

**CHAPTER 16**

**SUMMARY OF  
EFFECTS AND  
MITIGATION**



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

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## **8 ALBERT EMBANKMENT**

Volume I: Chapter 16 - Summary of Effects and  
Mitigation





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Volume I: Chapter 16 - Summary of Effects and Mitigation

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## 16. SUMMARY OF MITIGATION MEASURES

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### 16.1. INTRODUCTION

- 16.1.1. From the outset, the EIA process has involved an iterative approach to inform the design, and where practicable, measures to mitigate likely significant environmental effects have been incorporated into the design of the Proposed Development to avoid, reduce or offset such effects. The result is such that the design of the Proposed Development includes inherent mitigation. The inherent mitigation, which has been captured as part of the design process and within the final design of the Proposed Development, is explicitly drawn to the reader's attention in the relevant technical chapters of this ES.
- 16.1.2. It is worth noting that during the evolution of the design and layout of the Proposed Development positive steps have been taken to increase connectivity through the Site and with surrounding areas and improve wayfinding for pedestrians in the local area and surrounding buildings and land uses. This is to offset any future environmental effects that could arise from future development surrounding the Site.
- 16.1.3. Where the assessment (including inherent mitigation) has resulted in likely significant negative effects, additional mitigation has been identified to:
- § Control and manage the demolition and construction activities; and
  - § Control the operation of the Proposed Development.
- 16.1.4. **Table 16.1** provides a summary of the effects and mitigation measures identified within each of the technical chapters of this ES (**Chapters 6 – 14**) and **Volume III HTVIA**.
- 16.1.5. It is expected that the mitigation measures identified within the technical chapters (**Chapters 6 – 14**) and summarised in the **Table 16.1** below would form part of detailed design specifications as appropriate to be submitted and approved in response to appropriately worded planning conditions. An indication as to how the mitigation measures will be implemented (e.g. adopted as part of the plans, through s106 contributions, Community Infrastructure Levy (CIL) payments, or through a planning condition) is also included in **Table 16.1**.

### 16.2. CONSTRUCTION STAGE

- 16.2.1. The mitigation measures proposed during construction have been selected for their practicality and effectiveness. **Chapter 5 Demolition and Construction**, of this ES is supported by a framework CEMP which sets out how the construction works will be carried out and the Applicant's intentions for managing the construction process.
- 16.2.2. The framework CEMP describes how the Proposed Development could be delivered taking into account the local constraints, buildings and environment. It acts as a guide, as the actual construction methodology will be developed following selection and appointment of the principal contractor. Specific mitigation measures as identified for the construction works within the technical Chapters are summarised in **Table 16.1** whilst general commitments are set out below.
- 16.2.3. Once a contractor has been appointed, it is proposed that a formal CEMP will be prepared and submitted for approval by LBL and other consultees as appropriate before construction commences. Implementation of the management plans will allow management and control of the proposed construction works associated with groundworks, including management of materials, wastewater and

the storage of fuels and construction plant. The CEMP will provide details of the procedures and methods to be followed to minimise any potential adverse effects of construction on the local environment, relating to local air quality, noise and vibration levels, lighting, visual amenity and ground conditions. Once they are approved, contractors working on the Site would be required to comply with the requirements of the management plans through the provision of detailed method statements.

### **16.3. OPERATIONAL STAGE**

- 16.3.1. Many of the mitigation measures which have been identified through the EIA process rely on effective implementation once the Proposed Development is completed. The precise management structures for controlling these activities, to ensure that effects are minimised and the design objectives are achieved, will be subject to approval by LBL.
- 16.3.2. Specific mitigation measures identified for the Operational Stage within the technical ES chapters are summarised in **Table 16.1**. The measures have been assessed within each chapter and considered in the determination of the classification of the residual effects.

**Table 16.1 - Summary of Effects and Mitigation Measures**

CHAPTER	STAGE	LIKELY EFFECT	MITIGATION MEASURES	LIKELY METHOD OF IMPLEMENTATION	RESIDUAL EFFECT
<b>6. Socio-Economics</b>	Demolition and Construction	§ Generation of employment opportunities	<p>§ None required. However, several initiatives are proposed to maximise the economic benefits of the Proposed Development felt locally, including:</p> <ul style="list-style-type: none"> <li>· Providing full and fair employment opportunities, training and education opportunities for local residents during the Construction Stage through creation of an Employment &amp; Skills Plan;</li> <li>· Encouraging procurement opportunities for local businesses to source products and services locally where possible and practical; and</li> <li>· Establishing links with local schools, colleges and businesses to offer training and employment opportunities via work experience and apprentice schemes.</li> </ul>	The Employment and Skills Plan will be secured through a s106 obligation	Moderate positive
		§ Existing Occupiers	<p>§ The Proposed Development will contain a range of employment uses including low cost office space.</p> <p>§ Measures to be implemented to encourage the existing users of employment floorspace at the Site to occupy space in the operational Proposed Development. Existing occupiers should be informed of the opportunities to take up employment floorspace once the Proposed Development is complete and available for occupation.</p>	Adopted as part of the plans for the Proposed Development	Negligible

		§ Expenditure in the local economy	§ None Required.	N/A	Minor positive to negligible
	Operation	§ Generation of employment opportunities from proposed commercial elements of the Proposed Development.	<p>§ None Required. However, the positive aspects of the anticipated local economic benefits may be maximised by measures including:</p> <ul style="list-style-type: none"> <li>· Encouragement of local recruitment for the new job opportunities offered in the long-term operation of the development;</li> <li>· The small, medium and low cost office space offer an opportunity for take-up by small and medium enterprises within the local study area;</li> <li>· The existing occupiers at the Site could be re-accommodated within this co-working space once the Proposed Development is completed. Existing occupiers should be informed of the opportunities to take up employment floorspace once the Proposed Development is complete and available for occupation; and</li> <li>· The employment strategy for the site during the Operational Stage will be set out in an Employment &amp; Skills Plan, as required by the LBL Employment and Skills SPD (2018).</li> </ul>	The Employment and Skills Plan and low cost office space will be secured through a s106 obligation	Minor to moderate positive
		§ Change in local population	§ None Required.	N/A	Minor positive to negligible
		§ Effect on demand for	§ A LBL Community Infrastructure Levy (CIL) payment will be made towards improving education facilities, in line with Council's Regulation 123 List.	CIL payment	Minor negative to negligible

		primary education			
		§ Effect on demand for secondary education	§ A LBL Community Infrastructure Levy (CIL) payment will be made towards improving education facilities, in line with Council's Regulation 123 List.	CIL payment	Minor negative to negligible
		§ Effect on demand for early years	§ None available	N/A	Moderate negative
		§ Effect on demand for health facilities	§ A LBL CIL payment will be made towards improving health care facilities, in line with the Council's Regulation 123 List.	CIL payment	Minor negative
		§ Effect on demand for playspace, sports, open space and recreation	§ A LBL CIL payment will be made towards improving indoor sport and leisure facilities, in line with Council's Regulation 123 List. § Section 106 contribution towards enhancements to nearby public parks.	CIL payment	Negligible
		§ Effect on demand for community facilities	§ A LBL CIL payment will be made towards improving community facilities (including healthcare facilities, libraries, indoor sport and leisure facilities, cultural facilities, recycling facilities and community or youth facilities), in line with Council's Regulation 123 List.	CIL payment	Negligible
		§ Effect on demand for new housing	§ None Required.	N/A	Moderate positive

<b>7. Transport and Access</b>	Demolition and Construction	§ Pedestrian Amenity, Delay, Severance, Driver Delay	§ Implementation of Construction Traffic Management Plan (CTMP); and § Provision of direct, convenient and safe alternative pedestrian routes which will be signposted.	Planning condition	Minor to moderate negative
		§ Fear & Intimidation, Accidents & Road Safety	§ Implementation of CTMP; § Provision of direct, convenient and safe alternative routes which will be signposted; and § Construction traffic to be Fleet Operator Recognition Scheme (FORS) accredited.	Planning condition	Negligible
	Operation	§ Severance, Pedestrian Amenity, Pedestrian Delay and Driver Delay	§ Enhanced public realm highway scheme, s106 obligation – no residential parking permits for on-street parking, Implementation of Residential Travel Plans, Employee Travel Plans and Service and Delivery Management Plans.	Adopted as part of the plans for the Proposed Development, s106 contributions and planning conditions	Minor to moderate negative
		§ Fear & Intimidation	§ Enhanced public realm highway scheme, s106 obligation – no residential parking permits for on-street parking, Implementation of Residential Travel Plans, Employee Travel Plans and Service and Delivery Management Plans.	Adopted as part of the plans for the Proposed Development, s106 contributions and planning conditions	Negligible
		§ Accidents & Road Safety	§ Enhanced public realm highway scheme, s106 obligation – no residential parking permits for on-street parking, Implementation of Residential Travel Plans, Employee Travel Plans and Service and Delivery Management Plans.	Adopted as part of the plans for the Proposed Development, s106 contributions and planning conditions	Negligible

<b>8. Air Quality</b>	Construction	§ Impacts of demolition, earthworks, construction, trackout & vehicle movements	<p>§ Implementation of a CEMP and Construction Logistics Plan (CLP); and</p> <p>§ Application of good practice and Site environmental management measures. A comprehensive list can be found in Section 8.8 of the Air Quality chapter of this ES.</p>	Planning conditions	Negligible
	Operation	§ Impacts of the Proposed Development traffic and energy generation plant on local air quality	<p>§ Electric Vehicle (EV) charging facilities will be provided for the majority of car parking spaces that are available to encourage EV use by occupants and visitors to the Site;</p> <p>§ A site-wide ‘smart’ courier policy to be adopted. This could potentially reduce the number of motorised vehicle trips generated by the development as using cycle couriers when viable reduces the number and impact of motorised vehicles upon the local highway networks;</p> <p>§ Vehicle charging points will be provided for freight vehicles;</p> <p>§ Residential and employee Travel Plans and Service and Delivery Management Plans; and,</p> <p>§ The design of the development is such that it will positively contribute to pedestrian and cycle connectivity and amenity within the context of the local area, increasing the attractiveness of the Site, thus encouraging sustainable travel.</p>	Adopted as part of the plans for the Proposed Development and planning conditions	Negligible
<b>9. Noise and Vibration</b>	Demolition and Construction	§ Demolition and Construction Noise	<p>§ Implementation of a CEMP to be secured by condition;</p> <p>§ Normal site working hours for the Proposed Development will be agreed with Lambeth Council and are expected to be:</p> <ul style="list-style-type: none"> <li>· Monday to Friday – 8am to 6pm; and</li> <li>· Saturday – 8am to 1pm.</li> </ul>	Planning condition and compliance with legislation (CoPA)	Negligible to major negative (short-term) and negligible to moderate negative

			<ul style="list-style-type: none"> <li>§ Noisy operations shall not take place outside these hours without the prior approval from the Council;</li> <li>§ Should the Developer/ Contractor propose any additional or alternative working hours for operational reasons, the prior agreement of Lambeth Council will be obtained. A minimum of 14 days notification is likely to be required by the Council, except in case of emergency or safety. In the case of work required in response to an emergency, the Council and local residents will be advised as soon as is reasonably practicable that the works are taking place and their likely duration;</li> <li>§ Best Practical Means (BPM), as defined under Section 72 of the Control of Pollution Act (CoPA) 1974, will be applied to all activities;</li> <li>§ Any compressors brought on to Site to be silenced or sound reduced models fitted with acoustic enclosures;</li> <li>§ All pneumatic tools to be fitted with silencers or mufflers;</li> <li>§ Care will be taken when erecting or striking scaffolds to avoid impact noise from banging steel. All operatives undertaking such activities to be instructed on the importance of handling the scaffolds to reduce noise to a minimum;</li> <li>§ Deliveries to be programmed to arrive during daytime hours only. Care will be taken when unloading vehicles to minimise noise. Delivery vehicles to be routed so as to minimise disturbance to local residents. Delivery vehicles to be prohibited from waiting within or in the vicinity of the Site with their engines running;</li> <li>§ All plant items to be properly maintained and operated according to manufacturers' recommendations in such a manner as to avoid causing excessive noise. All plant to be sited so that the noise impact at nearby noise sensitive properties is minimised;</li> </ul>		(medium term)
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			<p>§ Local hoarding, screens or barriers to be erected as necessary to shield particularly noisy activities; and</p> <p>§ A considerate and neighbourly approach will be taken to relations with the local residents. Works will only take place during given periods, e.g. during the daytime and not at night.</p>		
		§ Demolition and Construction Vibration	<p>§ Implementation of a CEMP to be secured by condition;</p> <p>§ Mitigation measures set out for noise above will also keep vibration levels to a minimum;</p> <p>§ Best Practicable Means will be adopted, whilst all plant items are to be properly maintained and operated according to manufacturers' recommendations in such a manner as to avoid causing excessive vibration; and</p> <p>§ A considerate and neighbourly approach will be taken to relations with the local residents. Possibility of agreeing periods with close sensitive receptors when the works can and cannot be undertaken.</p>	Planning condition	Minor negative
	Operation	§ Operational Traffic Noise	§ None Required.	N/A	Negligible
		§ Operational Building Service Plant Noise	§ Mitigation requirements to be determined during the detailed design of the building structure.	Planning condition	Negligible
<b>10. Archaeology</b>	Demolition and Construction	§ Excavation of new basement levels	<p>§ For impacts to archaeological remains, a programme of preservation by record; and</p> <p>§ For well-preserved remains of significance, this would entail a full excavation within impact areas. For poorly preserved</p>	Planning condition	Negligible

			remains, or those of low significance this is likely to consist of a watching brief.		
		§ Insertion of new piled foundations	<p>§ For impacts to archaeological remains, a programme of preservation by record; and</p> <p>§ Depending upon the results of the evaluation, an appropriate mitigation would likely entail the excavation within the proposed pile locations and pile caps for well-preserved remains, or a watching brief on pile cap and ground beam locations for poorly preserved remains.</p>	Planning condition	Negligible
	Operation	§ N/A	§ N/A	N/A	N/A
<b>11. Water Resources and Flood Risk</b>	Demolition and Construction	§ Risk to Construction Workers	§ Implementation of a CEMP.	Planning condition	Minor negative
		§ Risk to Residents and Users of the Surrounding Areas	§ Implementation of a CEMP.	Planning condition	Negligible
		§ Effects upon Water Supply	§ None Required.	N/A	Minor positive to minor negative
		§ Effects upon public drainage network (Water quantity)	§ Implementation of a CEMP.	Planning condition	Minor positive to minor negative

	Operation	§ Future Site Occupants	§ A Flood Warning and Evacuation Pan (FWEP) will be produced for the residential element of the scheme.	Planning condition	Minor negative
		§ Residents and Users of the Surrounding Areas	§ None required other than inherent 'in-built' mitigation as follows; <ul style="list-style-type: none"> <li>• The Proposed Development locates 'more vulnerable' users such as residents away from the ground floor and below. All residential users, with the exception of Whitgift Street affordable housing units, are located on the first floor and above. The Whitgift Street affordable housing unit block has a limited amount of residential users on the ground floor, and as a result a flood water evacuation route (i.e. a stairwell access) to upper levels has been provided as part of the design, to provide a safe means of escape for ground floor users in the case of extreme flood risk event.</li> <li>• The Surface Water Drainage Strategy has been designed to a standard of up to the 1in100 year storm period event. The Environment Agency Climate Change guidance requires assessments to consider both the central (20%) and upper end (40%) allowances to understand the range of impact of peak rainfall intensity. The Surface Water Drainage Strategy for the Site has been designed to cater to the upper end allowance of 40% for further resilience.</li> </ul>	Adopted as part of the plans for the Proposed Development	Negligible
		§ Effects upon Water Supply	§ None Required.	N/A	Minor negative
		§ Effects upon public drainage network (Water quantity)	§ None required other than inherent 'in-built' mitigation, as above.	N/A	Negligible to minor positive

<b>12. Ground Conditions, Hydrogeology and Contamination</b>	Demolition and Construction	<p>§ Effect on Demolition and Construction Workers and Third-Party Neighbours Production from possible On-Site Contamination</p>	<p>§ Implementation of a CEMP, demolition strategy and contamination plan to be secured by condition;</p> <p>§ Demolition and construction workers would be required to wear PPE such as gloves and face masks (where appropriate) to prevent dermal contact and inhalation or ingestion. Appropriate site hygiene facilities will be put in place;</p> <p>§ Water can be sprayed onto material being worked to damp down any potentially contaminated dust and prevent it from becoming airborne. Wheel washing of site vehicles may also be implemented to prevent tracking of contaminated material off-site; and</p> <p>§ Appropriate covering of onsite stockpiled materials and during transport to/from the Site to prevent dust generation.</p>	Planning conditions	Negligible
		<p>§ Potential for Impact to Controlled Waters from possible On-Site Contamination</p>	<p>§ Implementation of a CEMP;</p> <p>§ A temporary drainage strategy will be designed to reduce the risk of mobilisation of contamination to Controlled Waters during construction;</p> <p>§ Ground investigation post planning to identify areas of contamination;</p> <p>§ Production of a Piling Risk Assessment prior to works;</p> <p>§ UXO Desk Study of a Geotechnical Design Report; and</p> <p>§ A Generic Quantitative Environmental Risk Assessment (GQRA), Remediation Strategy and Detailed Quantitative Environmental Risk Assessment (DQRA).</p>	Planning conditions	Negligible
	Operation	<p>§ Future site users could be exposed to</p>	<p>§ All superficial materials will be removed from Site during the basement excavation and therefore any areas of soft landscaping are likely to be formed from imported soils; and</p>	Planning condition	Negligible

		potentially contaminated soil within areas of soft landscaping	§ All imported soils should be chemically validated as suitable for use prior to being imported to Site.		
<b>13. Wind Microclimate</b>	Demolition and Construction	§ Pedestrian Comfort	§ None Required.	N/A	Negligible
	Operation	§ Pedestrian Thoroughfares	§ None required other than inherent 'in-built' mitigation, as follows; <ul style="list-style-type: none"> <li>· Landscaping Strategy for the Proposed Development;</li> <li>· Planters (1.5m high) added in the south square in place of benches;</li> <li>· 2m high hedging around location 142 terrace;</li> <li>· 1.5m tall 50% porous barrier (planter or fence) around the perimeter of the Central Site office terrace (probe locations 147 and 148) and the Central Site residential terrace (probe location 155); and</li> <li>· 5 mast-mounted porous baffles along the Black Prince Road, in a staggered formation (Specification: 10m high mast with porous baffles mounted 3m clear of the ground, 3m wide with 50% porous screens).</li> </ul>	Adopted as part of the plans for the Proposed Development  Planning condition	Negligible to moderate negative
		§ Building Entrances			Negligible
		§ Balconies			Negligible
		§ Public amenity spaces			Negligible
<b>14. Daylight, Sunlight and Overshadowing</b>	Demolition and Construction	§ Daylight, Sunlight and Overshadowing to surrounding properties	§ None Required.	N/A	Negligible to minor positive

	Operation	§ Daylight to Surrounding Properties	<p>§ None required other than inherent 'in-built' mitigation, as follows;</p> <ul style="list-style-type: none"> <li>The design and orientation of the Proposed Development has served to minimise the effects on amenity of surrounding residential properties through design, whilst maintaining an appropriate scale of Proposed Development for the Site.</li> <li>The Proposed Buildings have been designed to mitigate the daylight and sunlight effects to neighbouring residential receptors in terms of: <ul style="list-style-type: none"> <li>The position and inter-relationship of each of the Proposed Buildings has been considered to minimise the obstruction angles to windows located within neighbouring residential receptors;</li> <li>The Whitgift Street Terrace has been designed to step-back from the Whitgift street frontage to retain views of unobstructed sky to windows located within neighbouring residential receptors;</li> <li>The orientation of the Central Square Building and Eastern Garden Building has been designed in such a way to retain views of unobstructed sky to windows located within neighbouring residential receptors;</li> <li>The plant located on the upper levels of The Office has been designed in such a way to retain views of unobstructed sky to windows located within neighbouring residential receptors.</li> </ul> </li> </ul>	Adopted as part of the plans for the Proposed Development	Negligible to moderate negative
		§ Sunlight to Surrounding Properties		Adopted as part of the plans for the Proposed Development	Negligible to moderate negative
		§ Sun on Ground	§ None	N/A	Negligible to minor negative

		§ Transient Overshadowing	<p>§ None required other than inherent 'in-built' mitigation, as follows;</p> <ul style="list-style-type: none"> <li>• The Proposed Buildings have been designed to mitigate the overshadowing effects to neighbouring amenity space in terms of: <ul style="list-style-type: none"> <li>- The Whitgift Street Terrace has been designed to step-back from the Whitgift street frontage to minimise shadow effects to the front garden serving Whitgift House;</li> <li>- The position and orientation of the Central Square Building and Eastern Garden Building has been designed to reduce shadow effects over Old Paradise Gardens.</li> </ul> </li> </ul>	Adopted as part of the plans for the Proposed Development	Negligible to minor negative
		§ Light Pollution	§ Use of an intelligent lighting system designed into the scheme for post curfew times is likely to reduce the light spillage levels to within Institute of Lighting Professionals (ILP) guidance.	Planning condition	Negligible
		§ Solar Glare	§ None Required.	N/A	Minor negative
		§ Internal Daylight	§ None Required.	N/A	Negligible to minor positive
		§ Sun on Ground – Proposed Amenity Areas	§ None Required.	N/A	Negligible to minor positive

<b>ES Volume III - Heritage Townscape and Visual Impact Assessment</b>	Construction	§ Effects on built heritage	§ Implementation of a Heritage Renewal and Restoration Strategy (HRRS) CEMP, CLP and Framework Demolition and Construction Environmental Management Plan (FDCEMP); and  § Use of hoardings throughout the Construction Stage.	Planning condition	Moderate positive to minor negative
		§ Effects on views / visual amenity		Planning condition	Negligible to minor negative
		§ Effects on local townscape character		Planning condition	Negligible to minor negative
	Operation	§ Effects on built heritage	§ None required	N/A	Negligible to moderate positive
		§ Effects on views / visual amenity	§ None required	N/A	Minor negative to moderate positive
		§ Effects on local townscape character	§ None required	N/A	Negligible to moderate positive



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