

SAVILLE THEATRE

135 SHAFTESBURY AVENUE

HEALTH IMPACT ASSESSMENT

Saville theatre

Health Impact Assessment

31 January 2024

Revision P02

Final Report

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Glossary

Term	Definition
A&E	Accident and Emergency
BREEAM	Building Research Establishment Environmental Assessment Method
CCG	Clinical Commissioning Group
CLP	Construction Logistics Plan
CMP	Construction Management Plan
COPD	Chronic Obstructive Pulmonary Disease
DCLG	Department for Communities and Local Government
DHSC	Department for Health and Social Care
ESP	Employment and Skills Plan
FTE	Full Time Equivalent
GIA	Gross Internal Area
GLA	Greater London Authority
GP	General Practitioner
HIA	Health Impact Assessment
HUDU	Healthy Urban Development Unit
HVM	Hostile Vehicle Mitigation
IMD	Index of Multiple Deprivation
JHWS	Joint Health and Wellbeing Strategy
JSNA	Joint Strategic Needs Assessment
JSA	Jobseeker's Allowance
LSOA	Lower-layer Super Output Area
MHCLG	Ministry of Housing, Communities and Local Government
NHS	National Health Service
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PHE	Public Health England
PSC	Principal Shopping Centre
PTAL	Public Transport Accessibility Level
SPD	Supplementary Planning Document
TfL	Transport for London
UGF	Urban Greening Factor
WHO	World Health Organization

1 INTRODUCTION

- 1.1.1 YC Saville Theatre Ltd has commissioned Buro Happold to undertake a Health Impact Assessment (HIA) for the redevelopment of the site (hereafter referred to as the 'proposed development') in line with the requirements set out by the current London Plan and the current Camden Local Plan.
- 1.1.2 The purpose of this assessment is to understand how the proposed development could directly and indirectly impact on the key determinants of health; to identify those people most likely to be affected by the proposed development with regard to health inequality; and to identify measures to enhance the positive impacts and mitigate any negative effects of the proposed development on public health, and to establish responsibilities for delivering and monitoring these impacts.

1.2 The existing site and the proposed development

- 1.2.1 The proposed development covers an area of 905 square metres and is located on 135 Shaftesbury Avenue, in the heart of West End Theatre district of London. It is bounded by Shaftesbury Avenue to the north, Charing Cross Street to the east, and St. Giles High Street to the west.
- 1.2.2 The proposed development aims to restore the historical integrity of the building through a comprehensive transformation. Key elements involve reinstating the original use, repairing the iconic Gilbert Bayes Frieze, and removing the cinema fit-out. Strategically placing the theatre foyer and auditorium in their original positions is intended to rejuvenate the architectural significance. Attention to details like the main window in the front elevation is expected to enhance visual appeal. The scheme addresses structural issues, including bomb damage and wear and tear, while also tackling concerns related to Regents Street disease, ensuring a holistic revitalization for an authentic and engaging experience.
- 1.2.3 The current proposal comprises a mixed-use scheme that is centred around the restoring of the Saville Theatre. The proposed area schedule is shown in Table 1-1.

Table 1-1 Proposed area schedule

Land Use	Gross Internal Area (GIA) (sqm)	Gross External Area (GEA) (sqm)
Theatre	2,329	3,278
Hotel	6,164	6,663
Ancillary/Plant	2,046	2,186
Total	10,539	12,127

Source: SPPARC (2023)

2 ASSESSING THE OUTCOMES FOR HEALTH AND WELLBEING

2.1 What is the HIA?

2.1.1 The 'Healthy and Safe Communities' guidance describes the Health Impact Assessment (HIA) as a useful tool to assess and address the impacts of development proposals (MHCLG, 2019). The London Plan refers to the HIA as "a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and wellbeing of the population" and as a method to highlight any potential health inequalities that may arise from the Proposed Development.

2.1.2 The HIA has two overarching purposes:

- Assess the potential impact of a programme and/or development on a) population health and b) the distribution of population health;
- Recommend ways to mitigate these impacts, by preventing negative impacts while promoting positive impacts.

2.1.3 There are three types of HIA:

- A 'full' HIA, which involves a comprehensive analysis of all potential health and wellbeing impacts;
- A 'rapid' HIA, which is a less resource-intensive process and involves a more focused investigation of health impacts;
- A 'desktop' HIA, which draws on existing knowledge and evidence, often using published checklists (NHS 2017)

2.1.4 In each case, it is recommended that the HIA is started as early as possible. Comprehensive and Rapid HIAs involve consultation with key stakeholders and evidence appraisal, however, the latter involves moderate levels of both. Desktop HIA does not usually involve stakeholder consultation, and only uses evidence that is immediately available via online searches.

2.1.5 For the purpose of this report, due to the diverse nature of health determinants and health outcomes which are to be assessed, it is not possible to quantify the severity or extent of the effects that give rise to these health impacts. Therefore, the Rapid HIA Tool produced by the NHS Healthy Urban Development Unit (HUDU) has been selected as the most appropriate method to adequately assess the health impacts and outcomes of the Proposed Development.

2.2 Health and wellbeing

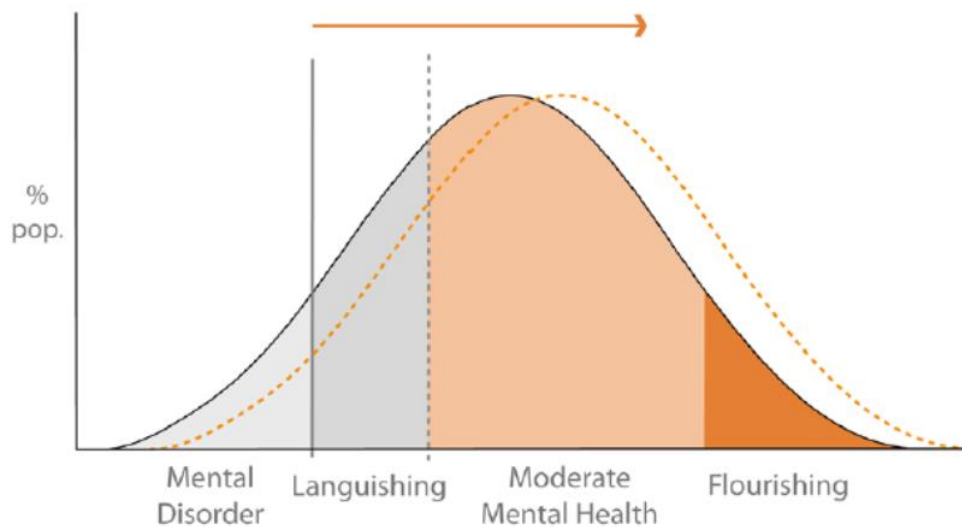
2.2.1 The World Health Organisation (WHO) Europe defines health as "a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity" (WHO 1946). Consequently, public health encompasses general wellbeing, not just the absence of illness. Some effects are direct and obvious, while others are indirect and some may be synergistic, with different types of impact acting in combination.

2.2.2 Within a population there can also be health inequalities. The WHO defines these as "differences in health status or in the distribution of health determinants between different population groups. For example, differences in mobility between elderly people and younger populations or differences in mortality rates

between people from different social classes” (WHO 2017)

- 2.2.3 It is proposed that, for general populations, mental health can be thought of as a single spectrum (Figure 2—1), ranging from very low wellbeing, characterised by common mental disorders such as depression and anxiety, to high wellbeing (or ‘mental flourishing’). The majority of people within the population are thought to have moderate levels of wellbeing (Huppert 2014)

Figure 2—1 The Mental Health Spectrum

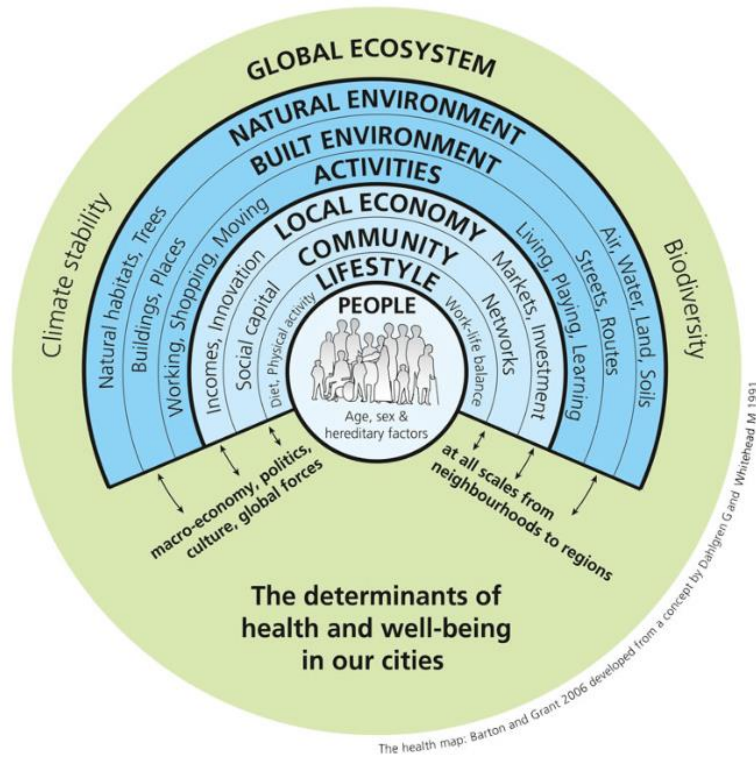


Source: Huppert (2014)

2.3 The determinants of health

- 2.3.1 The environment in which we live is a major determinant of health and wellbeing. Modern town planning originated in response to basic health problems, however, it grew largely separate from health over time (Corburn, 2004). Recent concerns about levels of physical activity, obesity, asthma and increasing environmental inequality has put planning back on the health agenda.
- 2.3.2 It is now widely acknowledged that an individual's or community's health and wellbeing is not only determined by the availability of healthcare services but also the quality of these services. A range of economic, social, psychological, and environmental influences play an equally important role. The links between health and settlements are often indirect and complex. These 'wider determinants of health' are best illustrated by Barton and Grant's Health Map (Barton and Grant, 2006).

Figure 2—2 The Health Map



Source: Barton and Grant (2006)

2.3.3 People are placed at the centre of the map, reflecting the focus on health. All the different facets of a human settlement are reflected in the series of concentric circles which move through social, economic and environmental variables. The settlement is set within its bioregion and the global ecosystem on which it ultimately depends. Broader cultural, economic, and political factors which impact on health and wellbeing are represented. The urban development process, and the design and planning of settlements, reside in one sphere – the built environment, which is where planners can see their role in determining health outcomes. In direct terms, they can affect the quality of that environment. The importance of the model is that it can be used to analyse the knock-on effects which are often much more significant in terms of health (Barton & Grant, 2006).

3 LEGISLATION AND POLICY CONTEXT

3.1 National policy and guidance

National Planning Policy Framework (NPPF) (2023)

3.1.1 The National Planning Policy Framework (NPPF) was adopted in March 2012, revised in July 2018 and updated in February 2019 and July 2021 before its latest revision in December 2023 (MHCLG, 2023). It sets out the Government's economic, environmental, and social planning policies for England. The social objectives include supporting "strong, vibrant and healthy communities". These policies outline the Government's vision of sustainable development, which should be interpreted and applied locally to meet local and community aspirations.

3.1.2 Chapter 8 of the framework, 'Promoting healthy and safe communities', expands on the social objective, setting out the requirement that planning policies and decisions should aim to provide healthy, inclusive, and safe places which:

- Promote social interactions, including opportunities for meetings between people;
- Are safe and accessible such that crime, and the fear of crime, do not erode the equality of life or community cohesion;
- Enable and support healthy lifestyles, especially where this would address issues identified locally, for example through the provision of safe and accessible green infrastructure or layouts that encourage walking or cycling.

3.1.3 Chapter 9, 'Providing sustainable transport', outlines support for developments in sustainable locations, reducing congestion and emissions, and improving air quality and public health.

3.1.4 Chapter 12, 'Achieving well-designed places', describes the standards of good design, including the use of design measures that can promote safe, inclusive and accessible places and thereby improve health and wellbeing. Good design includes, for example, measures that mitigate and minimise light, noise and air pollution.

Planning Practice Guidance: Healthy and safe communities (MHCLG, 2019)

3.1.5 The 'Healthy and safe communities' guidance was published in 2014 and last updated in 2019. It sets out guidance on promoting healthy and safe communities (MHCLG, 2019). The guidance considers planning and health together in two ways: "*in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)*".

3.1.6 The guide defines a healthy place as "one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing".

The 25 Year Environment Plan (HM Government, 2018)

3.1.7 The environmental plan sets goals for improving the environment within the next 25 years as well as helping the natural world regain and retain good health (HM Government, 2018). The plan has six key targets it aims

to achieve with its policies:

- Clear air;
- Clean and plentiful water;
- Thriving plants and wildlife;
- A reduced risk of harm from environment hazards such as flooding and drought;
- Using resources from nature more sustainably and efficiently; and
- Enhance beauty, heritage, and engagement with the natural environment.

3.1.8 Chapter 1 of the Environment Plan, 'Using and managing land sustainably', lists policies to alter land management such that the benefits of the environment can be secured and enhanced for the future. Policy 1 states that developers should "embed an 'environmental net gain' principle for development, including housing and infrastructure".

3.1.9 Chapter 3 addresses 'Connecting people with the environment to improve health and wellbeing'. Relevant policies within this chapter include improving health and wellbeing outcomes through green spaces, such as using environmental therapy in mental health services, and 'greening' towns and cities through green infrastructure and planting more trees.

Health Equity in England: The Marmot Review 10 Years On (2020)

3.1.10 The Marmot Review (2010) (Institute of Health Equity, 2010) argues that serious avoidable health inequalities exist across England and shows these inequalities to be determined by a wide range of socio-economic factors. Health is linked to both individuals and communities. The following policy objectives are identified:

- "Give every child the best start in life;
- Enable all children, young people and adults to maximise their capabilities and have control over their lives;
- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities; and
- Strengthen the role and impact of ill health prevention".

3.1.11 Based on historical data, the Marmot Review argues that economic growth without a reduction in inequality will not result in better health. Policies should not be targeted to only helping those with the poorest health, but also to reduce overall inequalities in health.

3.1.12 It is further argued that improving health results in economic benefits. The report also links health equality to promoting environmental sustainability as the poorest people in society are disproportionately affected by the adverse impacts of climate change.

3.1.13 The Marmot Review 10 Years on Report (2020) (Institute of Health Equity, 2020a), published in February 2020, strengthens the argument provided in the Marmot Review, showing that health inequalities in England are increasing. Social and ethnic inequalities in health should be addressed to ensure better health outcomes for all. The report makes the case for a multi-disciplinary approach to achieve a reduction in health inequalities, which integrates health policies with housing, economic development and transport policies.

Build Back Fairer: The COVID-19 Marmot Review (2020)

- 3.1.14 An update to the Marmot Review 10 Years on Report, Build Back Fairer: The COVID-19 Marmot Review (Institute of Health Equity, 2020b) was published in December 2020 to investigate how the pandemic has affected health inequalities in England. The COVID-19 pandemic has exposed and amplified the inequalities highlighted in the Marmot Review 10 Years on Report. The report points out that the economic harm caused by measures to control the virus may cause further damage to health and widening of health inequalities.

3.2 Regional policy and guidance

The London Plan – The Spatial Development Strategy for Greater London (GLA, 2021)

- 3.2.1 The current London Plan was published in 2021 and provides the spatial strategy and policy context to guide development in London. The plan provides a strategic approach to economic, social, environmental and transport development for London over the next 20 to 25 years. The current Camden Local Plan was produced in line with the London plan.
- 3.2.2 Key focus areas that affect the quality of life include deprivation and exclusion, health inequalities, the natural environment, vibrant town centres, safety, and community.
- 3.2.3 The London Plan contains several policies relevant to the Proposed Development, including those outlined below.

Design

- 3.2.4 Policy D3 'Design' states that development proposals should "encourage and facilitate active travel" through convenient and inclusive pedestrian and cycling routes and providing cycle parking. It further requires developments to provide green and open spaces for social interaction, exercise, and relaxation, and emphasises that new developments should help prevent or mitigate the impacts of noise and poor air quality.
- 3.2.5 Policy D7 'Public realm' encourages opportunities that create a new public realm where appropriate and ensure this is well-designed, safe, accessible, and inclusive, but also related to the local and historic context and easy to understand, service and maintain.
- 3.2.6 Policy D14 concerns noise, and in particular states that developments should mitigate and minimise the existing and potential adverse consequences of noise and avoid significant noise impacts on health and quality of life.

Social infrastructure

- 3.2.7 Policy S2 'Health and social care facilities' stresses the need to identify sites for the future provision of health services in areas with under provision at present, and to make better use of existing infrastructure. Any new facilities should be easily accessible by public transport, cycling or walking.

Economy

- 3.2.8 Policy E9 'Retail, markets and hot food takeaways' states that development proposals should manage clusters of retail uses with regard to their impacts on accessibility, community safety, and mental and physical health and wellbeing.

Sustainable infrastructure

- 3.2.9 Policy S11 'Improving air quality' postulates that proposals should not further deteriorate existing poor air quality, in order to protect the health of the population and meet legal obligations.

Transport

- 3.2.10 Policy T1 'Strategic approach to transport' encourages development plans that facilitate the Mayor's target of 80 percent of trips to be made by foot, cycle or public transport by 2041.
- 3.2.11 Policy T2 'Healthy Streets' is the Mayor's initiative to encourage shorter, regular trips by walking or cycling, and developments should help to promote this.
- 3.2.12 Policy T5 'Cycling' states that plans and proposals should remove barriers to cycling and create a healthy environment by securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located.
- 3.2.13 Overall, the London Plan aims to provide and enhance social infrastructure, such as health facilities, to create an environment in which people and communities can prosper.

3.3 Local policy and guidance

Camden Local Plan (2017)

- 3.3.1 The Local Plan was adopted in 2017 and sets out Camden's vision, strategy, objectives and policies for planning within the borough. The plan has policies segmented into 5 sections, 1) spatial strategy 2) Housing 3) Health and Well being 4) Design 5) Transport. Relevant policies to this HIA are presented below:

Health and Well Being

- Policy C1 'Health and Wellbeing': highlights the health inequalities that exist in Camden and the need for measures to help achieve the health and wellbeing aims of the Camden Plan (a document setting out the Council's overall strategy and priorities) and the strategies and plans prepared by the Joint Health and Wellbeing Board. Camden Local Plan Policy C1 requires a) development to positively contribute to creating high quality, active, safe and accessible places; and b) proposals for major development schemes include a Health Impact Assessment (HIA)
- 3.3.2 Policy C2 'Community Facilities': 'the policy aims to address the potential impacts of developments on community health by seeking planning obligations for new and improved facilities, promoting access to services by sustainable modes of travel, fostering community integration, and considering the social and economic benefits of educational, health, scientific, and research bodies. Additionally, the policy emphasizes the retention of existing community facilities unless specific tests are met, ensuring that their benefit to the community, including protected groups, is maintained, or replaced appropriately.
- 3.3.3 Policy C3 'Cultural and Leisure facilities': aims to protect cultural and leisure facilities, requiring thorough assessments for proposals involving their loss, encouraging their on-site or off-site re-provision, and promoting the establishment of new facilities with a focus on accessibility and community impact.
- 3.3.4 Policy C5 'Safety and Security': requires developments to incorporate design principles enhancing community safety. Measures include security provisions, addressing cumulative impacts, promoting pedestrian-friendly spaces, and, in potentially vulnerable developments, expecting counter-terrorism measures for increased security.

- 3.3.5 Policy C6 'Access for all': to promote equitable access by advocating for the highest standards of accessible and inclusive design in buildings and places, emphasizing the most accessible locations for facilities, ensuring fully accessible spaces and routes, encouraging accessible public transport, and securing disabled parking, all aligned with the principles of lifetime neighbourhoods.

Amenities

- 3.3.6 Policy A1 'Managing the impact of development': emphasizes the Council's dedication to preserving residents' and neighbours' quality of life, permitting development unless it causes unacceptable harm to amenity. It aims to protect communities by ensuring developments align with local needs, resisting inadequately assessed transport impacts, and requiring necessary mitigation measures. Key factors considered encompass visual privacy, sunlight, daylight, overshadowing, artificial lighting, transport effects, construction impacts, noise, vibration, odour, fumes, dust, microclimate, contaminated land, and effects on water infrastructure.
- 3.3.7 Policy A2 'Open Space' aims to safeguard, enhance, and provide access to Camden's open spaces. It prioritizes protecting designated spaces, resisting detrimental developments, and supporting small-scale developments associated with open space use. The policy seeks new open space contributions through planning obligations, prioritizing on-site provision, and addressing deficiencies in open space. It emphasizes standards per occupant, encourages community participation and conserves heritage value.
- 3.3.8 Policy A 4 'Noise and Vibration' outlines the Council's commitment to controlling and managing noise and vibration. It stipulates that development must consider Camden's Noise and Vibration Thresholds
- 3.3.9 Policy A5 'Basement' outlines the criteria for permitting basement development in Camden. Proposals must demonstrate no harm to neighbouring properties, structural conditions, character, heritage assets, and should include a Basement Impact Assessment. Basements should be subordinate to the host building, not exceeding one storey, avoiding loss of garden space, and adhering to specific size and location constraints. Exceptions may apply to large, comprehensively planned sites. Applicants must show no harm to neighbours, water environment, amenity, and address archaeological concerns while preserving the character of the area and supporting trees in gardens.

Sustainability and Climate Change

- 3.3.10 Policy CC1' Climate Change Mitigation': Stipulates that all developments to minimize climate change effects, promoting zero-carbon development and adherence to high environmental standards, including supporting decentralized energy networks. Major developments must meet London Plan emission targets, optimize resource efficiency, and install monitoring equipment for effective assessment of renewable and low-carbon technologies.
- 3.3.11 Policy CC2 'Adapting to Climate Change' seeks to ensure that buildings are designed to be more energy efficient and to cope with changes to our climate system such as wetter winters and hotter summers. Projects involving 5 or more residential units or 500 sqm must provide a Sustainability Statement outlining these measures. The Council promotes sustainable design through standards like Home Quality Mark, Passivhaus, and BREEAM assessments for residential and non-domestic developments.
- 3.3.12 Policy CC4 'Air Quality' The Council mandates air quality mitigation in development, requiring assessments and measures in adherence to the Air Quality Action Plan. Planning permission is contingent on mitigating identified harms, especially in areas with poor air quality or significant demolition/construction activities.

Design

- 3.3.13 Policy D1 'The Council mandates high-quality development, focusing on contextual respect, sustainability, inclusivity, and amenities, while actively resisting poorly designed projects that miss opportunities for improvement.

Tourism

- 3.3.14 Policy E3 'Tourism' supports accommodation development in Camden, favouring large-scale projects in Central London growth areas and smaller-scale accommodation in town centres. It encourages training and employment for Camden residents, safeguards existing accommodation, and requires developments to be easily accessible by public transport. The policy also emphasizes the need to avoid harm to local aspects, services, and the environment while preventing the loss of permanent residential space.

Transport

- 3.3.15 Policy T1 'Facilities to encourage active travel' states how new and refurbished buildings need to support active transport modes such as walking.

Camden Planning GuidanceSocial Infrastructure' Supplementary Planning Guidance (2015)

- 3.3.16 Offers guidance on the Health Impact Assessment (HIA) process, starting from the preliminary screening. Emphasizes the need for the HIA to concentrate on the most notable impacts and assess how various groups, especially vulnerable populations, might be influenced by the proposal, encouraging their active involvement in the assessment. Additionally, presents a comprehensive range of HIA resources.

Planning Guidance

- 3.3.17 The Camden Planning Guidance outlines measures to safeguard and enhance community, cultural, leisure, and pub amenities in the borough, aligning with policies C2, C3, and C4 of the Camden Local Plan (2017). Recognizing these facilities' contribution to residents' quality of life, health, and community cohesion, the Council aims to prevent adverse effects on provision amid a growing population. The guidance emphasizes considering the impact of development on existing and potential users, particularly those belonging to protected groups, to address potential challenges arising from changes of use and redevelopment.

Camden's Air Quality Planning Guidance

- 3.3.18 Camden's Air Quality Planning Guidance emphasizes the borough's status as a designated Air Quality Management Area due to heightened concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀). The overarching goal for all developments is to ensure the protection of future occupants from exposure to poor air quality. Additionally, a key directive is for developments to actively limit their impact on local air quality, striving for a minimum standard of air quality neutrality. This holistic approach underscores the borough's commitment to addressing and mitigating the challenges posed by elevated air pollution levels, fostering healthier living environments for its residents. (CPG 2021)

Health Impact Assessment Guidance Camden Council

- 3.3.19 Camden Council underscores the pivotal role of Health Impact Assessments (HIAs) in the realm of planning applications and urban development. The council mandates the submission of an HIA with planning

applications for major developments, as highlighted on its website. This emphasis aligns with the council's broader commitment to addressing the needs of individuals encountering disadvantage or inequalities, with a specific focus on health considerations, evident in its comprehensive agenda and equality policy.

4 HEALTH, COMMUNITY AND SOCIO-ECONOMIC PROFILE

4.1.1 To understand the potential for health impacts, it is important to establish the assessment baseline. This section focuses on the health determinants in the area surrounding the Proposed Development in order to provide a demographic context of the existing community locally. It then considers the baseline in terms of access to infrastructure and conditions relevant to the health of the potential occupants of the Proposed Development.

4.2 Population and health profile

4.2.1 The population of the London borough of Camden is 210,100, making up 2% of the total population in Greater London, which is home to 8,619,800 residents (ONS, 2022). According to the ONS Population Projections (2019) for local authorities, the population of Camden is expected to grow from 210,100 in 2021 to 224,003 in 2030, representing a 6.0% increase over the period. Over the same period, the Greater London region population is predicted to increase by 6.7%. The total population of Camden has decreased over the past decade, with a population decline of -4.3%.

4.2.2 The population in London Borough of Camden is predominantly of working age as 73.90% of the borough's population fall within the 15-64 age bracket, which is higher than the regional average (69.60%), contributing to the community's dynamic demographic profile of Camden. Approximately 14.40% of the residents belong to the 0-14 age category, a percentage slightly lower than regional average. Additionally, 11.90% represent the 65 and above age group, with a percentage slightly lower than average. This aligns closely with the regional average, where this age category represents 12.30% of the entire population.

4.2.3 According to 2021 Census data, there is considerable ethnic diversity in Camden, with the ethnic minority population comprising approximately 40.5% of the total population. This is in line with the regional average of 42.9% and higher than average for England as a whole (29.0%). Within this diverse landscape, around 18.1% identify with Asian, Asian British, or Asian Welsh heritage. The census also highlights that 9.0% have roots in Black, Black British, Black Welsh, Caribbean, or African ethnicity, a figure slightly lower than the regional average. Additionally, 6.6% belong to Mixed or Multiple ethnic groups, surpassing the regional average. On the other hand, 59.5% identify as White, aligning with the regional average. Finally, 6.8% fall into Other ethnic groups, slightly exceeding the regional average. This nuanced demographic composition enriches the cultural tapestry of the area, contributing to its vibrancy and diversity.

4.2.4 Data indicates a notable disparity in life expectancy within Camden, revealing that a male born in the borough can anticipate a lifespan 3.7 years shorter than a female counterpart (83.1 years for males, 87.7 years for females). Health inequalities persist within Camden across various factors such as location, gender, deprivation, and ethnicity. Individuals residing in the most deprived areas of Camden experience a significantly reduced life expectancy which equates to 11.7 years less for men and 10.2 years less for women compared to those in the least deprived areas of the borough.

4.2.5 Despite these disparities, the overall average life expectancy in the London Borough of Camden exceeds both the London and England averages. Public Health England (PHE) reports a male life expectancy at birth in Camden as 87.1 years, outstripping the 79.3 years observed in England. (PHE, 2017).

4.2.6 In 2011, according to census data, 84.8% of Camden Borough residents self-reported good or very good

health, slightly exceeding the England average of 81%. Conversely, only 5.1% of Camden residents reported bad or very bad health, aligning with the national average of 5% (ONS, 2011). During the subsequent five-year period from 2016 to 2018, approximately 280 deaths occurred among Camden Borough residents. Nearly 40% of these deaths were attributed to cancer, while 22% were caused by circulatory diseases (PHE, 2019).

4.2.7 It is estimated that 27.3% of children under 20 years old were living in low-income families in Camden compared with 23.9% across London and 19.9% in England.

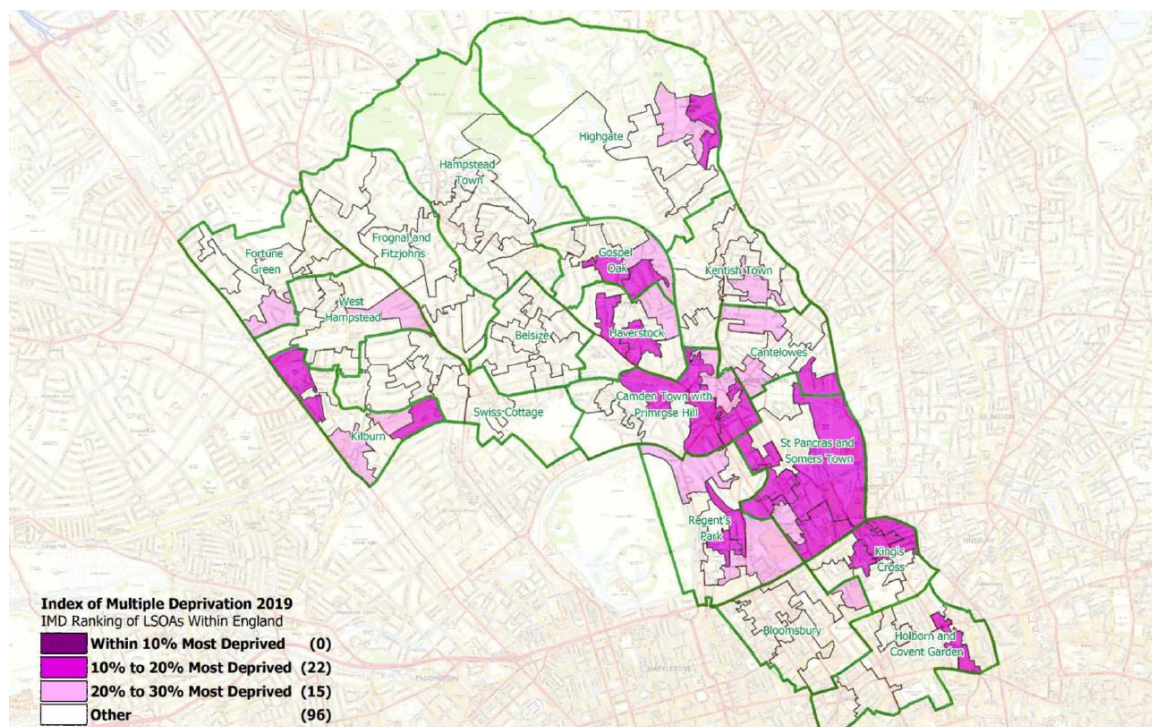
4.3 Social determinants

Deprivation and health

4.3.1 The Index of Multiple Deprivation (IMD) is a national dataset published by the Ministry of Housing, Communities and Local Government (MHCLG). The dataset provides a tool for ranking deprivation spatial analysis in England at the local authority level and Lower-level Super Output Areas (LSOAs). LSOAs are geographical areas designed to improve the reporting of small areas. The IMD combines information from seven domains: income; employment; education; skills and training; health and disability; crime; barriers to housing services and living environment. Figure 4—1

4.3.2 Figure 4—1 below illustrates that twenty-two of the Lower Layer Super Output Areas (LSOAs) in the London Borough of Camden are within the 20% most deprived in England; these include St Pancreas, Camden Town with Primrose Hill. No LSOAs within Camden Borough are in the 10% most deprived areas in England (MHCLG, 2019; MHCLG, 2019b).

Figure 4—1 Index of Multiple Deprivation by Lower-layer Super Output Area



Source: MHCLG (2019b)

4.3.3 According to the 2019 IMD, Camden ranks 19th out of 32 London Boroughs on the deprivation scale with one being the most deprived and is ranked 132nd of the 317 districts within England. The majority of LSOAs within Camden are ranked well in terms of Health Deprivation and Disability, with none falling within the 10% most deprived for England as a whole. Furthermore, Camden has 22 LSOAs falling within the 10% - 20% most deprived range. However, based on the domains of deprivation, the Living Environment domain has the most deprived LSOAs which fall within the 10% most deprived in England. Additionally, the Income Deprivation Affecting Children Index shows 8.27% of Camden LSOAs falling within the 10% most deprived in England.

Lifestyle

4.3.4 Those who have a physically active lifestyle are at a lower risk of cardiovascular disease, coronary heart disease and stroke, compared to those who do not. According to the WHO, adults aged 18-64 should engage in at least 150 minutes of moderate-intensity activity per week (WHO, 2020). Anything above this level of physical activity is negatively correlated with the incidence of non-communicable diseases such as diabetes, obesity, hypertension, and mental health disorders.

4.3.5 In Camden, 70.9% indicate an active lifestyle with at least 150 minutes a week excluding gardening and 84.7% out of the participants were engaged with some type of sport at least twice in the past month. (Sport England, 2021).

4.3.6 According to the Local Alcohol Profiles England (LAPE) of people who drink alcohol, 8% of people are higher risk drinkers, and 20% of drinkers binge drink.

Smoking is closely linked to serious health issues such as lung cancer, chronic obstructive pulmonary disease (COPD), and heart disease. Children are especially susceptible to the harmful effects of second-hand smoke, contributing to about 300,000 GP consultations and 9,500 hospital admissions annually in the UK, incurring an NHS cost of £23 million each year (Royal College of Physicians, 2010). As of 2016, the estimated smoking rate in Camden borough was approximately 20% among individuals aged 15 and over, totalling around 40,000 people. Notably, smoking prevalence was nearly double in Camden's most deprived areas (26%) compared to the least deprived (14%) in 2012. However, recent data from 2021 indicates a positive trend, with the proportion of current smokers in Camden reported to be 6.6%, demonstrating a notable decrease in smoking rates over the years, especially when compared to other London boroughs.

Disability inequality

4.3.7 In Camden, Census data indicates that one in six individuals faces a disability, emphasizing the importance of addressing the needs of those experiencing disadvantages and inequalities. The socio-economic landscape of the borough in 2019/20 presented challenges, with 34% of residents residing in households with incomes below 60% of the UK median after housing costs—a figure exceeding the London Boroughs' average. To address disability inequalities, Camden is committed to promoting greater equality, diversity, and inclusion throughout the council, aligning with the Social Model of Disability advocated by disabled individuals over the past four decades. Camden Disability Action, a key player in addressing disability-related challenges, plays a significant role in this effort.

4.3.8 Recent statistics from August 2022 highlight a tangible impact, revealing that 15% of Camden's population deals with illnesses or disabilities affecting their daily activities. Which led to 7,250 cases receiving Employment & Support Allowance, 174 on Incapacity Benefit/Severe Disablement Allowance, 3,864 benefiting from Disability Living Allowance, and 10,050 receiving Personal Independence Payments.

Social Deprivation

- 4.3.9 In terms of social deprivation, the 2021 Census categorizes deprivation across 1 to 4 dimensions, with 4 being the most extreme. Camden had slightly fewer households unaffected by deprivation at 47.5% compared to London at 48.1% or England & Wales at 48.3%. Additionally, Camden had a slightly higher percentage of households affected in 2-4 deprivation dimensions standing at 21.6% compared to London at 19.0% and England & Wales at 18.2%. In the most extreme category of 4 dimensions, 0.7% of households in Camden were affected, ranking as the second highest in London.

Personal Wellbeing

- 4.3.10 The 2021 census gauged personal well-being in Camden through four questions. Firstly, respondents rated their overall life satisfaction, with Camden's score rebounding to 7.35 in 2021-22, a significant recovery from the pandemic-driven decline in 2020-21. However, this fell slightly below the London average of 7.46 and the UK average of 7.54. Secondly, participants assessed the extent to which they found their lives worthwhile, yielding a score of 7.68 in Camden, matching London but trailing the national score of 7.77. Thirdly, respondents rated their happiness, with Camden scoring 7.16, below both the national average (7.45) and London average (7.37). Lastly, anxiety levels, measured on a scale of 0 to 10, revealed an increased score of 3.73 in Camden for 2021-22, surpassing both London (3.28) and national (3.12) averages, despite declines elsewhere over the past three years.

4.4 Infrastructure baseline

Access to healthcare services

- 4.4.1 NHS London CCG serves the population of the Camden. Camden CCG is responsible for commissioning health and care services for the people of Camden, ensuring they receive high-quality healthcare services whenever they need them. The CCG has 35 GP practices across the London Borough of Camden, serving a population of approximately 254,000 people, with a predicted population increase of almost 23,000 in the next 10 years.
- 4.4.2 There are four NHS GP practices within 1km of the Proposed Development. These are shown in Table 4-1. The majority of these practices are managed under Camden CCG. These four practices have a total of 23 FTE GPs with an average of 848 patients per FTE GP, significantly lower than the recommended level of 1,800 patients per FTE GP.
- 4.4.3 GPs in London are trialling appointments via telephone, video consultation and online prescriptions as a result of the Covid-19 pandemic. This has the potential to free some capacity at practices and allow for more efficient services available to a higher number of patients.

Table 4-1 GP practices within 1.0km of the Proposed Development

GP Practice	Distance (km)	Number of GPs (FTE)	Registered patients	Patients per FTE GP
Covent Garden Medical Centre	0.3	3	4,568	1,439
Museum Practice	0.5	11	5,406	491
Soho Square General Practice	0.4	5	6,394	1,279

GP Practice	Distance (km)	Number of GPs (FTE)	Registered patients	Patients per FTE GP
Soho Centre For Health and Care	0.3	4	3,132	788
Total	-	23	19,500	848

Source: NHS Office of London Clinical Commissioning Groups (2021), NHS Digital (2022)

- 4.4.4 There is one NHS dental practices within 1km of the Proposed Development, Durry Lane Dental Cate 0.4 km away. In addition, Covent Garden Dental Practice 0.5km away, with four dentists. There is no information available regarding the registered patient list size.
- 4.4.5 The following secondary healthcare providers are situated within 5km of the Proposed Development:
- UCH Macmillan Cancer Centre
 - St John & St Elizabeth Hospital London Private Hospital
 - Mr Manooj Sood Hip & Knee Specialist: Orthopaedics
 - GHB Clinic
 - Central London Healthcare Services Osteopath
 - MotionBack: Chiropractor
- 4.4.6 The Camden Learning Disabilities Service (CLDS) offers health and social care services to adults with learning disabilities and their caregivers. Comprising a multidisciplinary team from both the council and the NHS, the service provides comprehensive support, community assistance, and diverse resources for individuals with learning disabilities in the Camden area. One of the centres being Green Light Wellbeing Centre which offers a range of services to support individuals with learning disabilities.

Open space

- 4.4.7 According to the Camden Open Space Strategy (2015), there are a total of 293 open spaces have been identified in the London Borough of Camden, including 17 open spaces included on the English Heritage Local and National Registers of Historic Parks and Gardens amounting to an area of 311.0 ha. Of the total 293 open space sites, 35 of them were inaccessible. Making the accessible open space 550.6 ha, Camden has a relatively high quantity of public park provision for a London Borough, with some 1.8 ha of public parks per 1,000.
- 4.4.8 Table 4-2 identifies the open spaces within varying distances of the Proposed Development in line with Greater London Authority (GLA) guidance (GLA, 2021). There are several open spaces in the vicinity of the Proposed Development; Bloomsbury Square Garden is the closest, 0.4km away from the Proposed Development. There are no regional, parks within the guideline distance from the Proposed Development, as set out in the 2021 London Plan (GLA, 2021).

Table 4-2 Open spaces in the vicinity of the Proposed Development

Open space category	Guideline size (ha)	Guideline distance (km)	Distance from the Site to open space (km)	Park name
Regional Parks	400	3.2-8	-	-
Metropolitan parks	60	3.2	-	Hampstead Heath
District parks	20	1.2	1.3	Regents Park
Local parks and open spaces	2	0.4	-	-
Small open spaces	<2	<0.4	0.4	Bedford Square
Pocket parks	<0.4	<0.4	0.08	The Phoenix Garden
Linear open spaces	N/A	N/A	-	-

Source: GLA (2021), Buro Happold Analysis (2023)

Sports and leisure facilities

- 4.4.9 There are over 20 gyms within 2km of the Proposed Development; this is considered to be a typical walking distance to these types of facilities. Some of the closest gyms (within 1km) are Nuffield Health Covent Garden Fitness and Wellbeing Gym, 9 Endell St, London WC2H 9SA, Lewis Paris Fitness, Fitness First, 1 Rebel

Social infrastructure and community facilities

- 4.4.10 There are six public libraries in Camden, of which Holborn Library is the only one within 1km of the Proposed Development at 700m away. It offers a range of library services, including access to books, computers, and various activities such as fantasy exhibitions, poetry competitions and many more.
- 4.4.11 The Fitzrovia Community Centre is the closest community centre, located 1.2 km away. The centre hosts various programmes such as Arts, Culture & Heritage, Senior Services, Children & Families, Health & Wellbeing.
- 4.4.12 St Giles in the Fields church, a Modern Catholic church, is located 160m from the proposed development on St Giles High St. It is Palladian-style church designed by Henry Flitcroft.
- 4.4.13 Muslim World League Mosque is also within 1.1 km from the proposed development, in addition to daily prayers, counselling, a supplementary school for children and various social events.

Access to work

According to the Annual Population Survey, the economic profile of Camden shows that 74.60% of the population is economically active, which is lower than the regional average. Additionally, 180,700 individuals within the age 15-64 are employed, showing a lower than the regional average and England as a whole. Notably, 4.30% economically active but unemployed, lower than the lower than average. and 25.40% are economically inactive, lower than the lower than average.

Access to healthy food

- 4.4.14 A range of convenience and small comparison goods shops are situated within easy walking distance of the Proposed Development; the closest supermarket is Tesco Express, 320 from the Proposed Development.

Accessibility and transport

- 4.4.15 The proposed development is easily accessible by foot, the main entrance to the theatre is on the corner of Shaftesbury Avenue and High Holborn, providing pedestrian access from both streets. This location offers convenient access to various transportation options, including bus stops and underground stations within a 5-to-8-minute walk.
- 4.4.16 In proximity to the proposed development, three types of cycle routes are present: segregated routes, signed routes on quiet roads, and shared routes. The nearest roads featuring cyclist routes include Dyott Street, Endell Street, and Bloomsbury Street. The presence of cycle parking facilities near the proposed development indicates the accessibility of cycling infrastructure in the area.
- 4.4.17 The Santander Hire scheme allows people to hire cycles across Central London with cyclists able to turn up at a docking station and hire cycles for up to 24 hours. The scheme is intended for shorter journeys, with journeys of under 60 minutes free of charge and £1.70 charged per additional 30 minutes for journeys with longer durations. There are 15 docking stations on High Holborn Street, 8 docks on Bury Place Street 12 on Great Russel Street, 6 docks on Moor Street, 16 docks on Frith Street; these are all within a 5-minute walk of the Proposed Development. There is plentiful of cycle stands located around the proposed development with over 100 around the block. The Proposed Development is set to offer 53 Short Stay Cycle spaces, 31 Long Stay Cycle spaces, 4 showers, and 31 compliant lockers. The cycle provisions align with Camden Planning Guidance transport standards, surpassing the requirements outlined in the London Plan (2021) by 20%.
- 4.4.18 The closest bus stops to the proposed development are located within a short walking distance. There are ten bus stops within a four-minute walk of the theatre, providing easy access to public transportation. With the closest bus stop being on Denmark Street serving 13 routes and Tottenham Court Road Station serving two routes; 14 and 176.
- 4.4.19 In close proximity to the proposed development, Tottenham Court Road Station stands as the nearest tube station, just a 5-minute walk away. This accessibility enhances the convenience for theatre-goers and visitors traveling to and from the proposed development. Furthermore, Covent Garden Station is located within a 6-minute walk from the proposed development. Situated in central London, the proposed development benefits from proximity to diverse transportation methods, including frequent buses and trains, contributing to its accessibility for residents and commuters.

Air quality

- 4.4.20 Camden Council undertakes air quality monitoring of NO₂ at several locations across the borough using automatic monitoring. The network consists of more than 200 small air quality sensors attached to street lighting columns throughout the borough, measuring pollutants such as nitrogen dioxide (NO₂), PM₁₀, and PM_{2.5} air pollution every minute to build up a detailed picture of air quality in Camden. An air pollution monitoring station is located on Shaftesbury Avenue, in close proximity to the proposed development. (London Air n.d.)
- 4.4.21 The air quality data in Camden is accessible on the Air Quality in England website, where graphs and raw data can be generated. Some sensors are owned by Camden Council, the Environment Agency, and the Central District Alliance business improvement district. Monitoring locations include Bloomsbury, Camden High Street, Coopers Lane, Euston Road, Holborn, and Swiss Cottage. Camden Council adheres to the World Health Organization's more ambitious air quality target for NO₂, with an annual mean target of 10µg/m³ compared to the UK legal limit of 40µg/m³. Various measurement methods include diffusion tubes for

monthly-average NO₂, reference automatic sensors for hourly-average NO₂ and PM data, an AirScape sensor network, and occasional use of small air quality sensors for specific pollutants. Efforts to measure indoor air quality are underway, recognizing its significance as people spend a significant portion of their time indoors. (Camden Council 2023)

5 ASSESSMENT METHODOLOGY

5.1.1 Buro Happold has used the assessment matrix set out within the Rapid HIA Tool, taking account of published data and information from a variety of sources, and applying professional judgement informed by relevant guidance to evaluate the health impacts of the scheme.

5.1.2 This HIA has considered how the Proposed Development may influence the physical and mental health and wellbeing of local residents and inhabitants of the proposed scheme taking into account the key determinants of health.

5.2 Rapid HIA Workshop Tool

5.2.1 The Healthy Urban Development Unit (HUDU) was established by the Greater London Authority (GLA) in collaboration with the NHS to enhance health and well-being and reduce health inequalities. The unit's responsibilities include evaluating the health and well-being impacts of new developments and creating a HUDU checklist for use during the planning stage. This checklist is informed by scientific evidence, best practices, and industry standards for health and well-being outcomes. Additionally, the Planning for Health 'Rapid HIA Tool,' produced by HUDU, assesses the health impacts of new developments to ensure a positive overall impact on health.

5.2.2 The 'Rapid HIA Tool' suggests the evaluation of potential health impacts under eleven topics or broad determinants, which include:

- Housing and design affordability;
- Access to health and social care services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Social cohesion and inclusive design;
- Access to work and training;
- Minimising the use of resources; and
- Climate change.

5.2.3 The assessment considers the potential consequences for health and wellbeing from the construction and operation of the proposed scheme and draws information from the following reports:

- Air Quality Assessment;
- Crime Impact Assessment;
- Design and Access Statement;
- Flood Risk Assessment;
- Sustainability Statement;

- Noise and Vibration Impact Assessment;
- Transport and Access Assessment; and
- Construction Programme.

5.3 Assessment of effects

5.3.1 The geographical scope of the impacts assessed depends on the type of effect and the receptors, covering both the construction phase and the operational phase of the development. This Health Impact Assessment (HIA) is qualitative in nature due to the diverse health determinants and outcomes evaluated. While it describes likely qualitative health impacts, it does not quantify the severity or extent of these effects. As a result, potential impacts during construction and operation are categorized as positive, neutral, negative, or uncertain. When negative impacts are identified, recommendations are made to mitigate them, while opportunities to enhance health benefits are also explored. It's important to note that many mitigation measures to reduce negative impacts or enhance benefits are often already part of the proposed development and have been considered in the assessment.

6 ASSESSMENT, MITIGATION AND MONITORING

6.1 Housing design and affordability

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A
Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include residential development.	N/A	N/A

6.2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal retain or re-provide existing social infrastructure?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The purpose of the proposed development is centred on retaining and improving the existing Saville Theatre building, enriching the current social infrastructure by expanding the theatre spaces and providing facilities tailored to the needs of the community and visitors.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	A baseline assessment of the health and social care provisions in the local area has been completed. Despite not including residential uses, employees have had the option since 2015 to register with a GP near their workplace instead of their home. The baseline assessment in this Health Impact Assessment (HIA) revealed the presence of five GP practices within 1km of the Proposed Development. The average ratio of patients per Full-Time Equivalent (FTE) GP at these practices was 868, notably below the nationally recommended level of 1,800 patients per FTE GP, indicating sufficient capacity. Although it is uncertain whether all additional employees would choose to register with local GP practices, the patient-to-GP ratio at these practices demonstrates their capability to accommodate more patients.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	There are no NHS healthcare facilities currently on the Site.	N/A	N/A
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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The baseline assessment of this report has assessed the access to local social infrastructure and suggests there is some existing capacity in local social infrastructure that would likely be sufficient to accommodate hotel users and visitors, including libraries and community centres. Local social infrastructure includes Holborn library, 700m from the Proposed Development, and Fitzrovia community centre, which is 700m away. St St Giles church is 160 from the Site, and Muslim World League Mosque is within 1.1 km.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development plan aims to enhance and expand its community use facilities through upgrades to the existing public realm and the creation of a new cultural hub. The Camden Planning Guidance for Community Uses, Leisure Facilities, and Pubs emphasizes the creation of shared spaces and multifunctional community facilities, promoting social interaction and reducing the need for travel by providing access to services and facilities within neighbourhoods.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.3 Access to open space and nature

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal retain and enhance existing open and natural spaces?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development is located in close proximity to the Phoenix Garden, a community garden that is run by local Volunteers	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The London Borough of Camden has a high number of parks and open spaces in comparison with other London Boroughs, reaching 1.8 ha per 1000 people. The proposed development includes plans aimed at improving access to existing spaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposed development does not include any residential development. Visitors and employees of the proposed development will have access to nearby public open spaces.	N/A	N/A
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	There are public footpaths through the proposed development providing improved circulation spaces and pedestrian footways to allow access for visitors and employees. The public right of way through the site will necessarily be closed during the majority of demolition and construction works. It is likely there will be temporary closures and/or diversions during the demolition and construction phases. Suitable pedestrian routes would be provided during construction.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The baseline assessment indicated that there are several open spaces in the vicinity of the proposed development which would cater for the hotel users and visitors as well as employees on site; Bloomsbury Square Garden is the closest, 0.4 km.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposal does not include provision of publicly open spaces. It would however include a planting and green roof area covering approximately 55sqm.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.4 Air quality, noise and neighbourhood amenities

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>Noise and vibration emissions from construction sites can negatively impact the surrounding locality and can adversely affect health and the quality of life for local inhabitants. Mechanisms should be put in place to control vehicle movements and pollution to reduce emissions as far as reasonably practicable.</p> <p>There are likely to be temporary impacts on surrounding receptors as a result of dust, noise and vibration emissions generated from site activities. A Construction Environmental Management Plan (CEMP), which outlines the requirements for environmental control, including roles and responsibilities, control measures and activities to be undertaken to minimise environmental effects and monitoring requirements will be prepared by the Principal Contractor in due course.</p>	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	Mitigation measures are to be implemented as planned. The CEMP and associated documents will be updated once a Principal Contractor appointed, prior to construction taking place. The Principal Contractor is to commit to measures therein.
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The Air Quality Assessment demonstrated that the operational proposed development will not cause any exceedances of the air quality objectives and that the overall air quality effect of the proposed development will be not significant.</p> <p>The proposed development is considered to be air quality neutral with regards to both building and transportation emissions.</p> <p>In addition, all vehicles would also have to comply with the Ultra-Low Emissions Zone (ULEZ) in the area. Engines should not be left idle in order to reduce pollution and noise impacts.</p> <p>As such, no mitigation measures have been identified.</p>	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>Reducing noise pollution helps to improve quality of life.</p> <p>During construction, traffic routes have been designed to minimise disruption, including noise impacts from construction traffic. Preferred hours for deliveries and removals will also be coordinated with noise impacts in</p>	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	Mitigation measures are to be implemented as planned.

6.6 Accessibility and active travel

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	An Active Travel Zone Assessment has been undertaken for the proposed development and details how the proposals meet the Healthy Streets indicators, identifying areas of improvements if required.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	Implement improvements and enhancement as identified in the Active Travel Zone Assessment.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The proposed development will provide cycle parking spaces, exceeding Camden Planning Guidance transport standards and London Plan (2021) requirements. These would enable active travel between neighbouring urban areas.</p> <p>The proposed development demonstrates excellent connectivity to public transport and local amenities, being strategically positioned at the corner of Shaftesbury Avenue and High Holborn. Its accessibility on foot, integration with key walking and cycling routes, and proximity to Covent Garden and Tottenham Court Road stations contribute to a well-connected and pedestrian-friendly environment. Furthermore, the commitment to being car-free aligns with the active travel aim of minimising car usage.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development is set to offer Short Stay Cycle spaces. It will also provide 19 Long Stay Cycle spaces dedicated to employees of the theatre and hotel along with showers and lockers. The cycle provision aligns with Camden Planning Guidance transport standards, surpassing the requirements outlined in the London Plan (2021) by 20%.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development is located in the vicinity of cyclist routes on Shaftesbury Avenue, Bloomsbury Street and Dyott Street.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	The proposal does not require traffic management or traffic calming measures.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development has excellent connectivity to public transport and local amenities. Positioned at the corner of Shaftesbury Avenue and High Holborn, the theatre is easily accessible on foot, and its location integrates with key walking and cycling routes. Additionally, it is situated within close proximity from Covent garden station and Tottenham court station.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development, being car free, actively aims to minimise car usage.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The building's design ensures step-free access, including the provision of lifts to facilitate step-free access to various floors.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.7 Crime reduction and community safety

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>A Crime Impact Assessment (CIA) has been produced in support of the planning application for the proposed development to provide guidance on the areas requiring greater focus designing out crime.</p> <p>The document help to identify appropriate mitigations to reduce the impacts of identified risks.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development does not include residential use and therefore would not create a 'gated community'.	N/A	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development is designed for use by the general public as an open and well-designed public space. The overarching aim of the proposed development design is to be people-centred and provide a place of culture and leisure that is open to all.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Has engagement and consultation been carried out with the local community and voluntary sector?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>Proposals for the proposed development have included community and stakeholder engagement which has fed into the evolution of the scheme. Details of the engagement are provided in the Statement of Community Involvement.</p> <p>Since June 2022, the consultant team has been engaging with the local community and key stakeholder groups on plans to repair, reinstate and extend the former Saville Theatre to provide a new world class performance venue and complementary hotel use.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.8 Access to healthy food

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	There are no plans for the proposed development to accommodate allotments, community farms, or farmers' markets.	<input type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Uncertain	Further information on retail uses to be provided at a later stage.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	<p>An ancillary restaurant and bar space are provided within the theatre foyer.</p> <p>No retail uses are proposed.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Uncertain	No further action.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development will include a restaurant and hotel accommodation. This would allow for the sale of food and drink for consumption on the premises, not exclusively for takeaway.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.9 Access to work and training

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The proposed development will generate a number of temporary construction jobs during the construction phase, some of which could be in association with construction training or apprenticeship schemes.</p> <p>There will be permanent end-use jobs through the redevelopment and expansion of the theatre as well as the creation of new retail/ café space and the inclusion of the hotel within premises.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action required.
Does the proposal provide childcare facilities?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	There are no plans to provide childcare facilities within the proposed development.	N/A	N/A
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>An ancillary restaurant and bar space are provided within the theatre foyer.</p> <p>It is not known at this stage which businesses will occupy this space, and therefore it is not known whether there will be managed and affordable workspace for local businesses.</p>	<input type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Uncertain	To consider whether the restaurant and bar space within the theatre will be made available will be made available to a range of occupiers, including local businesses.
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development includes opportunities for work for local people through various initiatives. This involves hotel partnerships with local businesses and restaurants, collaborations with local artists to feature in the hotels, and the implementation of hotel local employment and training programs.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action required.

6.10 Social cohesion and inclusive design

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposal considers health inequalities by addressing local needs through community engagement. Initiatives such as discounted and free theatre tickets for local residents and providing free resident access to hotel communal areas for work and meetings demonstrate a commitment to engaging with and benefiting the local community, including addressing potential health inequalities through increased access to cultural and communal spaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
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?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development would revive the building, enhancing of the New Compton Street facade to create active frontages and reduce anti-social behaviour and creating new retail and theatre space servicing the local community as well as an hotel, which will enhance social interaction and cohesion in the local area.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development will feature a diversified range of uses primarily centred around the theatre on the ground level. In addition to the predominant theatre space, the plan incorporates a bar, retail shops, and hotel rooms.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposed development does not provide any voluntary or community sector opportunities.	N/A	N/A
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Inclusive design considerations have been incorporated throughout the design of the proposed development wherever possible to ensure all have equal access to the facilities and homes. The external areas provide level or gently sloped connections along key pedestrian routes through and around the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.11 Minimising the use of resources

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposal focuses on making the best use of existing land. It includes the reuse of existing buildings and structures, reinstating the original use of the building, and locating the theatre foyer and auditorium in their original positions. This approach optimises the use of the current infrastructure rather than extensive new construction, contributing to efficient land utilisation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal encourage recycling, including building materials?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposal encourages recycling, including building materials. The commitment to a circular economy approach indicates an intention to recycle 65% of municipal waste. Furthermore, the target of having a minimum of 20% of materials comprised of recycled or reused content demonstrates an effort to incorporate recycled materials into the development, contributing to sustainable and environmentally friendly practices.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	The proposal does incorporate sustainable design and construction techniques. The focus on designing structures for longevity, adaptability, and deconstruction, along with a facade designed for maintainability, adaptability, and disassembly, reflects sustainable principles. Additionally, the mention of employing circular design strategies and procurement further indicates a commitment to sustainable practices in the design and construction of the proposed development. The proposed development is expected to achieve BREEAM 'Excellent' rating for all elements of the scheme.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

6.12 Climate change

Assessment criteria	Relevant to the Proposed Development?	Details and evidence	Potential health impact	Further action or mitigation recommended
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The proposed development follows the Clean, Lean and Green Energy Hierarchy.</p> <p>Solar panels will be installed on the roof to provide renewable energy on-site.</p> <p>In addition, the proposed development will also contribute to increasing operational energy efficiency of the existing building and the new build, which could result in a lower overall whole life carbon.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The proposed development will be designed in accordance with the Energy Hierarchy: reducing energy demands through consideration of building orientation and layout, using energy efficiently, and using renewable and low carbon to supply clean energy.</p> <p>The building is being optimised using industry standard dynamic thermal modelling software. Shading is provided through the design of the façade to the hotel.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>The proposed development will include a green roof and green walls on roof level.</p> <p>Further details are provided in the Biodiversity and Urban Greening Statements prepared in support of this planning application.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<p>According to the national flood map produced by the Environment Agency (EA), the site is located entirely within Flood Zone 1, which is classified as having a low risk of fluvial flooding.</p> <p>The Flood Risk Assessment demonstrates that the site is at low risk of surface water flooding as well as groundwater flooding.</p> <p>SuDS (sustainable drainage systems) in the form of permeable paving will be incorporated into the design of the proposed development.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Uncertain	No further action.

7 CONCLUSIONS AND RECOMMENDATIONS

- 7.1.1 This Health Impact Assessment has shown that the health profile of the population in London Borough of Camden is generally good. According to the Index of Multiple Deprivation (IMD) 2019, the Camden is the 15th least deprived borough in Greater London. The Proposed Development is located within the Holborn and Covent Garden which ranks within the 50% least deprived in England in the health deprivation and disability domain. Over two thirds of Camden residents are of working age and only 12% of residents are aged 65 or over. No specific health issues associated with the local population have been identified.
- 7.1.2 The proposed development is aligned with the policies set out in the London Plan (GLA, 2021), the current adopted Camden Plan (Camden, 2017). In terms of health and wellbeing, the proposed development addresses the following key policies:
- Encouraging active travel
 - Enhancing the public realm
 - Incorporating inclusive design
 - Mixed use in commercial areas
- 7.1.3 The assessment of health impacts has been based on the details of the Proposed Development available at the time of writing and the community profile as outlined. The assessment followed the 'HUDU Rapid Health Assessment Matrix' (NHS, 2019).
- 7.1.4 The principal health benefits of the Proposed Development to local communities as a result of the scheme are as follows:

Accessibility and active travel

The impact on health through accessibility and active travel in the development is considered positive as the proposed development would provide cycle parking spaces, exceeding Camden Planning Guidance transport standards and London Plan (2021) requirements. These would enable active travel between neighbouring urban areas.

The proposed development demonstrates excellent connectivity to public transport and local amenities, being strategically positioned at the corner of Shaftesbury Avenue and High Holborn. Its accessibility on foot, integration with key walking and cycling routes, and proximity to Covent Garden and Tottenham Court Road stations contribute to a well-connected and pedestrian-friendly environment. Furthermore, the commitment to being car-free aligns with the active travel aim of minimising car usage.

Access to work

The proposed development is set to provide a mix of opportunities for the local community. It anticipates generating temporary construction jobs during the construction phase, potentially tied to training or apprenticeship schemes. Additionally, the redevelopment and expansion of the theatre, as well as the inclusion of a hotel, will contribute to permanent end-use jobs. The retail/café space may offer managed and affordable workspace for local businesses, although specific details are yet to be determined.

The proposal also actively includes opportunities for local employment through partnerships with businesses, restaurants, artists, and the implementation of local employment and training programs in the hotel sector.

Social cohesion and inclusive design

Inclusive design elements have been considered and incorporated throughout the design of the proposed development. Both the internal and external areas have been designed to be accessible to those with reduced mobility, wheelchair users and pushchairs. This allows for circulation and passing spaces for a range of users, including wheelchair and electric wheelchair users, and mobility scooters. The proposed development provides a range of retail, hotel, and cultural uses.

Minimising the use of resources

The proposal makes optimal use of existing land by emphasizing reuse of buildings and structures, reinstating the original use of the building, and strategically locating the theatre foyer and auditorium. The commitment to recycling showcases an environmentally conscious approach, with a target of 65% of municipal waste recycled and a minimum of 20% recycled or reused materials.

The proposal incorporates sustainable design and construction techniques by focusing on longevity, adaptability, and circular design strategies, demonstrating an overall commitment to sustainable and efficient development practices.

Climate change

Sustainable design practices have been integrated throughout the proposed development. A key climate consideration within the design includes achieving an increased operational energy efficiency of the existing building and the new build, which could result in a lower overall whole life carbon.

While the site has limited ecological value, the proposed development landscape has been designed to incorporate biodiversity enhancement measures, including a green roof and walls, although this would not be accessible to the public. In the construction phase, building materials will be reused or recycled wherever possible and vehicular deliveries to the site will be consolidated to reduce the potential traffic and pollution impacts.

7.1.5 The main potential adverse health impacts associated with the proposed development may occur during the construction phase, particularly in noise and dust generation and temporary disruption to pedestrian footways. The construction logistics plan outlines that any diverted footpaths will be fully accessible to wheelchair users and pushchairs, and this will be reviewed for each stage of construction. During construction, there will be numerous measures in place to reduce the impacts of construction traffic, including restricting delivery times, requiring drivers to use the preferred routes and avoid peak traffic periods. In addition, due to the assessed low sensitivity of the area surrounding the proposed development, the potential adverse human health impacts due to dust are expected to be low at all construction phases. Numerous mitigation measures against dust generation have been proposed and subject to their implementation the risk can be reduced to 'low'.

7.1.6 Recommendations resulting from this Health Impact Assessment are as follows:

- During the construction phase, discuss alternative routes for pedestrians and cyclists with LBC where diversions are not possible.
- Provide a travel information pack for staff and visitors with mobility impairments.

- Consider whether the restaurant and bar space within the theatre will be made available to a range of occupiers, including local businesses.
- Investigate ways to include work opportunities for local people via local procurement arrangements, or the production of a skills and training strategy.

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