### Key Issues

There were a number of key issues that needed to be addressed through the EIA and design process, including:

- The height, massing and design of the buildings to effectively integrate with the surrounding residential and commercial properties to provide appropriate mitigation of the impacts.

- The consideration of multiple assessment scenarios due to the surrounding dynamic environment.

- The consideration of on-site receptors throughout the seven year demolition and construction programme due to the retention of the Shell Tower.

- The sensitivity of the site’s location with regard to heritage assets. The site is located within the South Bank Conservation Area, is surrounded by a number of Listed Buildings (Grade II*), and influenced key short, medium and long distance views across the river from The Palace of Westminster World Heritage Site.

### Purpose of the Project

The purpose of the project was to provide a high quality mixed use destination whilst retaining Shell’s headquarters on site, replacing the outworn and underutilised wing buildings, and build high quality proposals enabling public permeability and facilitating a more logical and simple connection to the River Thames. URS was commissioned by Braeburn Estates Limited Partnership and Shell International Petroleum Company Limited to undertake the EIA.

### Description of the Project

The site is located in the central London area adjacent to Waterloo and the South Bank. The seven year demolition and construction programme would involve the demolition of the existing ‘wings’ (i.e. adjoining office buildings to the Shell Tower) and the erection of eight new buildings clustered around the retained Shell Tower, ranging in height from 11 floors to 37 floors (maximum height of 126.95 metres above ordnance datum).
## Lessons Learnt

The proposed scheme underwent early and significant consultation with the surrounding communities and residents to understand the most beneficial design for both the client and the surrounding community. Many issues were considered such as building height and massing, location of residential and office floor space and the inclusion of additional public realm and pedestrian thoroughfares. This allowed the design to develop progressively, reducing opposition and allowing mitigation measures to be designed into the scheme.

This project is based in a dynamic area which is constantly undergoing change. As a result it was necessary to consider multiple development scenarios, as independent parallel applications were being considered which would alter the proposed scheme if permitted. This created another level of complexity to the assessment.

### Lessons Learnt cont. -

The site is located in particularly sensitive area for air quality. Initial modelling identified the potential for significant air quality impacts due to the size of the proposed decentralised power plant and the complex interaction of air flow around multiple tall buildings. Early identification and advice enabled design amendments be incorporated to enable discharge of emissions above the tallest building and inclusion of NOx abatement technology.

Retention of the centrally located Shell Tower and its proposed occupation over the seven year construction and demolition period created a number of complex noise issues due to the consideration of sensitive on site receptors. As a result, specific techniques and phasing had to be developed to enable permitted noise levels to be achieved.

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