

Jamestown Road

Full Health Impact Assessment Addendum

March 2025

Introduction

- 1.1
- This Health Impact Assessment (HIA) Addendum has been prepared for Jamestown Road Ltd ('the Applicant') by Volterra Partners LLP to provide an addendum to the submitted HIA in October 2024. It should be read alongside the Design and Access Statement Addendum, prepared by Morris and Company, the Amendments Covering Letter, prepared by DP9, and the original October 2024 HIA.
- 1.2
- The Proposed Development remains a Purpose Built Student Accommodation (PBSA) led scheme comprising of student accommodation, commercial space and affordable housing in the London Borough of Camden (LBC). The amendments do not significantly alter the key design, land use, or operational elements of the scheme. The revised scheme is outlined below:

- The proposed PBSA block would be reduced from six to five storeys;
 - Proposed PBSA units reduced from 187 to 178 PBSA bedrooms;
 - Although the proposed amount of affordable housing units remains unchanged at 27, the number of habitable rooms is reduced from 105 rooms to 93 rooms;
 - The affordable housing units now comprise of 12 intermediate rented units and 15 social rented units, rather than all 27 units being social rented as was previously the case;
 - Proposed flexible commercial (Class E) floorspace has been increased from 318 sqm (GIA) to 339 sqm;
 - Total long stay student cycle parking reduced from 141 to 134 parking spaces;
 - The number of residential units remains 27.
- 1.3
- The description of the Proposed Development is amended as follows:

“Demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose Built Student Accommodation (Sui Generis) block over the basement, ground, plus five storeys and sixth-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys, each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works.”

- 1.1
- This Addendum confirms that the amendments will have no material impact on the assessed health benefits outlined in the original October 2024 HIA. The core contributions of the scheme are expected to remain unchanged, with the Proposed Development delivering a range of public benefits.

Review of methodology

- 1.2
- A review of the legislative policy context, scoping, and vulnerable groups presented in the 2024 HIA has been undertaken to ascertain any likely changes to either of the three factors that could drive changes in the assessment of the Proposed Development.
- 1.3
- The relevant national, regional, and local policy contained in the original October 2024 HIA are still regarded as relevant and up-to-date. Therefore, there are no proposed changes to the legislation relative to what is included in the original October 2024 HIA.

- 1.4 As the Proposed Development remains primarily PBSA-led, with only minor adjustments to the commercial floorspace and the number of PBSA units, the key health determinants are expected to remain unchanged. Therefore, the scope of health determinants included in this HIA and the identification of vulnerable groups remain consistent with those presented in the original October 2024 HIA.
- 1.5 The original October 2024 HIA scoped out the impact of the Proposed Development on early years, primary, and secondary education, as it was expected to generate 41 children. The revised affordable tenure mix (changing from 27 social rented units to 12 intermediate and 15 social rented units) will result in a slightly lower child population yield. This change is minor, and the impact on education infrastructure remains negligible, so it will remain scoped out of this assessment.

Baseline health profile

- 1.6 The baseline health profile remains unchanged due to the recency of the original October 2024 HIA, which was authored six months ago. Data sources presented in the original October 2024 HIA such as Census 2021, and ONS population estimates, alongside the LBC Joint Health and Wellbeing Strategy, remain the most recent sources available that would inform the baseline health conditions in LBC.
- 1.7 The only relevant update to the baseline data presented in the original October 2024 HIA is the release of new data from the Public Health England (PHE) Fingertips Health Profile. Relevant excerpts from the new PHE Fingertip Health Profile for LBC are presented below.

LBC PHE health profile

- 1.8 PHE summary Fingertip Health Profiles for local authorities across England. The profiles present key population and health statistics. PHE summarises the new data for the health profile of LBC as follows:

The health of people in LBC is varied compared with the England average. About 19% (6,085) of children live in low income families. Life expectancy for both men and women is higher than the England average.¹

- 1.9 The only notable changes in the new PHE fingertips health profile for LBC are as follows:
- **Higher life expectancy** – the life expectancy for women in LBC is 85.9 years compared to 81.6 for men. This went up by 0.3 years for women and 1.6 for men compared to the figures reported in the original October 2024 HIA. Life expectancy in LBC is higher than the regional average of 84.6 years for women and 80.4 years for men. The regional average went down by 4 years for men and increased by 4.3 years for women, compared to the figures reported in the original October 2024 HIA.
 - **High levels of admissions for episodes related to alcohol-specific conditions for those aged under 18 years old** – a rate of 38.3 per 100,000 residents compared to 13.6 in London and 22.6 in England per 100,000 residents. LBC's rate decreased by 2.4 per 100,000 compared to a decrease of 1.6 in London and 3.4 in England, relative to the figures reported in the original October 2024 HIA.
- 1.10 Overall, the health profile of LBC remains unchanged in its overall trends and characteristics, with improvements in life expectancy and a reduction in alcohol-related admissions among young people being

¹ Public Health England, 2024. Local Authority Health Profile 2023

notable positive changes. There have been no notable negative changes included in LBC's PHE Fingertips Health Profile relative to what is included in the original October 2024 HIA.

Impacts of the PD

- 1.11 Due to the recency of the data, baseline conditions in LBC have remained largely unchanged over the past six months, and the Proposed Development remains broadly consistent with the original scheme despite adjustments listed in **paragraph 1.2**. The health impacts are therefore expected to remain unchanged from those presented in the original October 2024 HIA. While there are minor adjustments to floorspace, a reduction of nine student bedrooms, and seven long stay student cycle parking, these changes are not substantial enough to materially alter the overall health impact of the Proposed Development.

Housing design and accessibility

- 1.12 The amendments represent a minor change given that the Proposed Development would still deliver a total of 178 student bedrooms. There is no change proposed to the residential unit mix or tenure types. The design of the Proposed Development, including communal spaces, remains largely unchanged (see the **DAS Addendum** for further information). The housing design would also continue to meet the Mayor's Housing Design Standards and the London Housing Design Standards LPG. Therefore, this updated assessment would remain consistent with the original October HIA and conclude a **positive** impact on housing design and accessibility.

Access to healthcare services and social infrastructure

- 1.13 The revised scheme proposes a reduction of nine student bedrooms, and a different unit mix compared to the original October 2024 HIA. This in turn reduces the estimated number of residents by nine from the PBSA bedrooms, and 13 residents from the affordable housing units.² This would result in a marginal decrease in the demand for local healthcare services by 0.012 of a GP. Consequently, this is expected to reduce pressure on local healthcare infrastructure, albeit to a negligible extent.
- 1.14 In addition, the Applicant accepts the principle of providing financial contributions towards NHS primary care in response to HUDU's request for funds as part of the original application, and intends to maintain this commitment in principle.
- 1.15 The previous HIA concluded that the impact on access to healthcare services and social infrastructure would be neutral. Following the proposed reduction in student bedrooms, the updated assessment maintains this conclusion, with the overall impact on healthcare services and social infrastructure remaining **neutral**.

Access to open space and nature

- 1.16 The design principles of the Proposed Development have not changed. The Proposed Development is still designed to improve public realm at the Site, and provide open space for residents and students at the Proposed Development for gathering, relaxing and enjoyment (See the **DAS addendum** for full details).

² PBSA units would be for single occupancy only.

- 1.17 Changes to the unit mix of the affordable housing reduced the child yield of the Proposed Development from 40 children to 27 children, according to the GLA population yield calculator.³ Therefore, this reduces the play space requirement from approximately 400sqm to approximately 270 sqm.
- 1.18 The provision of play space will remain as submitted in the original 2024 scheme. Therefore, the Proposed Development will now be providing a greater amount of play space per child, at a rate above the outlined requirement. This play space would still be provided in a communal courtyard for the housing block and play provision for older children will be met off-site in line with policy as there is provision within 800m of the Site.
- 1.19 Therefore, this updated assessment confirms that the Proposed Development would continue to have a **positive** health impact on access to open space and nature, consistent with the conclusion in the original October 2024 HIA.

Air quality, noise, and neighbourhood amenity

- 1.20 Relative to the previous iteration of the Proposed Development, there are no additional impacts or changes that require further assessment with regard to air quality or acoustics.
- 1.21 The amendments propose a reduction of one storey, and nine fewer student bedrooms, a minimal change from the original scheme. This reduction is not expected to result in any material change in either the construction or operational phases.
- 1.22 This updated assessment remains consistent with the original October 2024 HIA and concludes a **neutral** impact on air quality, noise, and neighbourhood amenity.

Accessibility and active travel

- 1.23 The amendments have not affected the **Construction Management Plan**, hence the impact of construction remains unchanged from what is presented in the original October 2024 HIA. For the operational phase, the Proposed Development will remain car-free, in line with previous plans. The updated scheme includes a reduction of seven cycle parking spaces. Despite this reduction, the Proposed Development will continue to implement a range of measures to encourage active travel, supported by the Site's excellent access to public transport infrastructure. Therefore, this updated assessment remains consistent with the original October 2024 HIA and concludes a **positive** impact on accessibility and active travel.

Crime reduction and community safety

- 1.24 The measures outlined in the **Construction Management Plan** remain unchanged from the original October 2024 HIA and would continue to support the creation of a safer environment. The Proposed Development would continue to generate 24-hour informal surveillance from the presence of workers, students, and residents on-site. Alongside various crime measures incorporated into the scheme's design, these measures would still be implemented to improve community safety and reduce opportunities for crime. Therefore, this updated assessment would remain consistent with the original October HIA and conclude a **neutral** impact on crime reduction and community safety.

Access to work and training

- 1.25 As employment in the construction phase has not materially changed, the employment outcomes and employment and skills opportunities outlined in the original October 2024 HIA would still remain. The

³ GLA, 2019. GLA Population Yield Calculator

Applicant would continue employment and skills commitments outlined in the original October 2024 HIA, including, but not limited to:⁴

- 17 apprenticeships during the construction phase;
- London Living Wage for construction phase workers;
- A support fee of £1,700 per apprentice placement payable to LBC equating to a total sum of approximately £28,000;
- The Applicant would deliver approximately 11 work experience placements; and
- The Applicant will use reasonable endeavours to work towards a procurement target of 10% of total procurement value; and
- The Applicant will still provide a financial contribution to support the associated loss of employment and business floorspace at the Proposed Development in line with Camden Planning Guidance.

1.26 Therefore, this updated assessment remains consistent with the original October HIA and concludes a **positive** impact on access to work and training.

Social cohesion and inclusive design

1.27 The Proposed Development would continue to provide its range of indoor and outdoor shared social spaces, including study rooms, a common room, games room, cinema, and gym (see the **DAS Addendum** for full details). These facilities are expected to have a positive health impact by supporting social cohesion and promoting inclusive design, encouraging interaction and fostering a sense of community among residents. The outlined commitment to providing 10% of rooms as accessible or adaptable for independent wheelchair users remains unchanged, ensuring that the development remains inclusive and accessible to individuals with varying mobility needs. Therefore, this updated assessment remains consistent with the original October HIA and concludes a **positive** impact on social cohesion and inclusive design.

Recommendations and mitigation

1.28 Since baseline conditions in LBC have remained largely unchanged over the past six months and the Proposed Development remains materially consistent with the original scheme, the proposed mitigations against potential health impacts are expected to remain appropriate and effective. The minor adjustments to floorspace, including the reduction of nine student bedrooms, are not substantial enough to require changes to the original mitigation measures outlined in the original October 2024 HIA.

⁴ Note: for the Applicants full contribution towards employment and skills initiatives, please see the original October 2024 Economic Regeneration Statement.

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