



OCTOBER
2023

Selkirk House, 166 High Holborn
and 1 Museum Street, 10-12
Museum Street, 35-41 New Oxford
Street and 16A-18 West Central
Street, London, WC1A 1JR

Health Impact Assessment

ICENI PROJECTS LIMITED
ON BEHALF OF
SELKIRK HOUSE LTD.

Iceni Projects Limited on behalf of
Lab Selkirk House Ltd.

October 2023

Iceni Projects

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH
Glasgow: 177 West George Street, Glasgow, G2 2LB
Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com
linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

**Selkirk House, 166 High Holborn and 1
Museum Street, 10-12 Museum Street,
35-41 New Oxford Street and 16A-18
West Central Street, London, WC1A**

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APPENDICES

A1. HEALTH PROFILES FOR THE LOCAL IMPACT AREA

Document title:	Selkirk House, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR - Health Impact Assessment
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1. INTRODUCTION

- 1.1 This Health Impact Assessment has been prepared by Icen Projects to support the detailed planning application being submitted by Lab Selkirk House Ltd ('the Applicant') to the London Borough of Camden ('the Council') for the redevelopment of the land at Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR ('the site').
- 1.2 **Policy C1 Health and Wellbeing** of the 2017 adopted Camden Local Plan (referred to in detail within **Section 2** of this report) requires a HIA for all major development schemes in the borough. As per the Borough's guidance a Rapid HIA will be undertaken using the NHS London Healthy Urban Development's Rapid HIA Assessment Tool.

Site Context

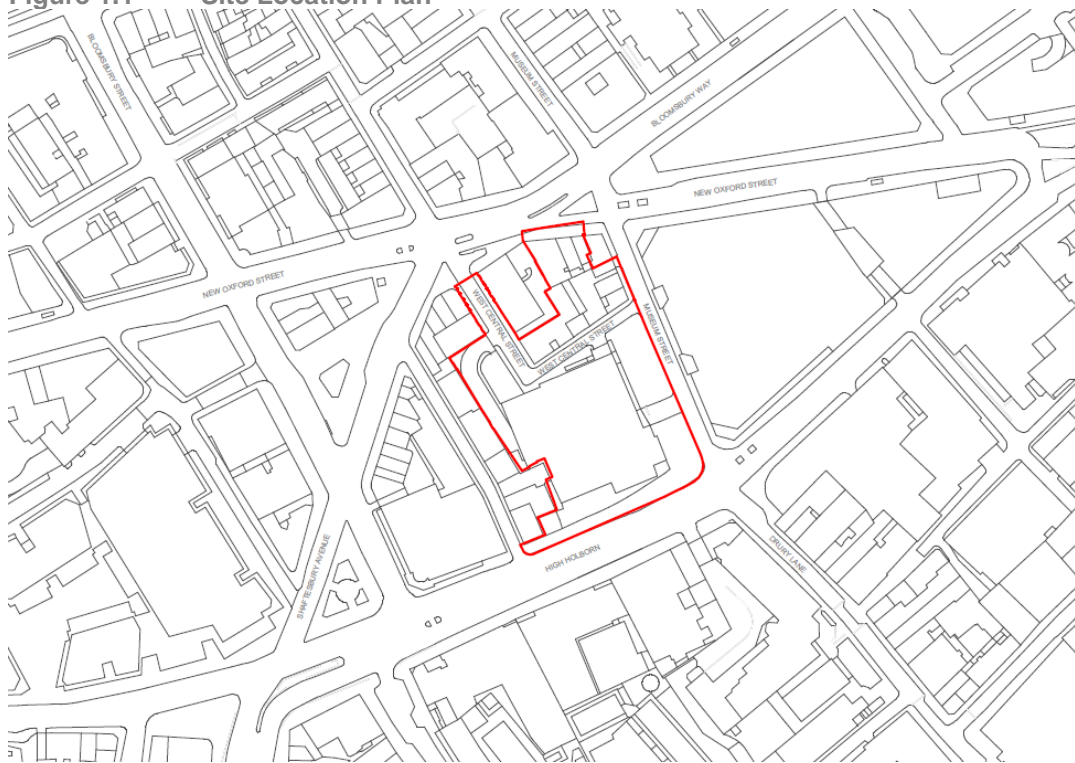
- 1.3 The site is located within the Holborn and Covent Garden Ward of the London Borough of Camden. The site comprises a number of individual buildings within the red line area, which includes Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street.
- 1.4 The site is bounded by High Holborn to the south, Museum Street to the east and New Oxford Street to the north, with the rear of the properties fronting Grape Street forming the western boundary. West Central Street dissects the site and separates out Selkirk House from the New Oxford Street and West Central Street block (known as the West Central Street component of the site).
- 1.5 Selkirk House comprises a 17-storey building, which includes two basement levels, and a further partial basement level. Selkirk House is occupied by the former Travelodge hotel building and NCP car park. The former Travelodge building provided overspill accommodation from the primary Travelodge hotel building on the opposite side of High Holborn, however, the hotel uses at the site ceased all operation in June 2020. At lower levels there is an NCP car park set across basement to second floor level.
- 1.6 The West Central Street buildings are predominantly in retail use at ground floor level fronting New Oxford Street. The basement, first and second floors of No. 39 – 41 are in office use with the upper floors of 35 – 37 being in residential use. No.s 16a, 16b and 18 West Central Street were previously in use as a nightclub at basement level with offices above.
- 1.7 The West Central Street component of the site falls within the Bloomsbury Conservation Area. Within this block, 10-12 Museum Street and 35-37 New Oxford Street are Grade II Listed, with Grade II

listed buildings adjoining the site boundary at 43-45 New Oxford Street and 16 West Central Street. The remaining properties within the block are identified as 'positive contributors' in the Conservation Area Appraisal. Selkirk House sits outside of the Conservation Area boundary which runs along West Central Street.

- 1.8 The site's location in a central commercial area provides a range of shops, services and amenities including supermarkets, libraries, restaurants, cafes, takeaway services, banks, places of worship, opticians, pharmacies, and gyms.
- 1.9 The site benefits from a PTAL rating of 6b being close to three underground stations, namely Holborn to the east, Tottenham Court Road to the south-west (also including the future Crossrail station) and Covent Garden to the south. This area of London is very well served by bus routes on High Holborn and New Oxford Street. High Holborn and New Oxford Street are also on the London Cycle Network and experience high levels of commuter cycling.
- 1.10 Public realm improvements are being brought forward as part of the West End Project¹, which will link in with the popular tourist routes from either Leicester Square or Covent Garden to the British Museum. Works are currently under way on the West End Project and this will make significant improvements, easing congestion and rebalancing the priority of public realm towards the pedestrian and cyclist.

¹ Work underway based on <https://www3.camden.gov.uk/westendproject/the-project/up-coming-works/>

Figure 1.1 Site Location Plan



Source: DSDHA

Proposed Development

- 1.11 The Applicant is seeking detailed planning permission for the following:
- 1.12 *Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of part-demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn (Phased Development).”*
- 1.13 The application is submitted alongside a Listed Building Consent Application for the following:
- Alterations, including part-demolition, to 10-12 Museum Street and 35 and 37 New Oxford Street, to provide flats and townhouses. Demolition of closet wing to 10 Museum Street, infill of door openings. Demolition of modern rear extension to 11-12 Museum Street from ground to third floors, rebuilding of rear wall. Removal of non-original staircase and internal walls to 11-12 Museum Street along with new layouts and thermal upgrades including internal wall insulation, to facilitate new flats. New bridge links to 12 Museum Street from 16a-18 West Central Street. Removal of non-original partition walls to 35 and 37 New Oxford Street, reinstatement of historic room layouts, thermal upgrades. Across*

listed buildings: New kitchens, bathrooms and sanitaryware; Introduction of slimline double-glazed retrofit vacuum glazing to existing window joinery, limited replacement frames; New internal and external doors; Façade refurbishment works; Conservation and restoration of historic joinery, plasterwork, fireplaces and other features of heritage importance. Courtyard garden linking buildings at first floor level above ground floor shared services, with new and amended openings to listed buildings to provide access. New and restored retail frontages to all buildings.

1.14 In summary, the proposed development is seeking detailed planning permission for:

- The provision of **44 residential units**. This includes 19 affordable homes (1,693 sqm) equating to 50.1% affordable housing on a floorspace basis.
- The provision of **24,131 sqm** (GIA) for non-residential uses:
 - **22,650 sqm** (GIA) of office floorspace (Class E(g)(i)).
 - **1,481sqm** (GIA) of flexible town centre uses floorspace (**Class E**), specifically comprising:
 - **186 sqm (GIA) of open Class E floorspace.**
 - **447 sqm (GIA) of restricted Class E** floorspace (allowing all Class E uses except for office (E(g)(i)) and research and development (E(g)(ii)).
 - **2,201 sqm** provided as public realm, pocket parks, communal areas, play space and private amenity for residents and office occupants.
- **465 cycle parking spaces.**

Scope of the Assessment

1.15 The scope of the assessment has been agreed with Planning Officers at the Council. This HIA outlines the relevant national, regional and local policy framework relating to health, as well as a high-level assessment of the baseline demographic, socio-economic and health profile of the local population close to the site in order to provide context for the assessment. Community infrastructure provision and environmental conditions are also considered in order to inform the assessment. The HIA then assesses, against a range of health determinants, the likely effects of the proposed development on health outcomes of the general population and identified vulnerable/ priority groups.

1.16 The assessment is based on the assessment criteria matrix from the London Health Urban Development Unit (HUDU) in line with the Camden Local Plan Policy.

1.17 This HIA should be read in conjunction with the Design and Access Statement prepared by DSDHA, which accompanies the planning application, as well as the suite of application documents prepared in support of the proposals.

Report Structure

1.18 This HIA is structured as follows:

- **Section 2:** Assessment Methodology;
- **Section 3:** Policy Context;
- **Section 4:** Baseline Conditions;
- **Section 5:** Assessment of Health Impacts; and
- **Section 6:** Summary and Conclusions.

2. ASSESSMENT METHODOLOGY

- 2.1 A Health Impact Assessment (HIA) is a practical tool that brings together existing information to demonstrate that health, as a material planning consideration, has been addressed.
- 2.2 The aim of a HIA is to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projects².

Approach

- 2.3 The Mayor of London's Social Infrastructure SPG (2015)³ describes three types of health impact assessment of a desktop, rapid and full HIA. A rapid assessment is considered proportionate in this instance taking account of the the scale of the proposed development and its likely implication for health and social infrastructure.
- 2.4 This is supported by local **Policy C1 Health and Wellbeing** of the 2017 adopted Camden Local Plan (referred to in detail within **Section 2** of this report) requires a HIA for all major development schemes in the borough. As per the Borough's guidance a Rapid HIA will be undertaken using the NHS London Healthy Urban Development's Rapid HIA Assessment Tool.
- 2.5 The Social Infrastructure SPG defines a rapid HIA as follows:

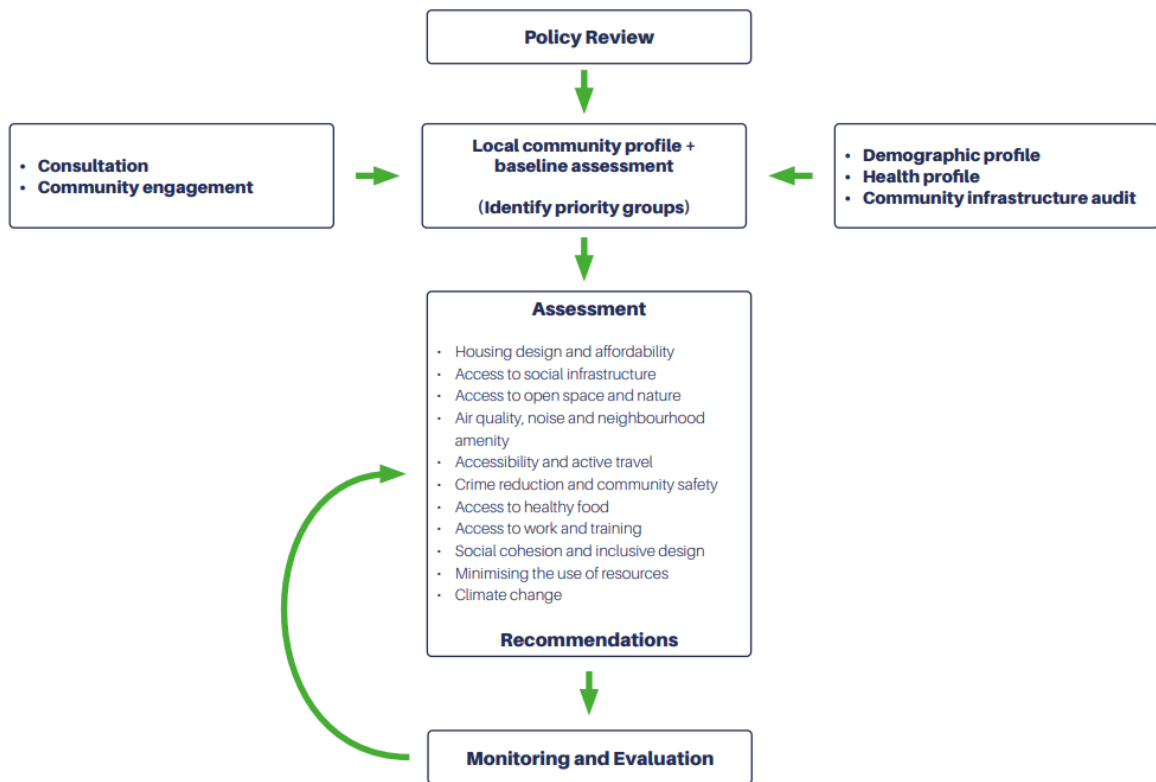
A '**rapid**' assessment, is a more resource intensive process (than a desktop HIA), involving a more focused investigation of health impacts and recommending mitigation and enhancement measures.

- 2.6 To be able to identify health impacts and ensure recommendation are appropriate, the HIA will outline the relevant national, regional, and local policy framework relating to health to understand key feature of the proposals, geographical and social context.

² World Health Organisation (2022) Health Impact Assessment

³ GLA, (2015); Social Infrastructure SPG

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- 2.7 To provide context for the assessment a baseline profile will be built which will help to identify and characterise relevant population groups who may be affected by the impacts of the proposed development. This involves collecting available data on the following:
- Demographic make-up of the local population.
 - Social, cultural, and economic features of the local area covered by the proposal.
 - Health status of the local population including common health conditions.
 - Social infrastructure of the local area.
- 2.8 The data used in the profile will include routine demographic data from the Office of National Statistics (ONS) and health data from Office for Health Improvements and Disparities. Other data sources include the Department of Education and Census Data.
- 2.9 Included within this section will be an overview of the stakeholder engagement activities that have taken place. Consultation provides insight into different ways the proposal could affect health and whether the mitigating measures are likely to work in the local context and what values affected communities place on different impacts.
- 2.10 As set out in the SPG, the HUDU Rapid Health Impact Assessment Tool is considerable a suitable assessment framework to evaluate the health of the Proposed Development against. The assessment tool is based on London Plan Policy and the World Health Organisation Publication Healthy Urban Planning.
- 2.11 As a rapid tool, the purpose is to quickly ensure that the health impacts of a development proposal are identified, and appropriate action is taken to address negative impacts and maximise benefits. This is achieved by breaking down issues surrounding health into eleven categories, questions are then asked on each category and the health issues are discussed.
- 2.12 Where an impact is identified, mitigation measures are given to either enhance or secure a positive impact or mitigate against a negative impact. Mitigation measures can include planning or non-planning measures.
- 2.13 As a health impact assessment is a decision-making tool their effectiveness in influencing a planning decision should therefore be monitored or reviewed. To ensure that the recommended actions are implemented a monitoring agreement will be arranged.
- 2.14 The overall methodology is summarised into the flow chart below:
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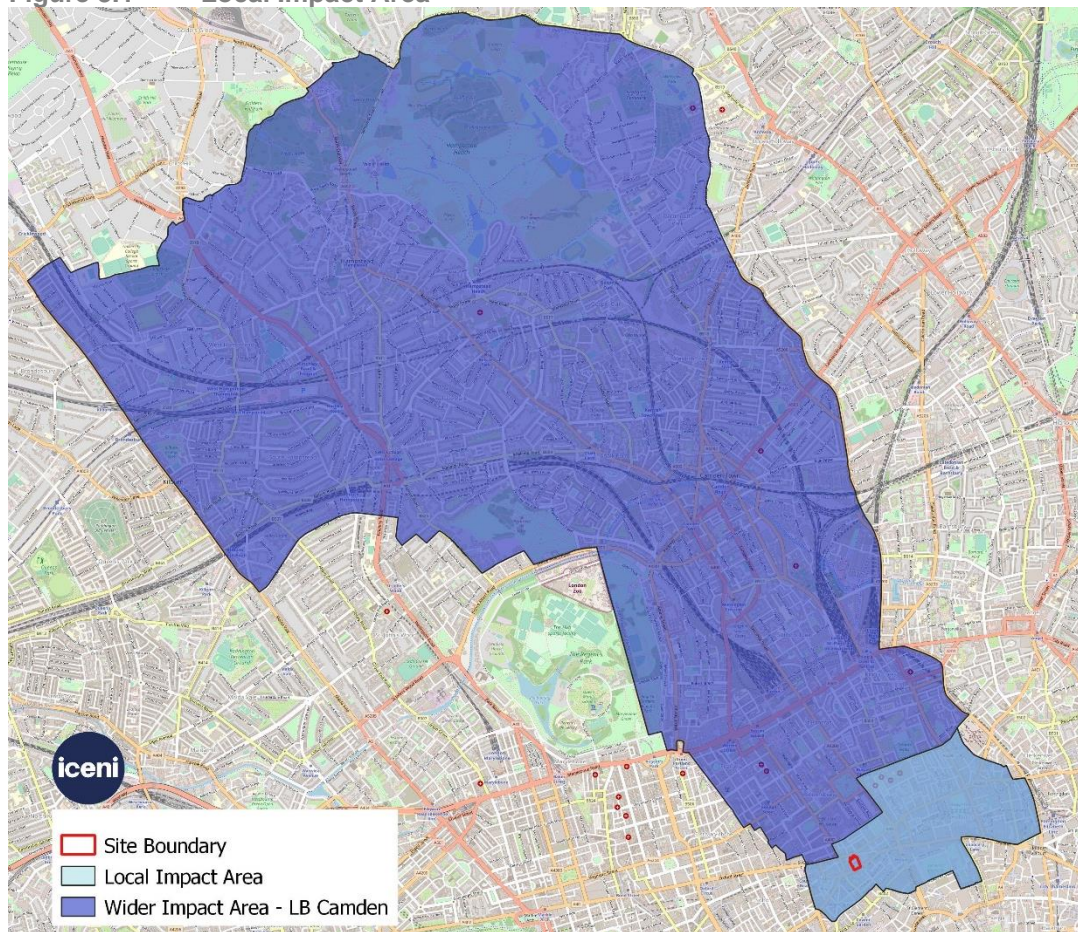


Local Impact Area

- 2.15 The Site is situated within the Holborn and Covent Garden ward. It has been considered that the ward level is an appropriate area where different health determinants can be assessed. The ward area provides a level of consistency as majority of data can be accessed at a ward level. This scale of impact area has been agreed with the Council⁴.
- 2.16 It is likely that some of the Proposed Development effects may be spread over a broader geographical area, i.e. the London Borough of Camden (“Camden”). On this basis, for the purposes of this assessment, the Camden borough boundary is considered to form an appropriate Wider Impact Area.

⁴ Via email with officers on 4th January 2021

Figure 3.1 Local Impact Area



Source: Icen Analysis

Limitations and Assumptions

- 2.17 Assumptions and limitations are highlighted where relevant throughout this assessment however, the key points of note are identified in this section.
- 2.18 Data sources are referenced. The latest available data has been used; however, it should be noted that many data sources are frequently updated and could be subject to change from the time of drafting or during the planning application process.
- 2.19 This HIA draws on the information set out in other planning application documents and other technical documents available at the time of writing this report.
- 2.20 In the social infrastructure baseline, distances have been provided from the Development Site to the location of the social infrastructure. This has been reported as a walking distance. Where possible a consistent central point from the Site to a central point of the social infrastructure has been used, but distance may vary. The social infrastructure baseline is intended to be high-level in order to inform the HIA, it does not provide an exhaustive audit of provision.

3. POLICY CONTEXT

3.1 This section provides an overview of the policy context for considering the health impacts of development.

National Policy

National Planning Policy (2021)

3.2 Promoting healthy communities is an integral part of the NPPF. Key reference to health and wellbeing are reinforced in the following paragraphs:

UN Global Goals	7) Members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.
Health and Wellbeing Needs	92 c) Planning policies and decisions should aim to enable an support healthy lifestyles, especially where this would address identified local health and well-being needs- for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
Local Health and Wellbeing Strategy	93 b) Planning policies and decision should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
Effects of pollution on health	185 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.
Health Infrastructure	20 c) Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for community facilities (such as health, education and cultural infrastructure).

National Planning Practice Guidance (PPG)

3.3 Further guidance on promoting health and safe communities is provided in the PPG. A health impact assessment is specifically mentioned as a useful tool to use where there are expected to be significant impacts from a planning application.

Regional Policy

London Plan (2021)

- 3.4 The 2021 adopted London Plan, has a specific policy on creating a health city and reducing the health inequalities under **Policy GC3**. Contained within this policy there is specific mention of Health Impact Assessments:

Policy GC3 Creating a Health City	To improve Londoners' health and reduce health inequalities, those involved in planning and development must: Assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing on communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments.
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Local Planning Policy

Camden Local Plan (2017)

- 3.6 The Council adopted the Camden Local Plan⁵ in 2017. Within this Plan the Council states it will improve and promote strong, vibrant, and healthy communities through ensuring high-quality environment with local services to support health, social and cultural wellbeing and reducing inequalities. The most relevant health policy is outlined below:

Policy C1 Health and wellbeing	The Council will require development to positively contribute towards creating high quality, active, safe and accessible places, and that proposals for major development schemes will need to include a Health Impact Assessment (HIA).
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Camden Joint Health and Wellbeing Strategy (2019)

- 3.7 The Health and Wellbeing Strategy⁶ sets out the key priorities in the borough. These include residents achieving healthy weight, reducing alcohol-related harm, building resilient families, support the health and wellbeing of children and ensuring good mental health for all. The Council aims to

⁵ Camden Council, (2017); The Camden Local Plan

⁶ Camden Council, (2019); Camden Joint Health and Wellbeing Strategy

implement various policies and programmes to achieve the Strategy's objectives. This includes an increased consideration of health impact in planning and development applications.

4. BASELINE CONDITIONS

- 4.1 This section describes the health profile of the population as well as considering community infrastructure provision in the Local Impact Area. Comparisons are drawn with the Wider Impact Area where appropriate.

Health Profile

Camden Joint Strategic Needs Assessment (2019)

- 4.2 The Council updated its Joint Strategic Needs Assessment in November 2019⁷. The document provides an overview of the general health needs of the population in Camden. The population of Camden is living longer, growing and constantly changing. Although people are living longer, residents on average spend the last 20 years of their life in poor health.
- 4.3 The document recognises that although the majority of children and young people in Camden live healthy lives, there are high levels of vulnerability and disadvantage. 27% of children in Camden aged under 16 are estimated to be living in low income households and this is significantly higher compared to London and England averages.
- 4.4 Cancer, cardiovascular disease (CVD), and respiratory disease remain the leading causes of death in Camden. Although death rates are declining across the population, health inequalities remain stark. This is demonstrated by the gap in life expectancy between people living in the most deprived and least deprived areas. Camden has the 3rd diagnosed rate of serious mental health illness in London. Camden is in the top 10 London boroughs for proportion of working age people claiming out of work benefits and those claiming benefits due to mental health.

Local Health Profile

- 4.5 Using the Office of Health Improvement and Disparities data⁸ it is possible to compare the health of the residents the Local Impact Area with trends across England across a range of indicators. A full health profile is set out in **Appendix A1**.

Communities

- 4.6 Growing up in low-income families and in poverty can negatively impact children's health and well-being, further affecting their future health and life chances as adults. According to the health profile

⁷ Camden Council, (2019); Joint Strategic Needs Assessment

⁸ Office for Health Improvement and Disparities (2022) Public Health Data

data, the proportion of children⁹ living in poverty within the Local Impact Area (22.7% of the population) is higher than across Camden (19.3%) and England (17.1%).

- 4.7 The number of people in long-term unemployment is 2.2 per 1,000 working-age population in the Local Impact Area, which is similar to the borough (2.1 per 1,000 working-age population) and higher than the national average (1.9 per 1,000 working-age population).

Children's and Young People's Health

- 4.8 In the Local Impact Area, 20.0% of measured children in Year 6 were classified as obese, which is lower than in Camden and London (22.4% and 21.6% respectively).
- 4.9 There is no publicly available data on emergency hospital admissions for children in the Local Impact Area. However, in Camden there were 87.6 emergency hospital admissions for children aged 5 and under (per 1,000 of 0-5 years population) in the period 2016/17-2020/21-. This is significantly lower than the number of emergency hospital admissions for under 5s in England overall (140.7).
- 4.10 Likewise, there is no publicly available data on hospital admissions for those "under 15" and "15-24" age groups in the Local Impact Area. Emergency hospital admissions for injuries for "under 15" and "15-24" age groups were 79.4 (Camden) and 92.0 (England) and 55.6 (Camden) and 127.9 (England) respectively.

Adults' Health and Lifestyle

- 4.11 According to Office for Health Improvement and Disparities¹⁰ data, the estimated percentage of the adult population (aged 18+) with alcohol dependency¹¹ in Camden was 1.6%, compared to 1.37% across England between 2018 and 2019. Data is not available at the ward level.

⁹ Please note- Public Health define "children" as 16 years and under.

¹⁰ Office for Health Improvement and Disparities, (2021); Alcohol Dependence Prevalence in England. Available at: <https://www.gov.uk/government/publications/alcohol-dependence-prevalence-in-england>

¹¹ "Alcohol dependency" is characterised by craving, tolerance, a preoccupation with alcohol and continued drinking in spite of harmful consequences. Available at: <https://www.gov.uk/government/publications/health-matters-harmful-drinking-and-alcohol-dependence/health-matters-harmful-drinking-and-alcohol-dependence>

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- 4.12 In addition to this, the hospital admissions¹² for alcohol-related harm (narrow definition, for all ages of the population between 2016 and 2021) within the Local Impact Area (76.0) is lower in comparison to Camden (71.6) and England (100.0).
- 4.13 Public Health data also shows that the standardised emergency admission rate for hospitals stays due to intentional self-harm between 2016 and 2021 (all persons) is lower within the Local Impact Area (29.9) in comparison to Camden (33.6) and England (100.0).
- 4.14 Office for Health Improvement and Disparities data from 2021/22 indicates that approximately 17.8% of adults in Camden were considered to be 'inactive'¹³ which is lower than the level across London (22.9%) and England (22.3%). 72.4% of adults in Camden are considered to be 'active' which is slightly higher than the average for London (66.8%) and England (67.3%).
- 4.15 The health profile indicates that the proportion of older people (aged 65 and over) living alone (50.7%) is higher than Borough (42.2%) and England (31.5%). Levels of older people in deprivation are also higher in the Local Impact Area with 26.2% in deprivation compared to 23.2% in Camden and 14.2% nationally.

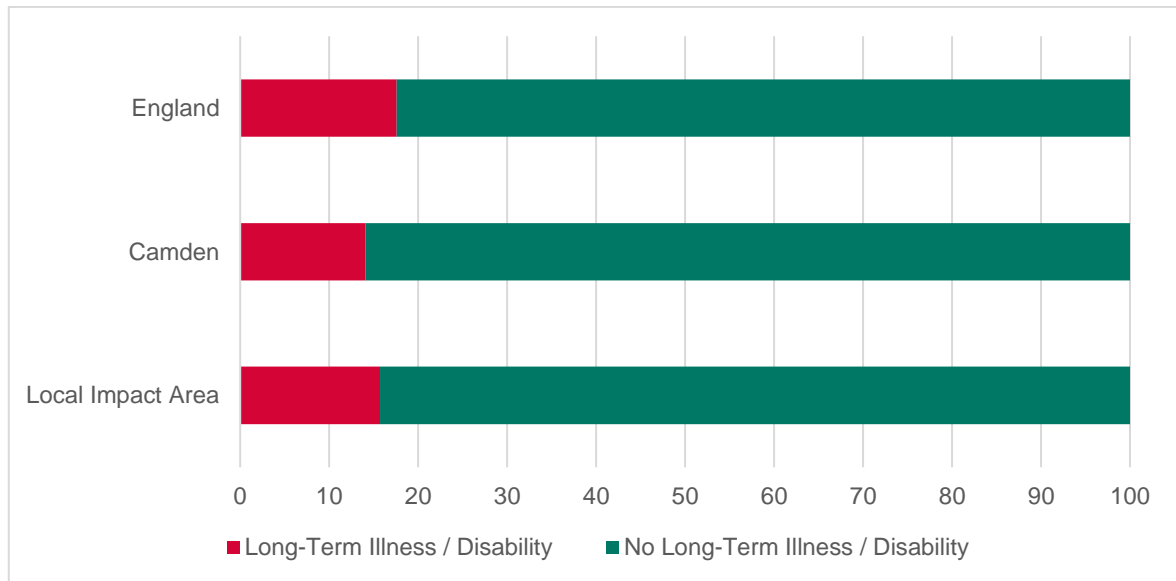
Disease and Poor Health

- 4.16 The percentage of people with a limiting long-term illness or disability, is similar in the Local Impact Area (15.7%) to Camden (14.4%) and lower than England (17.6%).

¹² Please note that hospital admissions are calculated by using Public Health's standardised admission ratio (SAR) which is calculated based on observed admissions and expected admissions.

¹³ Office for Health Improvement and Disparities, (2015); <https://fingertips.phe.org.uk/profile/physical-activity>

Figure 4.2 % of People with a Long-Term Illness or Disability



4.17 Incidences of all cancer¹⁴ between 2015 and 2019 the ward shows lower levels (78.0 compared to 85.1 and 100) than at the borough and national averages.

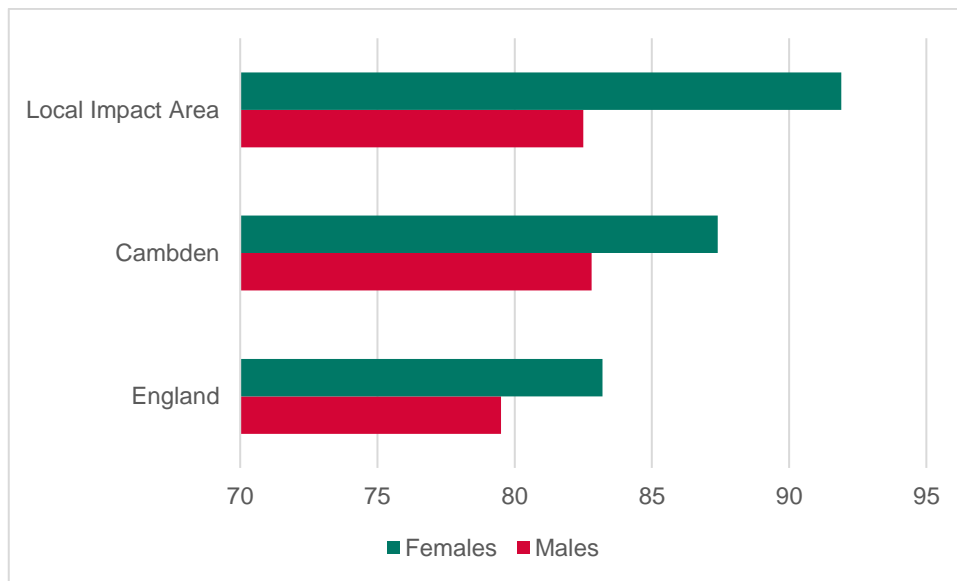
4.18 Overall, the number of emergency hospital admissions for all causes (and all ages) between 2016 and 2021, is similar to the Local Impact Area (68.3) than Camden (68.4) but lower than England (100.0). Breaking this down further, emergency hospital admissions for Coronary Heart Disease (CHD), and Chronic Obstructive Pulmonary Disease (COPD) are higher in the Local Impact Area than both the averages for Camden and England. Admissions for stroke and myocardial infarction are both lower than the borough and national averages.

Life Expectancy and Causes of Death

4.19 Life expectancy at birth in the Local Impact Area for males is 82.5 years and for females is 91.9 years. For males, this is broadly consistent with the borough average (82.8 years) and higher than nationally (79.5 years). Life expectancy for females in the Local Impact Area is higher than the Camden and national average (87.4 years and 83.2 years respectively).

¹⁴ Please note that incidences are calculated by using Public Health’s standardised incidence ratio (SIR). Ratios are calculated by dividing the observed total number of new cases in the area by the expected number and multiplying by 100.

Figure 4.3 Life Expectancy



- 4.20 Deaths from all causes for under 75s between 2016 and 2020, was better in the Local Impact Area (81.2) in comparison to Camden (82.4) and England (100.0). Deaths from respiratory diseases (all ages) is lower in the Local Impact Area (65.6) when compared to Camden (68.2) and England (100.0). In addition to this, death from stroke (all ages) is also better in the Local Impact Area (54.2) than Camden (59.2) and England (100.0)¹⁵.
- 4.21 In terms of incidence of all cancer, the ward shows lower levels (78.0 compared to 85.1 and 100) than at the borough and national averages. As set out in **Appendix A1**, rates for most other health indicators are worse than or similar to the borough and national rates, with the exception of Emergency Hospital admissions for myocardial infarction (heart attack) (68.4 compared to 100 nationally but still slightly higher than borough levels of 62.6) and for stroke (66.1 compared 83.3 at Borough level and 100 nationally). Levels of hospital admissions for self-harm are lower than the borough and national levels (29.9 compared to 33.6 and 100 respectively).
- 4.22 Levels of emergency hospital admissions for Chronic Obstructive Pulmonary Disease are higher in the Local Impact Area than borough and national levels (106.0 to 102.3 in Camden and 100 nationally), and levels of incidence of prostate cancer are also higher in the ward (87.1 to 92.8 in Camden) lower than national levels (100 nationally).

¹⁵ Please note that deaths are calculated using Public Health's standardised mortality ratio (SMR) which calculates expected deaths by applying the national death rates in an age group to calculate how many deaths could be expected in Purley ward and Croydon and comparing this rate with the actual number of deaths which did take place.

4.23 Deaths from all causes levels are generally lower in the ward (66.3) when compared to the Camden (70.0) and national (100) averages. Deaths from coronary heart disease in the ward are higher in the Local Impact Area than borough (99.0 compared with 72.6) but lower than national levels (100).

4.24 For further information on the health profile of the ward, please refer to **Appendix A1**.

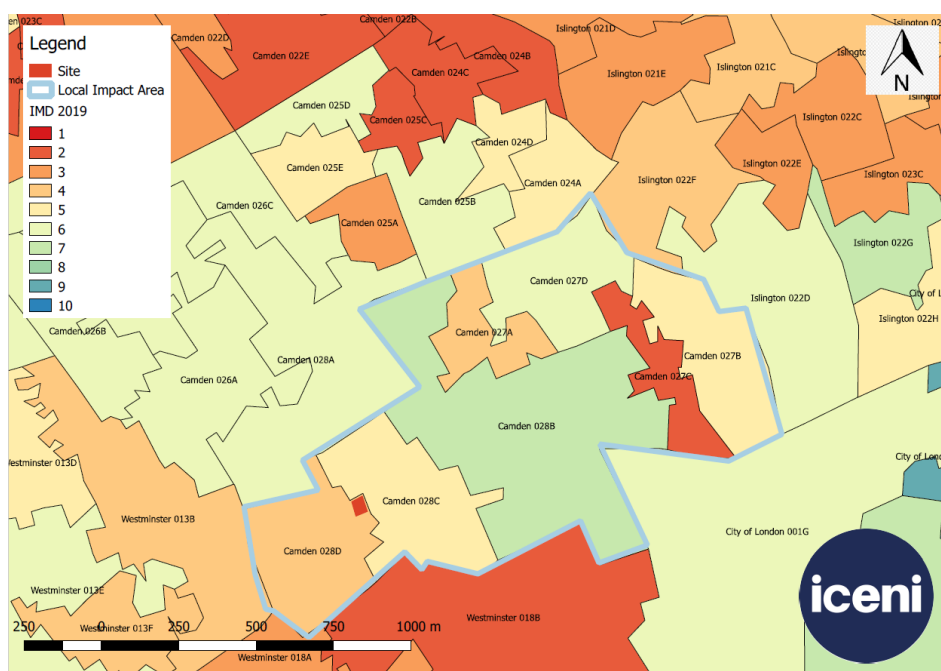
Deprivation

4.25 In terms of deprivation, the English Indices of Multiple Deprivation (IMD) provides a ranking of local authorities to compare levels of deprivation across the country. The IMD combines information from seven domains - income, employment, education, health, crime, barriers to housing and living environment to produce an overall relative measure of deprivation.

4.26 Camden is ranked as the 132nd most deprived local authority (out of 317 authorities) in the country (2019). Indicating that the deprivation score in the Borough is marginally lower than the English average.

4.27 The IMD measures relative deprivation using a series of data to rank every neighbourhood (LSOA). **Figure 4.4** maps the scale of deprivation across Camden. It shows that the LSOA within which the Site is located (Camden 028D) is within the 40% most deprived neighbourhoods in the country across all domains. Surrounding LSOAs to the north largely show improved levels of deprivation with the LSOA immediately to the south falling within the 20% most deprived neighbourhoods in the country.

Figure 4.4 IMD 2019 by LSOA (All Domains)



IMD Health and Disability

- 4.28 The IMD Health and Disability domain accounts for indicators such as years of potential life lost, comparative illness and disability ratios, acute morbidity and mood and anxiety disorders. The LSOA within which the site is located (Camden 028D) is classed as falling within the 30% least deprived neighbourhoods¹⁶ in the country in terms of health and disability.

IMD¹⁷ Income

- 4.29 This domain includes income deprivation affecting children and older people. It shows the LSOA in which the site is located (Camden 028D) is amongst the 40% and 20% most deprived neighbourhoods in the country in terms of income affecting children and older people respectively. This is broadly consistent with the surrounding LSOAs for these domains.
- 4.30 Income deprivation can be closely linked to employment and worklessness. Local economic activity rates in Camden averaged 73.7% between July 2019 and June 2020, which is slightly below London (79%) and Great Britain (79.1%). Unemployment in Camden averages 4.1%. This equates to 5,800 unemployed people and is lower than the unemployment rate for London (4.7%) and similar to Great Britain levels (4.1%)¹⁸.

IMD Barriers to Housing and Services

- 4.31 The barriers to housing and services deprivation domain tries to measure the physical and financial accessibility of housing and local services. The indicators fall into two subdomains: 'geographical barriers', which relate to the physical proximity of specific local services, and 'wider barriers' which includes issues relating to access to housing such as affordability, homelessness and overcrowding.
- 4.32 The LSOA where the site is located is amongst the 40% most deprived neighbourhoods in the country in relation to housing. ONS Census data indicates that the percentage of overcrowding Camden is 6.2% which is slightly below the average for London.

IMD Barriers to Living Environment

- 4.33 The living environment deprivation domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing; while the 'outdoors' living environment contains measures of air quality and road traffic accidents.

¹⁶ Indices of Deprivation (2019)

¹⁷ IMD – Indices of Multiple Deprivation (2019)

¹⁸ ONS Annual Population Survey (July 2019 to June 2020)

-
- 4.34 The LSOA within which the site is located falls within the 10% most deprived neighbourhoods in the country which indicates poor living conditions for residents.

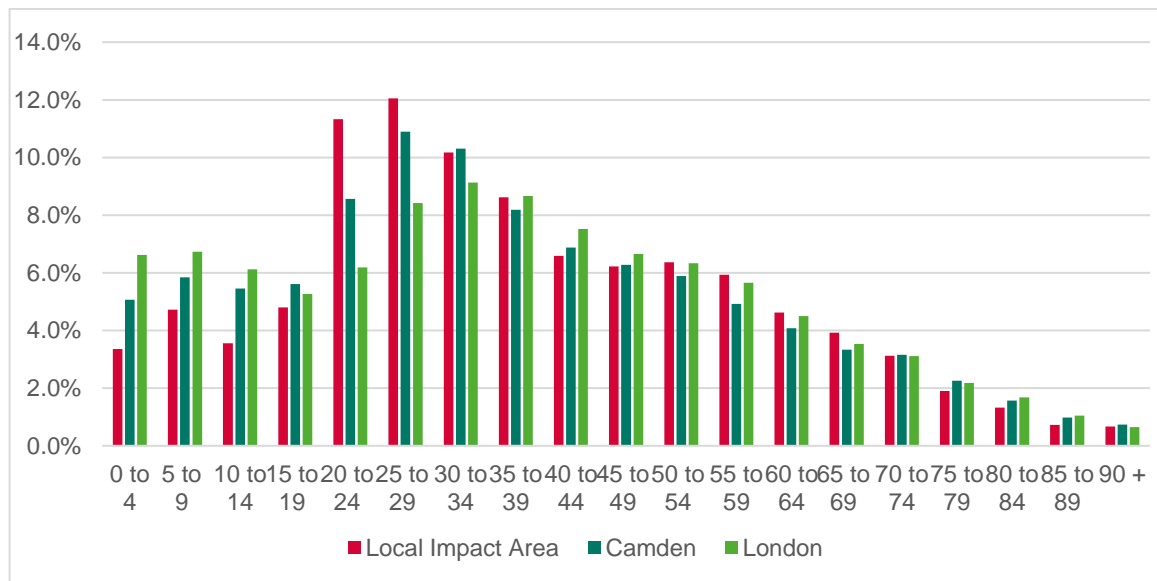
Demographic Profile

Age

- 4.35 The ONS provides mid-year population estimates by local authority for 2021. The resident population in Camden has been estimated to amount to 210,390.¹⁹
- 4.36 Mid-year population estimates for 2021 are only available at the Local Authority Level. Therefore, mid-year population estimates for 2020 have been used for the Local Impact Area. Based on ONS 2020 mid-year population estimates, the total population of the Local Impact Area was 16,474 people. This equates to 5.9% of the total population of Camden.
- 4.37 The 2021 Census Data confirmed that Camden had a population of 210,100 residents which is equivalent to 2.4% of London's total population.
- 4.38 **Figure 4.5** provides a comparison of the population age structure in the Local Impact Area and Camden by age. It clearly shows that the population of Camden is young with a greater proportion of the Local Impact Area being aged 20 to 30 years old when compared with the Borough and London. Conversely, there is a lower proportion of children and elderly people in the Local Impact Area than within Borough and London.

¹⁹ ONS Mid-Year Population Estimates (2021)

Figure 4.5 Comparative Population Ages (Local Impact Area and Camden)



Source: ONS mid-year population estimates 2020

4.39 In the Local Impact Area there are 12,505 people of working age (typically 16-64 year olds) which represents approximately 76% of the population. This is broadly consistent with borough levels (69%).

Disability

4.40 Census 2021 data indicates that 8.1% of the Local Impact Area have a long-term disability that limits their day-to day activities a lot, 8.9% have a long term disability that limits their day-to-day activities a little. This is slightly higher than Camden levels (6.7% ‘limited a lot’ and 8.4 ‘limited a little’) and national proportions (7.0% and 9.9% respectively).

Socio-Economic Profile

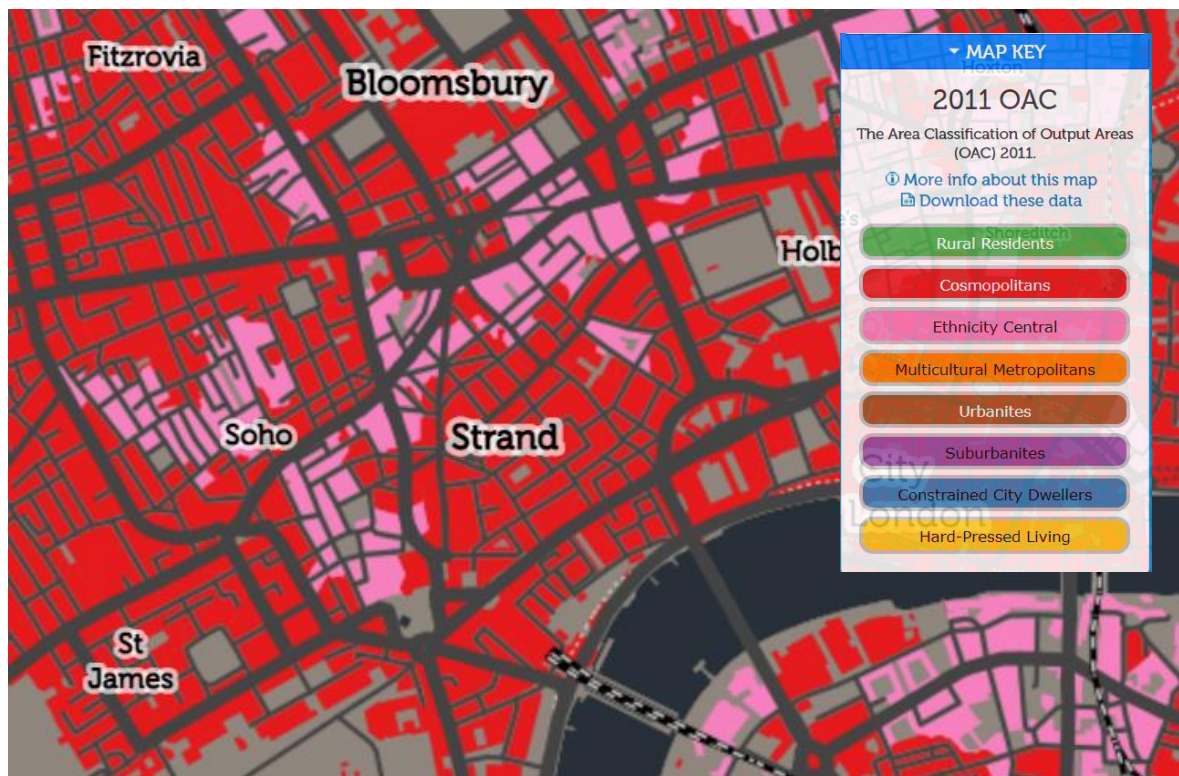
4.41 Based on the Area Classification for Output Areas data²⁰ the population of the site and surrounding area are classified as comprising primarily “Cosmopolitans”. Cosmopolitans are typically classified as having the following traits:

- This population typically live in densely populated urban areas and are more likely to live in flats and communal establishments (usually via private rent);
- High ethnic integration, with an above average proportion of residents from EU countries;

²⁰ <https://maps.cdrc.ac.uk/#/geodemographics/oac11/default>

- Less likely to speak English or Welsh as the main language;
- A higher proportion of single adults and households without children than nationally, and a higher proportion of full-time students;
- Workers are more likely to be employed in accommodation, information and communication, and financial related industries; and
- More likely to use public transport, walking or cycling to get to work.

Figure 4.6 Socio-Economic Classification of the Local Impact Area



Community Infrastructure

4.42 As acknowledged within the NPPF, access to community infrastructure including education, health provision, community facilities, play space, open-space and sports and recreational facilities can have a significant impact on the health and well-being of the population. Strong, vibrant, sustainable and cohesive communities require good quality, accessible social and community infrastructure.

Early Years/ Childcare

4.43 For Early Years and childcare places, a 1.6km radius of the site has been considered as an appropriate impact area to reflect a 20-minute walking distance. Within this area there are 11 nursery facilities, the nearest of which is Turtles Nursery, Covent Garden located approximately 100m to the

south of the site which is rated as 'Outstanding'²¹ by Ofsted. This nursery provides childcare for 30 children aged between six months to five years. The Camden Childcare Sufficiency Assessment (2021/22)²² identifies that overall, there are currently sufficient childcare places in Camden to meet demand. The site is located within the Kings Cross & Holborn locality.

Primary Education

- 4.44 The site is located within Camden School Planning Area 5, which comprises five primary schools. According to the latest data²³ these schools were operating at between 74% to 88% capacity across all year groups. St. Joseph's Catholic Primary School is the closest to the site (approximately 200m). Utilising the GLA Population Yield Calculator (2019)²⁴, it can be estimated the proposed 44 units will generate five children in primary school age. Therefore, it is estimated the primary education provision in the local area is able to accommodate the demand to be generated from the new dwellings.

Secondary Education

- 4.45 In terms of secondary school provision, the nearest secondary school to the site is Maria Fidelis Catholic School FCJ, located approximately 1.6km to the north of the site. Department of Education's database indicates that this school is operating at 88%. Based on the GLA Population Yield Calculator (2019), it can be estimated the proposed 44 units will generate three pupils of secondary school age. Therefore, it is estimated the secondary education provision in the area is able to accommodate this demand.

Healthcare Provision

- 4.46 Based on NHS Find a GP service there are six GP practices within a 10-minute walk of the Proposed Development Site. The closest facility to the Site is Covent Garden Medical Centre located approximately 135m to the south of the site.
- 4.47 Based on the NHS Digital March 2022 Data, there are 4,780 patients registered at the Covent Garden Medical Centre with 2.43 FTE GPs based at this practice. This provides a GP to patient ratio of 1 GP to 1,970 patients. This is above the recommended benchmark of 1 GP to 1,800 patients. However, the Practice's website does state that they are accepting new patients. Therefore, it is assumed that

²¹ Ofsted, (2018); <https://files.ofsted.gov.uk/v1/file/50029199>

²² London Borough of Camden, (2021/22); Camden Childcare Sufficiency Assessment

²³ Camden Council, (2021); 2021 Camden Annual School Places Planning Report

²⁴ <https://data.london.gov.uk/dataset/population-yield-calculator>

the 89 new residents from the Proposed Development are able to be accommodate into the existing primary healthcare infrastructure surrounding the Site²⁵.

- 4.48 The nearest dental practice to the site is the Centre Point Dental Practice located approximately 500m from the site. No information in relation to the number of practitioners at this practice is publicly available however, this practice is accepting new patients indicating capacity to accommodate additional patients.

Open Space and Play Space

- 4.49 There are number of open spaces within 800m of the Site, as follows:

- St Giles Playground - children's playground & basketball court;
- Bloomsbury Square - Gardens park with green open space and children playground;
- Drury Lane Gardens - park with children's playground and multi-sports court;
- Alf Barrett Playground - children's playground with outdoor fitness equipment; and
- Lincoln's Inn Fields - park with green open space and netball and tennis courts

Sport and Recreation Facilities

- 4.50 A review of Sports England's Active Places Power tool identifies a wide range of commercial sport and recreation facilities located within the Local Impact Area. The tool identified the following facilities:

- Five health and fitness suites;
- One squash court;
- Five studios; and
- Two swimming pools.

Community Facilities

- 4.51 There is one library in the Local Impact Area, the Holborn Library located approximately 800m to the north-east of the site. The library has free Wi-Fi, computer and photocopying facilities and a learning centre, as well as hosting clubs for children.

²⁵ It is assumed that all residents are new to the area and require to sign up to a local GP practice.

-
- 4.52 There are four community centres within the Local Impact Area, which provide various events and facilities, including community spaces for hire. The nearest of which is Covent Garden Dragon Hall Trust, located approximately 140m to the north-east of the site which supports a food bank, clubs for children and young people, older residents and rooms for hire.

Summary

- 4.53 The baseline assessment provides an overview of the demographic, socio-economic and health profile of the local population and local community infrastructure. It also sets out the levels of community infrastructure provision in the Local Impact Area, and compares the demographic, socio-economic, and health profiles against the borough of Camden (the Wider Impact Area), London and national levels where possible.
- 4.54 The baseline analysis shows that the population profile of the Local Impact Area and Camden is young, with a higher proportion of people aged between 20 and 29 in the Local Impact Area than in Camden but a lower proportion of people aged between 0 and 15. The proportion of older people (aged 50+) is also lower than the Local Impact Area and Camden.
- 4.55 Census 2021 data indicates that 8.1% of the Local Impact Area have a long-term disability that limits their day-to-day activities a lot, 8.9% have a long term disability that limits their day-to-day activities a little. This is slightly higher than Camden levels (6.7% 'limited a lot' and 8.4% 'limited a little').
- 4.56 The site is located in a LSOA which is within the 40% most deprived neighbourhoods in the country taking account of all domains, but the 30% least deprived neighbourhoods in terms of health and disability. This LSOA has high levels of deprivation in terms of income and employment and living environment.
- 4.57 The rates for most health indicators in the Local Impact Area are lower than at the Wider Impact Area and national level, with the exception of emergency hospital admissions, notably in relation to CHD and COPD.
- 4.58 In terms of community infrastructure, there is a wide range of facilities in the surrounding area, easily accessible at walking distance or via public transport. The majority of facilities appear to have sufficient capacity to accommodate additional demand.
- 4.59 This HIA considered the impacts of the Proposed Development on both the health of the general population as well as the impacts on priority groups that occupy the Local Impact Area. These priority groups are likely to be more sensitive to changes in health determinants and are set out in Table 4.1 below.

Table 4.1 Vulnerable / Priority Groups

Priority Group	Explanation
People with existing health issues and disabilities	The levels of emergency hospital admissions for COPD are higher in the Local Impact Area than the borough and national averages. This group may be more susceptible to health issues caused by poor air quality and quality of living conditions.
People in poor living conditions	<p>The site is located in an LSOA with high rates of deprivation in terms of housing and services.</p> <p>The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing; while the 'outdoors' living environment contains measures of air quality and road traffic accidents.</p> <p>This group may be more susceptible to homelessness issues and health issues caused by poor quality housing and overcrowding.</p>
Children and young people	There is a lower proportion of young people (0-15 years) within the Local than the Wider Impact Area. Children and adolescents need to have easy access to community infrastructure and services and open space. Children are often more susceptible to health issues. Children in low-income families are particularly vulnerable and there is a high incidence of child poverty in the Local Impact Area compared to national average.
People from ethnic minorities	<p>The socio-economic classification of the population in the area is identified as “Cosmopolitans” which indicates high levels of people who are less likely to speak English or Welsh as their main language.</p> <p>Whilst this group often experience high levels of ethnic integration, people from ethnic minorities can face language barriers, issues with employment and legal status, which leads to isolation, insecurity and lack of cohesion with existing communities. This makes the group more susceptible to unemployment and poor-quality housing conditions.</p>
Low income and unemployed people	The Local Impact Area is showing high levels of deprivation in terms of Income and Employment. People living in poverty are more susceptible and more likely to experience health problems linked to not being able to access suitable housing, food and healthcare.

5. ASSESSMENT OF HEALTH IMPACTS

- 5.1 This section provides an assessment of the health impacts of the Proposed Development, as described in Section 1 over both the construction and operation phases.

Health Determinants

- 5.2 The HUDU Rapid HIA Assessment Tool has been used to assess the Proposed Development. **Table 5.1** below identifies determinants which are likely to be affected by the Proposed Development, how these have been addressed and the potential health impacts (Positive, Negative or Neutral). Where a negative impact is identified, the appropriate mitigation measure has been recommended to alleviate the impact, mitigation measures to enhance any positive impacts are also highlighted where appropriate.

Table 5.1 HUDU Rapid Health Impact Assessment Matrix

Theme 1: Housing Design and Affordability

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	<p>Each of the proposed units will meet the required minimum space standards for residential development. The Proposed Development has also been designed in accordance with Part M4 (2) regulations to be accessible. This approach meets the London Plan standards which requires 90% of accommodation to meet M4(2) and 10% to meet M4(3) standards.</p> <p>Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness. The area where the site is located has been identified as one where people tend to live in poor living conditions.</p> <p>The Proposed Development seeks to address this by providing new, high quality homes and various shared areas which will encourage an improved quality of life in the surrounding area.</p> <p>For further detail please refer to the DAS and Planning Statement submitted with the application.</p>	Positive	None required
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	<p>The Proposed Development will provide 10% of units which will be wheelchair accessible whilst the remaining homes are designed to be accessible and adaptable dwellings.</p> <p>Access to decent and adequate housing is critically important for health and wellbeing, especially for those with existing health issues and disabilities. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness and poor accessibility can be detrimental to people's physical and mental health. The area where the site is located has been identified as one where people tend to live in poor living conditions. The Proposed Development seeks to address this by providing new, high quality and accessible homes and various shared areas which will encourage an improved quality of life in the surrounding area.</p> <p>For further detail please refer to the DAS and Planning Statement submitted with the application.</p>	Positive	None required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	<p>10% of units within the Proposed Development will be wheelchair accessible whilst the remaining homes are designed to be accessible and adaptable dwellings.</p> <p>Access to decent and adequate housing is critically important for health and wellbeing, especially for those with existing health issues and disabilities. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness and poor accessibility can be detrimental to people's physical and mental health. The area where the site is located has been identified as one where people tend to live in poor living conditions. The Proposed Development seeks to address this by providing new, high quality and accessible homes and various shared areas which will encourage an improved quality of life in the surrounding area.</p> <p>For further detail please refer to the DAS and Planning Statement submitted with the application.</p>	Positive	None required
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	<p>Each of the proposed units will meet the required minimum space standards for residential development and will have access to shared external amenity spaces.</p> <p>The proposal offers high quality design, responding to context which respects the height, scale and massing of nearby existing housing. Buildings to front onto streets will provide active street frontage and a clear sense of place and pedestrian orientation, with a distinction between public and private areas.</p> <p>The daylight and sunlight assessment submitted alongside the planning applications indicates that the Proposed Development performs well from a daylight and sunlight perspective.</p> <p>For further detail please refer to the DAS, Planning Statement and drawings submitted along the application.</p>	Positive	None required
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>The Proposed Development will seek planning permission for the delivery of 44 residential units, including the following mix:</p> <ul style="list-style-type: none"> • 29x 1-bedroom units; • 10x 2-bedroom units; • 3x 3-bedroom units; • One 4-bedroom unit and • One 5-bedroom unit. <p>15 of the 44 units (34%) comprise 2+ bedroom units suitable for families.</p>	Positive	None required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		<p>Within this, 50.1% of the affordable housing requirement (by floorspace) is being provided which will contribute to meeting the needs of people in low incomes and unemployed people.</p> <p>By providing an increased mix of housing, this allows residents a better choice in obtaining their desired dwelling that best meets their needs and could help to reduce overcrowding thus contributing positively to the lives of future residents. The provision of a mix of dwellings also creates mixed and socially inclusive communities which enables a sense of belonging and neighbourliness.</p> <p>For further details please refer to the Planning Statement and DAS submitted alongside the application.</p>		
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes	The Proposed Development seeks to maximise energy efficiency and sustainability credentials above and beyond policy requirements set out in the London Plan. These include a minimum 10% reduction in carbon dioxide (CO ₂) emissions through the implementation of a range of energy efficiency measures and a minimum 35% reduction in emissions through on-site measures.	Positive	Implementation of measures set out within the Sustainability Statement

Theme 2: Access to Health and Social Care Services and Other Social Infrastructure

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal retain or reprovide existing social infrastructure?	Yes	The Proposed Development will provide 1,481sqm of flexible Class E space, which could be used to provide social infrastructure if required.	Neutral	None required
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	As highlighted in Section 4 of this assessment, there are six GP surgeries in within a 10-minute walking distance from the Proposed Development Site. The closest practice is the Covent Garden Medical Practice is currently accepting new patients. Therefore, it is assumed that the 89 residents from the Proposed Development can be accommodated by the primary healthcare infrastructure surrounding the Site. This will ensure that vulnerable groups, particularly young people and those with existing health issues will be readily be able to access healthcare facilities. The NHS will be consulted as part of the application consultation process post-submission.	Neutral	None required
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	There is no healthcare facility on site at present. The Proposed Development will provide 1,481sqm of flexible Class E space, which could be used to provide social infrastructure if required. However, as it is likely that the population increase generated by the Proposed Development can be accommodated within existing services.	Neutral	None required
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	Yes	Section 4 of this report provides a high-level assessment of the level of local social infrastructure in the local area. The section considered the provision for education, healthcare, open space, sports and community facilities across the Local Impact Area. The existing education facilities all have capacity which is expected to be able to accommodate any expected rise in school-aged children following delivery of the Proposed Development. The area is also well served in terms of other social infrastructure. The provision of accessible social infrastructure to support population growth and change is an essential component of creating sustainable, healthy communities and reduces the need for travel to access services which is particularly important for children and older people and those on low incomes.	Positive	None required

Assessment Criteria	Yes/No/ Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The proposed development contains of mix of using include residential, office space and retail. Therefore co-location of services has been considered in the proposals of the design.	Positive	None required

Theme 3: Access to Open Space and Nature

Assessment Criteria	Yes/No/N or relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal retain and enhance existing open and natural spaces?	Yes	There is an area of open space along Museum Street which will be enlarged and significantly enhanced as part of the Proposed Development with a provision of 2,201 sqm of open space. Open space can positively impact on mental and physical health.	Positive	None required
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	<p>The Proposed Development will provide a total of 2,201sqm of open space across the site, with an additional 729sqm of public realm and streetscape improvements outside of the Applicant's ownership.</p> <p>The open spaces incorporate both hard and soft landscaping to cater for different age groups and uses. The landscaping proposals will enhance the streetscape around the site to provide more greening and improve connectivity between the site and surrounding area through a new public pedestrian route through the site, referred to as 'Vine Lane' will also be provided to link High Holborn with West Central Street.</p> <p>The provision of open space as part of new developments helps alleviate issues related to social isolation, depression and other similar mental health issues through the promotion of social interactions.</p> <p>For further details please refer to the DAS and Landscape Strategy submitted with the application.</p>	Positive	Landscape Management Plan to be secured via an appropriately worded planning condition.
Does the proposal provide a range of play spaces for children and young people?	Yes	<p>For West Central Street, the proposed courtyard will provide a shared informal play space for children between the ages of 9 to 12 with an area of 186sqm.</p> <p>For the Vine Lane Building the proposed terrace will provide a shared informal play space for children between the ages of 0 to 12 with an area of 20sqm.</p> <p>Given the sites location, play provision for over 12s is adequately accommodated through the provision of the extensive public realm improvement in and around the site and existing facilities within the local area. This includes the following within 800m of the site:</p> <ul style="list-style-type: none"> • St Giles Playground - Children's playground & basketball court • Bloomsbury Square - Gardens park with green open space and children's playground. • Drury Lane Gardens - Park with children's playground and multi-sports court. • Alf Barrett Playground - Children's playground with outdoor fitness equipment. • Lincoln's Inn Fields - Park with green open space and netball and tennis courts. 	Positive	Play space to be secured via an appropriately worded planning condition.

Assessment Criteria	Yes/No/N or relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		This is above London Planning Policy requirement, which states that the site should provide 159 sqm of play space.		
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The Proposed Development has been designed in accordance with Building Regulations Part M to be accessible. The layout and design of the proposal ensure all shared and landscaped areas are safe and well-lit, and there is active surveillance from surrounding dwellings in line with Secured by Design principles.	Positive	None required
Does the proposal set out how new open space will be managed and maintained?	Yes	A Landscape Management Plan will provide detail of the approach to managing and maintenance of the open courtyard and landscaped areas.	Positive	Landscape Management Plan to be secured via an appropriately worded planning condition.

Theme 4: Air Quality, Noise and Neighbourhood Amenity

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal minimize construction impacts such as dust, noise, vibration and odours?	Yes	<p>A Construction Management Plan (CMP) will be developed to outline the overarching details and principles in order to minimise, manage and/or mitigate the environmental effects of the works associated with the redevelopment of the site.</p> <p>The main air pollutants of concern related to construction are dust and particulate matter (PM₁₀), and for road traffic they are nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}).</p> <p>In the Local Impact Area, there is a higher proportion of emergency admissions for people with Chronic Obstructive Pulmonary Disease. A such vulnerable groups such as people with existing medical conditions and children and young people could potentially be affected during the demolition and construction phases.</p> <p>The construction phase assessment identified appropriate mitigation to employ against construction dust impacts in accordance with the requirements of the Greater London Authority's Supplementary Planning Guidance (SPG) on 'The Control of Dust and Emissions during Construction and Demolition'. With mitigation in place the demolition and construction impacts are judged as being not significant. The Air Quality Assessment also outlines mitigation methods to be adopted including specific measures during the demolition phase.</p> <p>Noise levels during the Construction phase will also be managed through guidance outlined in the Construction Management Plan. Noisy works associated with the Proposed Development including demolition will be limited to weekdays from 0800 to 1800 hours.</p> <p>A Demolition Environmental Management Plan (DEMP) has been prepared and includes a range of mitigation measures to mitigate noise, dust and vibration impacts.</p>	Neutral	Implementation of mitigation measures set out within the CMP and DEMP in accordance with GLA requirements
Does the proposal minimize air pollution caused by traffic and energy facilities?	Yes	<p>The Site is located within Camden AQMA and consequently an air quality assessment has been prepared for this application.</p> <p>The Proposed Development will be car-free and therefore no additional traffic is anticipated once the Proposed Development is operational.</p> <p>In the Local Impact Area, there is a higher proportion of emergency admissions for people with Chronic Obstructive Pulmonary Disease than at the borough or national level. As such, vulnerable groups such as 'people with existing medical conditions' and 'children and young people' could potentially be affected by high levels of traffic and reduced air quality.</p>	Neutral	Implementation of the mitigation measures set out in the Air Quality Assessment

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		<p>An assessment to evaluate whether the Proposed Development is 'air quality neutral' in terms of traffic emissions has been undertaken. The assessment has shown that the Proposed Development can be considered 'air quality neutral' in terms of traffic emissions and no further site-specific mitigation is required.</p> <p>The Proposed Development is also considered to comply with the air quality neutral criterion in relation to building and transport emissions with all the proposed development emissions and development trip rates calculated to be below the relevant benchmarks for all land-use classes.</p> <p>Overall, the Proposed Development is considered to be in accordance with the requirements of the NPPF, London Plan (and accompanying SPG), Camden Local Plan, Camden Clean Air Action Plan, and National and European regulations regarding air quality.</p>		
Does the proposal minimize noise pollution caused by traffic and commercial uses?	Yes	<p>Noise pollution has been known to cause detriment to health as a whole, but is particularly detrimental to those with mental health issues.</p> <p>A Noise and Vibration Impact Assessment has been prepared to support the planning application. Based on the results of the external building fabric assessment, the internal ambient sound levels are likely to meet the criteria during daytime and night-time periods.</p> <p>Residential properties facing New Oxford Street and High Holborn will be exposed to potentially significant noise levels and as such mechanical ventilation and cooling will be provided in these units so occupants are no required to open windows to prevent overheating.</p> <p>Sound levels in the proposed external courtyard area are likely to fall below the criteria and should therefore be considered acceptable. Sound levels in the proposed balconies may exceed the criteria. However, based on the results of the assessment and the mitigating factors, external sound levels in the proposed balcony areas should be considered acceptable.</p> <p>Plant noise emission limits have been proposed to ensure noise levels associated with fixed plant at the proposed development meet the requirements of the Local Authority.</p> <p>Noise levels associated with the operation of externally located rooftop plant at the proposed development are likely to meet the requirements of the Local Authority and should therefore be considered acceptable.</p> <p>Based on the results of the assessments undertaken, the Site should be considered suitable for the Proposed Development, with respect to noise.</p>	Positive	Implementation of the mitigation measures set out in the Noise and Vibration Assessment

Theme 5: Accessibility and Active Travel

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal address the ten Healthy Streets indicators?	Yes	To aid the design, Transport for London's 'Healthy Streets Checklist for Designers' has been considered and the key indicators have been integrated into the Proposed Development where feasible. The Proposed Development will improve the appearance and security of the surrounding streets and spaces by providing new active uses and frontages along Museum Street and High Holborn as well as new hard and soft landscaping proposals.	Positive	None required
Does the proposal prioritise and encourage walking, for example by shared spaces?	Yes	The Proposed Development was designed with the Mayor's Transport Strategy (2018) and Healthy Streets Checklist in mind, whereby walking and cycling are prioritised over vehicles. This is evident through the delivery of a car-free development and reduced number of parking spaces. The Proposed Development will promote walking, cycling and other active travel which has positive health outcomes in terms of physical and mental wellbeing as well as provide those on low incomes with low-cost travel options leading to cost savings and general better health for future users.	Positive	None required
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	The Proposed Development reflects the policy context aimed at encouraging the use of sustainable and active travel modes through the implementation of cycle parking. The Proposed Development will provide a total of 465 cycle parking spaces which will be allocated as follows: <ul style="list-style-type: none"> • 345 long stay cycle parking spaces allocated to the office component. • 11 long stay cycle parking spaces allocated to the flexible town centre uses floorspace component. • 73 long stay cycle parking spaces allocated to the residential component. • 36 cycle parking spaces allocated to visitors to the site and located within the public realm areas 	Positive	Implementation of a Travel Plan
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The Proposed Development will deliver a permeable cyclist and pedestrian environment which creates a safe and pleasant space for people to live, work and travel alongside a place for young children to play and explore. Current pedestrian provision around the site is generally good, with footways along High Holborn and Museum Street on both sides of the road with greenery located regularly along the footway. The footways to nearby bus stops are also of good quality with footways on either side of the road.	Positive	Implementation of a Travel Plan

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		<p>Pedestrian routes to both Holborn and Tottenham Court Road stations are wide and to a good standard on either side of the route with active frontages and pedestrian crossing points along the route.</p> <p>There is a Santander cycle station located immediately to the south of the site. High Holborn and New Oxford Street are on the London Cycle Network and experience high levels of commuter cycling.</p>		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	<p>The Proposed Development will implement a variety of measures which will aim to enhance and mitigate traffic impacts such as the provision of a new pedestrian route through the site, increasing the frequency of litter collections and implementing street furniture such as benches along key walking routes.</p> <p>The Proposed Development will promote walking, cycling and other active travel which has positive health outcomes in terms of physical and mental wellbeing as well as provide those on low incomes with low-cost travel options leading to cost savings and general better health for future users. Furthermore, creating a pleasant outside space for users to socialise and opportunities to rest encourages social interactions and integration, as well as encouraging physical activity for those with mobility issues.</p>	Positive	Implementation of a Travel Plan
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The Site has a PTAL of 6b (excellent) which represents excellent access to public transport services. The site is located within 400m of two London Underground Stations (Holborn and Tottenham Court Road) serving the Central, Northern and Piccadilly Lines and there are numerous bus stops located along the A40 High Holborn serving numerous routes across London. There is also a Santander cycle sharing station located immediately to the south of the site.</p>	Positive	Implementation of a Travel Plan
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	<p>The Proposed Development will be car-free and there are no vehicular parking spaces provided at the Site.</p>	Positive	None required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The Proposed Development has been designed in accordance with the Building Regulations Part M. The external approaches to all shared and private entrances have been designed to be step-free providing level access for future users, thus addressing the needs of people with existing disabilities and mobility issues.	Positive	None required

Theme 6: Crime Reduction and Community Safety

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal incorporate elements to help design out crime?	Yes	<p>The Proposed Development seeks to integrate the principles of Secured by Design, reducing the opportunity for crime and fear of crime, and creating safer, more secure and welcoming environments.</p> <p>The design team consulted with the Council's Designing Out Crime Officer during the pre-application process and developed a security strategy in relation to the discussions and guidance received. This will ensure that residents feel safe and are more likely to use the shared areas reducing the likelihood for social isolation.</p>	Positive	Implementation of Security Strategy
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<p>The Proposed Development will provide active uses at ground level and frontages that will improve the street scene, contribute to a sense of safety with good levels of natural surveillance and strengthen the identity of the area. Moreover, techniques such as layout, dwelling identification measures, external lighting and CCTV will be implemented to ensure the safety of future users.</p> <p>Sense of safety at home and in workplace is important to the maintenance of good mental health across all vulnerable groups and can help to reduce stress.</p>	Positive	Implementation of Security Strategy
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	<p>A high proportion of open space across the site totalling 2,201 sqm will be provided as public realm, pocket parks, communal areas, play space and private amenity for residents and office occupants.</p> <p>A new pedestrian route through the site known as 'Vine Lane' combined with the new areas of public realm and communal areas which can serve various community needs such as a place for socialising, events and activities as well as play areas for children and young people.</p> <p>Moreover, shared open spaces can help alleviate issues of social isolation, loneliness and segregation, which are often experienced by people from ethnic minorities and people with existing mental health issues. The proposed shared spaces will aim to encourage neighbourliness and socialising among residents.</p> <p>The Proposed Development will regenerate a strategically important Site through the demolition and refurbishment of the existing poor-quality buildings and replacement with a highly sustainable mixed-use development.</p>	Positive	Implementation of a maintenance strategy to ensure public spaces are attractive for residents in perpetuity.

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	<p>Since the One Museum Street proposals were first consulted on in 2021, the Applicant has undertaken an extensive programme of consultation including pre-application discussions with the London Borough of Camden, the GLA, as well as meetings with the site's neighbours, political stakeholders, the local community and interest groups. This has included two full phases of consultation, both pre and post-submission of the original application, as well as ongoing engagement since September 2022.</p> <p>In advance of resubmission in June 2023, the applicant has provided neighbours with regular website and email updates on the scheme. Various engagement activities have also been organised, including a public realm design workshop, a permanent public display of the architectural model, and the publication of a report analysing and comparing the sustainability performance of a range of retention and redevelopment options for Selkirk House. The amendments to the West Central Street block, as a result of a listing decision by Historic England, were publicised via a letter sent by email to all the key stakeholders. This resulted in two stakeholder meetings to discuss the changes, one with the Save Museum Street group and the Holborn and Covent Garden ward councillors, and a second with the Shaftesbury Theatre.</p> <p>Full details of the approach to and feedback from the consultation can be found in the Statement of Community Involvement.</p>	Positive	None required

Theme 7: Access to Healthy Food

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	No	The Proposed Development Site is not suitable for provision of allotments, community farms or farmers markets as there is insufficient open space.	N/A	None required
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	<p>The site is situated close to the West End which offers easy access to various healthy food choices such as restaurants, food markets, shops and supermarkets. Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. The Proposed Development will provide approximately 1,481sqm of flexible Class E uses. This provision will focus on small retail, food, beverage and other uses suitable for small businesses and will be accessible to the local community.</p> <p>In addition, the site is located in proximity to various retail experiences and stores and is an approximate 5-minute walk from Covent Garden.</p> <p>For further information, please refer to the Planning Statement and DAS submitted with the application.</p>	Positive	None required
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	No	The Proposed Development does not include hot takeaway uses as part of the application.	N/A	None required

Theme 8: Access to Work and Training

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	<p>The Proposed Development will deliver 22,650sqm of Class E(g)(i) (Office) space, as well as a further 1,481sqm of flexible Class E space which could provide employment opportunities for local people.</p> <p>The Proposed Development will therefore positively contribute towards addressing the needs of people on low incomes or to the unemployed. Local economic activity rates in Camden are slightly below the averages for London and Great Britain, with the LSOA within which the site is located falling within the 40% and 20% most deprived neighbourhoods affecting children and older people respectively.</p> <p>Refer to the socio-economic assessment for more information.</p>	Positive	Use of local sub-contractors and suppliers. Support local apprenticeship schemes and generate linkages to local education providers.
Does the proposal provide childcare facilities?	Yes	There are 11 nursery facilities within a circa 20-minute walking distance from the site. The Camden Childcare Sufficiency Assessment identifies there are currently sufficient places within the borough to meet demand. However childcare facilities (including Creche, day nursery or day centre) could be included within the flexible Class E uses if demand requires.	Positive	None required
Does the proposal include managed and affordable workspace for local businesses?	Yes	<p>The Proposed Development will deliver 22,650sqm of Class E(g)(i) (Office) space, as well as a further 1,481sqm of flexible Class E space. Provision of new flexible office space, coworking space, and retail space would support new employment in the Borough and provide workspace for individuals as well as small, medium, and large businesses. This will support smaller businesses on lower incomes and provide local employment opportunities for vulnerable groups.</p> <p>As part of the delivery of the Proposed Development, the Applicant will enter into a Section 106 Agreement and are committed to securing Heads of Terms including in relation to Affordable workspace.</p>	Positive	None required
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	<p>The Proposed Development will deliver 22,650sqm of Class E(g)(i) (Office) space, as well as a further 1,481sqm of flexible Class E space which could provide employment opportunities for local people.</p> <p>It is also anticipated that the Proposed Development will generate a level of construction jobs during the construction phase.</p>	Positive	Use of local sub-contractors and suppliers. Support local apprenticeship schemes and generate

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
		The Proposed Development will therefore positively contribute towards addressing the needs of people on low incomes or to the unemployed.		linkages to local education providers.

Theme 9: Social Cohesion and Inclusive Design

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	<p>Since the One Museum Street proposals were first consulted on in 2021, the Applicant has undertaken an extensive programme of consultation including pre-application discussions with the London Borough of Camden, the GLA, as well as meetings with the site's neighbours, political stakeholders, the local community and interest groups. This has included two full phases of consultation, both pre and post-submission of the original application, as well as ongoing engagement since September 2022.</p> <p>In advance of resubmission in June 2023, further engagement has taken place as well as stakeholder meetings with local groups and councillors.</p> <p>Since consultation began with the local community and key stakeholders, design changes have been implemented to reflect feedback received. Changes of particular relevance to health include: additional lighting to Vine Lane to improve safety, improved apartment accessibility and amenity provision, and changes to ensure the health and retention of new and existing trees.</p> <p>Full details of the approach to and feedback from the consultation can be found in the Statement of Community Involvement.</p>	Positive	None required
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	<p>The Proposed Development offers a unique and individual design solution that is well integrated, sympathetic and complimentary to the surrounding area. This has been achieved through careful analysis of opportunities, constraints and surrounding context, enabling the site to develop a distinct character and sense of place on its own, while integrating with other existing developments in the vicinity.</p> <p>The removal of physical barriers and improved accessibility encourages physical activity for those with mobility issues. The provision of open space as part of new developments helps alleviate issues related to social isolation, depression and other similar mental health issues through the promotion of social interactions.</p>	Positive	None required

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Proposed Development will provide a mix of residential units alongside Class E Uses. This includes communal areas for residents and office workers. The proposed mix of uses will help widen social options for people, allowing them to establish informal networks. Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing.	Positive	None required
Does the proposal provide opportunities for the voluntary and community sectors?	Not relevant	The Proposed Development will provide communal areas which will allow for local residents to meet informally and potentially form voluntary groups. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing.	N/A	None required
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The Proposed Development has been designed to satisfy all Part M criteria, making the scheme accessible for people with mobility problems or disabilities. This includes the provision of seating areas in the open spaces and providing step free access across all of the office space provision.	Positive	None required

Theme 10: Minimising Use of Resources

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal make best use of existing land?	Yes	There is a clear need for renewal of the site in its existing form and use to meet the needs of the community. The Proposed Development provides the opportunity to regenerate a strategically important site through the demolition and refurbishment of the existing poor-quality buildings and replacement with a highly sustainable mixed-use development. The Proposed Development will result in a more efficient use of the site and a higher quality of design that is more environmentally sustainable. Furthermore, by redeveloping previously developed land this will also reduce pressure to release greenfield land for development in order to meet demand.	Positive	None required
Does the proposal encourage recycling, including building materials?	Yes	The Proposed Development will provide residents with the opportunity to segregate waste streams in accordance with the Local Authority collection regime. Construction waste will be managed and mitigated through the use of a Site Waste Management Plan. The Circular Economy Statement submitted with the application includes a review of the potential reuse of building materials from the existing buildings within the site. The applicant will seek to reuse existing materials where possible to support circular economy principles and to reduce the number of deliveries of materials to site.	Positive	Implementation of Site Waste Management Plan
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Statement which accompanies the planning application outlines the sustainable design and construction methods to be incorporated at the Proposed Development. The Proposed Development supports the sustainability and Net Zero Carbon objectives of the Council and the Mayor of London as well as mandatory and voluntary standards (such as WELL, WiredScore and Net Zero Carbon) in order to maximise longevity, market relevance and social sustainability, and minimise environmental impact over the buildings' life cycle. A comprehensive suite of measures and approaches are proposed to help the Proposed Development achieve a level of environmental and social sustainability. This will reduce carbon dioxide emissions, prevent overheating, provide biodiversity gains, minimise water consumption, promote health and wellbeing, minimise waste production, reduce air, land and water pollution, reduce flooding and surface water run-off.	Positive	Sustainability Strategy to be secured via an appropriately worded planning condition

Theme 11: Climate Change

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal incorporate renewable energy?	Yes	As outlined in the Energy Statement, the Proposed Development will use a renewable energy system of Air Source Heat Pumps (ASHP) which will supply hot water and heating to the development. By providing on-site renewable electricity it is expected to result in energy savings for future residents.	Positive	None required
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	<p>Enhanced fabric elements have been considered for the proposed development with consideration for compatibility with the façade design and geometry, construction type and method. The glazing throughout the site has been designed to balance daylight, solar gains, heat losses and openable area for natural ventilation.</p> <p>The Proposed Development will be designed to reduce the risk of dwellings overheating. This will be achieved through:</p> <ul style="list-style-type: none"> • incorporating trees and shrubs as part of the landscape strategy to provide protection from heat and UV radiation by shading buildings and outdoor spaces; • The trees, green roofs and other soft landscaping will also provide evapotranspiration (the movement of water from a plant to the air) which in turn cools the local environment; • Vegetation can also control the microclimate by converting solar radiation to latent heat. • The landscaping design will incorporate features such as green infrastructure and street furniture that allow for gentle air flow and passage through spaces, which will help users to feel cooler. <p>This is particularly important for low income families, those living in poor conditions, children and older people who are more susceptible to temperature changes and will have limited resources for heating and cooling.</p>	Positive	Implementation of measures set out within the Sustainability Statement

Assessment Criteria	Yes/No/Not relevant	Details/Evidence	Potential Health Impact	Recommended Mitigation Actions
Does the proposal maintain or enhance biodiversity?	Yes	<p>Section 6 of the Sustainability Statement considers urban greening and biodiversity. The following measures will be implemented on-site to support the delivery of biodiversity net gains and urban greening:</p> <ul style="list-style-type: none"> • Creation of biomes to support a variety of habitats across the Site to increase local biodiversity and ecological enhancements; • Retention of existing trees where possible and planting of new trees, shrubs and plants to improve the air quality and microclimate at the Site, nesting, sheltering and foraging opportunities and areas for relaxation and sense of wellness through connectivity to nature; and • New habitat creation through physical installations such as bird and bat boxes, bee bricks and brown roofs. <p>For further detail please refer to the Sustainability Statement submitted with this application.</p>	Positive	None required
Does the proposal incorporate sustainable urban drainage techniques?	Yes	<p>The online Flood Map for Planning and the Environment Agency (EA) data confirms that the site is located within Flood Zone 1 'Low Probability'. The surface water management strategy will incorporate Sustainable Drainage Systems (SuDS) measures such as soft landscaping and tree planting at ground level, blue roofs and terrace planting to provide water quality and surface water attenuation benefits.</p>	Positive	Implementation of the Surface Water Management Strategy

6. SUMMARY AND RECOMMENDATIONS

- 6.1 This HIA has been prepared to identify any potential effects on the health and well-being of the new and existing population and occupiers, arising from the redevelopment of the land at Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR. Where an impact is identified, actions and measures are recommended to mitigate an adverse impact or enhance or secure a positive impact.

Summary of the Baseline Data

- 6.2 The baseline analysis shows that the population profile of the Local Impact Area is young, with a higher proportion of people aged between 20 and 29 when compared to LB Camden and London. The proportion of older people (aged 50+) are generally consistent between the Local Impact Area and Camden.
- 6.3 Census 2021 data indicates that 8.1% of the Local Impact Area have a long term disability that limits their day-to day activities a lot, 8.9% have a long term disability that limits their day-to-day activities a little. This is slightly higher than Camden levels (6.7% 'limited a lot' and 8.4 'limited a little') and national proportions (7.0% and 9.9% respectively).
- 6.4 The site is located in a LSOA which is within the 40% most deprived neighbourhood in the country but the 30% least deprived neighbourhoods in terms of health and disability. This LSOA has high levels of deprivation in terms of income and employment and living environment.
- 6.5 As set out above, the rates for most health indicators in the Local Impact Area are lower than at the Wider Impact Area and national level, with the exception of emergency hospital admissions, notably in relation to CHD and COPD.
- 6.6 In terms of community infrastructure, there is a wide range of facilities in the surrounding area, easily accessible at walking distance or via public transport.
- 6.7 The assessment highlighted the following priority groups: People with existing health issues and disabilities, people in poor living conditions, children and young people, people from ethnic minorities and low-income and unemployed people.

The Assessment and Recommendations

- 6.8 Both the construction and operational phases of the Proposed Development have been considered in this assessment.

Construction Phase Impacts and Mitigation

- 6.9 A potential health impact has been identified in relation to air quality as baseline health indicators identify higher rates of emergency hospital admissions for Chronic Obstructive Pulmonary Disease (COPD) within the Local Impact Area when compared to Camden and national averages. The site is also located within an AQMA. Some of the main groups affected by respiratory disease are people with existing health issues and children and young people, which are two of the five vulnerable groups identified for this Local Impact Area. However, an assessment to evaluate whether the Proposed Development is 'air quality neutral' in terms of traffic emissions has been undertaken. The assessment has shown that the Proposed Development can be considered 'air quality neutral' in terms of traffic emissions and no further site-specific mitigation is required.

Operational Phase Impacts and Mitigation

- 6.10 Many of the themes have potential to provide positive health outcomes once the Proposed Development is complete and operational, including in relation to the delivery of high-quality affordable housing (50.1%) thus helping alleviate some of the issues associated with poverty in the Local Impact Area. The provision of new high-quality homes across a range of sizes and tenures can help reduce poverty, improve self-esteem and general health through access to higher quality design and standards, active lifestyles and food choices. The Proposed Development has carefully considered ways to encourage active lifestyles through promoting cycling and walking using a variety of measures, emphasised through the design and layout. The Proposed Development is located in proximity to a number of public transport links and will be car-free.
- 6.11 A range of apartment sizes are proposed including 1-bedroom, 2-bedroom, 3-bedroom, 4-bedroom and 5-bedroom units. All residential units have access to shared communal amenity spaces, including West Central Street courtyard, and there are also terraces associated with each floor of the commercial space. All these spaces incorporate high quality landscaping proposals and planting to enhance the streetscape around the site to provide more greening and improve connectivity between the Site and surrounding area. The Proposed Development will also cater to the needs of children and young people through the provision of play space at proposed terrace at Vine Lane and courtyard space at West Central Street.
- 6.12 The improvements of the permeability of the Site also provides opportunities for more natural surveillance and designing out crime. The Proposed Development will also provide active uses and frontages at ground level to improve the street scene, contributing to a sense of safety with good levels of natural surveillance and strengthen the identity of the area.
- 6.13 The Proposed Development will provide 2,201 sqm provided as a public realm, pocket parks, communal areas, play space and private amenities for residents and office occupants. Delivering such variety of spaces not only enhances the overall well-being and quality of life for residents and

office occupants but also promotes physical activity, social interaction, and mental health, leading to a healthier and happier community.









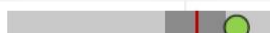



- 6.14 The Proposed Development represents a high-quality development that responds to the challenges and opportunities of the Site and is considerate to local needs. It also looks to provide a sustainable way of living by targeting the energy efficiency standards within the recently adopted London Plan.
- 6.15 Furthermore, the inclusion of office and retail space alongside the residential units will deliver a mixed-use community that will also have a positive health impact such as promoting walkability, improved social interaction and ultimately has the potential to enhance the physical, mental and social well-being of residents, workers and visitors.
- 6.16 Considering the above, the risk to health associated with the Proposed Development, particularly for priority / vulnerable groups, is anticipated to have an overall neutral to positive impact.


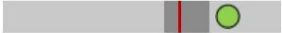











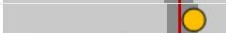










Conclusion

- 6.17 In summary, planning should seek to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well-designed buildings and urban spaces which will create the conditions for healthy, active lifestyles. It is considered that the Proposed Development achieves this objective as no negative impacts to health have been identified following the implementation of suggested mitigation.

A1. HEALTH PROFILE OF HOLBORN AND COVENT GARDEN WARD

Indicator	Period	Holborn and Covent Garden		Districts England & UAs (2021/22-2022/23)		England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
Population								
Percentage of the total resident population who are 0 to 4 years of age (0-4 yrs)	2020	553	3.4%	5.1%	5.7%	0.2%		
Percentage of the total resident population who are 0 to 15 years of age	2020	2,047	12.4%	17.4%	19.2%	0.8%		
Percentage of the total resident population who are 5 to 15 years of age (5-15 yrs)	2020	1,494	9.1%	12.3%	13.5%	0.7%		3.1%
Percentage of the total resident population who are 16 to 24 years of age	2020	2,526	15.3%	13.2%	10.5%	3.8%		
Percentage of the total resident population who are 25 to 64 years of age	2020	9,979	60.6%	57.4%	51.8%	11.3%		75.0%
Percentage of the total resident population who are 50 to 64 years of age (50-64 yrs)	2020	2,786	16.9%	14.9%	19.2%	1.8%		3%
Percentage of the total resident population who are 65 and over	2020	1,922	11.7%	12.0%	18.5%	0.9%		
Percentage of the total resident population aged 85 and over	2020	230	1.4%	1.7%	2.5%	0.0%		
Population density, people per square kilometre	2020	16,474	13,716	12,824	434	5		
Ethnicity & Language								
Percentage of population whose ethnic group is not 'white'	2011	5,184	39.8%	33.7%	14.6%	0.0%		
Percentage of population whose ethnicity is not 'White UK'	2011	7,894	60.6%	56.0%	20.2%	0.5%		
The percentage of people that cannot speak English well or at all, 2011	2011	481	3.8%	3.2%	1.7%	0.0%		
Deprivation, Housing, and living environment								
Index of Multiple Deprivation (IMD) Score	2019	-	21.1	20.1	21.7	1.7		
Income deprivation, English Indices of Deprivation	2019	2,123	14.7%	14.1%	12.9%	50.7%		0.7%
Child Poverty, Income deprivation affecting children index (IDACI)	2019	427	22.7%	19.3%	17.1%	63.4%		0.6%
Older people in poverty: Income deprivation affecting older people Index (IDAOPi)	2019	550	26.2%	23.2%	14.2%	77.2%		1.2%
Modelled estimates of the proportion of households in fuel poverty (%)	2020	665	10.1%	10.2%	13.2%	45.6%		2.5%
Households with overcrowding based on overall room occupancy levels	2011	2,310	37.8%	32.5%	8.7%	54.4%		0.2%
Older people living alone, % of people aged 65 and over who are living alone	2011	623	50.7%	42.2%	31.5%	63.3%		10.0%
Employment								
Unemployment (Percentage of the working age population claiming out of work benefit)	2021/22	634	5.1%*	4.7%*	5.0%*	23.4%		0.1%
Long-Term Unemployment- rate per 1,000 working age population	2021/22	28	2.2*	2.1*	1.9*	14.7		0.0

Indicator	Period	Holborn and Covent Garden		Districts England & UAs (2021/22-2022/23)		England		
		Count	Value	Value	Value	Worst/ Lowest	Range	Best/ Highest
Behavioural risk factors								
Smoking prevalence at age 15 - regular smokers (modelled estimates)	2014	3	2.6%*	3.9%*	5.4%*	20.1%		0.0%
Smoking prevalence at age 15 - regular or occasional smokers (modelled estimates)	2014	6	5.3%*	7.1%*	8.2%*	19.4%		0.0%
Reception: Prevalence of obesity (including severe obesity), 3-years data combined	2019/20 - 21/22	-	12.1%	8.8%	9.9%	21.6%		2.6%
Reception: Prevalence of overweight (including obesity), 3-years data combined	2019/20 - 21/22	-	24.2%	20.2%	22.6%	42.9%		9%
Year 6: Prevalence of obesity (including severe obesity), 3-years data combined	2019/20 - 21/22	-	20.0%	22.4%	21.6%	40.0%		0%
Year 6: Prevalence of overweight (including obesity), 3-years data combined	2019/20 - 21/22	-	37.1%	36.8%	35.8%	58.3%		0%
Child and Maternal Health								
Deliveries to teenage mothers	2016/17 - 20/21	0	0.0%	0.2%	0.7%	-	Insufficient number of values for a spine chart	
General fertility rate: live births per 1,000 women aged 15-44 years, five year pooled	2016 - 20	480	25.9	38.9	59.2	2.8		0%
Low birth weight of live babies, five year pooled	2016 - 20	44	9.2%	7.3%	6.8%	17.9%		1.3%
Children and Young people: Health care use								
Emergency hospital admissions in under 5 years old, crude rate	2016/17 - 20/21	150	87.6	65.5	140.7	393.5		22.0
Emergency hospital admissions for injuries in under 5 years old, crude rate	2016/17 - 20/21	35	121.2	62.2	119.3	473.9		0.0
Emergency hospital admissions for injuries in under 15 years old, crude rate	2016/17 - 20/21	75	79.4	52.5	92.0	251.8		22.9
Emergency hospital admissions for injuries in 15 to 24 years old, crude rate	2016/17 - 20/21	70	55.6	68.7	127.9	733.3		19.7

Indicator	Period	Holborn and Covent Garden		Districts & UAs (2021/22-2022/23)	England	England		
		Count	Value	Value	Value	Worst	Range	Best
Emergency Hospital Admissions: Adults								
Emergency hospital admissions for all causes, all ages, standardised admission ratio 	2016/17 - 20/21	-	68.3	68.4	100.0	217.7		32.1
Emergency hospital admissions for coronary heart disease, standardised admission ratio 	2016/17 - 20/21	-	66.0	56.3	100.0	353.1		25.2
Emergency hospital admissions for stroke, standardised admission ratio 	2016/17 - 20/21	-	66.1	83.3	100.0	265.2		28.9
Emergency hospital admissions for Myocardial Infarction (heart attack), standardised admission ratio 	2016/17 - 20/21	-	68.4	62.6	100.0	301.9		21.4
Emergency hospital admissions for Chronic Obstructive Pulmonary Disease (COPD), standardised admission ratio 	2016/17 - 20/21	-	106.0	92.8	100.0	589.2		0.0
Cancer Incidences								
Incidence of all cancers, standardised incidence ratio	2015 - 19	238	78.0	85.1	100.0	170.3		11.1
Incidence of breast cancer, standardised incidence ratio	2015 - 19	34	78.5	84.2	100.0	225.9		32.6
Incidence of colorectal cancer, standardised incidence ratio	2015 - 19	20	59.6	70.6	100.0	274.8		32.5
Incidence of lung cancer, standardised incidence ratio	2015 - 19	27	78.0	99.6	100.0	384.2		20.7
Incidence of prostate cancer, standardised incidence ratio	2015 - 19	29	65.9	81.7	100.0	232.9		22.7
Hospital admissions, harm and injury and Long Term Conditions								
Emergency hospital admissions for intentional self harm, standardised admission ratio 	2016/17 - 20/21	-	29.9	33.6	100.0	586.6		0.0
Emergency hospital admissions for hip fracture in persons 65 years and over, standardised admission ratio 	2016/17 - 20/21	-	79.5	75.5	100.0	421.5		0.0
Hospital admissions for alcohol attributable conditions, (Broad definition) 	2016/17 - 20/21	1,003	97.8	91.6	100.0	478.1		34.5
Hospital admissions for alcohol attributable conditions, (Narrow definition) 	2016/17 - 20/21	260	76.0	71.6	100.0	470.8		26.1
Percentage of people who reported having a limiting long term illness or disability	2011	2,050	15.7%	14.4%	17.6%	40.8%		2.2%

Indicator	Period	Holborn and Covent Garden		Districts England & UAs (2021/22-2022/23)		England		
		Count	Value	Value	Value	Worst	Range	Best
Life Expectancy								
Life expectancy at birth, (upper age band 90 and over) (Male)	2016 - 20	-	82.5	82.8	79.5	67.2		
Life expectancy at birth, (upper age band 90 and over) (Female)	2016 - 20	-	91.9	87.4	83.2	71.8		
Mortality								
Deaths from all causes, all ages, standardised mortality ratio	2016 - 20	297	66.3	70.0	100.0	258.2		38.3
Deaths from all causes, under 75 years, standardised mortality ratio	2016 - 20	148	81.2	82.4	100.0	299.3		31.0
Deaths from all cancer, all ages, standardised mortality ratio	2016 - 20	79	64.3	76.6	100.0	205.3		39.9
Deaths from all cancer, under 75 years, standardised mortality ratio (SMR)	2016 - 20	42	62.0	80.2	100.0	246.4		0.0
Deaths from circulatory disease, all ages, standardised mortality ratio	2016 - 20	84	79.8	67.8	100.0	241.3		20.5
Deaths from circulatory disease, under 75 years, standardised mortality ratio	2016 - 20	41	108.8	81.2	100.0	332.5		0.0
Deaths from coronary heart disease, all ages, standardised mortality ratio	2016 - 20	45	99.0	72.6	100.0	293.8		0.0
Deaths from stroke, all ages, standardised mortality ratio	2016 - 20	13	54.2	59.4	100.0	388.6		0.0
Deaths from respiratory diseases, all ages, standardised mortality ratio	2016 - 20	36	65.6	68.2	100.0	331.1		14.1
Deaths from causes considered preventable, under 75 years, standardised mortality ratio	2016 - 20	76	90.0	88.1	100.0	357.7		16.8