

Bishopsgate Goodsyard Regeneration Limited

Baseline Air Quality Monitoring - Bishopsgate Goodsyard: Platform Level West

Report No. 446986-01(00)

OCTOBER 2026

RSK air quality
MODELLING · MONITORING · PERMITTING

RSK GENERAL NOTES

Report No: 446986-01(00)

Title: Baseline Air Quality Monitoring (August) - Bishopsgate Goodsyard: Platform Level West

Client: Bishopsgate Goodsyard Regeneration Limited

Date: 1st October 2026

Status: Final

Author	Phoebe Chan Senior Air Quality Consultant	**Technical reviewer**	Adam Dawson Associate Director
Signature		Signature	
Date:	30th September 2026	Date:	1st October 2026

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment ltd.

1 INTRODUCTION

RSK Environment Limited was instructed to undertake three months of baseline nitrogen dioxide (NO_2) monitoring at the Bishopsgate Goodsyard: Platform Level West site to understand the existing air quality baseline surrounding the site.

It is understood that a Reserved Matters application for the public realm is to be submitted, and planning conditions issued by the London Borough of Hackney (LBH) and London Borough of Tower Hamlets (LBTH) need to be addressed when submitting the Reserved Matters Application. LBH Condition 34 and LBTH Condition 36 state that:

"*Each Reserved Matters submission shall be accompanied by an updated air quality assessment which sets out a detailed assessment of air quality impacts of the relevant phase / building. Any updated assessment shall be informed by a programme of air quality monitoring, shall demonstrate how each relevant phase / building will be air quality neutral and shall set out any necessary mitigation measures. The updated air quality assessment shall be implemented as approved*."

The proposed development site is located inside Hackney Air Quality Management Area (AQMA) and Tower Hamlets AQMA, and is adjacent to Shoreditch High Street.

This report presents the results of the baseline air quality assessment carried out between 7th August and 4th September 2026 to assess existing air quality around the proposed development site.

2 PARAMETERS AND MONITORING LOCATIONS

2.1 Identification of Air Quality Parameters

Key pollutants of concern to local air quality are nitrogen dioxide (NO_2) and particulate matter (PM_{10} and $PM_{2.5}$). Monitoring of NO_2 is proposed at locations around the proposed development site.

2.2 Monitoring Locations

Diffusion tube monitoring for NO_2 was undertaken at four locations. Monitoring locations are listed in **Table 2.1** and illustrated in **Figure 2.1** below.

Table 2.1: Monitoring Locations

Monitoring Location	Monitoring Equipment	Description
L1	NO_2 diffustion tube	NO_2 diffusion tube located at Shoreditch High Street, near the western boundary of the site
L2	NO_2 diffustion tube	NO_2 diffusion tube located at Commercial Street, near thesouth-western boundary of the site
L3	NO_2 diffustion tube	NO_2 diffusion tube located at Quaker Street, near the south-eastern boundary of the site
L4	NO_2 diffustion tube	NO_2 diffusion tube located at Braithwaite Street, near the eastern boundary of the site

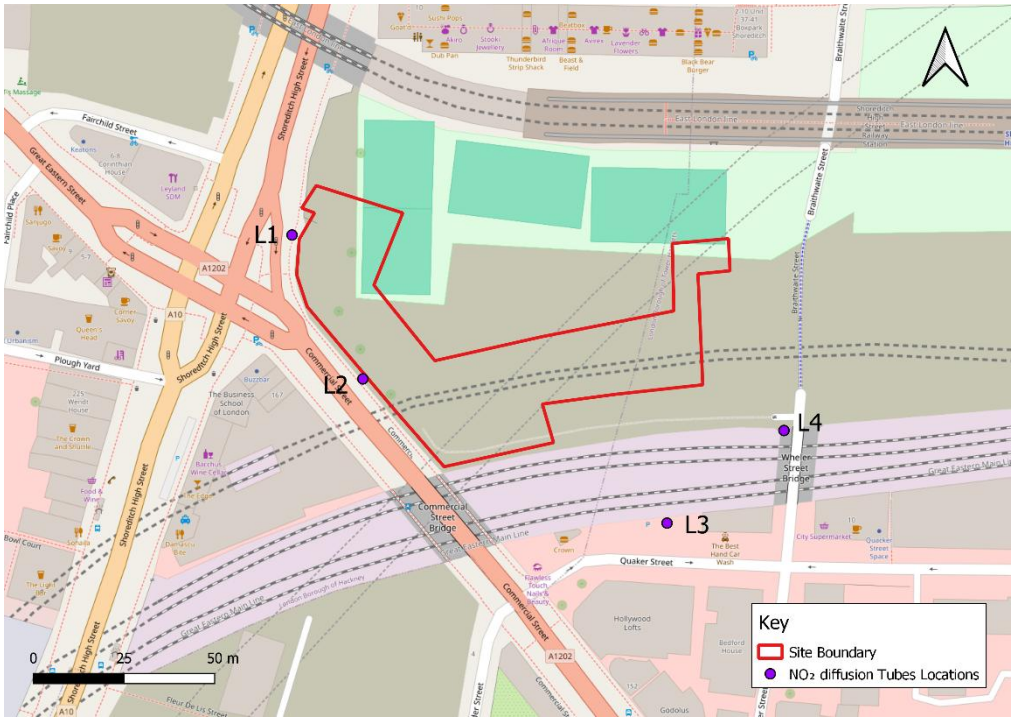


Figure 2.1: Monitoring Locations

@OpenStreetMap contributors, available under the Open Database Licence

3 MONITORING METHODS AND ASSESSMENT CRITERIA

Ambient concentrations of NO_2 were sampled using passive diffusion tubes, transported, deployed and analysed in accordance with BS EN 13528:2002. Diffusion tubes were supplied and analysed by an accredited laboratory in the UK.

Travel (field) blanks were deployed on-site for quality control and quality assurance (QA/QC) purposes and were analysed at an accredited laboratory as per the widely accepted guidance (for example, the guidance provided by the Department for Environment, Food and Rural Affairs (DEFRA), UK). Laboratory blanks were maintained as per the QA/QC standards.

4 BASELINE AIR QUALITY MONITORING RESULTS

4.1 Nitrogen Dioxide (NO_2) Monitoring

Table 4.1 presents the results of the monitoring study undertaken in August, and the laboratory report is presented in **Appendix A**.

Table 4.1: NO_2 monitoring results during 7th August to 4th September 2026

Monitoring Location	Measured NO_2 Concentrations ($\mu g/m^3$) with Blank Subtracted
L1	5.31
L2	44.70
L3	18.27
L4	16.61

Based on the current results, there is the potential for exceedances at the site along Commercial Street; however, as this is based on one month's data, this will be looked at again when the data from months 2 and 3 is available.

APPENDIX A LABORATORY CERTIFICATES

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ilac-MRA UKAS TESTING 2187

LABORATORY ANALYSIS REPORT

NITROGEN DIOXIDE IN DIFFUSION TUBES BY U.V.SPECTROPHOTOMETRY

REPORT NUMBER U05922R
BOOKING IN REFERENCE U05922
DESPATCH NOTE 123872
CUSTOMER RSK Stats Ehs Ltd (Hemel Hempstead) Attn: Phoebe Chan
Spring Lodge
172 Chester Road
Helsby
Cheshire
WA6 0AR
DATE SAMPLES RECEIVED 14/09/2026

Location	Sample Number	Exposure Data Date On*	Date Off*	Time* (hr.)	µg/m³ *	ppb *	µg NO_2 on tube
Shoreditch High Street	3089535	07/08/2026	04/09/2026	672.00	5.88	3.07	0.29
Commercial Street	3089536	07/08/2026	04/09/2026	672.00	45.27	23.63	2.21
Qualcer Street	3089537	07/08/2026	04/09/2026	672.00	18.84	9.83	0.92
Braitwaite Street	3089538	07/08/2026	04/09/2026	672.00	17.18	8.97	0.84
Blank	3089539			672.00	<0.57	<0.30	<0.028
Laboratory Blank				672.00	<0.57	<0.30	<0.028

Comment: Results are not blank subtracted
Results reported as <0.028µg are below the reporting limit.
Tube 3089535 contained water droplets. Result may be compromised.
Results have been corrected to a temperature of 293 K (20°)

Overall M.U. ±9.7% **Limit of Detection** 0.028µgNO_2

The reported expanded uncertainty is based on a standard uncertainty multiplied by a factor of *k*=2, providing a level of confidence of approximately 95%. Uncertainty of measurement has not been applied to the reported results.

Tube Preparation: 20% TEA / Water Analysed on UV CARY1

Analyst Name Nicole Chanengeta **Report Checked By** Vanessa Kellie

Date of Analysis 28/09/2026 **Date of Report** 28/09/2026

Analysis carried out in accordance with documented in-house Laboratory Method GLM7

Samples have been tested within the scope of Gradko International Ltd. Laboratory Quality Procedures. Results within this report relate only to samples as received. Data provided by the client and any subsequent calculations shall be indicated by an asterisk (*), these calculations and results are not within the scope of our UKAS accreditation. Any queries concerning data in this report should be directed to the Laboratory Manager Gradko International Ltd. This report is not to be reproduced, except in full, without the written permission of Gradko International Ltd.

REPORT OFFICIALLY CHECKED

Gradko International Ltd
This signature confirms the authenticity of these results
Signed.....
L. Gates, Laboratory Manager