impact to Controlled Waters from Possible On-Site Contamination

- 17.8.2. The sensitivity of the Controlled Waters is high and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, temporary, long-term, **negligible** effect (**not significant**) on groundwater in the underlying aquifers following the implementation of mitigation measures.

### OPERATION

#### Future Site Users could be Exposed to Potentially Contaminated Soil within areas of Soft Landscaping

- 17.8.3. Future Site users could be exposed to potentially contaminated soil within areas of soft landscaping.
- 17.8.4. The sensitivity of future users is medium to high and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, temporary, medium to long-term, **negligible** effect on existing Site users following the implementation of mitigation measures (**not significant**).

## 17.9. 13. ENVIRONMENTAL WIND

### DEMOLITION AND CONSTRUCTION

- 17.9.1. Demolition and Construction effects have been assessed using professional judgment, in light of the wind tunnel results for the existing Site and with the completed Proposed Development. The building under construction will progressively change the wind conditions from the existing situation to the final,

'operational' conditions with the final conditions expected to represent the worst-case for the Demolition and Construction Stage.

- 17.9.2. During demolition and construction, there will be areas considered as a working site in which windier conditions would be tolerated; however, the wind microclimate is not expected to exceed the current windiest conditions reported for the Proposed Development (Configuration 2) (i.e. car park / roadway, as described in **Chapter 13: Wind Microclimate**), and therefore wind effects during the demolition and construction stage are anticipated to be **negligible (not significant)**.

## **OPERATION**

### **Pedestrian Thoroughfares**

- 17.9.3. Wind conditions at the ground level, with the Proposed Development built out, range from suitable for sitting use, to suitable for strolling use, with the exception of location 58 (on Black Prince Road, south of the South Square), where wind conditions are suitable for carpark / roadway use (two categories windier than required for thoroughfare use).
- 17.9.4. With the Proposed Development and integrated mitigation measures *in situ*, the occurrences of strong winds reduced at ground level, with a significant improvement on Black Prince Road where pre-existing strong winds occurred at four locations (as described in **Chapter 13: Wind Microclimate**).
- 17.9.5. The likely effect on receptor 58 (on Black Prince Road, south of the South Square) is **minor negative (significant)**. The likely effect on all other thoroughfare receptors ranges from **negligible** (where leisure walking conditions occur) through to **moderate positive** (where sitting conditions occur) (**not significant**).

### **Building Entrances**

- 17.9.6. The residual effect on building entrances is of **negligible** (where standing / entrance conditions occur) or **minor positive** significance (where sitting conditions occur) and **not significant**.

### **Balconies**

- 17.9.7. The residual effect on balcony locations is **negligible** and **not significant**.

### **Public Amenity Spaces**

- 17.9.8. The residual effect on ground and terrace level amenity locations is **negligible** and therefore **not significant**.

## **17.10. 14. DAYLIGHT, SUNLIGHT AND OVERSHADOWING**

### **DEMOLITION AND CONSTRUCTION**

- 17.10.1. There will be a short-term Negligible effect whilst the plant on-site undertakes the demolition of the existing buildings that are to be demolished. There will then be a short term **Minor Positive** effect following the demolition of the existing buildings. The effect is therefore considered to be **not significant**. During the construction of the Proposed Development, the effects which may be perceptible during construction as the building superstructures take shape, would be similar to those of the Operational Stage set out below. It is considered that the assessments undertaken for the Operational Stage present the worst case position and any effect experienced by the existing surrounding sensitive receptors during the Demolition and Construction Stage will therefore be less significant than those experienced against the Operational Stage.

17.10.2. The effects during the Demolition and Construction Stage will be temporary **Minor Positive** and therefore **not significant**.

### **OPERATION**

#### **Daylight to Surrounding Properties**

17.10.3. The effect upon the daylight amenity to windows and rooms of surrounding properties are considered to be permanent, direct, **negligible to moderate negative** and therefore **significant**.

#### **Sunlight to Surrounding Properties**

17.10.4. The sunlight results demonstrate that some properties do have a number of Site facing windows and rooms which will experience **negligible (not significant)** alterations to their sunlight amenity.

#### **Sun on Ground**

17.10.5. The shadow results demonstrate that all six amenity areas will experience alterations to their sunlight amenity. In accordance with BRE Guidelines however, these will not be noticeable to users and is **negligible (not significant)**.

#### **Transient Overshadowing**

17.10.6. The shadow results demonstrate that all three amenity areas will experience alterations to their sunlight amenity. In accordance with BRE Guidelines however, these will not be noticeable to users and is therefore of **minor negative** significance.

#### **Light Pollution**

17.10.7. The overall effect of the Proposed Development in light pollution terms is considered to be permanent, direct, **negligible** negative and therefore **not significant**.

#### **Solar Glare**

17.10.8. The overall negative effect of the Proposed Development in solar glare terms is considered to be of no greater than temporary, direct and **minor negative (not significant)**.

#### **Internal Daylight**

17.10.9. The habitable rooms comprising the Proposed Development will continue to afford good levels of Average Daylight Factor (ADF) to users throughout the Operational Phase and therefore not mitigation is required. Effects to daylight amenity are considered **negligible to minor positive** and therefore **not significant**.

#### **Sun on Ground – Proposed Amenity Areas**

17.10.10. The amenity areas within the Proposed Development will continue to receive good levels of sun-on-ground potential to users throughout the Operational Phase. The effect to sun on ground is considered **minor positive (not significant)**.

## **17.11. VOLUME III – HERITAGE, TOWNSCAPE AND VISUAL IMPACT ASSESSMENT**

17.11.1. This section provides a summary of the residual effects, a detailed breakdown of significance of residual effect can be viewed in Table 8.1 of **Volume III – HVTIA**.



## DEMOLITION AND CONSTRUCTION

### EFFECTS ON THE VALUE OF HERITAGE RECEPTORS

17.11.2. Residual effects to the value of Lambeth Fire Station and Drill Tower are expected to be **moderate positive (significant)**.

### EFFECTS ON THE CHARACTER AND APPEARANCE OF THE ALBERT EMBANKMENT CONSERVATION AREA

17.11.3. Effects on the value and character of the Albert Embankment Conservation Area are considered **minor negative** and short term, therefore are considered **not significant**.

### EFFECTS ON THE SETTING OF HERITAGE RECEPTORS

17.11.4. Effects on the setting of receptors are considered short term and range from **negligible** to **minor negative** and therefore are **not significant**.

### EFFECTS ON THE VALUE OF TOWNSCAPE RECEPTORS

17.11.5. Residual effects to townscape area receptors are considered **minor negative** to **negligible (not significant)**.

### CHANGE TO VISUAL RECEPTORS

17.11.6. The Proposed Development is considered to affect visual receptors ranging between **minor negative** to **negligible** but **not significant**.

## OPERATION

### ALTERATIONS TO RECEPTOR AND CHANGE IN SETTING OF HERITAGE RECEPTORS

17.11.7. Effects resulting from alterations to and change in setting to Lambeth Fire Station and Drill Tower are considered **moderate positive** and long term and are therefore **significant**.

### CHANGE TO THE CHARACTER AND APPEARANCE OF ALBERT EMBANKMENT CONSERVATION AREA

17.11.8. The Proposed Development is likely to change the character and appearance of the Albert Embankment Conservation Area and is considered to be **moderate positive (significant)**.

### CHANGE IN THE SETTING OF HERITAGE RECEPTORS

17.11.9. The effect of changes in setting to several heritage receptors is considered to range from **moderate positive (significant)** to **negligible (not significant)**.

### ALTERATIONS TO RECEPTOR AND CHANGE IN THE SETTING OF TOWNSCAPE RECEPTORS

17.11.10. The Proposed Development is likely to have a moderate positive effect on townscape area receptors and therefore considered significant.

### CHANGE IN THE SETTING OF TOWNSCAPE RECEPTORS

17.11.11. Changes to the setting of townscape receptors range from **moderate positive (significant)** to **negligible (not significant)**.

## CHANGE TO VISUAL RECEPTORS

17.11.12. Operation of the Proposed Development is likely to cause visual change to receptors with effects ranging from **moderate positive (significant)** to **minor negative (not significant)**.

## 17.12. CONCLUSIONS

- 17.12.1. The Proposed Development will provide mixed-use redevelopment of 8 Albert Embankment, including the LFC Lambeth Fire Station and adjoining parcels of land. It will provide approximately 75,007 sqm GEA of residential, office, hotel, museum, fire station, retail and further ancillary land uses.
- 17.12.2. The Proposed Development is considered to be appropriate in terms of its prime location adjacent to the River Thames within the Vauxhall, Nine Elms and Battersea (VNEB) and designation as an allocated site within the Lambeth Plan and provision of high quality public realm which will deliver benefits through improved connectivity to the local community, along with improved pedestrian and cycle provision through the Site.
- 17.12.3. The design of the Proposed Development incorporates a range of inherent enhancement and mitigation measures which have helped to reduce significant effects to existing and future receptors. Measures proposed in **Chapter 16 Summary of Effects and Mitigation** should be implemented at detailed design stage in order to further improve effects and ensure that the sustainability and environmental performance of the Proposed Development is optimised. The residual effects reported within the ES are summarised in **Table 17. 2** below.
- 17.12.4. Planning conditions, obligations or other means may be used to secure the delivery of the mitigation and enhancement measures set out in this ES and in other documents submitted in support of the Planning Application.



**Table 17.2 - Summary of Residual Effects**

CHAPTER	STAGE OF DEVELOPMENT	DESCRIPTION OF RESIDUAL EFFECT	SIGNIFICANCE OF RESIDUAL EFFECTS				
			MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	PERMANENT / TEMPORARY	DIRECT / INDIRECT	SHORT / MEDIUM / LONG TERM
<b>6. Socio-Economics</b>	Demolition and Construction	Generation of direct on-site employment opportunities	Moderate	Positive	T	D	ST
		Generation of indirect on-site employment opportunities	Moderate	Positive	T	I	ST
		Existing occupiers providing employment	Negligible	N/A	T	D	ST
		Expenditure in the Local Economy	Minor to Negligible	Positive	T	I	ST
	Operation	Generation of direct employment opportunities	Minor to Moderate	Positive	P	D & I	LT
		Generation of indirect on-site employment opportunities	Moderate	Positive	T	D & I	LT
		Change in local service demand, Population	Negligible to Minor	Positive	P	D	LT

		Change in local service demand, Primary Education	Negligible to Minor	Negative	P	D	MT
		Change in local service demand, Secondary Education	Minor to Negligible	Negative	P	D	MT
		Change in local service demand, Early years Education	Moderate	Negative	P	D	MT
		Change in local service demand, Health facilities	Negligible	N/A	P	D	MT
		Change in local service demand, Playspace, sports, open space and recreation	Negligible	Negative	P	D	MT
		Change in local service demand, Community Facilities	Negligible	N/A	P	D	MT
		Change in local service demand, Housing	Moderate	Positive	P	D	LT
<b>7. Transport and Access</b>	Demolition and Construction	Pedestrian Severance	Minor to Moderate	Negative	T	D	ST
		Pedestrian Amenity	Minor to Moderate	Negative	T	D	ST
		Pedestrian Delay	Minor to Moderate	Negative	T	D	ST



		Driver Delay	Minor to Moderate	Negative	T	D	ST
		Fear and Intimidation	Negligible	N/A	T	D	ST
		Accident and Road Safety	Negligible	N/A	T	D	ST
	Operation	Pedestrian Severance	Minor to Moderate	Negative	P	D	LT
		Pedestrian Amenity	Minor to Moderate	Negative	P	D	LT
		Pedestrian Delay	Minor to Moderate	Negative	P	D	LT
		Driver Delay	Minor to Moderate	Negative	P	D	LT
		Fear and Intimidation	Negligible	N/A	P	D	LT
		Accident and Road Safety	Negligible	N/A	P	D	LT
	<b>8. Air Quality</b>	Demolition and Construction	Impacts of works and trackout on dust and PM <sub>10</sub> / PM <sub>2.5</sub> concentrations on nearby dwellings and other sensitive receptors	Negligible	Negative	T	D
Impacts of emissions on local air quality			Negligible	Negative	T	D	MT

	Operation	Impacts of the development traffic and energy generation plant on NO <sub>2</sub> concentrations on nearby dwellings and other sensitive receptors	Negligible	Negative	P	D	MT
		Impacts of the development traffic on PM <sub>10</sub> and PM <sub>2.5</sub> concentrations on nearby residential dwellings and sensitive receptors	Negligible	Negative	P	D	MT
<b>9. Noise and Vibration</b>	Construction	Demolition and construction noise on nearest receptors	Negligible to Major	Negative	T	D	ST
			Negligible to Moderate	Negative	T	D	MT
		Demolition and construction vibration on nearest receptors	Negligible to Moderate	Negative	T	D	ST
	Operation	Operational traffic noise on Whitgift Street and Lambeth High Street	Minor	Negative	P	D	ST & MT
		Changes in the Sound from Road Traffic on all other roads	Negligible	N/A	P	D	ST, MT & LT
		Building Service Plant Noise	Negligible	N/A	P	D	LT



		Sound from Existing Transportation and Mechanical Plant Sources, Proposed habitable rooms	Negligible	N/A	P	D	LT
<b>10. Archaeology</b>	Demolition and Construction	Excavation of new basement levels	Negligible	Negative	P	D	LT
		Insertion of new piled foundations	Negligible	Negative	P	D	LT
	Operation	N/A	N/A	N/A	N/A	N/A	N/A
<b>11. Water Resources and Flood Risk</b>	Demolition and Construction	Flood risk to construction workers	Minor	Negative	T	D	MT
		Flood risk to residents and occupants of the surrounding area	Negligible	N/A	T	D	MT
		TW Water Supply System	Negligible to Minor	Positive/Negative	T	D	MT
		TW Drainage Network	Negligible to Minor	Positive/Negative	T	D	MT
	Operation	Flood risk to Site occupants	Minor	Negative	P	D	LT
		Flood risk to residents and users of the surrounding area	Negligible	N/A	P	D	LT
		TW Water Supply System	Minor	Negative	P	D	LT

		TW Drainage Network	Negligible to Minor	Positive	P	D	LT
<b>12. Ground Conditions, Hydrogeology and Contamination</b>	Demolition and Construction	Effect on Demolition and Construction Workers and Third-Party Neighbours from Possible on-site Contamination	Negligible	N/A	T	D	ST
		Potential for Impact to Controlled Waters from Possible on-site Contamination	Negligible	N/A	T	D	LT
	Operation	Effect on future Site users by exposure to contaminants within soft landscaping areas	Negligible	N/A	T	D	MT-LT
<b>13. Wind Microclimate</b>	Demolition and Construction	Wind conditions worsening beyond existing conditions	N/A	N/A	T	D	ST
	Operation	Pedestrian thoroughfares	Negligible	N/A	P	D	LT
		Building Entrances	Negligible	N/A	P	D	LT
		Balconies	Negligible	N/A	P	D	LT
		Public amenity spaces	Negligible	N/A	P	D	LT



<b>14. Daylight, Sunlight and Overshadowing</b>	Demolition and Construction	Daylight to adjacent properties	Minor	Positive	T	D	ST
		Sunlight to adjacent properties	Minor	Positive	T	D	ST
		Overshadowing to adjacent areas of open space	Minor	Positive	T	D	ST
	Operation	Daylight to adjacent properties	Negligible to Moderate	Negative	P	D	LT
		Sun on Ground	Negligible to Minor	Negative	P	D	LT
		Transient Overshadowing	Minor	Negative	P	D	LT
		Light pollution to adjacent properties	Negligible	Negative	P	D	LT
		Solar glare to existing key junctions and railways	Minor	Negative	P	D	ST
		Internal Daylight of Proposed Development habitable rooms	Negligible	Positive	P	D	LT
		Overshadowing to proposed open spaces	Minor	Positive	P	D	LT
<b>Volume III - HVTIA</b>	Demolition and Construction	Effects on the value of Lambeth Fire Station and Drill Tower	Moderate	Positive	T & P	D & I	ST & LT

		Effects on the character and appearance of Albert Embankment Conservation Area	Minor	Negative	T	D	ST
		Effects on the setting of several heritage receptors	Negligible to Minor	N/A and Negative	T	I	ST
		Effects on the value of Townscape Character Sub-Area 1a and 1b	Minor	Negative	T	D & I	ST
		Effects to Townscape Character Areas 2 - 11	Negligible	N/A	T	I	ST
		Effects to visual receptors	Negligible to Minor	Negative	T	D	ST
	Operation	Alterations to and change in setting of Lambeth Fire Station and Drill Tower	Moderate	Positive	P	D & I	LT
		Change in the setting of Albert Embankment Conservation Area	Moderate	Positive	P	D	LT
		Change in setting of several heritage receptors	Negligible to Moderate	N/A to Positive	P	I	LT
		Alterations to and changes in setting of Townscape Character Sub-Area 1a and 1b	Moderate	Positive	P	D & I	LT



		Change in setting of townscape character areas	Negligible to Moderate	Positive	P	I	LT
		Changes to visual receptors	Minor to Moderate	Negative to Positive	P	D & I	LT

**Key to table:**

P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable.



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