



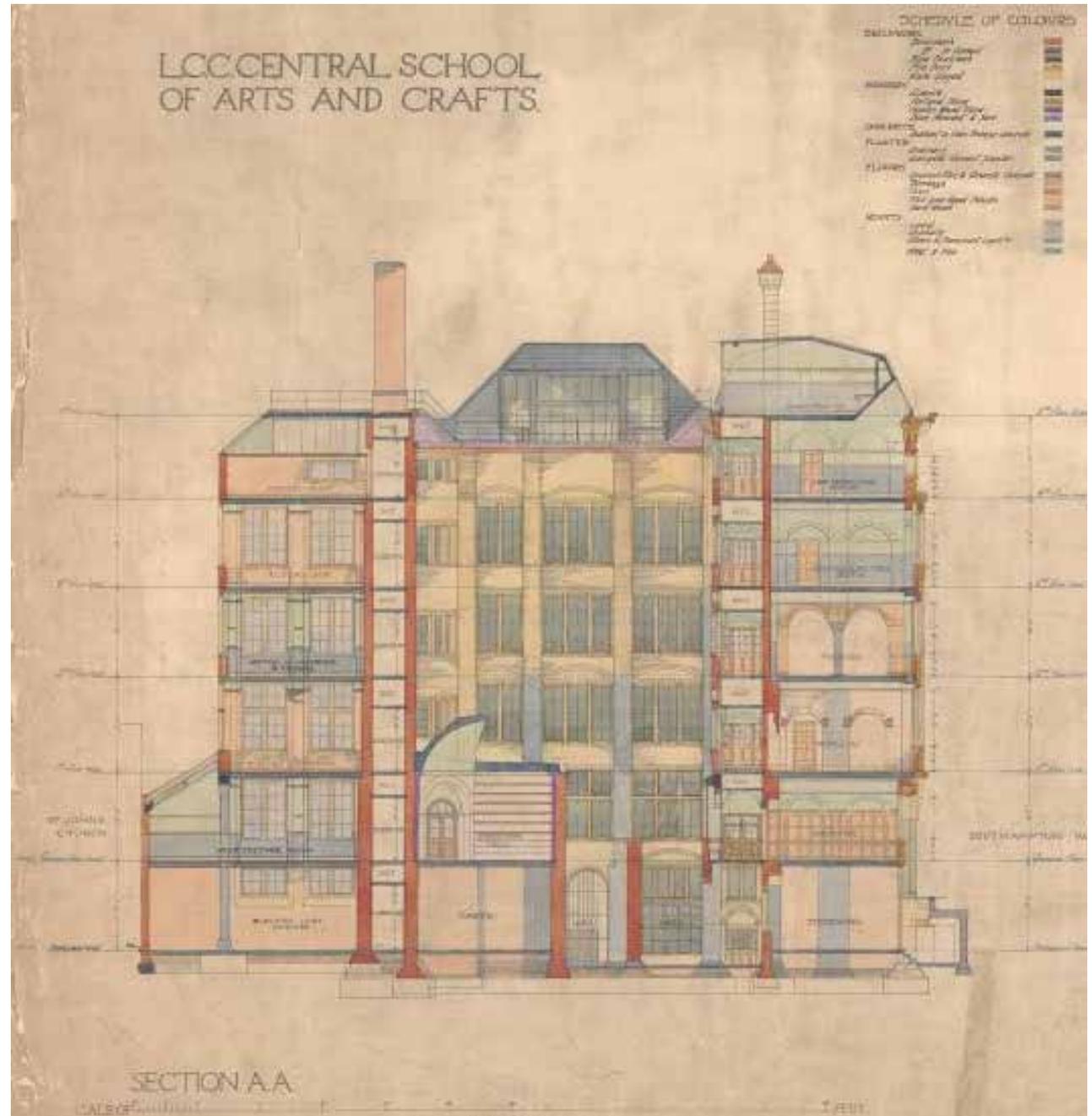
GERALDEVE

Project

Former CSM Site, Holborn

Title

Health Impact Statement



Section 1 – HUDU Rapid Health Impact Assessment Matrix

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. This should be indicated in the details / evidence section. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation: Gerald Eve LLP

Name of project (plan or proposal): Former Central St Martins

Planning reference (if applicable):

Location of project: Former Central St Martins College, 12-42 & 1-4 Red Lion Square, WC1B 4AF

Date of assessment: April 2020

1 Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The residential building meets Building Regulation standard M4(1) and M4(2).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The scheme does not specifically include housing for older people however it does include three wheelchair accessible homes and all residential units are adaptable.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The scheme proposes 100% affordable housing. However, three units will be accessible for wheelchair users and all units will be adaptable.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The affordable housing units have been designed in accordance with the London Plan and the GLA's Supplementary Planning Guidance. All the proposed units exceed the minimum spaces standards	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The affordable housing provision has been subject of detailed discussions with Camden's planning and housing departments. The tenure ratio is broadly in accordance with regional and local plan policy requirements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The energy strategy, prepared by A10, details the energy measures. The residential building proposes triple glazing and enhance U-values	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	High energy efficiency is achieved and therefore no mitigation or enhancement actions required.

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

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	There is no social infrastructure on site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The proposed development includes the provision of a cultural use at the ground and first floor of the Theobald's Road Building.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The EIA Screening Report has assessed the impact of the new homes on primary health care. The report notes that most GP practices are accepting new patients. With an average of 1,422 registered patients per full time GP in Camden, the impact of the GP workload of this proposal is likely to be small.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The proposals are considered to have a negligible impact on local healthcare services and therefore no mitigation or enhancement actions are necessary.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No healthcare facility is proposed nor do the proposals replace an existing healthcare facility.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The proposals are considered to have a negligible impact on local healthcare services and therefore no mitigation or enhancement actions are necessary.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The EIA Screening Report has assessed the impact of development on local and primary secondary schools and there is a surplus capacity. There are a number of public parks and significant spaces and recreational ground within 1 Km of the site including Red Lion Square.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As required CIL payment will be made towards these local infrastructure needs. No further mitigation or enhancement measures are required.
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes the provision of a cultural use at the ground and first floor of the Theobald's Road Building.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement is necessary as the proposals provide a cultural use.

3 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	There is no existing open space within the site. However, the proposals create a publicly accessible courtyard and new pedestrian route which provides a direct access to Red Lion Square.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
In areas of deficiency, does the proposal provide new open or natural space or improve access to existing spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is not within an area of open space deficiency. However, the proposed development will improve access to existing open spaces. It will also provide a public courtyard area and a publicly accessible roof top garden.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The open spaces proposed will be enhanced with an attractive soft and hard landscaping plan. Please refer to the Landscape Plan in the Design and Access Statement.
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Private amenity space is provided for each unit however the proposal does not provide any play spaces for children and young people on-site.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The new pedestrian route between Theobald's Road and Fisher Street will provide a link between Red Lion Square Gardens and the new public realm.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The new courtyard space will be designed to be inclusive, welcoming, safe and accessible for all.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Inclusive 24/7 access to the public courtyard area will be secured via the S106 Legal Agreement via a Management Agreement.
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A detailed Management Plan will set out how the new courtyard and public spaces will be managed and maintained.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Management Plan to be secured via the S106 Legal Agreement.

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A draft Construction Management Plan has been submitted as part of the application documents which sets out how the development will minimise sources of noise, dust, vibration and odours during the construction period.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is envisioned that the CMP will form part of the S106 Legal Agreement.
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	An Air Quality Assessment has assessed air pollution caused by traffic and energy facilities. The scheme is car-free. Heating and hot water will be provided through non-combustion sources and delivered through air source heat pumps.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement measures are required.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed scheme is car-free and encourages walking / cycling as modes of travel. A noise assessment has been carried out which makes recommendations for the plant noise.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is envisioned that an Operational Management Plan will be secured via the S106 Legal Agreement to minimise noise pollution from the commercial uses.

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Transport Assessment has been prepared in accordance with the latest Healthy Streets Indicators.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No enhancement or mitigation measures are necessary.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will improve conditions for pedestrians in the area through the provision of improved public realm and a new diagonal east-west walking route. The proposed development is car-free. The Travel Plan also sets out a number of measures to encourage walking.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Liveable Neighbourhoods contribution will be paid which will go towards the enhancement of the pedestrian environment and public realm.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will provide high quality cycle parking facilities design in accordance with the London Cycle Design Standards and provided in line with the Intent to Publish London Plan standards. Please refer to the Transport Statement, prepared by ARUP, for further details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Liveable Neighbourhoods contribution will be paid which will go towards the introduction of cycle lanes along High Holborn and Theobald's Road.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Improvements form part of the scheme design, including significant enhancements to pedestrian permeability and connectivity as a result of the proposed public realm improvements. The site benefits from good access to both local and strategic cycle routes.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions necessary.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Construction traffic will be managed through the demolition/construction phase and a traffic management and logistics report will be complied. The project will have a dedicated team of traffic marshals. The scheme will be contributing to the Liveable Neighbourhood funds.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No enhancement or mitigation actions required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Site has a PTAL of 6b (excellent). Holborn station is within 240 metres. There are 15 bus routes within 640 metres of the Site. The closest bus stops are at the east of the Site on Drake and Proctor Street.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No enhancement actions. The PTAL is very high. The future improvements to Holborn underground station and access to Crossrail will further benefit the site.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The scheme is car-free aside from one allocated disabled car parking bay which will be provided on Drake Street.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Provide long-stay and short-stay cycle parking in line with London Plan standards, as well as showers and lockers.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	No change in gradient over the public courtyard or new pedestrian route. All residential flats are adaptable and three are accessible for wheelchair users. The Grade II* Lethaby Building will be designed to be accessible for the first time.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement actions necessary.

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to chapter 10 of the DAS. Recommendations in respect of 'Design Out Crime' have been integrated to the proposal.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The reactivation of street level with new activity and passive surveillance will reduce anti-social behaviour significantly. All residential units are above ground floor.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The ground floor has specifically been designed to be a multi-use space with public access. The central courtyard space will be an attractive area.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Has engagement and consultation been carried out with the local community and voluntary sector?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Development Management Forum was held in November 2019 and a Public Consultation Exhibition was held in March 2020, as well as individual stakeholder meetings.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Comments have been integrated into the final scheme design and no further mitigation or enhancement actions are required.

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The cafe and restaurants could be supplied from local farms etc however this cannot be guaranteed as the occupiers are not yet confirmed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A range of flexible retail units are proposed at ground floor. The final type of use and future occupier will be confirmed by the client at a later date.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	It is envisioned that a Ground Floor or Retail Plan will be secured via the S106 Legal Agreement.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes a number of A1 (cafe) and A3 (restaurant) uses which may include an ancillary element of takeaway but no units are solely providing takeaways.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Applicant is keen to secure as many of the benefits as possible on site for local people, including construction apprenticeships for local young people and construction jobs for local people. The Regeneration Statement has provided estimates of the employment and training opportunities generated.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	No childcare provisions are incorporated.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal include managed and affordable workspace for local businesses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposal includes maker space for local businesses.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement actions are necessary.
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Applicant is happy to agree to procurement arrangements via the S106 Legal Agreement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A number of methods of public consultation have been undertaken to ensure that it is as inclusive as possible. The proposed scheme design has been influenced by the responses during the consultation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed scheme provides a new pedestrian route which is located diagonally north-westwards from Red Lion Square. This improves the connectivity to Red Lion Square. The proposed ground floor mix of uses and public courtyard area will encourage social interactions.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development includes a mix of retail, restaurant, leisure and cultural uses.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development provides a cultural use and events spaces which could provide opportunities for the voluntary and community sectors.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Please see the Design and Access Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.

10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development is refurbishing the Grade II* Lethaby Building. The proposals involve the partial demolition of the remaining buildings, re-use of the existing 1960s frame and re-instatement of the perimeter block and a feature corner extension to maximise the area. A stand alone building will be created adjacent.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal encourage recycling, including building materials?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Targeting 40% of the BREEAM materials category. The development will be reusing the existing 1960s structure and refurbishing the Lethaby building. Sufficient space for recycling facilities provided in the development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Sustainability Statement will be submitted as part of the planning application, which also includes the preliminary BREEAM assessment where the development is targeting a rating of Excellent.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation or enhancement actions are necessary.

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Air Source Heat Pumps and Photovoltaic panels have been incorporated in the design of the proposed development. Please refer to the Energy Strategy for full details.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement actions necessary.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Yes. A mechanical ventilation strategy with heat recovery will minimise the need for additional heating in the winter. To limit excessive solar gains, a solar control strategy will be developed including high performance glazing specifications and vertical shading. See Sustainability Statement and DAS.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	A section should be included in the residential handover pack detailing how to keep cool in the summer.
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The DAS includes information regarding Urban Greening. An ecology statement has been prepared and submitted with a number of recommendations.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement actions necessary.
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The proposed development will include the provision of sustainable drainage systems (SuDS) which will provide a betterment of the surface water management of the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No further mitigation or enhancement actions necessary.