

# 14 Blackburn Road Health Impact Assessment

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## INTRODUCTION

- 1 This Health Impact Assessment (HIA) has been prepared on behalf of Hampstead Asset Management Ltd ('the Applicant') and their delivery partner Fifth State (hereinafter referred to as the 'Applicant'), who is seeking detailed planning consent for the redevelopment of 14 Blackburn Road (the 'site') within the administrative boundary of the London Borough of Camden (LBC).
- 2 The scheme proposals (the 'Proposed Development') comprise the:
 

*"Demolition and redevelopment of the Site for a mixed-use development comprising purpose-built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant."*

## Overview of this HIA

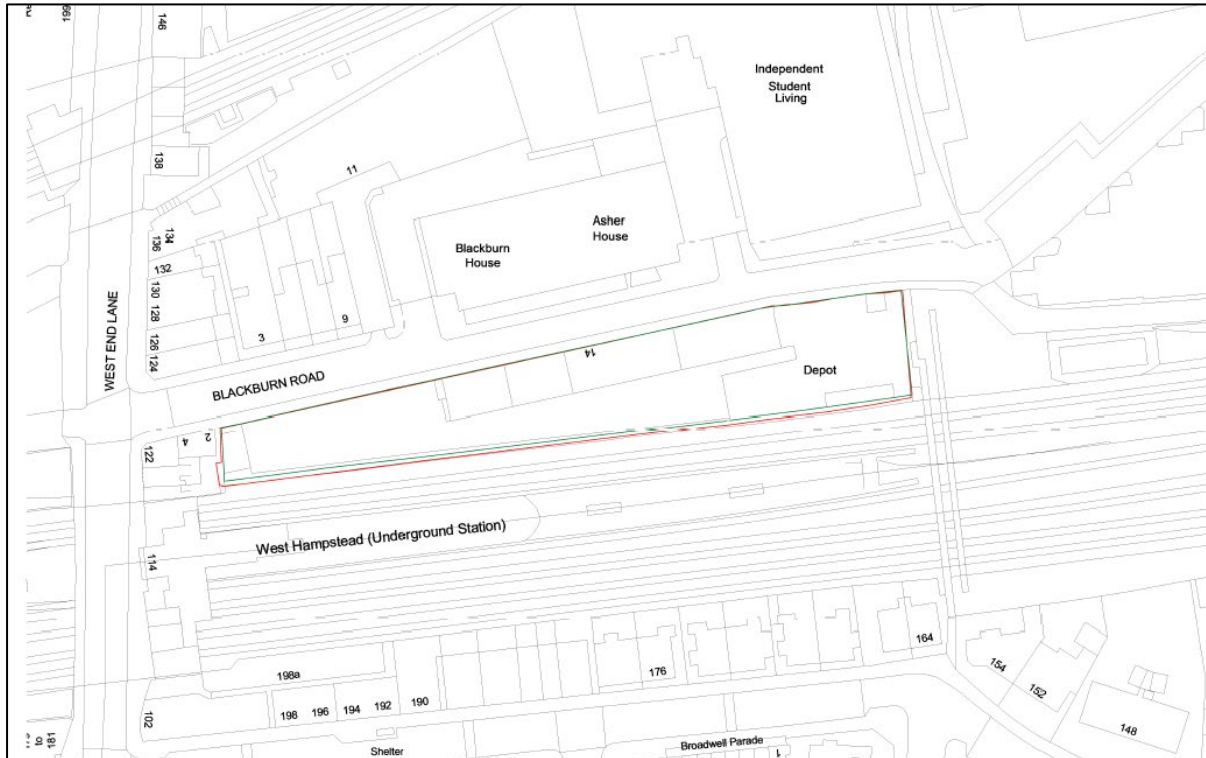
- 3 In accordance with Greater London Authority's (GLA) London Plan<sup>1</sup> Policy GG3 and the LBC Local Plan<sup>2</sup> Policy C1 this HIA has been undertaken to systematically define and address any likely health impacts associated with the Proposed Development. As such, reference has been made to a range of data sources and assessments across the planning deliverables, all of which are cited appropriately as they appear.

## The Site and Existing Uses

- 4 The site, centred on Ordnance survey (OS) National Grid Reference TQ 25572 84702, covers a total area of 0.24 hectares (ha), and is broadly rectangular in shape.
- 5 The site is bound by:
  - Blackburn Road to the north, beyond which are residential buildings and associated car parking, including West Hampstead Student Accommodation;
  - A bridge connecting Blackburn Road with Broadhurst Gardens across the railway line, beyond which are car dealerships and associated parking;
  - West Hampstead Underground Station and railway line to the south; and
  - 118, 120 and 122 West End Lane, which are occupied by commercial uses, beyond which lies West End Lane.
- 6 The site boundary is shown in Figure 1.

<sup>1</sup> GLA (2021). *The London Plan: The Spatial Development Strategy for Greater London*.

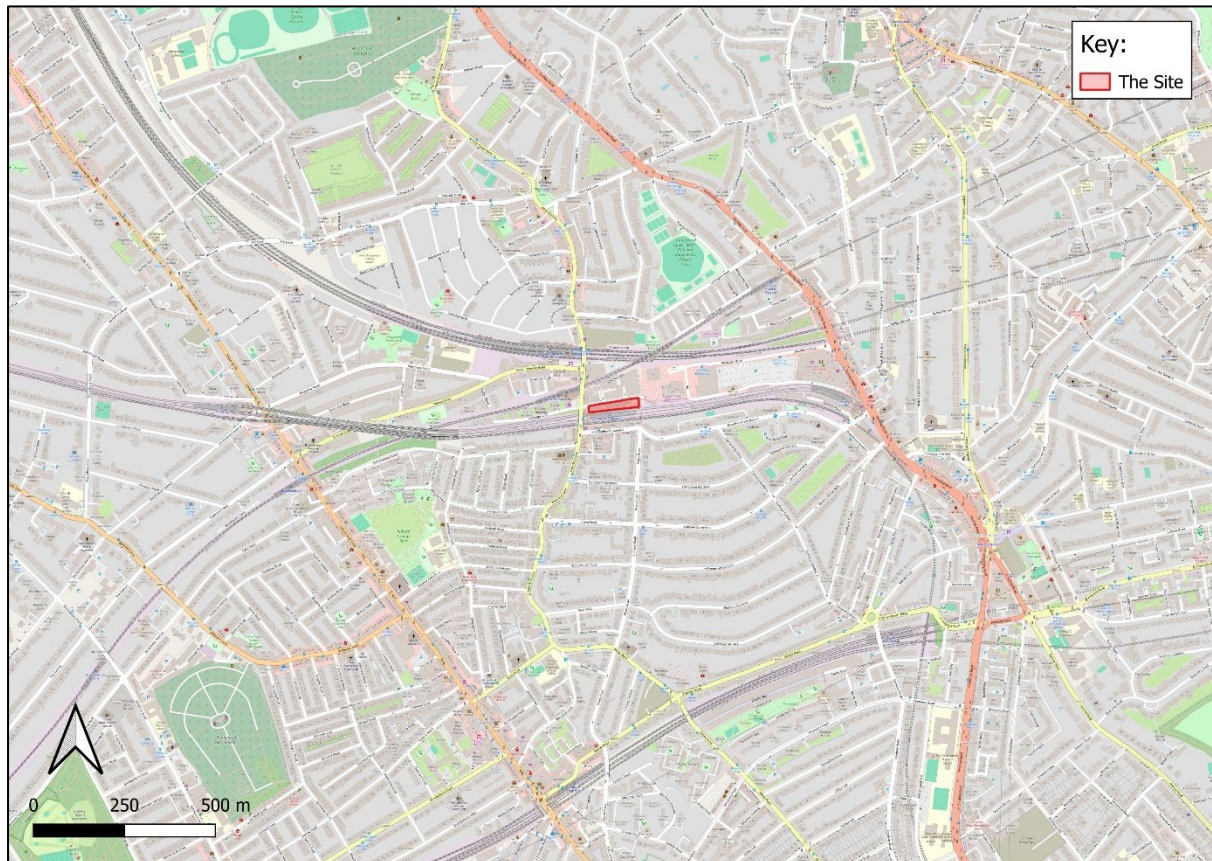
<sup>2</sup> LBC (2017). *Camden Local Plan*.

**Figure 1 Application Boundary**

- 7 The site comprises a low-rise, light commercial building that is currently occupied by a builders' merchant and adjacent storage yard, Builders Depot Limited 'BDL', with 35 FTE employees associated with the site. The site is located within the Camden Local Plan Growth Area (West Hampstead), Fortune Green and West Hampstead Neighbourhood Plan Area<sup>3</sup>, and is covered within the West End Lane to Finchley Road Principles for a New Place SPD<sup>4</sup>. The site is also adjacent to the West Hampstead Town Centre Boundary (to the west) and the West Hampstead Conservation Area (to the south).
- 8 The area immediately surrounding the site offers both commercial and residential uses, with low-to mid-rise buildings, with the exception of some larger residential development to the west. The site is also surrounded by railway lines, with West Hampstead London Underground, Overground and Thameslink lines in close proximity. Whilst the area immediately surrounding the site includes new development and high street amenities, the wider area of West Hampstead is predominantly residential and characterised by Georgian and Victorian architecture.
- 9 The site is very well connected, with a Transport for London (TfL) Public Transport Accessibility Level (PTAL) rating of 6a to 6b, and the nearby rail and Underground stations offer services to Stanmore, Stratford, Wembley Park, Clapham Junction, Richmond, Sutton, Lutton and Brighton.
- 10 The approximate site location can be seen in Figure 2 below.

<sup>3</sup> LBC (2015). Fortune Green and West Hampstead Neighbourhood Forum. Available at: <https://www.camden.gov.uk/fortune-green-and-west-hampstead-neighbourhood-forum>. Accessed 07/03/2025.

<sup>4</sup> LBC (2021). West End Lane to Finchley Road Principles for a New Place SPD.

**Figure 2 Site Location**

Base Map Source: OS data © Crown copyright and database right 2025

## The Proposed Development

- 11 The Proposed Development will bring forward the demolition of existing structures at 14 Blackburn Road, and the construction of a mixed-use development comprising purpose-built student accommodation (PBSA) (Sui Generis), affordable housing (Use Class C3) and ground floor commercial space (Use Class E/ Sui Generis).
- 12 The Proposed Development will provide 1,619m<sup>2</sup> gross internal area (GIA) of commercial floorspace, split as follows:
  - 1,383m<sup>2</sup> GIA of commercial/ business space, comprising of show rooms, retail space and ancillary offices, as well as a café at the base of the PBSA; and
  - 236m<sup>2</sup> GIA of service yard.
- 13 The Proposed Development will also bring forward 192 PBSA units (Sui Generis) and 35 affordable housing (Use Class C3) units. The residential mix for the affordable housing provision is outlined in Table 1.

**Table 1 Proposed Development Affordable Residential Unit Mix**

Unit Type	Affordable Units
1 Bedroom	8
2 Bedroom	15
3 Bedroom	12
<b>TOTAL</b>	<b>35</b>



- 14 In accordance with London Plan Policy H1 'Increasing housing supply', student accommodation will contribute to housing targets at a 2.5:1 ratio, with 2.5 PBSA bedrooms/ units counting as a single home.

**Figure 3      The Proposed Development**



### Population Yield

- 15 Using the GLA's most up to date Population Calculator<sup>5</sup>, the residential units of the Proposed Development are expected to accommodate approximately 101 residents. The age distribution of this population is presented in Table 2.
- 16 Of these residents, approximately 14 will be primary school aged and 11 will be secondary school aged, inclusive of sixth form (ages 16-17).

**Table 2 Proposed Development Traditional Residential Population Breakdown**

Age	Population Distribution
0-4	18
5-11	14
12-15	7
16-17	4
18-64	57
65+	1
<b>TOTAL</b>	<b>101</b>

- 17 The total residential population of the PBSA units is based on the assumption that each unit will house one single, working-age occupant, resulting in 192 residents. The Proposed Development is therefore expected to be accommodate approximately 293 residents in total.

<sup>5</sup> GLA (2019). Population Yield Calculator (v3.2).



## LEGISLATION AND PLANNING POLICY

**18** A review of key health related legislation and national, regional, and local planning policy is provided in **Appendix A** of this HIA. The following legislative and planning policy documents have been considered within this assessment:

- The Localism Act 2011<sup>6</sup>;
- The Health and Care Act 2022<sup>7</sup>;
- The National Planning Policy Framework (NPPF)<sup>8</sup>;
- National Planning Practice Guidance (PPG)<sup>9</sup>;
- Fair Society, Healthy Lives (The Marmot Review)<sup>10</sup>;
- Healthy Lives, Healthy People: Our strategy for public health in England<sup>11</sup>;
- Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams<sup>12</sup>;
- The London Plan 2021: The Spatial Development Strategy for Greater London;
- The London Health Inequalities Strategy<sup>13</sup>;
- The GLA Social Infrastructure Supplementary Planning Guidance (SPG)<sup>14</sup>;
- The Camden Local Plan;
- Camden Planning Guidance: Planning for Health and Wellbeing<sup>15</sup>;
- Camden Planning Guidance: Public Open Space<sup>16</sup>;
- Fortune Green & West Hampstead Neighbourhood Plan<sup>17</sup>; and
- West End Lane to Finchley Road Supplementary Planning Document (SPD)<sup>18</sup>.

<sup>6</sup> His Majesty's Stationery Office (HMSO) (2011). *Localism Act 2011*.

<sup>7</sup> HMSO (2022). *Health and Social Care Act 2022*.

<sup>8</sup> Ministry of Housing, Communities & Local Government (MHCLG) (2024). *National Planning Policy Framework*.

<sup>9</sup> MHCLG (2025). *Planning Practice Guidance*.

<sup>10</sup> University College London (2012). *Fair Society, Healthy Lives (the Marmot Review)* 2010.

<sup>11</sup> HM Government (2010). *Healthy Lives, Healthy People: Our strategy for public health in England*.

<sup>12</sup> Public Health England (2020). *Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams*.

<sup>13</sup> GLA (2018). *London Health Inequalities Strategy*.

<sup>14</sup> GLA (2015). *Social Infrastructure Supplementary Planning Guidance*.

<sup>15</sup> LBC (2021). *Camden Planning Guidance: Planning for health and wellbeing*.

<sup>16</sup> LBC (2021). *Camden Planning Guidance: Public Open Space*.

<sup>17</sup> LBC (2015). *Fortune Green & West Hampstead Neighbourhood Plan*.

<sup>18</sup> LBC (2021). *West End Lane to Finchley Road Supplementary Planning Document (SPD)*.

## METHODOLOGY

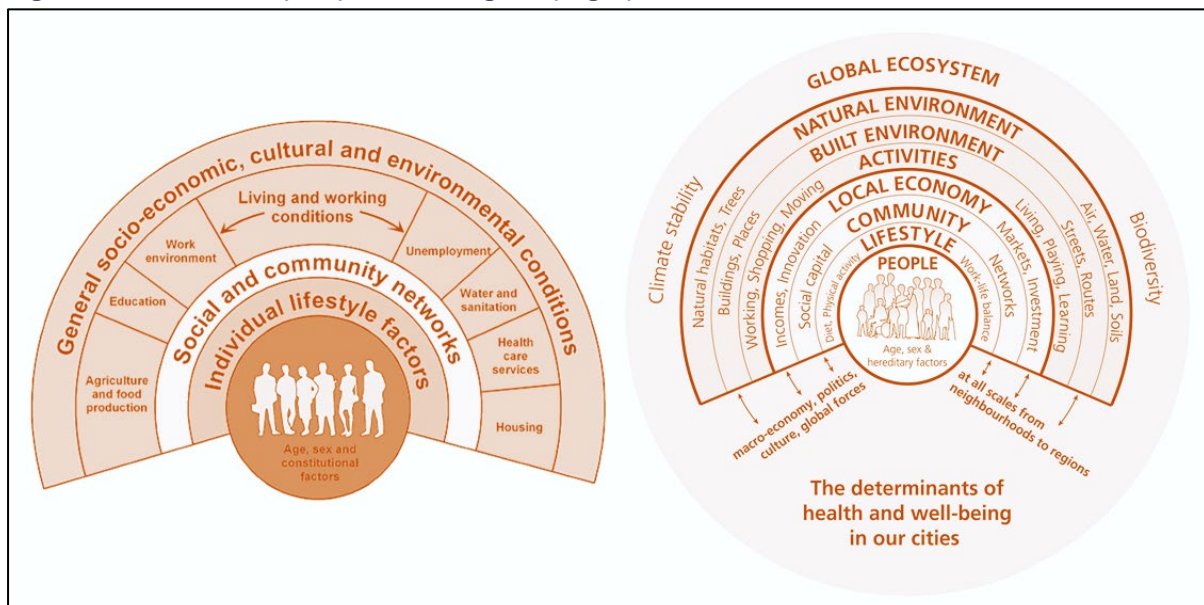
### Policy Requirements

- 19 This HIA considers Policy GG3 of The London Plan, 'Creating a Healthy City', which states:
- "To improve Londoners' health and reduce health inequalities, those involved in planning and development must...assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments."*
- 20 This is endorsed at the local level in Policy C1 of the LBC Local Plan, 'Health and Wellbeing', which requires HIAs of varying types to be submitted with all major planning applications depending on the size and nature of the proposed scheme.
- 21 Further information regarding the appropriate scope and methodology for HIAs is provided in the LBC's 'Planning for Health and Wellbeing' planning guidance, which states:
- "Health Impact Assessments (HIA) and screening should be undertaken for all major applications and developments likely to give rise to significant health impacts. This will allow schemes to be refined to maximise positive effects on health and wellbeing."*

### Assessment Methodology

- 22 This HIA is based on a broad socio-economic model of health and wellbeing encompassing conventional impacts such as disease, accidents and environmental risks, along with wider determinants such as employment and local amenity. In its breadth, the model considers both physical and mental health, as well as both 'social' and 'ecological' (environmental) determinants of health, as illustrated in Figure 4.

**Figure 4 Social (Left) and Ecological (Right) Determinants of Health<sup>19</sup>**



- 23 The methodology and assessment criteria for preparing this HIA is derived from the NHS London Healthy Urban development (HUDU) Rapid HIA Tool<sup>20</sup>, and the NHS HUDU Healthy Urban Planning

<sup>19</sup> G. Dahlgren and M. Whitehead (1991). "Policies and strategies to promote social equality in health," Institute for Futures Studies.

<sup>20</sup> NHS HUDU (2019). Rapid Health Impact Assessment Tool.

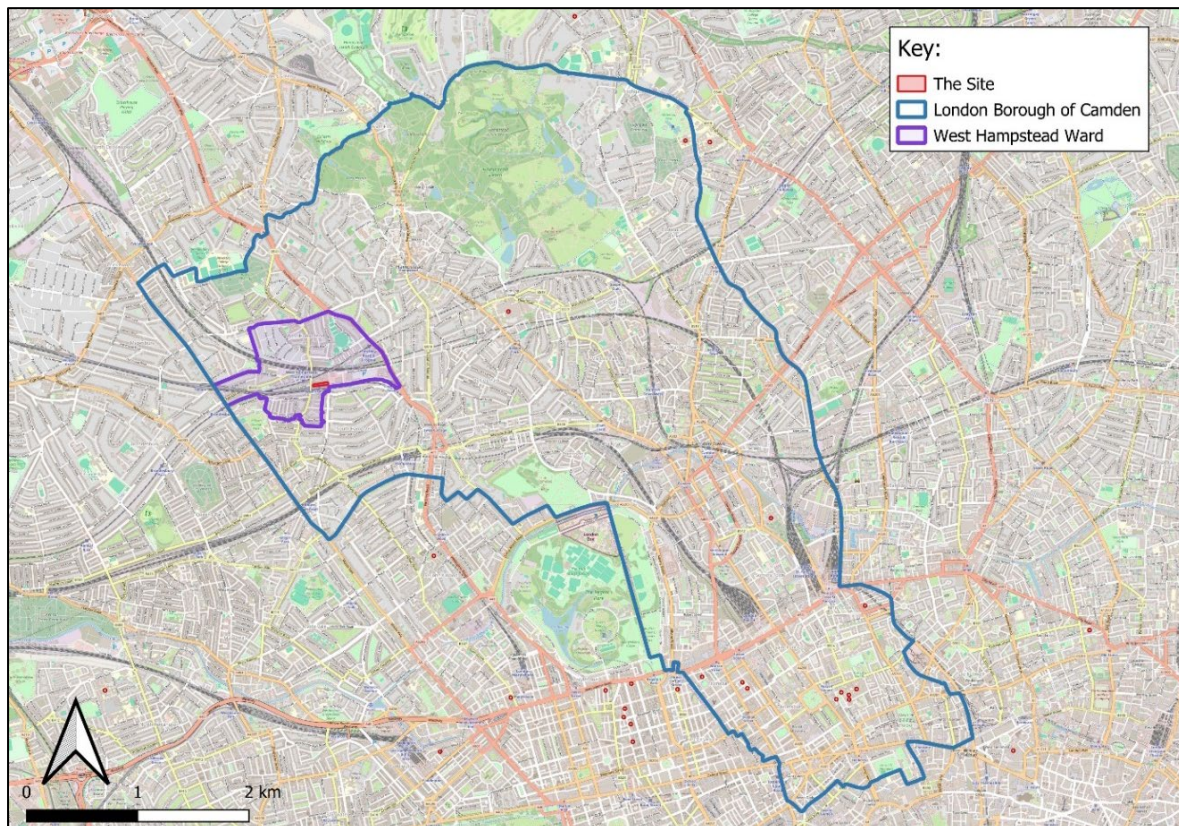
Checklist<sup>21</sup> (collectively referred to as the 'HUDU Guidance'), in line with LBC policy. These tools are designed to assess the likely health impacts of development plans and proposals and are partly based on the World Health Organisation (WHO) publication by Hugh Barton and Catherine Tsourou, *Healthy Urban Planning*<sup>22</sup>. *Healthy Urban Planning* emphasises the importance of considering health and quality of life in urban planning and guides planners in making health objectives central to the decision-making process.

- 24 The broad outline of this HIA follows the determinants of health categories included in the HUDU Guidance as this provides sufficient information on the health baseline of the site and surrounding area to allow for a systematic consideration of the likely health implications of the Proposed Development. The HUDU Guidance also provides opportunities to suggest mitigation and enhancement measures as appropriate to the findings of the assessment.

### Baseline

- 25 The HIA begins with a baseline assessment outlining existing conditions at the site and in the surrounding area as they relate to human health, against which impacts resulting from the Proposed Development are measured. The baseline includes key trends in the demographic profile of the area, deprivation, physical and mental health and wellbeing, and social infrastructure, drawn from a range of nationally recognised data sources which have been cited appropriately as they appear.
- 26 The site is located in West Hampstead ward, within the LBC, London, England. For the purposes of establishing a baseline, West Hampstead ward is the primary study area, with the LBC, London and England used as geographic comparators, depending on available data. The study area in relation to the LBC and London is shown in Figure 5 below.

**Figure 5 Study Area**



Base Map Source: OS data © Crown copyright and database right 2025

<sup>21</sup> NHS HUDU (2017). *Healthy Urban Planning Checklist*.

<sup>22</sup> World Health Organisation (2000). *Healthy Urban Planning* (ISBN: 113515936X).



## Assessment

- 27 The LBC and HUDU Guidance identifies 11 key determinants of health to be considered in assessments, including:
1. Housing Design and Affordability;
  2. Access to Health and Social Care Services and Other Social Infrastructure;
  3. Access to Open Space and Nature;
  4. Air Quality, Noise and Neighbourhood Amenity;
  5. Accessibility and Active Travel;
  6. Crime Reduction and Community Safety;
  7. Access to Healthy Food;
  8. Access to Work and Training;
  9. Social Cohesion and Inclusive Design;
  10. Minimising the Use of Resources; and
  11. Climate Change.
- 28 As a mixed-use scheme, all 11 of these determinants of health apply to the Proposed Development and have thus been scoped into this HIA. Tables outlining the respective health assessment criteria defined within the HUDU Guidance, and whether each criterion is relevant to the assessment of each health determinant, are clearly presented within the relevant section of the '*Assessment of Health Determinants*' below.
- 29 HIAs are predominantly qualitative rather than quantitative assessments, due to the wide and diverse, and often overlapping, range of health determinants requiring consideration. As detailed in the HUDU Guidance, impacts on health determinants will be categorised as positive, negative, neutral or uncertain, with appropriate explanations for assessment decisions provided and based on information included in the wider planning application.

## Conclusions and Further Recommendations

- 30 Following assessment of the Proposed Development's impacts on the key determinants of health, advice has been provided on measures to mitigate any potentially negative effects. Further advice on measures to enhance health and wellbeing through opportunities associated with the development of the site is also included.

## Assumptions and Limitations

- 31 Wherever possible, the baseline year for this assessment is 2024, the latest year for which at least some complete data is available. For some data, including some health and Census data, the next most recent year is used, often 2021.

## BASELINE

### Demographic Profile

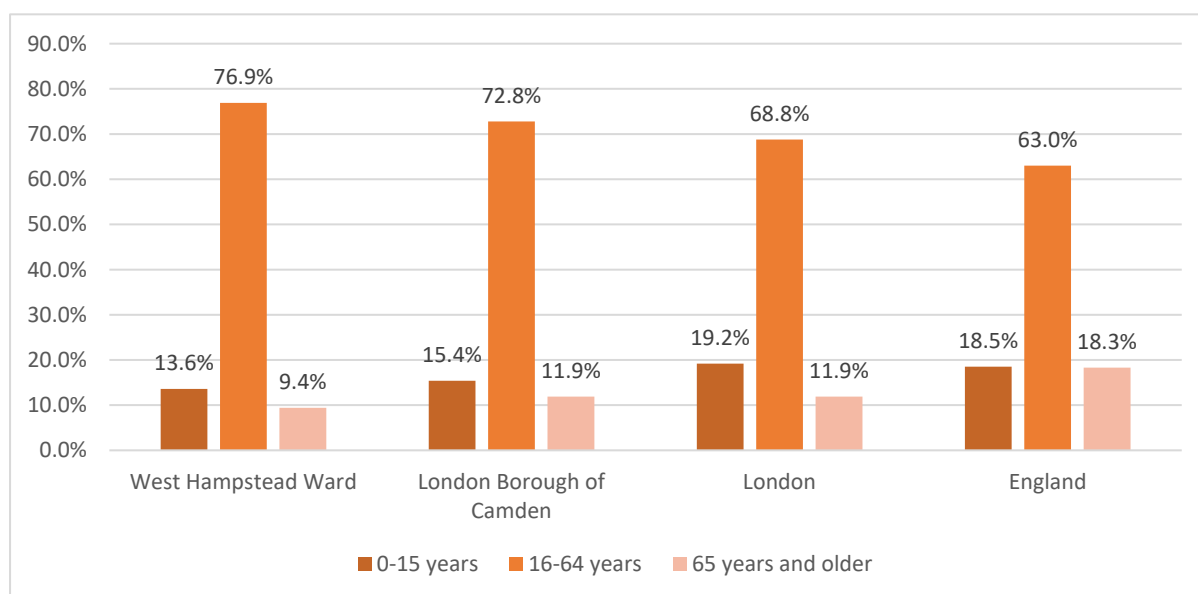
#### Population and Density

- 32** Approximately 11,000 people live in West Hampstead ward, which is 5.3% of the LBC's total residential population (approximately 210,000) and less than 1% of London's (8.8 million)<sup>23</sup>. West Hampstead ward is also densely populated, housing approximately 13,770 people per square kilometre, compared to the LBC's overall density of only 9,640 people per square kilometre and to London's 5,600 people per square kilometre<sup>24</sup>.

#### Age

- 33** As illustrated in Figure 6, the population of the West Hampstead ward is generally young, with a higher proportion of the population of working age, aged 16 – 64 years, (76.9%) than is seen across the rest of the LBC (72.8%), London (68.8%) and England (63.0%). Consequently, a smaller proportion of the ward's population is made up of children and young people aged 15 years and younger (13.6%) and older people aged 65 years and older (9.4%), at rates which are lower than is typical for the rest of the borough, region or country.

**Figure 6** Population by Age<sup>25</sup>



#### Ethnicity

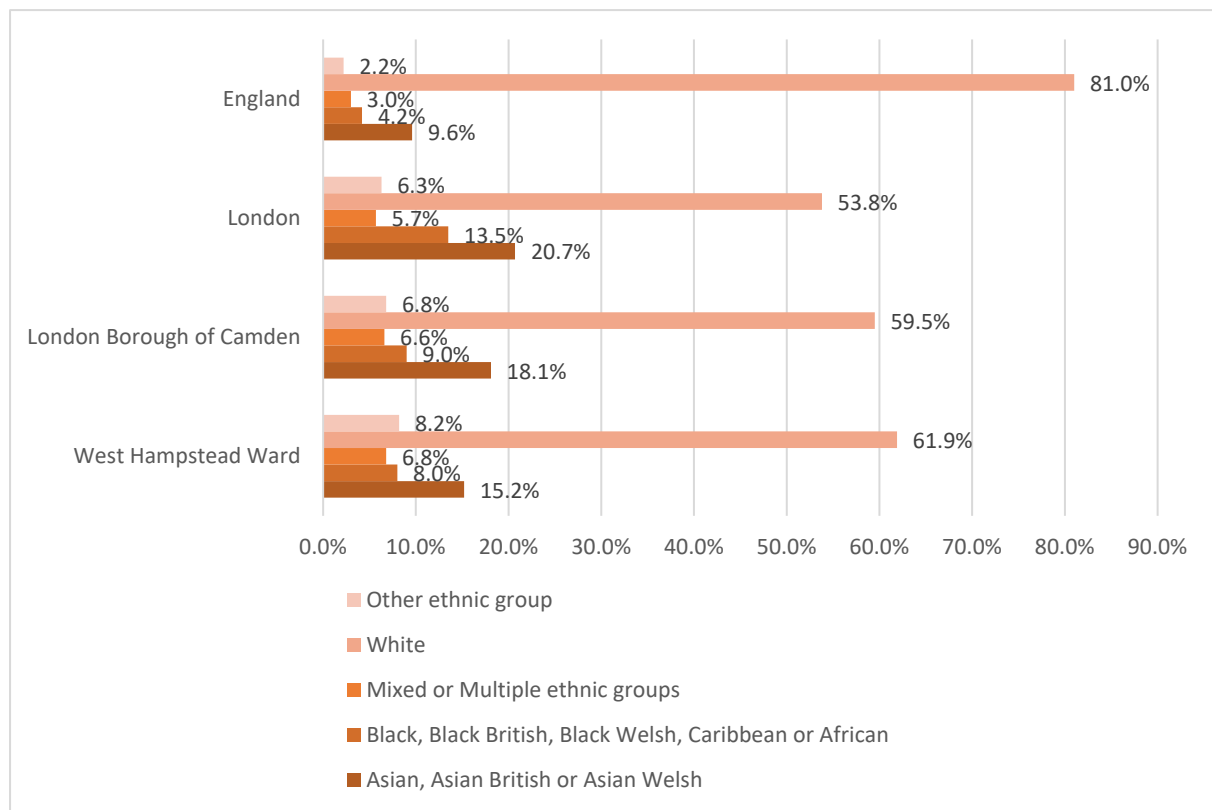
- 34** West Hampstead ward's population is relatively diverse, with a lower proportion of residents identifying as White (61.9%) than the national average (81.0%), although it is relatively less diverse than the LBC and London. Those identifying as Asian or Asian British make up the largest ethnic minority group in the ward (15.2%), which is consistent with wider local, regional and national trends.

<sup>23</sup> Office for National Statistics (ONS) (2022). Dataset ID TS007 – Age by single year.

<sup>24</sup> ONS (2022). Census 2021: Dataset ID TS006 – Population density.

<sup>25</sup> ONS (2022). Census 2021: Dataset ID TS007 – Age by single year.



**Figure 7 Population by Ethnicity<sup>26</sup>**

## Deprivation

- 35** The English Indices of Deprivation (IoD)<sup>27</sup> is the official measure of relative deprivation in England. It is based on seven distinct domains of deprivation, which are weighted and combined to form the overall index. These seven domains include:
1. Income;
  2. Employment;
  3. Education, skills and training;
  4. Health deprivation and disability;
  5. Crime;
  6. Barriers to housing and services; and
  7. Living environment.
- 36** IoD scores are assessed at the Lower Layer Super Output Area (LSOA) level and ranked to provide a relative score for each LSOA. The lower the decile score, the worse off an LSOA is in that domain, with scores of 1 indicating a ranking in the first decile, or amongst the 10% most deprived LSOAs in the country.
- 37** LSOAs comprise 400 to 1,200 households or 1,000 to 3,000 people. West Hampstead ward includes seven LSOAs, listed in Table 3 and illustrated in Figure 8 below, which face varying levels of deprivation across the seven domains. The site is situated within Camden 010E.

<sup>26</sup> ONS (2022). *Census 2021: Dataset ID TS021 – Ethnic group*.

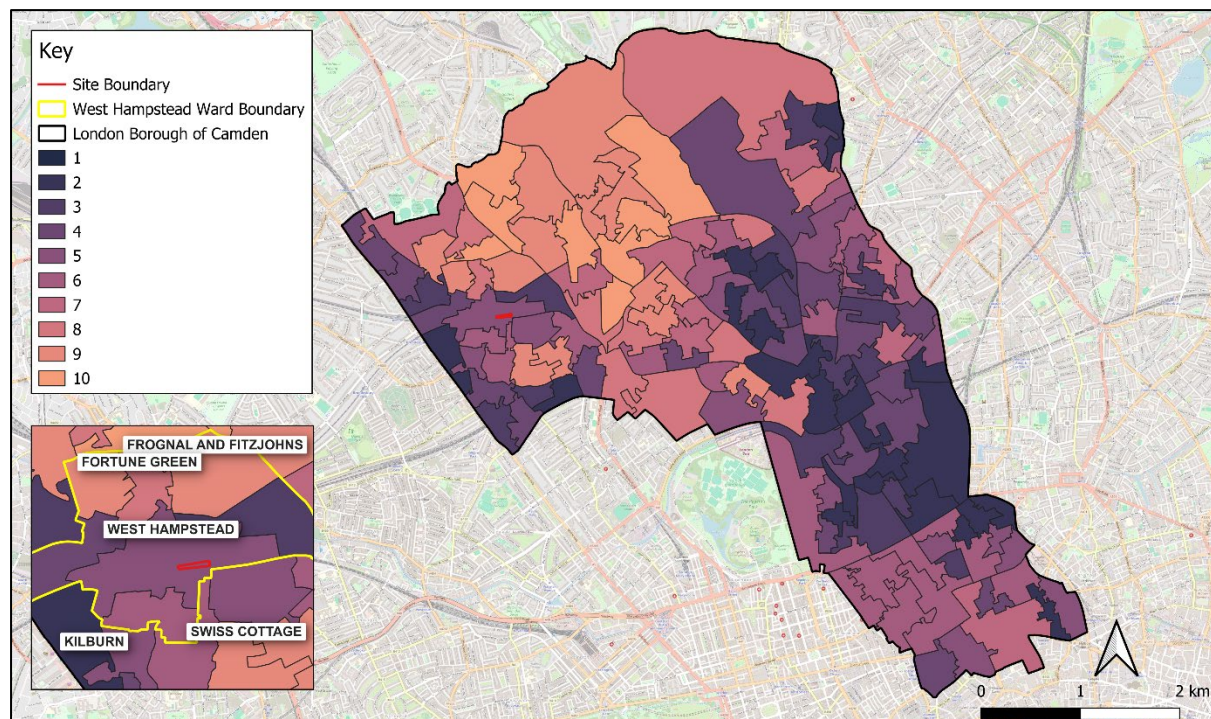
<sup>27</sup> MHCLG (2019). *English Indices of Deprivation 2019*.

**Table 3 Study Area Deprivation (IoD Decile Scores)<sup>28</sup>**

	Overall Deprivation	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
Camden 010A	9	9	10	10	10	6	7	3
Camden 010B	8	8	9	10	7	6	6	2
Camden 010C	9	8	10	10	9	8	8	2
Camden 010D	3	2	3	8	6	6	2	2
<b>Camden 010E</b>	5	4	5	8	6	2	4	2
Camden 013E	4	3	3	6	6	3	3	3
Camden 016E	6	5	7	8	9	3	7	4



- 38** Overall, West Hampstead ward demonstrates a varied deprivation profile, with scores for overall deprivation ranging from the third to the ninth decile. More affluent neighbourhoods tend to occupy the northern portion of the ward, while more deprived LSOAs are situated in the south, east and west.
- 39** The ward sees the most deprivation in terms of 'living environment', with all seven LSOAs ranking amongst the 40% most deprived neighbourhoods in the country for this domain, and four ranking amongst the 20% most deprived. There are also higher deprivation levels in terms of 'crime' and 'barriers to housing and services', including in Camden 010E. While some LSOAs demonstrate poor scores in terms of 'income' and 'employment', including Camden 010E, this is countered by relatively good scores in other neighbourhoods.

**Figure 8 IoD Decile Rank, Local Area Map**

Base Map Source: OS data © Crown copyright and database right 2025

<sup>28</sup> MHCLG (2019). English Indices of Deprivation 2019. File 2: Domains of deprivation.

## Physical Health and Wellbeing

- 40 Trends identified across the local population's physical health profile provide an indication of relative good or ill-health, as well as providing insight into the possible causes of poor overall wellbeing.

### Disability

- 41 Under the Equality Act<sup>29</sup>, an individual who has a physical or mental impairment which has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities is classed as disabled. 'Substantial' effects are those which result in a more than 'minor' or 'trivial' inconvenience and 'long-term' effects must last 12 months or more.
- 42 West Hampstead ward has a relatively small proportion of disabled residents (11.0%) but is broadly consistent with the LBC, London and England.

**Figure 9 Population by Disability<sup>30</sup>**



## Life Expectancy and Cause of Death

- 43 Life expectancy within West Hampstead ward is generally better than borough-wide and national trends, and local people are far less likely to die of cancer, circulatory disease and respiratory disease. Deaths from coronary heart disease are also lower than typical nationally, however it is more common in West Hampstead ward than across the LBC. These conditions are often linked to compounding factors including poor diet, lack of exercise, weight gain, alcohol consumption, smoking and air pollution.

**Table 4 Life Expectancy and Cause of Death<sup>31</sup>**

Indicator	West Hampstead Ward	London Borough of Camden	England
Life expectancy at birth for women, years	89.2	87.4	83.2
Life expectancy at birth for men, years	85.6	82.2	79.5
Deaths from all cancer, all ages, standardised mortality ratio (SMR)	65.0	76.6	100.0
Deaths from circulatory disease, all ages, SMR	67.1	67.8	100.0

<sup>29</sup> His Majesty's Stationery Office (HMSO) (2010). Equality Act 2010.

<sup>30</sup> ONS (2022). Census 2021: Dataset ID TS038 – Disability.

<sup>31</sup> OHID (2016-2020). Fingertips: Public health data.

Deaths from coronary heart disease, all ages, SMR	93.9	72.6	100.0
Deaths from respiratory disease, all ages, SMR	64.5	68.2	100.0
<i>Note: Figures highlighted in red are poorer than the national average, figures highlighted in orange are approximately equal to the national average, and figures highlighted in green are better than the national average.</i>			

## Obesity

- 44 Rates of obesity and overweightness amongst children in West Hampstead ward and the wider LBC are below national rates, as depicted in Table 5 below. These trends are indicative of a relatively healthy population in this regard, as poor lifestyle habits established at this stage can carry on into adulthood, causing or exacerbating lasting ill-health as individuals age.

**Table 5 Obesity<sup>32</sup>**

Indicator	West Hampstead Ward	London Borough of Camden	England
Prevalence of obesity (including severe obesity) at Reception	5.7%	8.6%	9.6%
Prevalence of overweight (including obesity) at Reception	17.1%	19.8%	21.9%
Prevalence of obesity (including severe obesity) in Year 6	18.5%	23.0%	22.7%
Prevalence of overweight (including obesity) in Year 6	33.3%	36.8%	36.7%
<i>Note: Figures highlighted in red are poorer than the national average, figures highlighted in orange are about equal to the national average, and figures highlighted in green are better than the national average.</i>			

## Diet

- 45 Weight gain and associated illnesses can be attributed to poor diet, which in turn can be caused by a lack of access to fresh, unprocessed foods, as well as an overabundance of hot food takeaways, in areas known as food deserts. In food deserts, residents' access to affordable, nutritious food is limited due to the absence of grocery stores within convenient traveling distance. Such areas tend to be inhabited by residents in lower income brackets with poor access to transportation or digital tools, which make them less desirable as consumers to major supermarket chains.
- 46 The immediate area surrounding the site scores relatively well on the Consumer Data Research Centre (CDRC) E-Food Desert Index, as showed in Figure 10. Good scores on the index, depicted in blue, reflect a diverse availability of food including the provision of fresh and unprocessed foods i.e. fruits, vegetables and whole protein sources.

<sup>32</sup> OHID (2020/2021-22/23). Fingertips: Public health data.



**Figure 10 E-Food Deserts<sup>33</sup>**

Base Map Source: CDRC (2024)

## Living Environment

- 47 Poor living conditions within and around residential dwellings can be detrimental to physical and mental health as well as an indicator for wider socio-economic challenges including poverty.
- 48 The built environment around the site is quite mixed, offering both commercial and residential uses, as well as a wide range of public transportation infrastructure, primarily railway lines. The urban fabric also varies in quality with some new construction, Georgian and Victorian architecture and derelict structures.

## Decent Homes Standard

- 49 Housing quality is improving across London, with the proportion of non-decent homes falling from 25% in 2010 to 12% in 2020<sup>34</sup>. Likewise, the number of homes with reported incidence of damp decreased from 8% to 5% in the same period. These figures are consistent with national trends as the number of non-decent homes across England decreased from 26% to 15% and the number of homes with incidents of damp decreased from 6% to 4%.

## Affordability

- 50 On average, residents of the LBC can expect to pay 17.1 times their annual income on a home, which is notably higher than the average for both the rest of London (12.7 times) and England (8.3 times). However, the LBC and London both see fewer households experiencing fuel poverty than at the national level, suggesting a lower level of poverty in the borough and regionally in this regard.

<sup>33</sup> Consumer Data Research Centre (CDRC) (2023). E-Food Desert Index.

<sup>34</sup> Department for Levelling Up, Housing & Communities (DLUHC) (2020). English Housing Survey: Housing quality and condition 2020.



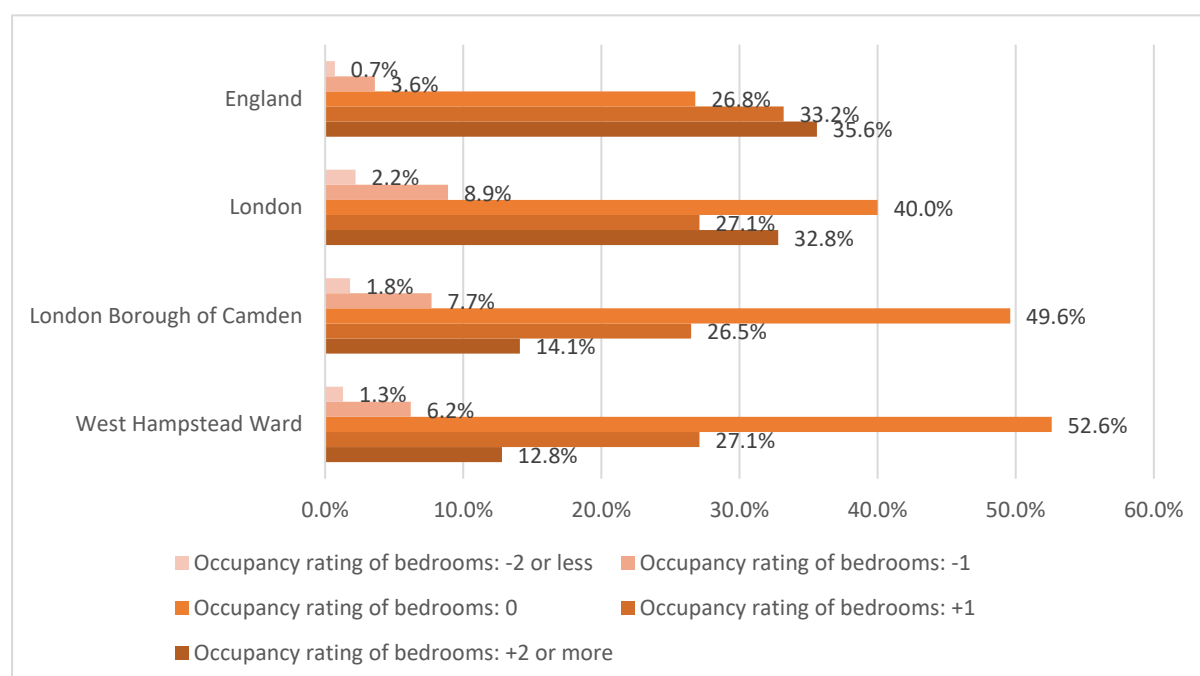
**Table 6 Home and Fuel Affordability<sup>35</sup>**

Indicator	London Borough of Camden	London	England
Home ownership affordability ratio (number of annual incomes a resident can expect to pay for a home)	17.1	12.7	8.3
Fuel poverty (low income, low energy efficiency methodology)	10.3%	11.9%	13.1%

*Note: Figures highlighted in red are poorer than the national average, figures highlighted in orange are approximately equal to the national average, and figures highlighted in green are better than the national average.*

## Overcrowding

- 51 Whilst most homes in West Hampstead ward are at or below capacity (92.5%), 7.5% of residential dwellings are classed as overcrowded. This is below the rates of overcrowding for the LBC (9.5%), and London (11.1%), however national levels are much lower (4.3%).

**Figure 11 Overcrowding<sup>36</sup>**

## Social Infrastructure

- 52 Access to infrastructure including health and social care services, open and play space, and other community facilities can impact physical and mental health and wellbeing, with limited access to such infrastructure often causing ill-health, exacerbating existing conditions, or restricting access to timely or appropriate care.

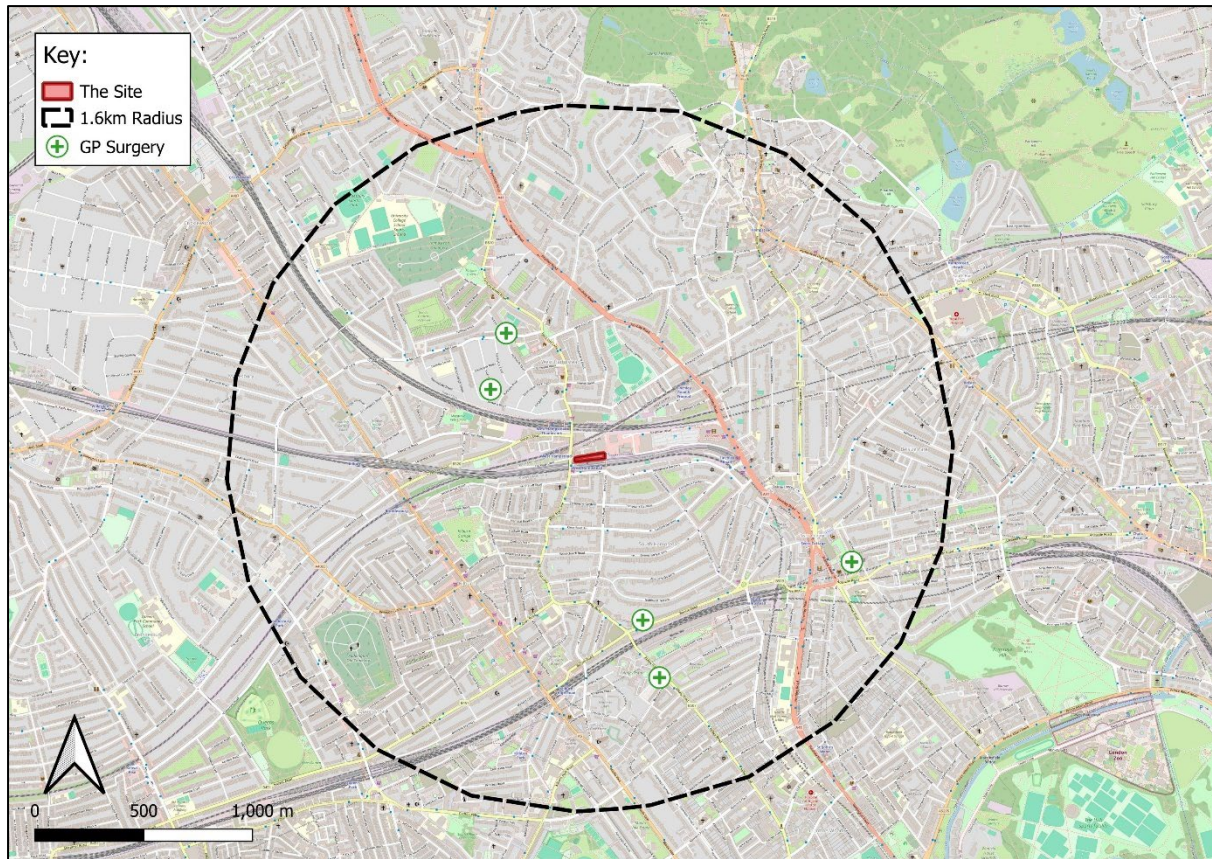
## Emergency Healthcare

- 53 The nearest hospital with an Accident and Emergency (A&E) department to the site is Royal Free Hospital, approximately 2.2km walking distance, or 2.6km driving distance to the northwest.

<sup>35</sup> OHID (2023, 2022). *Fingertips: Public health data*.

<sup>36</sup> ONS (2022). *Census 2021: Dataset ID TS052 – Occupancy rating for bedrooms*.



**Figure 12** GPs within 1.6km Walking Distance of the Site

Base Map Source: OS data © Crown copyright and database right 2025

### Primary Schools

- 56 There are eight community or voluntary aided primary schools within 1.6km walking distance<sup>38</sup> of the site, which have an overall surplus capacity of 58 places, or 2.5% of overall capacity at 95% of actual capacity<sup>39</sup>. Three primary schools in this catchment area exceed recommended capacity, however the primary school nearest the site is below capacity and may reasonably accommodate new pupils.

**Table 8** Local Primary School Capacity<sup>40</sup>

Map Ref.	Primary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
1	Kingsgate Primary School, NW6 4LB	750m SW	669	636	580	56	8.7%
2	Emmanuel C of E Primary School, NW6 1TF	850m N	236	224	236	-12	-5.3%
3	St Eugene de Mazenod RC Primary School, NW6 4LS	900m SW	210	200	196	4	1.8%
4	West Hampstead Primary School, NW6 1QL	1.0km NW	446	424	397	27	6.3%
5	Holy Trinity C of E Primary School, NW3 5SQ	1.0km E	189	180	174	6	3.1%

<sup>38</sup> Department for Education (DfE) (2024). Travel to school for children of compulsory school age: Statutory guidance for local authorities.

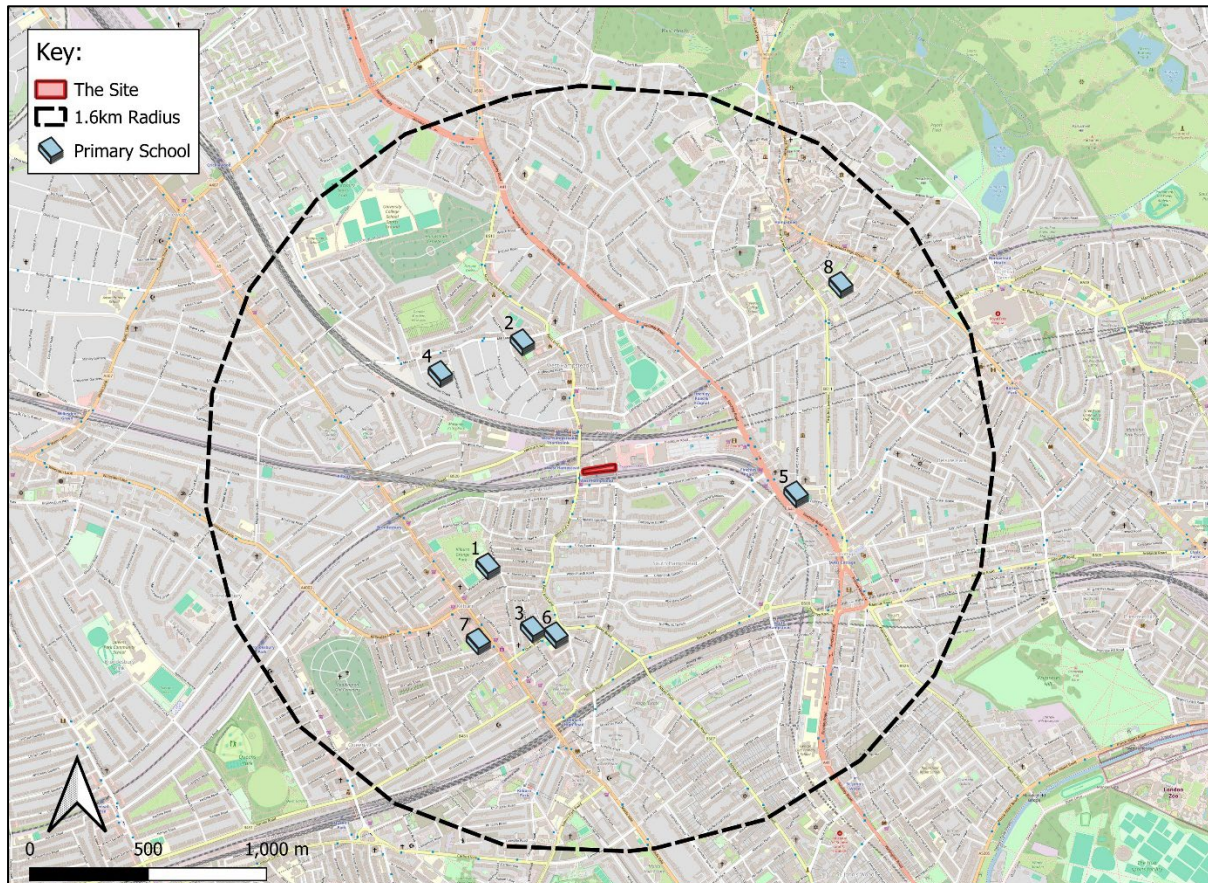
<sup>39</sup> Based on Audit Commission guidance recommending a 5% capacity buffer on actual school capacity. Audit Commission for Local Authorities and the National Health Service in England and Wales (1996). Trading Places: The Supply and Allocation of School Places.

<sup>40</sup> Department for Education (DfE) (2024). Get Information about Schools. Available at: <https://get-information-schools.service.gov.uk/Search?SelectedTab=Establishments>. Accessed: 11/02/2025.



6	St Mary's Kilburn C of E Primary School, NW6 4PG	1.0km S	210	200	229	-30	-14.8%
7	Kilburn Grange School, NW6 7UJ	1.2km SW	270	257	217	40	15.4%
8	Fitzjohn's Primary School, NW3 6NP	1.5km NE	210	200	231	-32	-15.8%
Total			2,440	2,318	2,260	58	2.5%

**Figure 13 Primary Schools within 1.6km Walking Distance of the Site**



Base Map Source: OS data © Crown copyright and database right 2025

## Secondary Schools

- 57 There are eight secondary schools within 3.2km walking distance, which have an overall deficit in capacity of 7 places, or 0.1% of overall capacity at 95% of actual capacity. However, the nearest secondary school to the site has capacity to accept more students.
- 58 Analysis of secondary school capacity is carried out a larger spatial area to account for pupil preference and school specialisms, and to reflect secondary pupils' tendency to travel farther than primary pupils to attend school.

**Table 9 Local Secondary School Capacity<sup>41</sup>**

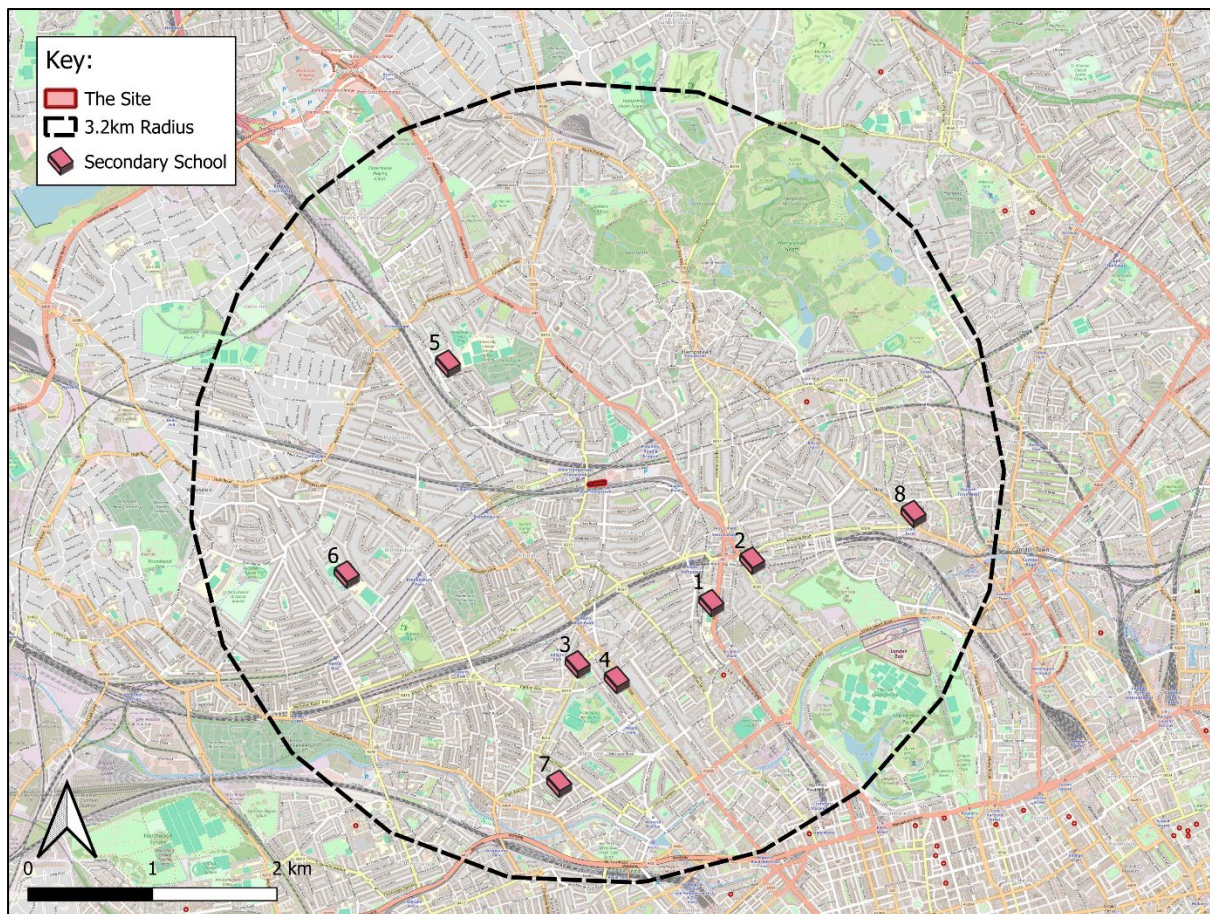
Map Ref.	Secondary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
1	Harris Academy St John's wood, NW8 0NL	1.5km SE	1,500	1,425	1,332	93	6.5

<sup>41</sup> DfE (2024). Get Information about Schools. Available at: <https://get-information-schools.service.gov.uk/Search?SelectedTab=Establishments>. Accessed: 11/02/2025.



2	The UCL Academy, NW3 3AQ	1.7km SE	1,150	1,093	1,095	-3	-0.2
3	St Augustine's CofE High School, NW6 5SN	1.7km S	1,000	950	1,002	-52	-5.5
4	St George's RC School, W9 1RB	1.7km S	1,100	1,045	1,111	-66	-6.3
5	Hampstead School, NW2 3RT	1.9km NW	1,320	1,254	1,287	-33	-2.6
6	Queens Park Community School, NW6 7BQ	2.5km SW	1,250	1,188	1,311	-124	-10.4
7	Paddington Academy, W9 2DR	2.9km S	1,200	1,140	1,259	-119	-10.4
8	Haverstock School, NW3 2BQ	3.1km E	1,336	1,269	973	296	23.3
<b>Total</b>			<b>9,856</b>	<b>9,363</b>	<b>9,370</b>	<b>-7</b>	<b>-0.1</b>

**Figure 14 Secondary Schools within 3.2km Walking Distance of the Site**



Base Map Source: OS data © Crown copyright and database right 2025

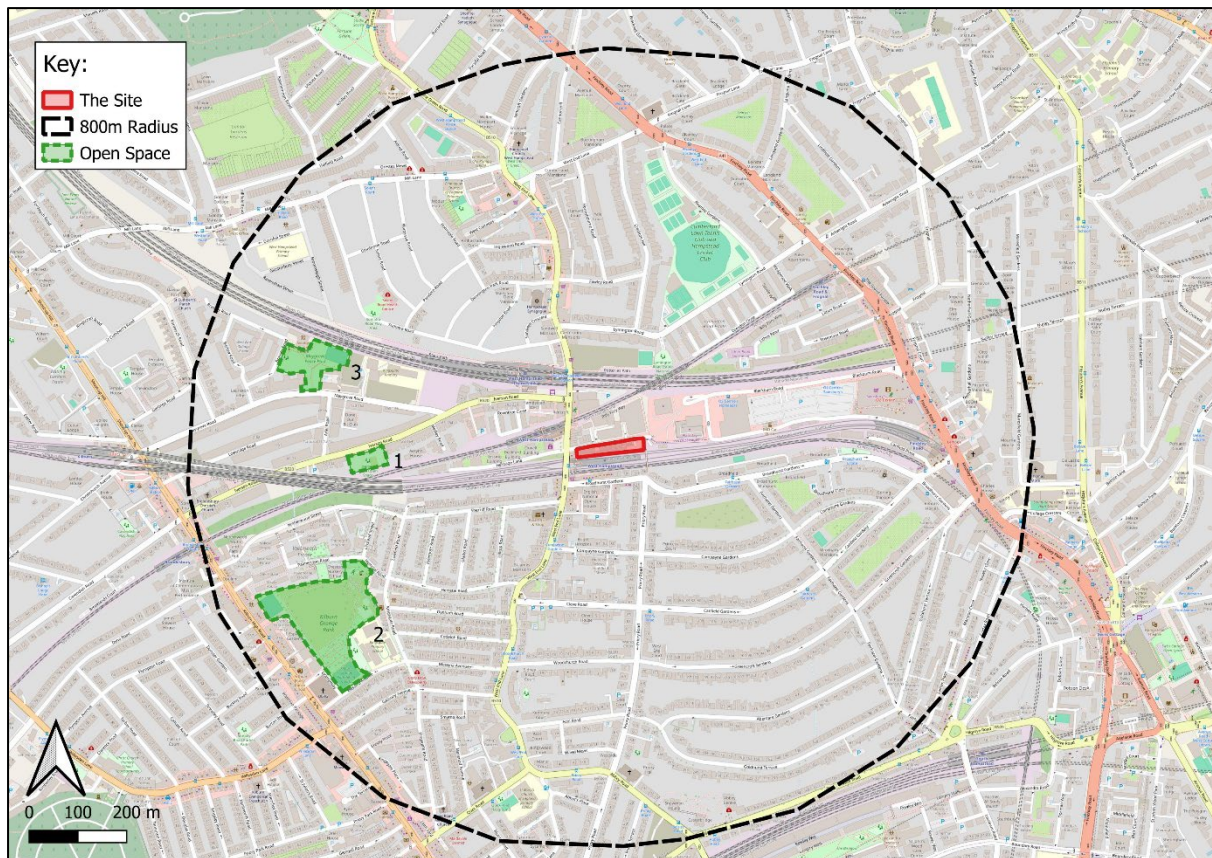
## Open and Play Space

- 59 West Hampstead ward is very densely populated, however the LBC has several large parks and gardens, and the site is within an 800m walking distance of three public parks.

**Table 10 Local Public Open Space**

Map Ref.	Facility Name	Walking Distance	Description of Facilities
1	Iverson Road Children's Play Area and Dog Park, NW6 2HH	600m SW	Play space, MUGA and small dog park
2	Kilburn Grange Park, NW6 2JL	750m SW	Park with a garden, play space, tennis courts and calisthenics park
3	Maygrove Peace Park and Playground, NW6 2BA	800m W	Park with play space and a MUGA and small park



**Figure 15** Local Public Open Space with 800m Walking Distance of the Site

Base Map Source: OS data © Crown copyright and database right 2025

## Travel and Transport

- 60 The TfL PTAL for the site is 6a to 6b, demonstrating excellent accessibility to the site.
- 61 The site is located adjacent to West Hampstead Underground Station, serving the Jubilee line. There are also several TfL bus routes with stops at the station including routes 139, 328 and C11.
- 62 Just northwest of the site (approximately 150m walking distance) is West Hampstead Overground Station, which serves the Mildmay line.
- 63 Further northwest (approximately 300m walking distance) is West Hampstead Thameslink Train Station, serving Thameslink routes.

## Crime<sup>42</sup>

- 64 Between January and December 2024, approximately 42,760 offences were recorded in the LBC (172.4 offences per 1,000 population), an increase of 7.5% compared to the previous 12 months<sup>43</sup>. The most common offences during this period were 'theft' (21,750), 'violence against the person' (7,100) and 'vehicle offences' (3,050).
- 65 In comparison, over the same period London saw 941,490 recorded offences (105.8 offences per 1,000 population), an increase of 2.0%. While the LBC sees higher rates of crime overall, the breakdown of

<sup>42</sup> Please note, the discrepancies in the baseline data included here and in the Security Needs Assessment differ due to differences in methodology and the time of writing.

<sup>43</sup> Metropolitan Police (2023). Crime Data Dashboard: Overview of Crimes. Available: <https://public.tableau.com/app/profile/metropolitan.police.service/viz/MonthlyCrimeDataNewCats/Coversheet>. Accessed 29 January 2025.

recorded offences across the borough and London is similar. In London, 'theft' (322,820) was recorded as the most common, closely followed by 'violence against the person' (238,340), then 'vehicle offences' (102,080).

- 66 For an indicative snapshot of typical crime levels in the area surrounding the site, in November 2024 183 crimes were reported in West Hampstead ward. The most commonly recorded offences in this month were 'anti-social behaviour' (40), 'theft from the person' (37) and 'violence and sexual offences' (23)<sup>44</sup>. This is generally consistent against the 12 months prior.

## Community Centres

- 67 There is a total of seven secular community centres available within a 1.6km walking distance of the site, offering diverse opportunities for the local community including classes, clubs, community lunches and event spaces.

**Table 11 Community Centres Within a 1.6km Walking Distance of the Site**

No.	Community Centres	Distance from Site	Description of Facilities
1	West Hampstead Women's Centre, NW6 2NP	650m S	A community hub aimed at women in the West Hampstead area, offering support services, engaging groups, classes and volunteer opportunities.
2	Kingsgate Resource Centre, NW6 2JU	750m SW	Community centre for older people.
3	Sidings Community Centre, NW6 2BA	850m NW	Multi-functional community space with space for hire.
4	West Hampstead Community Centre, NW6 1QN	1.0km NW	Local community hub offering a wide range of classes, clubs and community lunch.
5	Likewise Community Centre, 8 Fairhazel Gardens, London NW6 3SG	1.0km SE	Community hub with volunteer and 1-to-1 support opportunities.
6	Abbey Community Centre, NW6 4BJ	1.1km S	Community hub with space for events.
7	Pear Tree Hall, NW2 3TD	1.5km W	Community hall.

## Local Economy

### Labour Market

- 68 The LBC economy contributes a gross value added (GVA) of approximately £34.3 billion annually (7.0% of London's GVA)<sup>45</sup>.
- 69 Approximately 411,000 workers operate in the LBC, at a density of 2.82 jobs per working age resident, which is notably denser than is typical for London (1.07 jobs per working age resident)<sup>46</sup>.
- 70 77.6% of jobs in the LBC are full-time and 22.4% are part-time, which differs somewhat from London overall in which 74.7% of its jobs are full-time and 25.3% are part-time<sup>47</sup>.
- 71 The most prevalent industry within the LBC is 'professional, scientific and technical activities' (20.9% of employee jobs), followed by 'information and communication' (12.9%) and 'human health and social work activities' (12.2%)<sup>48</sup>. This corresponds with London more widely for which the largest sector is also 'professional, scientific and technical activities' (14.6%).

<sup>44</sup> Metropolitan Police (2024). *West Hampstead – Crimes and Priorities*.

<sup>45</sup> LBC (2023) *Camden Profile*.

<sup>46</sup> NOMIS (2022). *Labour Market Profile – Camden; Labour Supply*.

<sup>47</sup> NOMIS (2022). *Labour Market Profile – Camden; Labour Supply*.

<sup>48</sup> ONS (2022). *Business Register and Employment Survey: open access*. Accessed: 13 February 2025.

- 72 Full-time workers operating in the LBC see weekly gross pay of £951.50, which is slightly higher than is typical for London (£905.50)<sup>49</sup>. This discrepancy in pay between the borough and the region is likely due to the nature of the jobs within these areas and the affluence of their corresponding sectors.

### **Economic Activity**

- 73 Amongst LBC residents, rates of economic activity and employment (74.5% and 70.1% respectively) are lower than across wider London and national averages, as shown in Table 12. Additionally, modelled rates of unemployment in the LBC (6.3%) and London (5.1%) are higher than the national average (3.7%). However, median earnings for employed residents of the borough and London are also notably higher than the national average, indicating that those residents in employment tend to be in high-paying roles.

**Table 12      Employment amongst Working Age Residents (16 – 64 years)<sup>50</sup>**

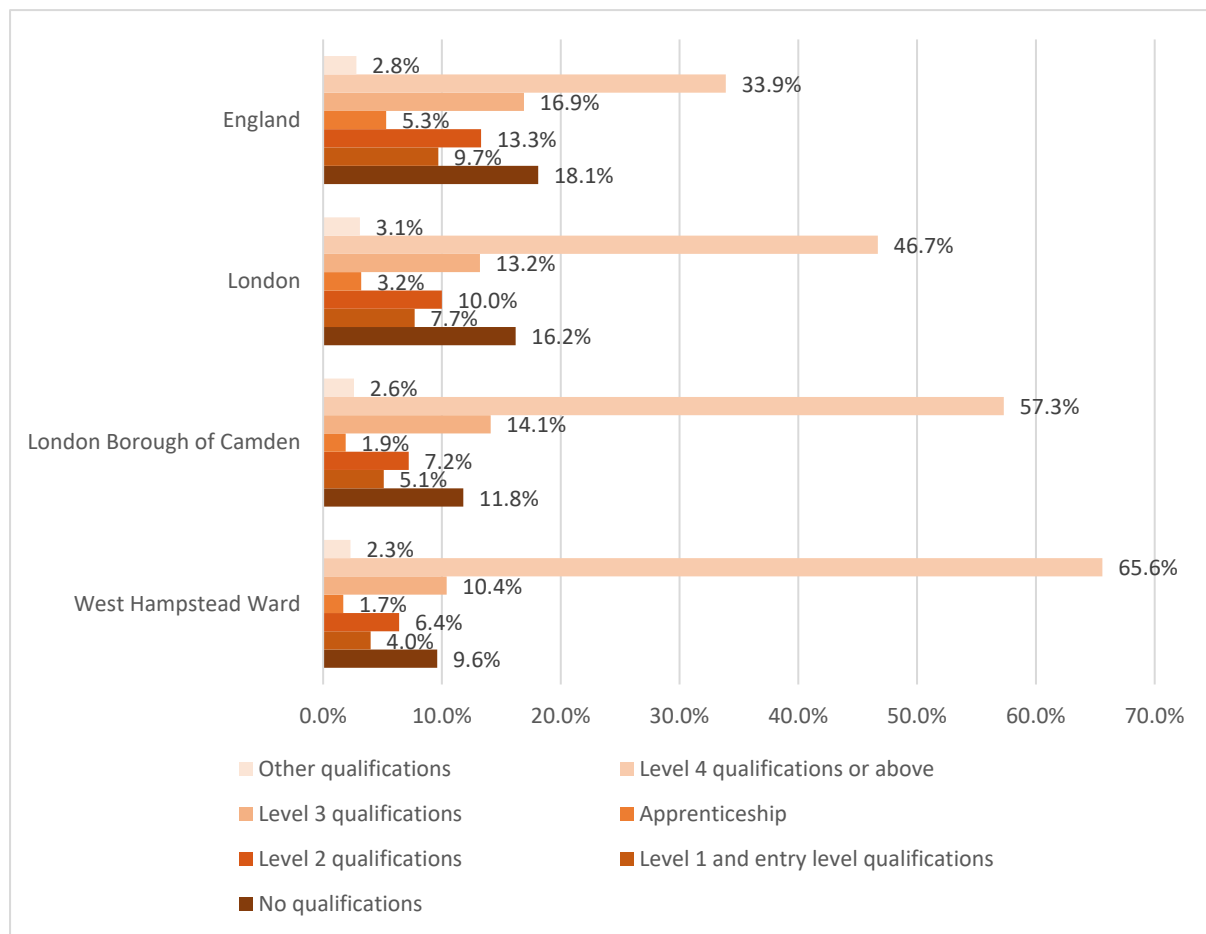
Indicator	London Borough of Camden	London	England
Economic activity rate	74.5%	80.0%	78.4%
Employment rate	70.1%	75.9%	75.5%
Unemployment rate	6.3%	5.1%	3.7%
Gross weekly pay, full time workers	£864.8	£853.4	£729.8
<i>Note: Figures highlighted in red are poorer than the national average, figures highlighted in orange are about equal to the national average, and figures highlighted in green are better than the national average.</i>			

### **Education and Skills**

- 74 As illustrated in Figure 16, 65.6% of the study area's working-age population holds Level 4 qualifications or higher (equivalent to a bachelor's degree or higher), which is significantly higher than is typical for the rest of London (46.7%) and England (33.9%), reflecting the high proportion of financial and professional roles in the LBC. Only 9.6% of working-age residents do not hold any qualifications, which is much lower than is typical for London (16.2%) and England (18.1%).

<sup>49</sup> NOMIS (2023). Labour Market Profile – Camden; Labour Supply.

<sup>50</sup> NOMIS (2024). Labour Market Profile – Camden; Labour Demand.

**Figure 16 Highest Level of Qualification amongst Working-Age Residents<sup>51</sup>**

## Environmental Factors

### Air Quality

- 75** The site is within a borough-wide Air Quality Management Area (AQMA) for exceedances of the LBC's annual mean NO<sub>2</sub> and 24-hour mean PM<sub>10</sub> objectives.
- 76** However, a review of the UK Pollutant Release Transfer Register<sup>52</sup> has not identified any significant industrial or waste management sources that are likely to affect development on-site in terms of air quality.

### Noise and Vibration

- 77** The noise climate around the site is mainly characterised by the railway immediately to the south (as well as the wider surrounding area), and road traffic and building services plant from adjacent buildings to the north. The railways also are a potential cause of vibration to the site due to the close proximity of West Hampstead Underground and Overground lines.

### Climate Change

- 78** Climate change has a range of far-reaching effects which go beyond change in climatic patterns such as rising air temperatures, increased drought, more severe storms, and warming, rising oceans. It also

<sup>51</sup> ONS (2022). Census 2021: Dataset ID TS067 – Highest level of qualification.

<sup>52</sup> Department for Environment, Food and Rural Affairs (2012). UK Pollutant and Transfer Register (PRTR) data sets.

contributes to land loss, habitat and biodiversity loss, loss of agricultural and food stocks, heat-related illness, pollution-related illness, increased risk of other disease, and rising mental health pressures<sup>53</sup>.

- 79** The Met Office publishes UK Climate Projections (UKCP) which give “probabilistic projections” for key atmospheric variables and consider the local climate effects arising from different emissions scenarios<sup>54</sup>. This provides a range of possible climate change outcomes and their relative likelihoods.
- 80** A review of the key climatic variables within UKCP18 projections for the London area has identified that:
- By the 2080s, the mean average air temperature is projected to increase by +2.94°C annually, to 13.39°C. The mean daily maximum temperature is projected to increase by +3.1°C, and the mean daily minimum temperature is projected to increase by +2.89°C;
  - Annual average precipitation is due to decrease by 0.53%, with a +16.23% increase in average winter precipitation, and a -26.31% decrease in average summer precipitation. The autumn and spring averages have small decreases of between 5.1% and 5.25%;
  - Annual average wind speed (measured in metres per second (m s<sup>-1</sup>)) is projected to marginally decrease in speed in the 2080s, by -0.065m s<sup>-1</sup>; and
  - Total cloud cover is projected to decrease annually by 6.22%. This decrease in total percentage cloud cover is most prevalent in the summer average, when it is due to decrease in the 2080s by 15.21%. There is projected to be a marginal increase of 0.93% in average winter cloud cover.

## Vulnerable Groups

- 81** Based on the findings of the baseline assessment, the following vulnerable groups have been identified:
- People with disabilities or other long-term conditions;
  - Children and young people, especially children classed as overweight or obese, and children in poverty; and
  - Older people, especially older people in poverty.

<sup>53</sup> United Nations (2023). *Causes and effects of Climate Change*. Available at: <https://www.un.org/en/climatechange/science/causes-effects-climate-change>. Accessed 02/04/2025.

<sup>54</sup> Met Office (2023). Available at: <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/about>. Accessed 02/04/2025.



## ASSESSMENT OF HEALTH DETERMINANTS

### Health Determinant 1: Housing Quality and Design

*“Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.” – HUDU Planning for Health*

### Summary of Baseline Conditions

- 82 The local area varies on the IoD in terms of ‘barriers to housing and services’, with scores in all seven LSOAs ranging from the second the seventh decile for this domain. The LSOA containing the site scores in the fourth decile, or within the 40% most deprived. Whilst most homes in the study area are at or below capacity (92.5%), 7.5% of residential dwellings in West Hampstead ward are classed as overcrowded. In addition, 10.3% of households in the LBC face fuel poverty, and local residents can expect to pay 17.1 times their annual salary on a home, notably higher than both London and national averages.

### Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	Yes
Does the proposal address the housing needs of older people, i.e. extra care housing, lifetime homes and wheelchair accessible homes?	Yes
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes

- 83 The Proposed Development is designed to suit the needs of a varied and changing population by offering homes in a range of sizes and tenures including affordable family homes (35 homes) and PBSA (192 habitable rooms). It is also committed to meeting relevant legislation and guidance, including complying with recommendations made in Building Regulation M4.
- 84 The Proposed Development does not offer extra care housing for older people; however, it does provide larger family homes which may be suitable for multi-generational families including households with older residents. It also complies with recommendations made in Building Regulation M4, including providing wheelchair accessible (M4(3) compliant) and adaptable (M4(2) compliant) dwellings. Four of the traditional affordable homes (11%) will be accessible/ adaptable. Accessibility measures within the traditional affordable homes include a 750mm clear access zone to windows, a wheelchair charge zone for electric chairs, accessible WC, and wall-mounted switches, controls and socket outlets that are accessible to people who have reduced reach.

- 85 As above, the Proposed Development offers wheelchair accessible and adaptable units across proposed family homes to support independent living for older and disabled people. In addition, 24 PBSA units will be accessible or adaptable (12%). Homes have also been designed in accordance with British Standard BS8300, as well as Approved Document M, Volume 2.
- 86 All dwellings have been designed to meet legislative requirements and follow architectural best practice, including following guidance on internal space standards, layout and orientation. This is intended to maximise dual-aspect homes and thus natural lighting, ventilation and energy efficiency, as well as improving the amenity value of accommodation for residents. Internal space standards have been given special consideration across the PBSA units, with the understanding that this accommodation must balance adequate private spaces with functional shared facilities such as cooking and dining spaces, work and study spaces, and recreational spaces (totalling 1.6m<sup>2</sup> of shared internal amenity and 0.8m<sup>2</sup> shared external amenity per room).
- 87 A range of housing types and sizes are to be provided on-site including affordable 1- to 3-bedroom homes (35 homes) which are suitable for families, and PBSA (192 habitable rooms). Of the 35 affordable homes, 24 will be social rent (69%) and 11 will be intermediate rent (31%).
- 88 Homes in the Proposed Development are designed in line with the London Plan and other GLA guidance, including targeting a 10% reduction in carbon emissions, implementing a highly efficient building fabric, utilising energy and water efficient fittings, and installing air source heat pumps (ASHP) and photovoltaic (PV) panels to offset grid electricity.
- 89 Overall, the Proposed Development will have a **positive** effect on this determinant of health by offering quality residential dwellings in a range of sizes and tenures which are suitable for changing households and individuals with varying needs.

## Health Determinant 2: Access to Healthcare Services and other Social Infrastructure

*"Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion." – HUDU Planning for Health*

## Summary of Baseline Conditions

- 90 As well as the local area having a low to average score in terms of 'barriers to housing and services' on the IoD, local GP surgeries and secondary schools are currently over capacity and so may struggle to maintain timely and quality services should they need to enrol new patients or students. However, primary schools in the local area have capacity to accommodate new students, and there are a number of varied open spaces, play spaces and community centres within a reasonable walking distance of the site.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal retain or re-provide existing social infrastructure?	No
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	Yes
Does the proposal explore opportunities for shared community use and co-location of services?	Yes

- 91 The site does not currently provide social infrastructure, thus the Proposed Development also retains none.
- 92 The Proposed Development's impacts on health and social care services are considered through this HIA. While new health and social care facilities are not included in proposals, it is assumed that student population associated with the PBSA are likely to be registered with GPs at their home addresses or with a health centre associated with their university, limiting their demand on healthcare services in the local area. In addition, it is expected that the Applicant will work with the Council to effectively mitigate any adverse impacts on such services, for example through the use of Community Infrastructure Levies (CIL).
- 93 The site does not currently provide, nor does the Proposed Development offer, a healthcare facility.
- 94 As above, the Proposed Development's impacts on education and other community facilities are considered through this HIA. It is assumed that the Proposed Development will have a limited impact on the local school capacity, as the PBSA residents will not need access to primary or secondary education. In addition, as per the population breakdown detailed in Table 2, the Proposed Development is expected to result in 14 primary school aged children, which can be accommodated within the existing primary school capacity, as well as 11 secondary school aged children (inclusive of sixth form), which is expected to minimally impact the existing secondary school capacity. In the case of adverse effects, it is expected that the Applicant will work with the Council to effectively mitigate any adverse impacts on such services, for example through the use of CIL contributions.
- 95 Shared, flexible and co-located services are integral to the Proposed Development, which integrates a variety of housing types with flexible commercial spaces. The proximity and accessibility of these spaces will encourage shared and co-use by future residents, which should positively impact social cohesion. The affordable homes will have access to a roof terrace, designed as a multifunctional space that will include comfortable seating areas and a designated children's play zone. Planting beds with seasonal flowers and greenery will enhance the terrace's aesthetic appeal, whilst climber planters on the eastern and western walls will soften the building façade. The PBSA rooms will also have access to a roof terrace within the PBSA building. This roof terrace will be designed as a dynamic and versatile space that meets the needs of a vibrant student community, featuring a mix of seating options, from casual lounge areas to communal tables, creating spaces for relaxation, group study sessions, and social gatherings.
- 96 Overall, the Proposed Development will have a **positive** effect on this determinant of health by considering current and future residents' access to health, educational and other social infrastructure, and by seeking to address any likely negative effects through the provision of such facilities or appropriate mitigation where direct provision is not feasible.

## Health Determinant 3: Access to Open Space and Nature

*“Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.” – HUDU Planning for Health*

### Summary of Baseline Conditions

- 97 There are three open and play spaces within a reasonable walking distance of the site. The local area’s health profile demonstrates lower levels of obesity among children and generally better life expectancy in West Hampstead ward and across the LBC compared to national averages. However, the West Hampstead area has been identified by the LBC as an area deficient in public open space, with research suggesting a strong desire for more green areas and open space, as well as improvements to existing spaces<sup>55</sup>.

### Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal retain and enhance existing open and natural spaces?	No
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes
Does the proposal provide a range of play spaces for children and young people?	Yes
Does the proposal provide links between open and natural spaces and the public realm?	Yes
Are the open and natural spaces welcoming and safe and accessible for all?	Yes
Does the proposal set out how new open space will be managed and maintained?	Yes

- 98 The site does not currently provide open or natural space, thus the Proposed Development also retains none.
- 99 Whilst the local area has been identified as deficient in public open space, the Proposed Development is not well placed to offer such infrastructure on-site. However, both the affordable housing residents and PBSA residents will have access to private amenity roof terraces, which will include planting beds with seasonal flowers and greenery to enhance aesthetic appeal, whilst climber planters on the eastern and western walls will soften the building façade.
- 100 The affordable housing roof terrace will include a designated children’s play zone for ages 0-4, while play space for older children will be satisfied with an off-site contribution. For older children, young

<sup>55</sup> LBC (2015). *Fortune Green and West Hampstead Neighbourhood Plan*.



people, and the community more widely, the amenity roof terrace is designed as a multi-functional space that encourages residents to relax and socialise. These spaces also consider varying needs beyond age alone, for example the needs of teenage girls, by offering recreational facilities which facilitate socialisation beyond sport.

- 101** Open spaces are integrated into the design of the public realm at the eastern end of the site, providing a significant improvement on the current public realm provision along Blackburn Road. In addition, the site is well located to link to wider travel routes and open spaces across the LBC and London.
- 102** As an integral element of the placemaking capacity of the site, open and natural spaces in the Proposed Development are designed to be flexible, multi-functional and accessible for everyone. Not only are facilities provided which should suit people of varying backgrounds and needs, they are also co-located and multi-functional to promote social interaction across backgrounds and ages. Key features of the Proposed Development's landscape strategy include the provision of clear sight lines and a robust lighting strategy to improve passive surveillance, clear and consistent wayfinding, shaded seating areas and gathering places, varied play and recreation spaces suitable for varying age groups (with play space provided on the affordable residential roof terrace), accessible travel routes and entrances, and cycle infrastructure.
- 103** Initial plans for how open and natural space will be managed and maintained on-site are included in the landscaping plans and DAS, with an appropriate agreement to be finalised following the approval of the planning application and the determination of final tenancing.
- 104** Overall, the Proposed Development will have a **positive** effect on this determinant of health by offering quality open and natural spaces which are easily accessible, target a range of recreational interests and abilities, and promote biodiversity.

## Health Determinant 4: Air Quality, Noise and Neighbourhood Amenity

*“The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.” – HUDU Planning for Health*

## Summary of Baseline Conditions

- 105** The railway immediately to the south of the site is a notable source of noise and vibration, due to the close proximity of West Hampstead Underground and Overground lines. In addition, the site falls within an AQMA, and the local area more widely scores poorly on the IoD in terms of ‘living environment’ with all local LSOAs scoring amongst the 40% most deprived neighbourhoods in the country for this domain.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes

Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes
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- 106** Measures to minimise effects during the construction phase, including those arising in relation to dust, air quality, noise and vibration, as well as other environmental controls, will form the basis of the Construction Management Plan (CMP) that will be implemented for the duration of the construction works. This CMP will be agreed prior to the commencement of works and secured via a suitably worded planning condition. The CMP will detail the necessary mitigation measures to be followed in order to reduce or prevent potential health impacts associated with enabling and construction works including, but not limited to, hours of operation, specifications for hoarding, dust control measures, noise and vibration control measures and vehicle emission controls. Although some temporary negative impacts will be unavoidable, these are not expected to be excessive or cause undue harm if an appropriate CMP is enforced and best practice is followed. A Dust Management Plan (DMP) will also be adopted to minimise the environmental impacts of the construction works.
- 107** To minimise air pollution caused by operational traffic, the Proposed Development promotes active travel and public transport through the provision of cycle infrastructure which links to existing travel infrastructure. The planning application also includes a Transport Assessment and Travel Plan, which are intended to identify potential pinch points in localised travel, as well as ways to mitigate likely negative impacts. In addition, an Air Quality Assessment has been submitted in support of the planning application, according to which the Proposed Development will adhere to the latest emissions standards.
- 108** As with the minimisation of air pollution, noise pollution caused or exacerbated by operational traffic and commercial uses associated with the Proposed Development will be reduced through the facilitation of active travel and public transport use. The planning application also includes a Transport Assessment and associated deliverables, as outlined above, which are intended to identify potential pinch points in localised travel, as well as ways to mitigate likely negative impacts. In addition, the planning application includes a Noise Impact Assessment which has determined that the noise impacts from the Proposed Development are acceptable.
- 109** Overall, the Proposed Development will have a **positive** effect on this determinant of health by safeguarding current residents' health and wellbeing during the demolition and construction phase, and by promoting active travel and a quality living environment once complete and operational.

### Health Determinant 5: Accessibility and Active Travel

*“Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.” – HUDU Planning for Health*

### Summary of Baseline Conditions

- 110** The site is very well connected, as demonstrated by a PTAL score of 6a to 6b, with nearby links to local walking, cycling, bus and rail infrastructure, as well as National Rail services serving areas beyond London.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal address the ten Healthy Streets indicators?	Yes
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes
Is the proposal well connected to public transport, local services and facilities?	Yes
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes

- 111** A Healthy Streets Transport Assessment has been prepared in support of the Proposed Development and will be submitted with the planning application. This assessment measures the design of the Proposed Development against each of the ten Healthy Streets indicators, identifying likely impacts and recommending appropriate mitigation or enhancement measures where relevant.
- 112** The Proposed Development encourages walking across and around the site by prioritising an attractive and active streetscape, providing footway with a minimum width of 2.4m and maximum width of 4.1m, substantially widening the pavement. The Proposed Development will also improve upon the current public realm provision on Blackburn Road and create ample active frontage where there currently is none. In addition, the development will retain existing trees, de-clutter the highway and retain the crossover at the site access to retain pedestrian priority; co-locate varied uses including residential and amenity areas; provide accessible routes and entrances as well as tactile pavements and signage; and offer areas for rest with shade and seating.
- 113** As well as offering an attractive and active streetscape and offering shaded rest areas, the Proposed Development also encourages cycling by providing secure cycle parking for residents, including 173 PBSA, 80 affordable residential and 6 commercial long stay cycle parking spaces, in addition to 38 short-stay cycle parking spaces. In addition, the improvements to Blackburn Road, as outlined above, will support wider connectivity between key activity hubs at West End Lane and Finchley Road.
- 114** To help reduce road injuries, the Proposed Development includes kerbside loading restrictions at Blackburn Road, reducing instances of inconsiderate loading/ unloading, improving sightlines and freeing up more kerbside space at Blackburn Road, which will in turn improve means of crossing for pedestrians and cyclists. The Proposed Development is also designed to be car-free, which will reduce traffic around the site and decrease the risk of road injury.
- 115** The site is in close proximity to varied commercial and community uses including a range of shops, cafés, pubs, restaurants, parks and a community centre. It is also very well connected to a range of public and active travel infrastructure which provide access to services across London and beyond.
- 116** To reduce car use, the Proposed Development will be car-free. An off-site contribution will be secured following further discussion with the LBC to achieve a suitable blue badge parking space in a location close to the site.
- 117** The Proposed Development is designed to be fully accessible across the public realm and PBSA café, including offering clear and consistent wayfinding, shaded seating areas and gathering places,

accessible travel routes and entrances, and tactile pavements and signage. In residential structures, an overall target of 10% accessible units (M4(3) compliant) is intended, and shared amenity spaces will be accessible.

- 118** Overall, the Proposed Development will have a **positive** effect on this determinant of health by facilitating active travel and access for all.

## Health Determinant 6: Crime Reduction and Community Safety

*“Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the ‘fear of crime’, both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.” – HUDU Planning for Health*

## Summary of Baseline Conditions

- 119** Crime is a notable determination of health and wellbeing in the local area, with local LSOAs scoring in the second to eighth deciles in this domain on the IoD and the immediate area around the site scoring in the second decile (ranking in the 20% most deprived for this domain). In addition, the local area has an offences per head ratio (172.4 offences recorded per 1,000 people) which is significantly higher than the London average (105.8 offences recorded per 1,000 people). Crime rates are also increasing (up 7.5% from the past year), also at a higher rate than London sees overall (up 2.0% from the past year).

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal incorporate elements to help design out crime?	Yes
Does the proposal incorporate design techniques to help people feel secure and avoid creating ‘gated communities’?	Yes
Does the proposal include attractive, multi-use public spaces and buildings?	Yes
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes

- 120** To help ‘design out crime’, the Proposed Development is supported by adherence to Secured by Design principles and incorporates a range of elements meant to deter criminal and anti-social behaviour. This includes providing active and overlooked spaces to facilitate passive surveillance and adequate lighting especially in shielded spaces and around entrances. More active measures to enhance safety and security include the use of CCTV, access control and intercom systems for both the PBSA and affordable housing, and security services. As well as improving actual safety, such measures will also improve ‘perceived safety’, decreasing stress for residents and other visitors to the Proposed Development.
- 121** To avoid ‘gated communities’ and promote a sense of security, public spaces are permeable and overlooked, as well as being designed to feel welcoming for both residents and visitors who either see the Proposed Development as a final destination or who are travelling through the area. The ground floor café will be open to the public, with the potential for activity within the café to spill out into the



proposed public square to the eastern end of the site, creating a bustling, active environment outside and encouraging social interaction across the site's boundaries.

- 122** The Proposed Development is well designed, and great consideration has been given to the effective and attractive inclusion of places and spaces which are both multi-functional and enjoyable to be in for a varied cross section of users. The Proposed Development is also designed to be cohesive across the site, regardless of users' age, background or need, as well as being cohesive with the surrounding area to encourage community cohesion beyond the boundaries of the site.
- 123** Consultation with the local community, local government, and local voluntary, community and social enterprises (VCSE) has been undertaken throughout the pre-application and design process, with details of this consultation outlined in the Statement of Community Involvement (SCI) submitted in support of the planning application. Further coordination between the Applicant and these groups is expected to continue following determination of the planning application.
- 124** Overall, the Proposed Development will have a **positive** effect on this determinant of health by creating an urban fabric which actively seeks to reduce criminal and anti-social behaviour and create a multifunctional, community-oriented destination.

## Health Determinant 7: Access to Healthy Food

*“Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.” – HUDU Planning for Health*

## Summary of Baseline Conditions

- 125** The area surrounding the site generally scores well on the E-Food Desert Index, indicating that there is not an immediate need for a grocer or similar vendor serving whole and fresh foods. In addition, rates of obesity and overweightness amongst children in West Hampstead ward and the wider LBC are below national rates, indicating a relatively healthy population in this regard.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes
Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area?	Yes

- 126** The Proposed Development does not explicitly facilitate the supply of local foods through the provision of allotments, community farms or farmers markets on-site. However, there may be opportunities for informal activities and events centring on food and nutrition in the public realm or the café.
- 127** The Proposed Development offers flexible commercial/ business space, in addition to café space associated with the PBSA. The commercial space is not anticipated to be leased as affordable workspace or to VCSE organisations.

- 128 While food and beverage uses are included in the Proposed Development through the PBSA café, a hot food takeaway is not proposed on-site.
- 129 Overall, the Proposed Development will have a **neutral** effect on this determinant of health by offering some flexible retail options on-site, and by not directly contributing to an unhealthy urban foodscape.

### Health Determinant 8: Access to Work and Training

*“Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.” – HUDU Planning for Health*

### Summary of Baseline Conditions

- 130 Access to work and training is mixed within the local area, with a wide range of scores on the IoD in terms of ‘income’ and ‘employment’. Whilst three of LSOAs score in the eighth to tenth deciles for these domains, the remaining four LSOAs, including Camden 010E, score in the second to fifth deciles for ‘income’, and third to seventh deciles for ‘employment’. In addition, across the LBC more widely, rates of economic activity and employment are lower than regional and national averages. However, employed residents tend to be relatively well paid, and local people tend to be well-educated, with 65.6% of ward residents holding Level 4 qualifications or higher.

### Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent ‘end-use’ jobs?	Yes
Does the proposal provide childcare facilities?	Yes
Does the proposal include managed and affordable workspace for local businesses?	Yes
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes

- 131 As a mixed-use scheme including commercial space, the Proposed Development will support jobs throughout both its construction and operational phases. Estimates of future construction and operational phase employment, including the predicted number of jobs generated and likely associated employee expenditure, are provided in the Regeneration Statement, submitted in support of the planning application. The Regeneration Statement also includes an Employment and Training Strategy, which details the Applicant’s commitment to providing local employment and training opportunities.
- 132 The Proposed Development does not provide childcare facilities. However, given the relatively low quantum of employment to be supported on-site, it is considered that future employees are likely to use existing childcare facilities in the local area, which currently has a surplus of primary school places, or near their place of residence.
- 133 The Proposed Development offers flexible commercial/ business space, in addition to café space associated with the PBSA. The commercial space is not anticipated to be leased as affordable workspace.
- 134 The Applicant intends to meet all local requirements pertaining to local and sustainable procurement, with the details of these arrangements outlined in the Employment and Training Strategy delivered

within the Regeneration Statement. Final agreements are to be determined through discussions with the LBC.

- 135** Overall, the Proposed Development will have a **neutral** effect on this determinant of health by supporting local training, employment and economic opportunity, although details of the extent of these benefits for local people in particular will be determined at a later stage.

## Health Determinant 9: Social Cohesion and Lifetime Neighbourhoods

*“Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project. Opportunities for post-planning qualitative consultations should be considered with these different groups to explore a range of social, emotional and health needs. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.” – HUDU Planning for Health*

## Summary of Baseline Conditions

- 136** West Hampstead ward and the LBC are relatively diverse, representing a variety of ethnic backgrounds, with only 61.9% of the ward and 59.5% of the borough identifying as White. The ward and the borough are also relatively young, with only 9.4% of the former and 11.9% of the latter aged 65 years or older. Instead, the majority of the population is of working age (76.9% in the ward and 72.8% in the borough).

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes
Does the proposal include a mix of uses and a range of community facilities?	Yes
Does the proposal provide opportunities for the voluntary and community sectors?	Yes
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes

- 137** The planning application is supported by an SCI which details the community consultation undertaken to date and the ways in which the Proposed Development seeks to address the issues raised in this consultation, including health and other relevant community and development topics.

- 138** To better connect to existing communities, the Proposed Development is designed to be physically connected to and visually cohesive with the surrounding area, including by providing active travel links with existing infrastructure and architectural elements which are sympathetic to the surrounding built fabric. The ground floor café will be open to the public, with the potential for activity within the café to spill out into the proposed public square to the eastern end of the site, creating a bustling, active environment outside and encouraging social interaction across the site's boundaries. In addition, the Proposed Development seeks to avoid 'gated communities' and promote a sense of security by delivering public realm to the east of the site which is permeable, overlooked and designed to feel welcoming for both residents and the wider community.
- 139** The Proposed Development includes a range of flexible uses, including flexible commercial/ business space, and a café associated with the PBSA. The Proposed Development also includes amenity space on-site designed to encourage social cohesion among residents. The amenity roof terrace for the affordable homes is designed as a multifunctional space that encourages residents to relax, play and socialise, and will include comfortable seating areas and a designated children's play zone. In addition, the PBSA amenity roof terrace is designed as a dynamic and versatile space that meets the needs of a vibrant student community. The terrace will feature a mix of seating options, from casual lounge areas to communal tables, creating spaces for relaxation, group study sessions, and social gatherings.
- 140** There are no commitments in place specifically relating to space on-site being offered to VCSE organisations.
- 141** As discussed above, the Proposed Development has a strong, design-led approach which includes consideration of inclusive and age-friendly design. This includes a number of design elements intended to promote accessibility and comfort for older people and people with disabilities. For example, the Proposed Development will be compliant with Document M, provide wheelchair accessible and adaptable residential homes, and offer accessible routes and entrances across the site, including level access to the commercial spaces to the west of the Proposed Development. The Proposed Development will also be car-free, and an off-site contribution will be secured following further discussion with the LBC to achieve a suitable blue badge parking space in a location close to the site.
- 142** Overall, the Proposed Development will have a **positive** effect on this determinant of health by seeking to be cohesive with the wider community and offering a built environment which is inclusive of varying needs and welcoming to all.

## Health Determinant 10: Minimising the Use of Resources

*"Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution." – HUDU Planning for Health*

## Summary of Baseline Conditions

- 143** One of the key means of promoting sustainability and mitigating against climate change (see *Health Determinant 11: Climate Change*) is reduced resource consumption. According to the Waste Hierarchy<sup>56</sup>, reducing consumption and reusing existing resources is preferable to recycling and composting, while disposal should only be a last resort.
- 144** LBC has several 'reduce, reuse, recycle' style campaigns and programmes in place, in partnership with organisations including the North London Waste Authority, the Camden Climate Change Alliance, Refill

<sup>56</sup> Department for Environment, Food & Rural Affairs (Defra) (2011). *Guidance on applying the Waste Hierarchy*.



London, and Bright Sparks, as well as offering a range of recycling and disposal options according to residents' and businesses' needs.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal make best use of existing land?	Yes
Does the proposal encourage recycling (including building materials)?	Yes
Does the proposal incorporate sustainable design and construction techniques?	Yes

- 145** The Proposed Development expands and diversifies the uses of existing brownfield land, rather than developing a new greenfield site. It also provides more residential- and student-focused uses in an area which is in need of such infrastructure, as determined within the PBSA Demand and Supply Assessment, submitted in support of the planning application.
- 146** The design and construction of the Proposed Development appears to prioritise re-use and recycling wherever possible, as well as utilising sustainability sourced materials. During operation the Proposed Development is expected to comply with all relevant recycling legalisation including providing appropriate waste and recycling storage and disposal facilities. Further details of the Proposed Development's approach to recycling are provided in the CMP, Whole Life-Cycle Carbon Emission Assessment, Sustainability Statement, and Circular Economy Statement, all of which are submitted in support of the planning application.
- 147** As described above, the design and construction of the Proposed Development prioritises sustainability by using recycled and other sustainably sourced materials, integrating green infrastructure on-site, maximising natural lighting and ventilation, and employing building techniques designed to minimise environmental impacts. Further details of the Proposed Development's approach to sustainable design and construction are provided in the Design and Access Statement (DAS), CMP and other sustainability reports listed above.
- 148** Overall, the Proposed Development will have a **positive** effect on this determinant of health by utilising sustainable materials and techniques in design and construction, and by prioritising the re-use and recycling of materials where feasible throughout the project's lifecycle.

## Health Determinant 11: Climate Change

*"Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents."* – HUDU Planning for Health

## Summary of Baseline Conditions

- 149** The LBC declared a climate emergency in 2019 and published its first Climate Emergency Action Plan in 2020. A relatively new area of focus for the LBC, there is little study area or LBC specific data on the effects of climate change. However, the Climate Emergency Action Plan and associated initiatives aim

to reduce emissions and waste, promote energy efficiency and a wider green economy, and protect human and environmental health in the face of rising temperatures and extreme weather events.

## Health Impact Assessment

Assessment Criteria	Relevant to This Assessment?
Does the proposal incorporate renewable energy?	Yes
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes
Does the proposal maintain or enhance biodiversity?	Yes
Does the proposal incorporate sustainable urban drainage techniques?	Yes

- 150** Renewable energy sources featured in the designs for the Proposed Development include ASHPs and PV panels.
- 151** The Proposed Development is designed to respond to seasonal temperature changes, extreme weather, and the ill-effects of urban heat islands, all of which are exacerbated by an over preponderance of hardscaped and dark surfaces. Design measures include windows that are designed to allow for ample daylight whilst minimising overheating, the use of green roofs and walls, and the use of low output, energy efficient lighting (such as LED and CFL fittings). In addition, all studios within the PBSA block will be served by individual mechanical ventilation with heat recovery (MVHR) units that will be installed with additional boost fans to supplement airflow at peak temperatures, and each apartment in the affordable residential block will be provided with an MVHR unit to provide mechanical ventilation to all required spaces. Hybrid MVHR units with heat/ cooling recovery systems will be added to serve rooms that were failing to assist in reducing overheating.
- 152** Existing biodiversity on-site is limited, however the Proposed Development intends to exceed the 10% BNG requirements on-site, and will deliver the minimum 0.4 UGF target through the introduction of varied and resilient planting and other green infrastructure. The landscaping strategy includes fruit bearing plants, providing a natural food resource for various bird species, as well as pollinator-friendly plants to attract invertebrates. The amenity roof terraces will include a range of soft landscaping features, including ornamental planters, evergreen hedgerow and strategic tree planting.
- 153** A Sustainable Drainage Strategy (SuDS) is incorporated into the Proposed Development's design to capture excessive rainwater runoff, prevent erosion and provide natural habitat for local flora and fauna. These primarily take the form of rainwater gardens and green roofs, which have been maximised to attenuate water, and at roof level, permeable paving will be used to direct rainfall where possible.
- 154** Overall, the Proposed Development will have a **positive** effect on this determinant of health by seeking to promote climate change resilience, although it should be noted that effects of the Proposed Development in isolation will be limited and would be better captured at a wider geographic level and in tandem with other regional development.

## CONCLUSIONS AND FURTHER RECOMMENDATIONS

- 155** In line with relevant legislation, policy and guidance, this HIA assesses the Proposed Development's likely impacts on 11 key health determinants. Health-related impacts on future users, as well as the wider community, have been assessed against an existing baseline and geographic comparators at varying spatial levels. Evidence forming the basis of the assessment is gathered from information provided in supporting documentation which have been submitted alongside the planning application.
- 156** Overall, the Proposed Development is expected to have a positive effect on health for people on-site and in the surrounding area.

**Table 13**      **Summary of Health Effects**

	Determinant of Health	Impact
1	Housing Quality and Design	Positive
2	Access to Health and Social Care Services and Other Social Infrastructure	Positive
3	Access to Open Space and Nature	Positive
4	Air Quality, Noise and Neighbourhood Amenity	Positive
5	Accessibility and Active Travel	Positive
6	Crime Reduction and Community Safety	Positive
7	Access to Healthy Food	Neutral
8	Access to Work and Training	Neutral
9	Social Cohesion and Lifetime Neighbourhoods	Positive
10	Minimising the Use of Resources	Positive
11	Climate Change	Positive

### ***Further Recommendations***

- 157** Although the overall effect on 'access to health and social care services' is positive, this assessment has identified the potential for negative effects on local primary healthcare services and secondary schools. These potential impacts are due in large part to existing overcapacity at relevant facilities, rather than due to the introduction of a new large residential population. However, whilst an uplift in the local population may increase strain on these services, the Applicant will provide CIL contributions which the Council may use to effectively mitigate any adverse impacts on such services.
- 158** In addition, some improvements could be made to further enhance the Proposed Development's positive impacts on the local community including residents, workers and visitors to the local area. These suggestions include:
- Continuing to engage with operational phase users and the local community to ensure changing needs are met;
  - Exploring the potential for collaboration with VCSE organisations, for example through pop-up events; and
  - Ensuring the delivery of off-site blue badge parking to improve accessibility to the site for individuals with impaired mobility.

## **APPENDIX A      POLICY AND LEGISLATION SUMMARY**

### **Localism Act 2011**

The Localism Act 2011 aims to:

*“... make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.”*

In short, the Act enshrines the ‘neighbourhood plan’, a new layer of development plan. Neighbourhood Development Plans are initiated by communities and become part of the Local Plan. The policies contained within these are then used in the determination of planning applications. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas.

### **Health and Care Act 2022**

The Health and Care Act 2022 was introduced following the Health and Care Bill 2021. The Act was established to facilitate greater collaboration within the NHS and between the NHS, local government and other partners, and to support recovery from the Covid-19 pandemic.

The Health and Care Act removes existing competition rules and formalises Integrated Care Systems (ICS) as commissioners of local NHS services. It also grants the health secretary authority over the health service. In addition, CCGs will be absorbed into their ICSs, which are then formed of two component parts: the Integrated Care Board (ICB) and the Integrated Care Partnership (ICP).

### **National Planning Policy Framework (2024)**

The National Planning Policy Framework (NPPF), which was adopted in 2021, and most recently updated in July 2024, sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF provides a framework for which local people and their respective councils can produce their own local and neighbourhood plans, which are relevant to the needs and priorities of their communities.

The achievement of sustainable development is a key theme within the NPPF, and the three key themes to sustainable development (economics, social and environmental) are present throughout the NPPF. The NPPF states that the following objectives are required from the planning system when considering the social dimension of sustainable development:

*“...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.*

Section 8 of the NPPF, ‘Promoting Healthy and Safe Communities’, states:

*“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

- *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments,*



*strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighborhoods and active street frontages;*

- *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and*
- *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

## **Planning Practice Guidance (2025)**

The Planning Practice Guidance (PPG), launched in March 2014, is an online resource which collates planning guidance on various topics into one place.

Of relevance to ‘Health and Wellbeing’ (updated September 2023), the PPG states:

*“Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making....”*

The PPG provides guidance on a range of health and wellbeing issues, including:

- The links between health and planning, and how to effectively incorporate these into local plans, development proposals etc.;
- How planning can help create a healthier food environment;
- The key health organisations local authorities should contact in regard to health;
- How health and well-being and health infrastructure should be considered in planning decision making; and
- What defines a healthy community.

## **Fair Society, Healthy Lives (the Marmot Review) (2012)**

The Marmot Review is a comprehensive independent review of the intersection of planning and health inequalities in England, undertaken by Prof. Michael Marmot. In its aims, it proposes the most cost-effective evidence-based strategies for reducing health inequalities in England. The Review had four main tasks:

- *“Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action*
- *Show how this evidence could be translated into practice*
- *Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy*
- *Publish a report of the Review’s work that will contribute to the development of a post- 2010 health inequalities strategy”.*

The review states that reducing health inequalities will require action on six policy objectives:

- *“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 healthy standard of living for all*
- *Create and develop healthy and sustainable places and communities*
- *Strengthen the role and impact of ill health prevention”.*

## **Healthy Lives, Healthy People: Our strategy for Public Health in England (2010)**

This report focuses on public health in England, with regard to its current state, and commitments to:

- Protect the population from serious health threats;
- Help people live longer, healthier and more fulfilling lives; and
- Improve the health of the poorest, fastest.

‘Healthy Lives, Healthy People’ was produced in response to The Marmot Review and adopts its framework for tackling the wider social determinants of health.

As stated in paragraph 7 of the document:

*“People living in the poorest areas will, on average, die 7 years earlier than people living in richer areas and spend up to 17 more years living with poor health. They have higher rates of mental illness; of harm from alcohol, drugs and smoking; and of childhood emotional and behavioural problems. Although infectious diseases now account for only 1 in 50 deaths, rates of tuberculosis and sexually transmitted infections (STIs) are rising and pandemic flu is still a threat.”*

## **Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams (2020)**

Public Health England, now the Office for Health Improvement and Disparities (OHID), existed to protect and improve the nation’s health and wellbeing and reduce health inequalities. This guide is for local authority public health and planning teams and supports the use of Health Impact Assessment (HIA) in the spatial planning process. It describes the health and wellbeing outcomes that are influenced through planning and how these outcomes can be optimised through the process of plan-making (when developing policies in local plans) and planning applications (designing proposals for development projects). It also describes how these health outcomes can be considered in other impact assessments (such as strategic and environmental impact assessments). The guide is targeted towards local authority public health and planning teams, planning applicants, impact assessment practitioners, and others involved in the planning process.

## **The London Plan: The Spatial Development Strategy for Greater London (2021)**

The New London Plan was adopted in March 2021. Under legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS) and keep it under review, namely, The London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The New London Plan contains a number of policies relevant to HIA, the key ones of which are outlined below.

### ***Policy GG1 Building strong and inclusive communities***

This policy puts the onus on those involved in planning and development to seek to ensure that London continues to generate a wide range of economic and other opportunities benefiting all residents, as well

as ensuring that good quality services, public places and open space, buildings and streets are designed well, to promote and build strong and inclusive communities.

### ***Policy GG2 Making the best use of land***

This policy focuses on the need for planning and development of brownfield land to focus on well-connected public transport links, support additional homes and workspaces, enhance London's open spaces and maximise the use of infrastructure assets for multiple purposes.

### ***Policy GG3 Creating a healthy city***

As per this policy, development in London must address health inequalities in development proposals using the Healthy Streets Approach, and seek to reduce these inequalities in relation to air quality, and access to green space, health infrastructure, and healthy foods.

### ***Policy GG4 Delivering the homes Londoners need***

Of specific note in this policy is the need for planning and development to create mixed and inclusive communities that meets specified needs, including specialist housing.

### ***Policy D5 Inclusive design***

Per this policy, development in London should achieve the highest standards of accessible and inclusive design to take account of the CoL's diverse population, facilitate social interaction and inclusion, avoid disabling barriers, and promote independent access and dignified use. It also stipulates that DAS' submitted with planning applications should include an inclusive design statement outlining the ways in which inclusive design has been addressed within proposals.

### ***Policy D7 Accessible housing***

As per this policy, accessible housing as part of residential development must have at least 10% of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all remaining dwellings meeting Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

### ***Policy D8 Public realm***

This policy stipulates that development supports the creation of new public realm that is well-designed, safe, accessible, inclusive, attractive, well-connected and well maintained. Public realm should also encourage active travel and create a sense of place that supports the development and surrounding area. Developers should understand barriers around the public realm and put in place measures to improve accessibility where appropriate.

### ***Policy H1 Increasing housing supply***

This policy sets the ten-year targets for net housing completions for each local planning authority, as well as recommendations for boroughs to help achieve these targets, including optimising housing delivery on brownfield sites, publishing annual update housing trajectories and choosing high-density housing areas based on appropriate metrics such as levels of sustainable transport infrastructure.

### ***Policy S1 Developing London's social infrastructure***

This policy stipulates that Development Plans for local boroughs should ensure that local infrastructure needs are met and are informed by needs assessments, informed by wider regional frameworks where appropriate. The policy also sets out the conditions upon which a loss of social infrastructure is permissible, namely if there are realistic proposals for the re-provision of this infrastructure. New facilities should also be easily accessible by public transport, cycling and walking.

### ***Policy S4 Play and informal recreation***

As per this policy, development proposals for schemes that are likely to be used by children and young people should increase opportunities for play and informal recreation with accessible routes to existing play provision. Residential developments should incorporate at least 10m<sup>2</sup> of play space per child. Large-scale public realm developments should incorporate incidental play space.

### ***Policy T2 Healthy Streets***

As per this policy, development proposals should use the ten Healthy Street Indicators to inform safety and accessibility measures, as well as encourage car-free transport by facilitating high-quality and accessible cycling and pedestrian routes.

### ***Policy T6.5 Non-residential disabled persons parking***

As outlined in this policy, all non-residential elements of a development should provide access to at least one on- or off-street disabled persons parking bay, with the bay located on firm and level ground, as close as possible to the building or facility entrance, and clearly marked for disabled persons. Additional information on the minimum requirements for the provision and design of disabled parking bays is also provided in the London Plan under this policy.

## **The Greater London Authority's London Health Inequalities Strategy (2018)**

This document sets out the Mayor of London's aims and objectives for addressing health inequalities in London. It provides a vision for the health of Londoners and sets a direction for collaboration across institutions over the next ten years. Part 1 of the Strategy outlines the Mayor's key objectives, actions and targets, arranged under five themes (healthy children, healthy minds, healthy places, healthy communities and healthy living), while Part 2 outlines the 14 population health indicators to be used to monitor progress in reducing inequalities.

## **The Greater London Authority's Social Infrastructure Supplementary Planning Guidance (2015)**

Social infrastructure includes services and facilities that contribute to quality of life, such as health, education, recreation and sports facilities, community and faith facilities, emergency facilities and so on. This supplementary planning guidance (SPG) focuses on elements of social infrastructure facing strategic challenges, specifically health, education, sport, faith and burials.

In the introduction to the SPG, then Mayor of London Boris Johnson states:

*"The purpose of this [SPG] is to help anyone engaged in development or plan-making to understand the quantity and types of social infrastructure needed to support growth. Against a changing background of provision in our public services it provides sensible guidance that will help planners and non-planners to work together. This SPG sets out realistic steps to promote the delivery of infrastructure that is well-phased and located to meet identified need. One way of achieving this is through colocation of social*



*infrastructure facilities with each other and with housing development so that we can help to meet both housing and social infrastructure needs at the same time.”*

## **Camden Local Plan (2017)**

### ***Policy H9 Student housing***

As outlined in this policy, the LBC has a goal of 160 additional places in student housing per year.

### ***Policy H1 Increasing housing supply***

This policy sets the ten-year targets for net housing completions for each local planning authority, as well as recommendations for boroughs to help achieve these targets, including optimising housing delivery on brownfield sites, publishing annual update housing trajectories and choosing high-density housing areas based on appropriate metrics such as levels of sustainable transport infrastructure.

### ***Policy C1 Health and Wellbeing***

As per this policy, development must positively contribute to creating spaces that are high quality, safe and accessible. Major development proposals are also required to include a Health Impact Assessment (HIA).

### ***Policy C6 Access for all***

As per this policy, new development proposals should be designed to be accessible, with measures set out within a Design and Access Statement to be submitted alongside the planning application.

### ***Policy A2 Open space***

This policy sets an expectation for developers to provide private amenity space, give priority to play facilities in residential developments and seek opportunities to enhance links between open spaces. A standard is applied of 9m<sup>2</sup> per resident for residential schemes and 0.74m<sup>2</sup> per occupant for commercial and higher education schemes.

### ***Policy E1 Economic development***

This policy sets out preferred conditions for economic growth, and the LBC's commitment to supporting local enterprise development, including safeguarding existing employment sites and premises.

## **Camden Planning Guidance: Planning for Health and Wellbeing**

This supplementary guidance provides more information on the HIA requirements for major developments, including national and regional policy context. It is broadly based on guidance published by the NHS London Healthy Urban Development Unit (HUDU) and one of the document's key messages is:

*“Health Impact Assessments (HIA) and screening should be undertaken for all major applications and developments likely to give rise to significant health impacts. This will allow schemes to be refined to maximise positive effects on health and wellbeing.”*

## **Camden Planning Guidance: Public Open Space (2021)**

This Camden Planning Guidance sets out further detail on the open space and play space requirements outlined in the Local Plan Policy A2, including allowances made for student housing, details on the type of green space required and types of play provision required by age bracket.

## **Fortune Green & West Hampstead Neighbourhood Plan (2015)**

Fortune Green & West Hampstead Neighbourhood Plan has been prepared in conformity with the strategic policies in the London Plan and Local Plan. Of particular note for this Regeneration Statement is Policy 4 'West Hampstead Growth Area'. In accordance with this policy, any redevelopment at 14 Blackburn Road should be primarily residential (with affordable housing), with ground floor employment use (office / retail use preferred). Health, education and community uses are also considered appropriate. Development around Blackburn Road should contribute towards improvements in public transport, provide new open spaces, and contribute to community facilities.

## **West End Lane to Finchley Road Supplementary Planning Document (SPD) (2021)**

This SPD has been prepared for developers, in order to ensure that proposals in the area between West End Lane and Finchley Road deliver a range of public benefits. Of note to the Proposed Development is the reference to the O2 Centre site, which lies directly adjacent to the site.

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