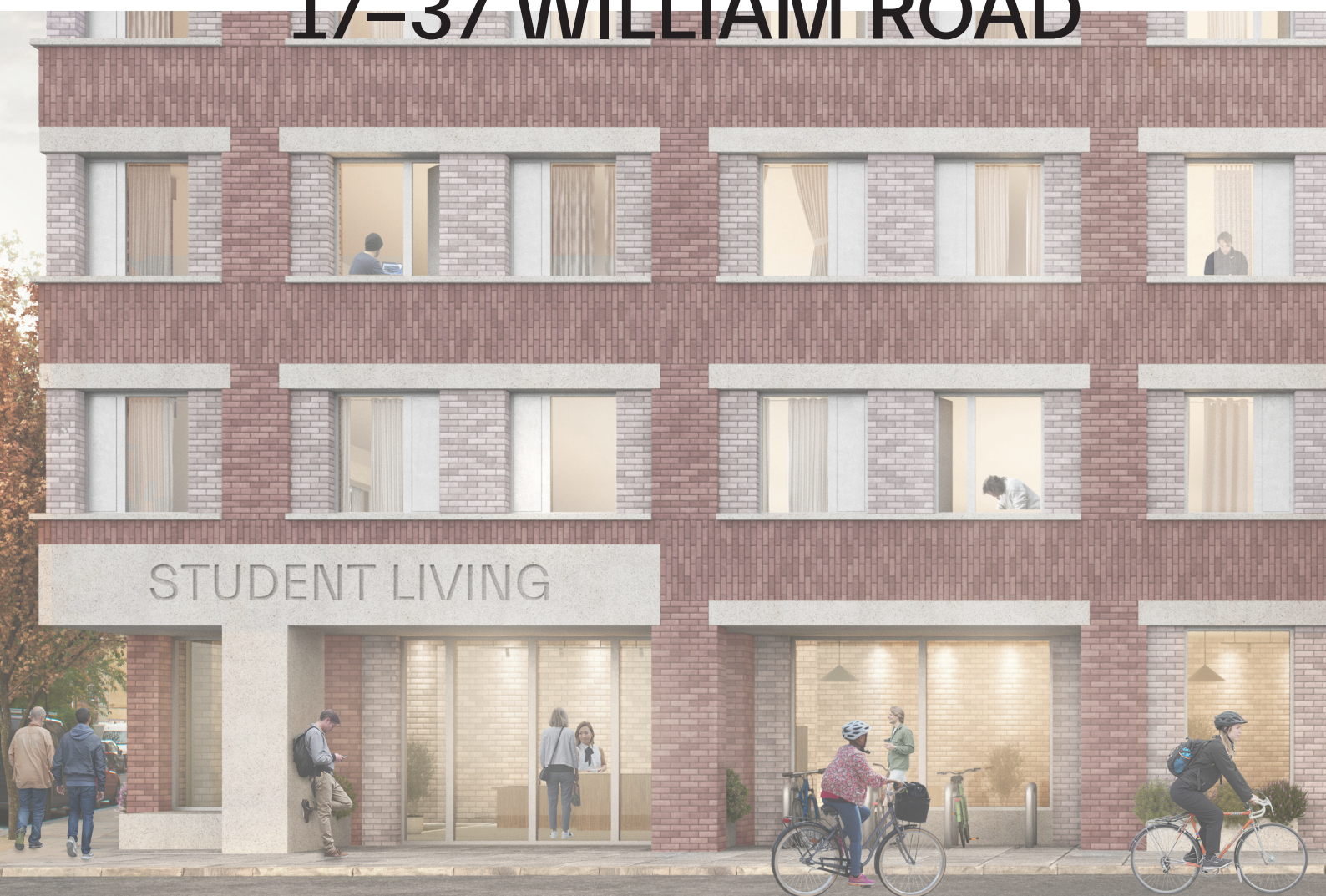


# 17-37 WILLIAM ROAD

STUDENT LIVING





Euston One Ltd

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# **EUSTON ONE**

Health Impact Assessment





Euston One Ltd

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# EUSTON ONE

## Health Impact Assessment

**TYPE OF DOCUMENT (VERSION) PUBLIC**

**PROJECT NO. 70074867**

**DATE: NOVEMBER 2020**




WSP

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London

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# QUALITY CONTROL

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Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	-			
Date	4 November 2020			
Prepared by	Pan Hu			
Signature				
Checked by	George Burgess			
Signature				
Authorised by	Andrew Pepler			
Signature				
Project number	70074867-001			
Report number	001			

# CONTENTS

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<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>APPROACH</b>	<b>3</b>
	APPROACH TO THE HIA	3
	INFORMATION SOURCES	3
<b>3</b>	<b>BASELINE HEALTH CONDITIONS</b>	<b>5</b>
	INTRODUCTION	5
	HEALTH CONDITIONS IN CAMDEN	5
	HEALTH CONDITIONS IN THE LOCAL AREA	7
	SUMMARY	12
<b>4</b>	<b>HEALTHCARE INFRASTRUCTURE</b>	<b>14</b>
	INTRODUCTION	14
	GP SURGERIES AND MEDICAL CENTRES	14
	DENTISTS	16
	PHARMACIES	17
	HOSPITALS	17
<b>5</b>	<b>ASSESSMENT OF HEALTH IMPACTS</b>	<b>19</b>
	TEMPORARY HEALTH IMPACTS	19
	PERMANENT HEALTH IMPACTS	21
<b>6</b>	<b>CONCLUSIONS</b>	<b>41</b>

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## ***APPENDICES***

### **APPENDIX A**

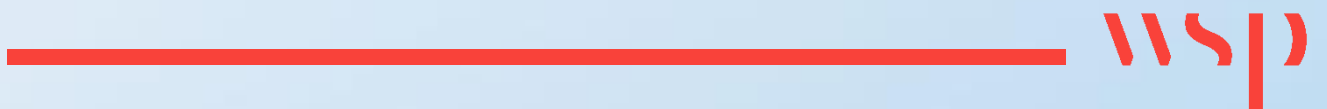
LONDON HEALTHY URBAN DEVELOPMENT UNIT RAPID HEALTH IMPACT  
ASSESSMENT TOOL (FOURTH EDITION, OCTOBER 2019)

### **APPENDIX B**

MAPS OF LOCAL HEALTHCARE INFRASTRUCTURE

# 1

## INTRODUCTION





# 1 INTRODUCTION

---

1.1.1. This Health Impact Assessment (HIA) has been prepared by WSP on behalf of Euston One Ltd, in connection with the proposed redevelopment of 17-37 William Road (17-33 William Road and 35-37 William Road), London, NW1 3ER, to provide a 168 bedroom (239 bed space) student accommodation scheme.

1.1.2. The description of development is as follows:

*Redevelopment of no. 35-37 to provide a 15 storey building with basement level for use as student accommodation, with affordable workspace at ground floor level of no. 17-37 and improvements to ground floor façade of no. 17-33, together with public realm improvements, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works.*

1.1.3. The HIA structure is as follows:

- **Section 2** – describes the **methodology** employed to assess health impacts, including the data and reference sources used to support the HIA;
- **Section 3** – assesses the **baseline health conditions** in the local area;
- **Section 4** – provides an audit of selected **healthcare infrastructure** near the site;
- **Section 5** – evaluates the health impacts of the development proposals, including both **temporary health impacts** during the construction phase and **permanent health impacts**; and
- **Section 6** – highlights the **overall conclusions** from the health impact assessment.

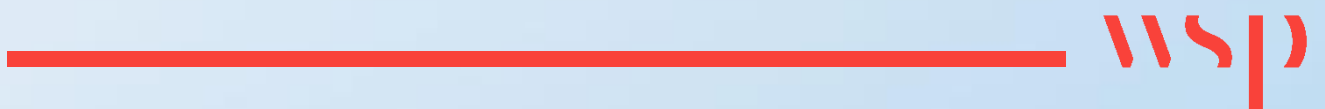
1.1.4. The HIA includes the Following appendices:

- **Appendix A** – London Healthy Urban Development Unit Rapid Health Impact Assessment Tool (Fourth Edition, October 2019); and
- **Appendix B** – maps of local healthcare infrastructure.



# 2

## APPROACH



## 2 APPROACH

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### APPROACH TO THE HIA

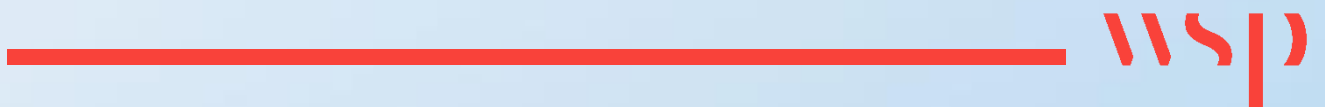
- 2.1.1. Camden Council requires a Rapid HIA (using the NHS London Healthy Urban Development Unit's (HUDU) Rapid HIA Tool) to be submitted with major developments of 10 to 99 net dwellings or 1,000 to 9,999 sqm of additional commercial or visitor floorspace. The proposed development comprises 239 bedrooms of student accommodation (Sui Generis use) and therefore is not providing dwellings or commercial floorspace. However, the proposed floorspace is 8,034 sqm (GIA), which is within Camden's Rapid HIA threshold. As such, and as agreed with the Camden Public Health team, the HUDU Rapid HIA Tool has been employed.
- 2.1.2. The Rapid Health Impact Assessment Tool (Fourth Edition, October 2019) identifies a total of 51 questions relating to the potential health impacts of a development proposal (included at **Appendix A**). Given that the Rapid HIA Tool relates to all forms of development, not all the questions included are relevant to a student accommodation scheme. As such, WSP has indicated where particular questions are not relevant and provided a brief explanation for this.

### INFORMATION SOURCES

- 2.1.3. In undertaking this health impact assessment, WSP has drawn on advice and guidance provided by the following sources:
- Rapid Health Impact Assessment Tool – London Healthy Urban Development Unit, Fourth Edition October 2019; and
  - Mayor of London's Social Infrastructure SPG 2015.
- 2.1.4. WSP has gathered data from the following sources:
- GeoInsight datasets 2020 – Pitney Bowes;
  - National Online Manpower Information Service – 2020;
  - 2011 ONS Census (various datasets) – 2011;
  - English Indices of Deprivation 2019; and
  - Patients Registered at a GP Practice and full-time GP staff per practice – NHS Digital, 31 May 2020.
- 2.1.5. In addition, WSP discussed and agreed the approach to the HIA with the Public Health team at Camden Council on 25 August 2020, prior to commencing the assessment.

# 3

## **BASELINE HEALTH CONDITIONS**



## 3 BASELINE HEALTH CONDITIONS

---

### INTRODUCTION

- 3.1.1. This section assesses the baseline conditions of residents in the local area, across different spatial scales ranging from borough-level to neighbourhood level. Both health indicators and wider determinants of health have been considered in the baseline health profile.

### HEALTH CONDITIONS IN CAMDEN

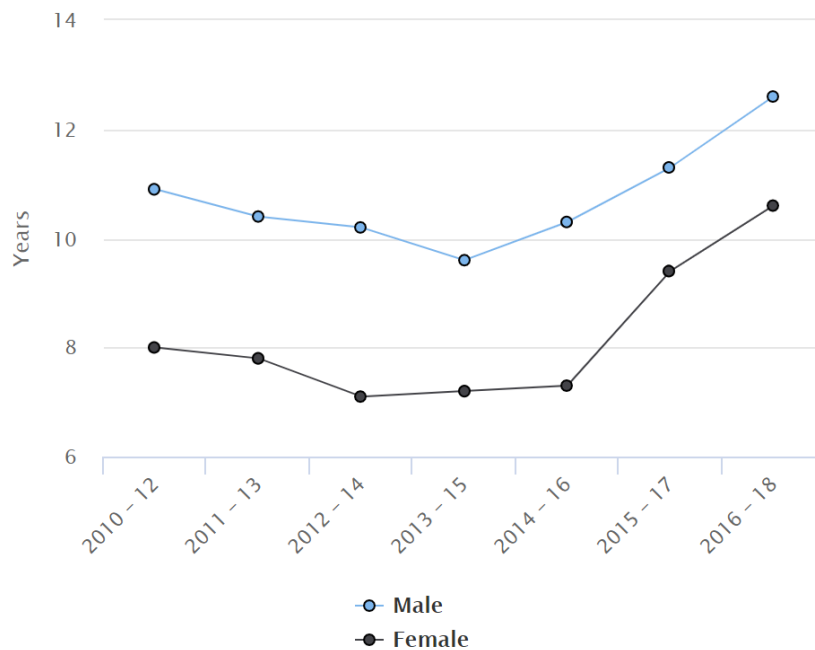
#### LIFE EXPECTANCY AND MORTALITY

- 3.1.2. Both males and females live longer in Camden compared to the regional and national averages, as shown by Table 3.1 below. Males' life expectancy at birth in 2016-18 is 82.7 years in Camden compared to the national average of 79.6 years. Female life expectancy during the period 2016-18 was notably higher in Camden than the national average, with life expectancies of 87 years and 83.2 years respectively.

**Table 3.1 Life expectancy at birth, 2016-2018 (Public Health England, 2020)**

Gender	Camden	London	England
Male	82.7	80.7	79.6
Female	87	84.5	83.2

- 3.1.3. However, significant life expectancy inequalities exist between the most and least deprived neighbourhoods. There is a life expectancy gap of 12.6 years for males and 10.6 years for females in 2016-18. As shown in Figure 3.1, this gap increased rapidly between 2015-17 to 2016-18, after experiencing a slight decline between 2010 and 2015.



**Figure 3.1 Inequalities in life expectancy at birth in Camden<sup>1</sup>**

<sup>1</sup>(Y-axis refers to the years gap in life expectancy between the most deprived and least deprived decile of lower super output areas)

## GENERAL HEALTH

- 3.1.4. The borough has a lower than average rate of early deaths (defined as under-75 mortality rate), at 281 per 100,000 compared with the London average of 303 and the national average of 330 per 100,000 in 2016-18. This trend can also be seen for mortality rates from cardiovascular diseases in 2016-18 (62.7 per 100,000 against the national average of 71.7 per 100,000) and from cancer in 2016-18 (109.8 per 100,000 against a national average of 132.3 per 100,000).
- 3.1.5. A higher proportion of adults have an active lifestyle in Camden: the percentage of physically active adults is 70.1% in 2018/19, above the London average of 66.6% and English average of 67.2%. Similarly, there is a lower local overweight/obesity rate of 41.7% in 2018/19 compared to the London average of 55.9% and English average of 62.3%. The borough also performs very well on dementia diagnosis rate for people aged 65 and over, with 87.2% of expected dementia sufferers formally diagnosed in 2020. This is markedly higher than the national average of 67.4%.
- 3.1.6. However, local performance is particularly poor on estimated diabetes diagnosis rate in 2018, as only 56.3% of estimated diabetes sufferers received a formal diagnosis, compared with the London average of 71.4% and national average of 78%. Protection from infectious diseases locally is also below average. The diagnosis rate of new Sexually Transmitted Infection (STI) in 2019 (excluding chlamydia for under 25s) is 2,019 per 100,000, as opposed to 1,939 per 100,000 for London and 900 per 100,000 for England. Similarly, the three-year average diagnosis rate of tuberculosis in 2016-18 was 15.4 per 10,000– this is lower than the London average of 21.9 per 100,000 but significantly higher than the England average of 9.2 per 100,000.

- 3.1.7. Regarding wider determinants of health, the borough stands above average for the average Attainment 8 score (a weighted score that measures pupils' GCSE performance across 8 subjects<sup>1</sup>) in 2018/19 (48.8 against the English average of 46.9). However, a higher than average proportion of children (27.3%) come from low income families in 2016, compared to the averages for 18.8% for London and 17% for England. The rate of employment among 16 to 64 year olds in Camden was 70.7% in 2018-19, which is notably lower to that across London (74.2%) and England (75.6%).

## CHILD HEALTH

- 3.1.8. The health of children and young people across Camden can be viewed as mixed compared to the England average. Infant mortality rates in 2016-18 are slightly below national average, at 2.8 per 100,000 live births compared with 3.3 in London and 3.9 in England. The borough performs better than average for hospital admissions due to substance misuse among those aged 15 to 24 years – with a Camden rate of 32.9 per 100,000 in 2016/17 to 2018/19, which is significantly lower than the London average of 60.1 and England average of 83.1. Under 18s conception rate is also lower, at 11.8 per 1,000 in 2018 compared with 13.9 across London and 16.7 in England.
- 3.1.9. Child obesity rates in Camden are lower than the regional and national averages. At reception year, 9.4% of children in Camden in 2018/19 were obese, which is lower than levels in London (10.2%) and England (9.7%). Child obesity at all geographic scales rises significantly in Year 6 compared to reception. The proportion of Year 6 children who were obese in 2018/19 stood at 21.8% in Camden, which is below the London level of 25.7% and England level of 23.3%.
- 3.1.10. Camden lags behind regional and national averages for vaccination rate. MMR vaccination coverage for two year olds in 2018/19 is 78.7% compared with the London average of 83% and 90.3% for England.
- 3.1.11. The incidence of mental health issues is higher among children and young people in Camden with 117.7 per 100,000 admitted to hospital for mental health reasons in 2018/19, which is above the England average of 88.3. However, self-harm rates are lower locally, with 165 children and young people (10 to 24 years) admitted to hospital in 2018/19, which is less than across London (195.8) and significantly lower than across England (444).

## HEALTH CONDITIONS IN THE LOCAL AREA

### Ward-level health data

- 3.1.12. Comprehensive health data is provided at the electoral ward level through Public Health England's Local Health Tool.
- 3.1.13. Regent's Park Ward has a generally good life expectancy at birth in 2013-2017. For males this is 80.9 years, slightly higher than the England average of 79.5 years. For females in the same time range, the life expectancy is 86 years, 2.9 years higher than the England average of 83.1.

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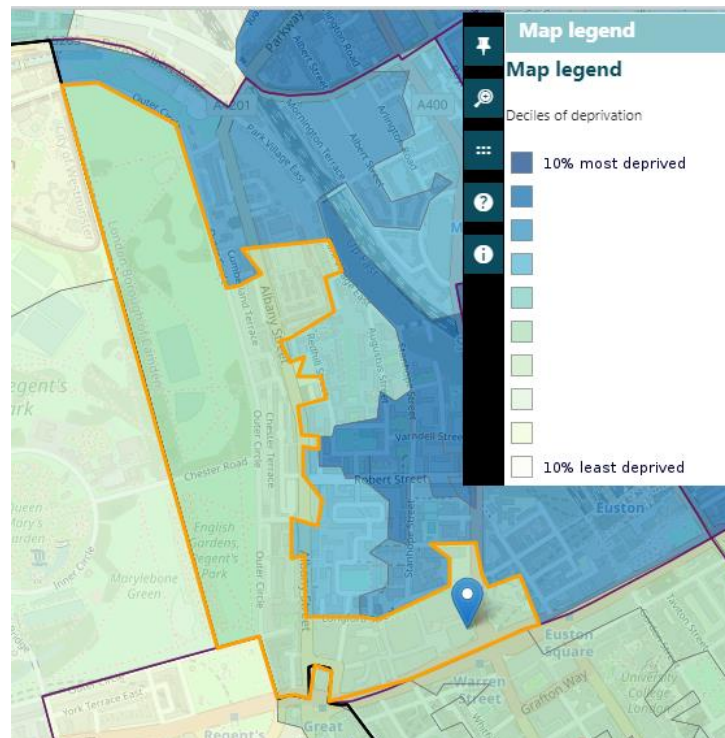
<sup>1</sup> According to Department for Education's Progress 8 calculation guidance, the maximum Attainment 8 grade under the new grading system after 2017 (i.e. grades 1-9) will be 90.

- 3.1.14. However, health deprivation issues exist for children and older people. Only 47% of children at age five attain expected child development levels, compared with the England average level of 60.4%. Obesity rates are also high locally, with 25.2% of children in the ward considered obese in Year 6 during the period 2015/16 to 2017/18, compared with only 20% in England. According to the 2015 Indices of Deprivation, 36% of older people are in deprivation in Regent's Park Ward, which is significantly higher than the rate of 16.2% across England.

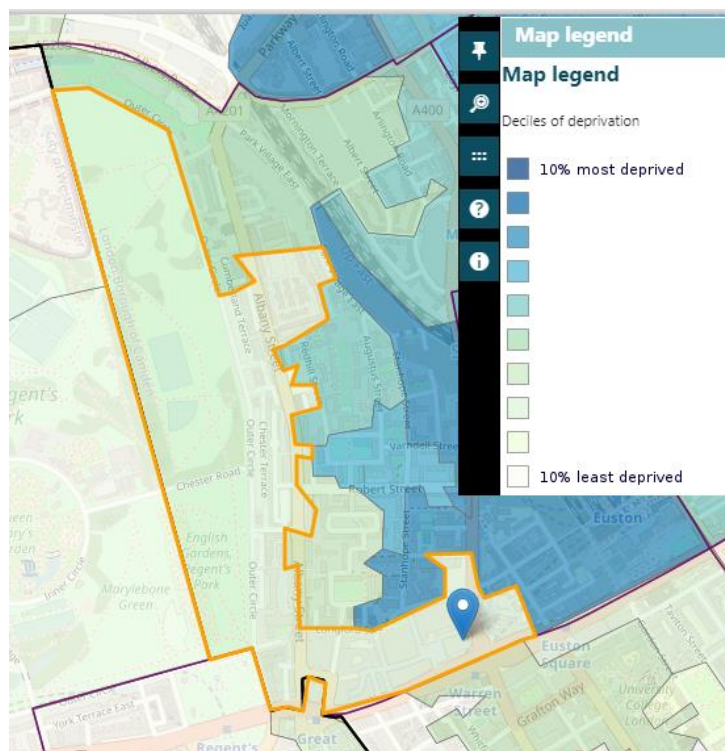
### **English Indices of Deprivation**

- 3.1.15. The English Indices of Deprivation (EID 2019) enable comparisons to be made for a range of deprivation indicators at the small area level. The small areas, or neighbourhoods, are known as lower level super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole.
- 3.1.16. The EID 2019 provides an overall index of multiple deprivation which is based on seven separate deprivation domains. Each deprivation domain is weighted, as shown below:
- Income deprivation – with a weighting of 22.5%;
  - Employment deprivation – with a weighting of 22.5%;
  - Education, skills and training deprivation – with a weighting of 13.5%;
  - Health deprivation and disability – with a weighting of 13.5%;
  - Crime – with a weighting of 9.3%;
  - Barriers to housing and services – with a weighting of 9.3%; and
  - Living environment deprivation (9.3%).
- 3.1.17. The site is within both Camden 021B and 023B at the western end and north of William Road Both LSOAs are in the Regent's Park ward.
- 3.1.18. When considering overall deprivation, Camden 021B is ranked 19,148 and is the 58.3% least deprived nationally. Within Camden it is ranked 76<sup>th</sup> out of 133 LSOAs. This can be seen in Figure 3.2 below.
- 3.1.19. In the health deprivation and disability domain, Camden 021B is not considered to be deprived. It is ranked 25,394 out of 32,844 LSOAs in England, placing it among the 77.3% least deprived LSOAs in England (see Figure 3.3).



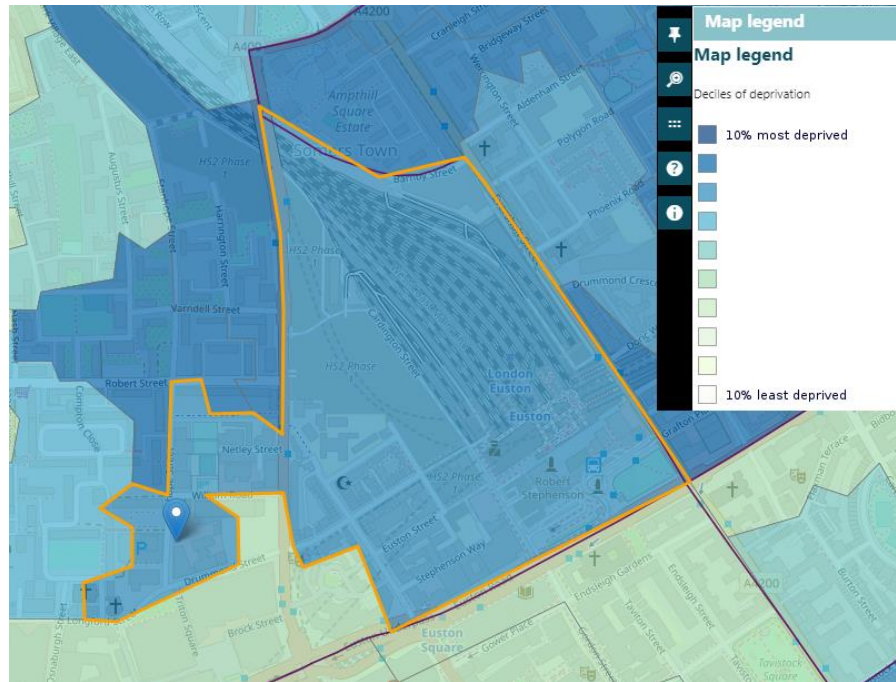


**Figure 3.2 English Indices of Deprivation (2019) – Index of Multiple Deprivation ranking for Camden 021B**

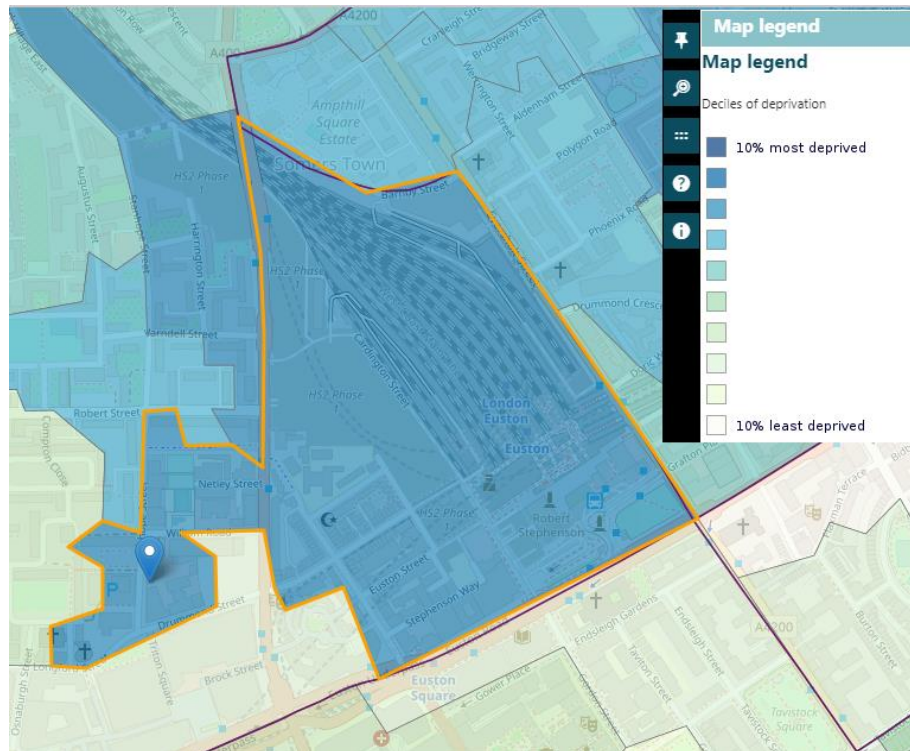


**Figure 3.3 English Indices of Deprivation (2019) – Health Deprivation and Disability domain ranking for Camden 021B**

- 3.1.20. Camden 023B, however, is a relatively deprived neighbourhood in the country both in general and health-specific domains. Its Index of Multiple Deprivation is ranked 8,263 out of 32,844 LSOAs in England, with one being the most deprived LSOA. The LSOA is thus ranked among the 25.2% most deprived LSOAs in England, and 31st out of 133 LSOAs within LB Camden, as shown in Figure 3.4 below.
- 3.1.21. In the health deprivation and disability domain, Camden 023B is ranked 8,036, which makes it the 24.5% most deprived LSOA in England. Within Camden it is very deprived in health terms, ranking 5<sup>th</sup> out of 133 LSOAs. The health deprivation information of Camden 023B is shown in Figure 3.5 below.



**Figure 3.4 English Indices of Deprivation (2019) – Index of Multiple Deprivation ranking for Camden 023B**



**Figure 3.5 English Indices of Deprivation (2019) – Health Deprivation and Disability ranking for Camden 023B**

### Self-assessment of health

- 3.1.22. The 2011 Census includes a question that asks people to assess their general health over the preceding 12 months from five possible options ranging from ‘very good’ to ‘very bad’. Although subjective, the question is useful in illustrating the perceived health of the population of the local area in which the site is located. Table 3.2 compares the results of this question within the local neighbourhoods of Camden 021B and Camden 023B to those of populations in the Regent’s Park ward, LB Camden, London, and England as a whole.
- 3.1.23. Residents at Camden 021B consider themselves to be healthier than their counterparts at wider spatial averages, with 85.7% of residents considering themselves to be in very good or good health. The percentage is very similar in Camden 023B, at 85.9%. These percentages are slightly above the averages at the local ward (83.5%), Camden (84%), London (83.8%), but more notably higher than the national average of 81.4%.
- 3.1.24. However, the picture is slightly less optimistic for residents self-reporting bad or very bad levels of health, with 5.8% of residents at Camden 021B and 4.2% of Camden 023B residents within this category. Though this is lower than averages at Regent’s Park ward (6%), it is above all other spatial averages. The disparity between Camden 021B and 023B is interesting because as set out previously, Camden 023B is considered more deprived both in general and health domains in the EID 2019.

**Table 3.2 Self-assessment of individual health at LSOA, ward, borough, London and national levels (2011 Census)**

Descriptor	Camden 021B (LSOA) (%)	Camden 023B (LSOA) (%)	Regent's Park Ward (%)	Camden (%)	London (%)	England (%)
Very good	56.1	56.7	53.2	53.4	50.5	47.2
Good	29.6	29.2	30.3	30.6	33.3	34.2
Very good or good	85.7	85.9	83.5	84	83.8	81.4
Fair	8.6	9.9	10.6	10.4	11.2	13.1
Bad	4.5	3.2	4.4	4.2	3.7	4.2
Very bad	1.3	1	1.6	1.4	1.2	1.2
Bad or very bad	5.8	4.2	6	5.6	4.9	5.4

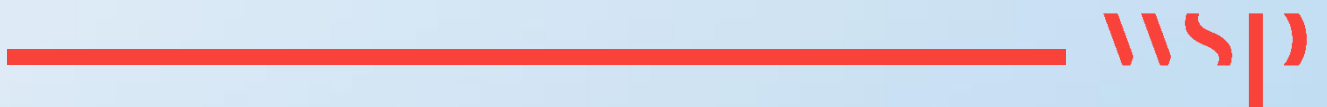
## SUMMARY

- 3.1.25. Residents in Camden overall have an above-average health profile. Both men and women live longer than the London and national averages, though large local discrepancies in life expectancy indicate inequalities in the borough. The borough's residents are generally active and have a significantly lower mortality rate, both generally and from specific conditions like cardiovascular diseases and cancers.
- 3.1.26. However, performance on diabetes diagnosis and infectious disease prevention is poor, and performance on some wider determinants of health indicators (particularly children in low income families and adult unemployment rate) are less positive. Child health in Camden presents a mixed picture. Whilst infant mortality rates and childhood obesity are around average levels, children and young people suffer from lower vaccination rates and a higher incidence of mental health conditions.
- 3.1.27. At the ward level, residents perform above the national average across a few indicators, particularly for life expectancy at birth. However, there are significant issues with childhood development and obesity, as well as older people in deprivation.
- 3.1.28. The neighbourhood areas local to the proposal site have a mixed level of Indices of Multiple Deprivation for both the Indices of Multiple Deprivation domain and the Health Deprivation and Disability domain. Whilst Camden 021B is not considered to be deprived, Camden 023B is significantly more deprived in both general and health terms.
- 3.1.29. Residents in the local neighbourhood have a varied perception of their health conditions, as there is an above-average of residents rating their health conditions either very positively or very negatively.



4

## HEALTHCARE INFRASTRUCTURE





## 4 HEALTHCARE INFRASTRUCTURE

---

### INTRODUCTION

- 4.1.1. In preparing this HIA, WSP has undertaken a desktop audit of the healthcare facilities within a 1km radius of the site, measured from the centre of the site. This radius takes account of the proposal site's central location and the relatively high density of surrounding health services.
- 4.1.2. The following healthcare facilities are located within a 1km radius of the site and would be accessible for future occupants of the proposed development:
- Five GPs;
  - Four NHS hospitals;
  - 10 dentists, five of which accept NHS patients; and
  - 14 pharmacies.
- 4.1.3. The location of these facilities are shown in **Appendix B**.

### GP SURGERIES AND MEDICAL CENTRES

- 4.1.4. There are five GP surgeries within a 1km radius of the site and include the proposal site within their catchment area. This excludes GP surgeries which cater to specific patient groups and private GPs which provide services on behalf of the NHS. Reasons for the exclusion of particular GP surgeries are set out in Table 4.1.
- 4.1.5. Patient and staff numbers for all GP practices within the radius are set out in Table 4.1. The data is sourced from NHS Digital's most recent dataset, from May 2020<sup>2</sup>.

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<sup>2</sup> NHS Digital (August 2020) General Practice Workforce 31 May 2020 – Practice Level.  
Available at:  
<https://files.digital.nhs.uk/FC/90B3B5/NHS%20Workforce%20Statistics%2C%20May%202020%20csv%20files.zip>

**Table 4.1 – GP practices within a 1km radius of the site**

Name of GP Practice	Accepting new patients?	Catchment Area?	Registered patients <sup>1</sup>	FTE GPs <sup>2</sup>	GP/Patient Ratio
Camden Extended Access Service <sup>3</sup>			Not available	Not available	
Special Allocation Scheme <sup>4</sup>			Not available	Not available	
Virgin Care Limited <sup>8</sup>			Not available	Not available	
Camden Health Improvement Practice <sup>5</sup>			711	1.7	1:417
Ridgmount Practice <sup>6</sup>	Yes	Yes	18,486	9.5	1:1,949
Marylebone Health Centre <sup>7</sup>	Yes	No	10,614	5.8	1:1,820
Cavendish Health Centre <sup>7</sup>	Yes	No	7,200	5.2	1:1,389
The Regents Park Practice	Yes	Yes	6,046	5.1	1:1,178
Fitzrovia Medical Centre	Yes	Yes	7,561	3	1:2,501
Somers Town Medical Centre	Yes	Yes	4,873	2.2	1:2,229
Amphill Practice	Yes	Yes	7,773	6.1	1:1,276
Gower Street Practice	Yes	Yes	8,476	3.1	1:2,733
<b>Total</b>			<b>34,729</b>	<b>19.5</b>	
<b>Average</b>					<b>1:1,778</b>

**Notes:**

Grey shading indicates the surgery has been excluded from the assessment of GP capacities (the reasons for which are outlined on a case-by-case basis below).

<sup>1</sup> Full-time equivalent GPs data taken from NHS Digital, 2020.

<sup>2</sup> Patients registered at a GP practice data taken from NHS Digital, 2020.

<sup>3</sup> Excluded because the practice does not offer the full scope of GP services.

<sup>4</sup> Excluded because the practice is only for violent patients removed from other practices.

<sup>5</sup> Excluded because practice only caters for homeless patients.

<sup>6</sup> Residents from postcode NW1 only accepted if they are UCL students – excluded from audit as only a proportion of residents would be eligible

<sup>7</sup> Site is outside the catchment area.

<sup>8</sup> Site is outside catchment area, but flexibility is offered if resident works in the W1 postcode area.

<sup>9</sup> Excluded because this practice is a private practice providing services on behalf of the NHS.

- 4.1.6. The London HUDU recommends that GP surgeries achieve the guideline GP: patient ratio of no more than 1: 1,800. The average GP/patient ratio across GP practices as a collective is under 1,800, which represents a healthy capacity in local healthcare resources. In addition, all GP practices are accepting new patients and two out of the five GPs (The Regents Park Practice and Amphill Practice) are significantly below the 1:1,800 ratio.



- 4.1.7. The proposed student accommodation is not tied to a specific university and will therefore be available for students from any university in London. Many universities in London have partnerships with local GPs to ensure students receive medical care during their studies. University College London (UCL), for example, is partnered with Ridgmount Practice to offer medical care to students living near the UCL campus and encourages students to register with the practice. For students unable to attend Ridgmount Practice, alternative options (such as virtual consultation and registering with other nearby GP services) are also available.
- 4.1.8. It is therefore assumed that the vast majority of students residing at the site would register with the GP practice associated with their university, reducing the pressure on the other GP surgeries surrounding the site.
- 4.1.9. It is therefore considered that there is sufficient capacity within the local healthcare infrastructure to accommodate the future residents at the site.
- 4.1.10. International students with a study duration of less than six months will not be able to register with a GP but can visit a GP as a temporary patient if necessary.
- 4.1.11. From WSP's research, the key messages on GP provision are as follows:
- Recent NHS data on patient numbers shows there is a total of 34,729 registered patients and 19.5 FTE GPs across five GP practices within 1km of the site (that offer services to students and include the site within its catchment area);
  - The GP to patient ratio across the practices within 1km of the site collectively is below the HUDU recommended level of 1:1,800, representing a good capacity in existing GP provision; and
  - Students in the proposed student accommodation are encouraged to register with the universities' partner GPs (for example, Ridgmount Practice partnered with UCL).

## DENTISTS

- 4.1.12. There are 10 dentists within 1km of the site, which are outlined in **Table 4.2** below.
- 4.1.13. Five local dentists are currently accepting new NHS patients, which was identified through a telephone survey with practices in September 2020.

**Table 4.2 – Dental practices within a 1km radius of the site**

<b>Name of dental practice</b>	<b>Currently accepting new NHS patients?</b>
Confident Smile Dental Practice	No
Arrow Dental Surgery	Yes
Esthetique Dental Care <sup>1</sup>	No
Chalton Street Dental	Yes
The Dental Centre <sup>2</sup>	No
Bloom and Gonsai <sup>3</sup>	No
Camden High Street Dental Practice	Yes
Travers Dental Practice	No
Mornington Dental Surgery	Yes
Pickerings Dental Surgery Ltd	Yes

<sup>1</sup> Starting to accept new NHS patients January 2021

<sup>2</sup> NHS services for UCL students

<sup>3</sup> Limited NHS orthodontic services by deferral only

## PHARMACIES

- 4.1.14. There are 14 pharmacies within a 1km radius of the site. The nearest pharmacy is Greenlight pharmacy on Hampstead Road, which is 80m from the site address.

## HOSPITALS

- 4.1.15. The site is within 1km of seven hospitals, four of which are NHS hospitals. This represents a very good level of provision in the local area and includes specialist hospitals. The four NHS hospitals are:
- University College Hospital (290m from site);
  - Royal National Orthopaedic Hospital (480m from site);
  - Hospital for Tropical Diseases (525m from site); and
  - Royal National ENT and Eastman Dental Hospitals (635m from site).

# 5

## **ASSESSMENT OF HEALTH IMPACTS**



## 5 ASSESSMENT OF HEALTH IMPACTS

---

- 5.1.1. In this section of the HIA, we set out both the temporary and permanent health impacts of the redevelopment proposals for the site.
- 5.1.2. In evaluating the health impacts of the scheme, the HIA follows the guidance of the HUDU Rapid HIA Tool. As such, the HIA addresses potential health impacts under the following thematic areas:
- Housing design and affordability;
  - Access to health and social care services and other social infrastructure;
  - Access to open space and nature;
  - Air quality, noise and neighbourhood amenity;
  - Accessibility and active travel;
  - Crime reduction and community safety;
  - Access to healthy food;
  - Access to work and training;
  - Social cohesion and inclusive design;
  - Minimising the use of resources; and
  - Climate change.

### TEMPORARY HEALTH IMPACTS

- 5.1.3. The key questions to address are as follows:
- **Construction** – Does the proposal minimise construction impacts such as dust, noise, vibration and odours?
  - **Local employment and healthy workplaces** – Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent “end-use” jobs?

### CONSTRUCTION IMPACTS

- 5.1.4. A Construction Logistics Management Plan (CLMP) will be implemented during the construction phase, which will incorporate a range of measures to minimise the effects of the proposed development’s construction phase. Measures may include designated vehicle routing and set times at which construction vehicles may access the site, as well as relevant mechanisms and processes to limit or prevent dust, noise, vibration and odours.
- 5.1.5. The CLMP will be updated once the contractor is employed to undertake the works and the CLMP then must be complied with throughout the construction period.
- 5.1.6. The temporary impacts brought by construction activities are considered to be neutral.

#### Air Quality

- 5.1.7. The application is supported by an Air Quality Assessment, prepared by Air Quality Consultants, which notes that owing to the nature of local soil characteristics, construction works will have the potential to create dust. A set of construction-phase mitigation measures (such as placing dust screens) will be needed to minimise dust emissions. With the mitigation measures in place, it is expected that any residual effects will be not significant.

- 5.1.8. The temporary construction-stage impacts on air quality is expected to be neutral.

### **LOCAL EMPLOYMENT AND HEALTHY WORKPLACES**

- 5.1.9. The construction phase is expected to generate turnover and temporary employment for construction firms and related trades.
- 5.1.10. It is possible to estimate the temporary construction employment impacts based on the anticipated build cost for the scheme. The total construction cost for the proposed development is anticipated to be approximately £20 million to £26 million.
- 5.1.11. Data from the Annual Business Survey 2018 Revised Results published in May 2020 reveals that total turnover in the construction sector during 2018 was £287,717 million. The average number of people employed in the construction sector during 2018 was 1.53 million, suggesting that average turnover per full time equivalent construction job in 2018 was £188,050.
- 5.1.12. Using the build cost estimate of £20 million to £26 million and the average turnover per full time equivalent construction job in 2018 of £188,050, WSP estimates that the proposed development will generate 106 to 138 person years of temporary construction employment. This is equivalent to 106 to 138 construction workers being employment on a full-time basis for twelve months.
- 5.1.13. The standard convention in economic impact assessment is that 10 years of construction employment equate to one full-time equivalent, permanent job in the construction sector. This means that the construction of the proposed development will support the equivalent of around 11 to 14 permanent construction jobs.
- 5.1.14. The effect of the construction phase on local employment is expected to be positive.

### **Gross value added**

- 5.1.15. Gross value added (GVA) is a conventional measure of economic well-being. In essence, GVA measures the value of output generated by a producer minus the costs associated with the production of the output.
- 5.1.16. The Annual Business Survey 2018 also provides estimates of the approximate gross value added by different sectors of the UK economy. During 2018 the approximate gross value added by the UK construction sector £107,614 million.
- 5.1.17. With an average number of people employed in the construction sector of 1.53 million, this suggests that the gross value added per full time equivalent construction job in 2018 was £70,336.
- 5.1.18. WSP estimates that the 106 to 138 person years of temporary construction employment generated by the proposed development will create gross value added to the local economy of around £7.5 million to £9.7 million.
- 5.1.19. The effect of the construction phase on GVA is expected to be positive.

### **Temporary worker expenditure**

- 5.1.20. The temporary construction jobs created is likely to result in additional worker expenditure in the local economy.

5.1.21. Based on the assumption that 60% of the construction workers would spend £6 a day (for example on lunch and socialising) for 232 days a year, a gross spend of circa £89,000 to £115,000 is expected. This total expenditure would be for the entire demolition and construction programme, which is anticipated to be approximately 2.5 years.

5.1.22. The effect of the construction phase on temporary worker expenditure is expected to be positive.

#### **Construction training opportunities**

5.1.23. The proposed development offers the opportunity to provide training, apprenticeships and work experience in a range of construction trades. Further details will be outlined in the Employment and Skills Strategy, which is to be agreed with LB Camden.

5.1.24. For example, there could be opportunities for local young people to gain NVQ Level 2 and Level 3 training and practical experience in a range of different construction and engineering trades. Initiatives of this sort are typically run by a training provider in partnership with the main contractor for the construction programme.

5.1.25. The effect of the construction phase on construction training opportunities is expected to be positive.

## **PERMANENT HEALTH IMPACTS**

### **HOUSING DESIGN AND AFFORDABILITY**

5.1.26. The key questions to address as part of the housing design and affordability theme are as follows:

- **Design standards** – Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?
- **Accessible and lifetime homes** – Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?
- **Adaptable homes** – Does the proposal include homes that can be adapted to support independent living for older and disabled people?
- **Layout** – Does the proposal promote good design through layout and orientation, meeting internal space standards?
- **Energy efficiency** – Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?

#### **Design standards**

5.1.27. For accessible rooms, the scheme incorporates all requirements of the Building Regulation requirement M4(2). The proposal additionally seeks to comply with Part M Volume 2 of the Building Regulations, as advised in the Student Housing Camden Planning Guidance (CPG) document.

5.1.28. The scheme therefore has a positive impact by complying with all relevant building regulations.

#### **Accessible and lifetime homes**

5.1.29. The proposed development contains three wheelchair-accessible studios (in various sizes) for those with limited mobility.

5.1.30. The scheme will be equipped with double lifts to accommodate 13 passengers. Entrances will be step free and levelled to the site levels, whilst differences in levels will be adjusted through ramps within the internal spaces.

- 5.1.31. However, the lifetime homes principles do not apply to the proposed development given that it is a student accommodation scheme rather than residential.
- 5.1.32. The scheme is considered to have a positive impact in creating accessible homes.

#### **Adaptable homes**

- 5.1.33. The scheme provides full fitted out rooms for disabled students and a large number of additional adaptable rooms suitably sized to be converted into accessible rooms if required.
- 5.1.34. The scheme is therefore considered to have a positive impact in offering adaptable homes.

#### **Layout**

- 5.1.35. Open terraces have been designed to face south, allowing these areas to benefit from as much sunlight as possible. The windows in the student bedrooms are located in the centre of the rooms in areas clear of furniture to provide the best light.
- 5.1.36. In addition, north and south facing bedrooms number has been minimised. The majority of the bedrooms are facing west or east and a large number of studios has double aspect.
- 5.1.37. The layout of the scheme is therefore considered to have a positive health impact.

#### **Energy efficiency**

- 5.1.38. The proposed student accommodation complies with Building Regulations UK Part L (BRUKL), and units will achieve a 37% improvement in target emission rate. It achieves four credits under BREEAM Ene01, which meets the mandatory requirement for the Excellent rating. The proposed office space will also achieve a rating of BREEAM Excellent.
- 5.1.39. The proposed scheme will therefore have a positive impact in creating energy efficient homes.

#### **Questions not relevant to the proposed development**

- 5.1.40. Housing mix and affordability – This category does not apply to the proposed development, as it only offers student accommodation.

### **ACCESS TO HEALTH AND SOCIAL CARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE**

- 5.1.41. The key questions to address as part of the access to services theme are as follows:
  - **Health services** – Does the proposal assess the impact on health and social care services and has the local NHS been contacted?
  - **Social infrastructure** – Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools and community facilities?

#### **Health services**

- 5.1.42. An audit of local healthcare facilities, including GP surgeries, is included in Section 4 of this report.
- 5.1.43. The proposed development comprises 168 student accommodation rooms, which will accommodate up to 239 students when it is fully occupied. This new resident population would increase demand for healthcare services in the local area.
- 5.1.44. Based on the HUDU guidance of 1,800 patients per GP, the 239 new student residents would require an additional 0.1 GPs.



- 5.1.45. The audit of GP surgeries in Section 4 identifies that there are 34,729 patients currently registered at the five GP surgeries within 1km of the site (for which there is data available and includes the site within its catchment area). The new resident population at the site of 239 people represents just 0.6% of the total number of patients currently enrolled at the GP practices.
- 5.1.46. On average, the five GP surgeries have a GP-patient ratio of 1:1,778, which is below the HUDU guidance of 1:1,800. Two out of the five GPs have a ratio significantly below the guidance (e.g. 1:1,178 for the Regents Park Practice). An increase of 239 residents would raise the average GP: patient ratio across the five surgeries from 1:1,776 to 1:1,790, which is still under the HUDU recommended ratio.
- 5.1.47. Furthermore, as stated in Section 4, it is assumed that the vast majority of students residing at the site would register with the GP practice associated with their university, reducing the pressure on the other GP surgeries surrounding the site.
- 5.1.48. Therefore, the impact of the proposed development will be negative, but very minor.
- 5.1.49. The proposed development will be subject to the Community Infrastructure Levy (CIL). CIL received by LB Camden goes towards a pool of capital spend, a large proportion of which goes towards Camden's Community Investment Programme.<sup>3</sup> To date the Community Investment Programme has funded a series of medical facilities, such as new health facilities at the Abbey Road development area.

### **Social infrastructure**

- 5.1.50. This criterion has limited application to the proposed development, given it consists of only student accommodation and affordable workspace and therefore will not create additional demand for schools. Furthermore, occupants of the student accommodation will not be allowed to have children living with them.
- 5.1.51. However, there will be a range of facilities within the building for students living on-site. This will include spaces for relaxing and socialising, gym, cinema room, student amenity, laundry room, and terraces. These spaces will be spread out between the basement, ground floor, and the 14<sup>th</sup> floor.
- 5.1.52. Circa 480sqm of internal amenity space and circa 80sqm of external amenity area will be proposed. In addition to this, a recessed entrance of approximately 25sqm into the public realm will be provided.
- 5.1.53. As aforementioned, the proposed development will be subject to CIL and will consequently contribute to LB Camden's Community Investment Programme. Key areas of social infrastructure investment include redevelopment of Parliament Hill School and Edith Neville school.<sup>4</sup>
- 5.1.54. The impact on social infrastructure provision is assessed to be positive.

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<sup>3</sup> London Borough of Camden Annual Financial Report 2018/19, page 11

<sup>4</sup> London Borough of Camden Annual Financial Report 2018/19, page 11

### Questions not relevant to the proposed development

- 5.1.55. Existing social infrastructure – this category does not apply to the proposed development, as the existing site does not contain social infrastructure or other related facilities.
- 5.1.56. Provision or replacement healthcare facilities – this criterion does not apply to the proposed development, as healthcare facilities are not part of the existing site or the proposed development.
- 5.1.57. Shared community use and co-location of services – this criterion has limited application to the proposed development, as no community facilities are proposed. However, the building is equipped with ample communal spaces for students' use, which is detailed in the section above. Some of these spaces (e.g. dining spaces and group working spaces) are effectively co-located based on the students' needs.

### ACCESS TO OPEN SPACE AND NATURE

- 5.1.58. The key questions to address as part of the access to open space and nature theme are as follows:
  - **Connecting open spaces** – Does the proposal provide links between open and natural spaces and the public realm?
  - **Accessible open space** – Are the open and natural spaces welcoming and safe and accessible for all?
  - **Management and maintenance** – Does the proposal set out how new open space will be managed and maintained?

#### Connecting open spaces

- 5.1.59. As the proposed developments building footprint will encompass the entire site area, the site will not be able to deliver open spaces and/or large areas of natural spaces.
- 5.1.60. However, the proposal features a variety of external amenity spaces, including a recessed entrance, internal courtyard, open south-facing terrace and a loggia at the top floor. The recessed entrance directly connects to street-level and the wider public realm.
- 5.1.61. The variety of the amenity spaces allows the occupants to enjoy the use of outdoor areas both during sunny weather (in open terrace and inner courtyard) or during rainy season (in the sheltered loggia and recessed entrance).
- 5.1.62. There are no existing open spaces at the site which would be lost as a result of the proposed development.
- 5.1.63. The proposed development therefore has a neutral effect in connecting open spaces.

#### Accessible open space

- 5.1.64. All the amenity spaces within the proposed development are fully accessible. Railings and guarding elements have been incorporated in areas which are at higher levels of the building to ensure the safety of users.
- 5.1.65. The proposal makes a positive contribution to creating accessible open space within the building.

#### Management and maintenance

- 5.1.66. Open areas within the proposed development will be designed to be easy to clean and maintain, with the key features being low maintenance green roofs and easy cleaning finishes.

5.1.67. The proposed development therefore makes a positive impact in this category.

#### **Questions not relevant to the proposed development**

- 5.1.68. Open and natural spaces – This criterion does not apply to the proposed development, as there are no existing open and natural spaces on-site.
- 5.1.69. Open space provision – This criterion does not apply to the proposed development, as the site is not within an area of open space deficiency as defined by LB Camden's Local Plan (2017) due to its proximity to Regent's Park<sup>5</sup>.
- 5.1.70. Play spaces – This criterion does not apply to the proposed development, as the purpose-built student accommodation and office space will not result in extra demand in play facilities.

#### **AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY**

- 5.1.71. The key questions to address as part of the access to air quality, noise and neighbourhood amenity theme are as follows:
- **Minimising air pollution** – Does the proposal minimise air pollution caused by traffic and energy facilities?
  - **Minimising noise pollution** – Does the proposal minimise noise pollution caused by traffic and commercial uses?

#### **Minimising air pollution**

- 5.1.72. The proposed development includes no combustion or energy plant, thus minimising local emissions associated with its energy requirements. In addition, the proposal is car free, greatly reducing related vehicle trips and minimising associated traffic emissions.
- 5.1.73. The accompanying Air Quality Assessment, prepared by Air Quality Consultants, concludes that air quality conditions for future residents of the proposed development have been shown to be acceptable, with concentrations well below the air quality objectives throughout the site.
- 5.1.74. The air source heat pumps, which will be used to heat the building, will emit zero nitrogen oxides to the local environment.
- 5.1.75. The proposal provides fresh air ventilation to minimise the ingress and build-up of air pollutants. The building will be built to a specification of low volatile organic compounds (VOCs) building products and zero formaldehyde, which may help to reduce asthma and other respiratory condition symptoms. The proposal scores highly on the BREEAM Health and Wellbeing credits system.
- 5.1.76. The proposal's impact on air quality is therefore assessed to be neutral.

#### **Minimising noise pollution**

- 5.1.77. An assessment of existing noise conditions has been carried out using sound level meters and a manned survey (for further details see the Environmental Noise Survey Report prepared by Hann

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<sup>5</sup> London Borough of Camden Local Plan, page 199 (Map 2)

Tucker Associates). Based on this, an assessment of proposed plant noise emissions at the four nearest noise sensitive windows show that the proposed plant will be capable of achieving relevant environmental noise criteria. Further details of this can be seen in the Plant Noise Assessment Report.

- 5.1.78. The external building fabric (including façade and glazing) of the proposed residential use will be designed to protect residents from noise intrusion in order to achieve BS8233:2014 levels. In the case of needing to have windows open occasionally, all façades will continue to maintain reasonable internal acoustic conditions. The accompanying External Building Fabric Report, prepared by Hann Tucker Associates, provides further details of this.
- 5.1.79. Noise from commercial uses adjoining the proposed student accommodation will be mitigated with sufficient sound insulation in the internal building fabric.
- 5.1.80. External plant noise from the proposed commercial uses should be mitigated by suitable selection of plant and/or installation of suitable acoustic treatment (attenuators/screens/enclosures) to comply with LB Camden's noise limits and prevent noise intrusion to surrounding buildings.
- 5.1.81. The impact of the proposed development on noise pollution is assessed to be neutral.

## ACCESSIBILITY AND ACTIVE TRAVEL

- 5.1.82. The key questions to address as part of the accessibility and active travel theme are as follows:
  - **Healthy streets** – Does the proposal address the ten Healthy Streets indicators?
  - **Prioritising and encouraging walking** – Does the proposal prioritise and encourage walking, for example through the use of shared spaces?
  - **Prioritising and encouraging cycling** – Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?
  - **Cycle and walking networks** – Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?
  - **Traffic management** – Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?
  - **Connectivity** – Is the proposal well connected to public transport, local services and facilities?
  - **Reducing car use** – Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?
  - **Accessibility** – Does the proposal allow people with mobility problems or a disability to access buildings and places?

## Healthy Streets

- 5.1.83. The proposal will remove the existing crossover access on William Road, making it a safer and more attractive pedestrian environment. This addresses several Healthy Streets indicators (helping people to feel safer and more relaxed).
- 5.1.84. Other measures to encourage cycling and walking include the removal of 'keep clear' road markings along the William Road frontage, which will reduce risks of vehicle-related incidents. These measures promote the 'people choose to walk and cycle' Healthy Street indicator.
- 5.1.85. The proposed development's impact on the Healthy Street Indicators is assessed to be positive.

### **Prioritising and encouraging walking**

- 5.1.86. The proposed development incorporates several measures to prioritise walking:
- The proposal is a car-free development (including removal of two existing parking spaces) to discourage travelling to/from the site by car;
  - Removal of the existing crossover access on William Road, improving the pedestrian environment along the William Road frontage and links with the wider pedestrian network; and
  - Implementation of appropriate traffic management measures to reduce risks of vehicle-related incidents which may affect pedestrians' safety or sense of safety.
- 5.1.87. As a result, the proposed development is anticipated to positively influence the pedestrian environment.
- 5.1.88. **Prioritising and encouraging cycling**
- 5.1.89. The measures listed in the above section will also help promote a safer cycling environment, especially the anticipated traffic calming measures.
- 5.1.90. No alterations to the existing off-site cycling infrastructure is considered necessary given the on-site cycle facilities proposed.
- 5.1.91. A total of 223 cycle parking spaces will be provided. For the student accommodation the following secure cycle parking spaces are proposed:
- 180 long-stay spaces
  - 8 short-stay spaces
- 5.1.92. In addition, shower and changing facilities have been provided for staff.
- 5.1.93. For the proposed affordable office space, the following cycle parking spaces are proposed:
- 20 long-stay spaces
  - 3 short-stay spaces
- 5.1.94. 12 cycle spaces will also be re-provided for existing residents.
- 5.1.95. The proposal will have a positive effect on prioritising and encouraging cycling.
- 5.1.96. **Cycle and walking networks**
- 5.1.97. The proposed removal of the existing crossover / access associated with the area of hard-standing referred to above will improve the pedestrian facilities along the William Road site frontage and associated links to the wider pedestrian and cycling network.
- 5.1.98. The proposal will have a positive effect on linking the site with wider cycling and pedestrian networks.
- 5.1.99. **Traffic management**
- 5.1.100. As aforementioned, the existing 'keep-clear' road markings located along the William Road frontage will be removed and appropriate traffic management measures, including potentially a loading bay, will be installed to serve the proposed development and neighbouring uses.
- 5.1.101. The proposed development is car-free and therefore no vehicles will be entering or exiting the site, removing the need for any on-site traffic management.
- 5.1.102. The impact on traffic management is assessed to be positive.

## Connectivity

- 5.1.103. The site has an excellent Public Transport Accessibility Level (PTAL) of 6b (the highest rating), placing it among the most accessible areas in London. It is within 200m walk to four bus stops, which combined give future residents access to five bus routes (excluding night bus routes).
- 5.1.104. The closest London Underground stations are Warren Street Station (350m, served by Northern and Victoria lines) and Euston Square Station (460m, served by Metropolitan, Circle, and Hammersmith & City lines). The site is also within easy access of the Euston Railway Station and the forthcoming Euston HS2 station.
- 5.1.105. The site is within close proximity to Drummond Street, which contains local shopping, restaurant and night life facilities.
- 5.1.106. Due to the high level of connectivity offered to future occupiers and office users, the impact for this criterion is assessed to be positive.

## Reducing car use

- 5.1.107. The proposed development seeks to reduce car use by future student occupiers and affordable office users. Two existing car parking spaces will be removed, and the resulting development will be entirely car-free both onsite and offsite, in compliance with LB Camden's relevant policies and standards.
- 5.1.108. The proposed development therefore has a positive impact on reducing car use.

## Accessibility

- 5.1.109. The proposed development provides wheelchair-accessible rooms for students who have limited mobility. In addition, all entrances to the proposed building are wheelchair accessible. All entrances to the building will be levelled to site levels, making them wheelchair accessible.
- 5.1.110. The effect of the proposed development on accessibility is expected to be positive.

## CRIME REDUCTION AND COMMUNITY SAFETY

- 5.1.111. The key questions to address as part of the crime reduction and community safety theme are as follows:
- **Designing out crime** – Does the proposal incorporate elements to help design out crime?
  - **Sense of security** – Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?
  - **Multi-use spaces** – Does the proposal include attractive, multi-use public spaces and buildings?
  - **Public consultation** – Has engagement and consultation been carried out with the local community and voluntary sector?

## Designing out crime

- 5.1.112. The entrance at the proposed development has been designed to maximise natural surveillance of activities at the street frontage. The recessed entrance has been placed in front of the reception glazed area for a 24-hour surveillance effect.
- 5.1.113. The proposed building therefore has been positively designed to design out crime.



### **Sense of security**

- 5.1.114. The proposal aims to reactivate the existing frontage on William Road with Stanhope Street corner, which currently shows a blank facade. A right balance between privacy and connection with public realm has been pursued through the design. The ground floor reception and lounge show wide glazing areas visually protected by defensible-space elements (e.g. planters and benches) on the street side.
- 5.1.115. The proposed development has a positive effect in promoting the sense of security.

### **Multi-use spaces**

- 5.1.116. This criterion has limited applicability to the proposed development, as the proposal is for student accommodation and offices, and does not include spaces for the general public.
- 5.1.117. However, there will be a range of facilities within the building for students living on-site. This will include spaces for relaxing and socialising, gym, cinema room, student amenity, laundry room, and terraces. These spaces will be spread out between the basement, ground floor, and the 14<sup>th</sup> floor. Some of these spaces are flexible in use (e.g. roundtables) and help promote community cohesion among students.
- 5.1.118. Approximately 480sqm of internal amenity space and circa 80sqm of external amenity area is proposed. In addition to this, a recessed entrance of approximately 25sqm into the public realm will be provided.
- 5.1.119. The overall impact of the proposed development on multi-use spaces will be positive.

### **Public consultation**

- 5.1.120. Kanda Consulting carried out consultation with local residents and stakeholder groups regarding the proposed development. A consultation area approximately 100m around the site (not going south of Euston Road) has been selected – this covers 2,424 residential and commercial occupiers.
- 5.1.121. Letters were sent out to residents, occupiers and neighbouring groups on 7 September 2020 – each communication pack contained a newsletter and a prepaid response form. A further communication was sent to announce the opening of online consultation from 9 October 2020 – the online consultation remained open until submission of the planning application.
- 5.1.122. Aside from the online consultation platform, video calls have been scheduled with resident groups and ward councillors. Calls have also been set up with local stakeholder groups, including the Regent's Park Tenants and Residents Association and Drummond Street Neighbourhood Forum.
- 5.1.123. Those in the residential portion above the existing commercial building will be the most affected by the proposed development. Two issues were raised by the local residents on local safety: 1) loitering around the top of the building near the residential portion, and 2) smoking and antisocial behaviour in the alleyway that separates the two building portions (which is exacerbated by the buildings current vacant state as there is no natural surveillance). To address stakeholder concerns, the proposed development will remove of the alleyway backing by extending the ground floor office across the entire frontage.
- 5.1.124. Engagement and consultation with the local community has been effective at identifying and addressing potential safety risks, and therefore the impact is positive.



## ACCESS TO HEALTHY FOOD

5.1.125. The key questions to address as part of the access to healthy food theme are as follows:

- **Local food** – Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?
- **Retail uses** – Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?
- **Hot food takeaways** – Does the proposal avoid contributing towards an over- concentration of hot food takeaways in the local area?

### Local food

5.1.126. Due to the proposed development's central location and the transient nature of the student population, it would be difficult to incorporate and maintain community farms and allotments.

5.1.127. However, the site is close to Bloomsbury Farmers' Market, a market that is well-used for students and other local residents alike. Future occupiers will be informed of surrounding markets and encouraged to shop locally.

5.1.128. The impact on local food supply will be neutral.

### Retail uses

5.1.129. No retail uses will be provided on-site, as the proposal is only for student accommodation and office space.

5.1.130. The site is close to a cluster of local shops on Drummond Street, which is part of the Drummond Street Neighbourhood Forum area. The neighbourhood forum published its neighbourhood vision in May 2019, setting out the community's strategy to announce its presence and revitalise the local high street in the context of HS2 developments. Users of the proposed development will represent a sizeable group of consumers that could help support local businesses around Drummond Street.

5.1.131. The impact of the proposed development on retail will therefore be neutral.

### Hot food takeaways

5.1.132. The proposed development does not include the provision of any hot food takeaway outlets.

5.1.133. The overall health impact is considered to be positive.

## ACCESS TO WORK AND TRAINING

5.1.134. The key questions to address as part of the access to work and training theme are as follows:

- **Permanent employment** – Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?
- **Childcare** – Does the proposal provide childcare facilities?
- **Workspace provision** – Does the proposal include managed and affordable workspace for local businesses?
- **Local employment** – Does the proposal include opportunities for work for local people via local procurement arrangements?

### **Permanent employment**

5.1.135. The proposed development will create employment through jobs which support the function of the student accommodation.

### **Existing employment at the site**

5.1.136. The existing office space at the site is currently vacant and has been unoccupied for the past 22 months. As such, there is no existing employment at the site.

5.1.137. The planning application is supported by a marketing report prepared by James Andrew International, which outlines how the existing premises has been marketed by James Andrew International since MBU Capital acquired the building in June 2019, with very little traction from potential occupiers. The report concludes that, based on feedback from inspections, the building is unlettable and no tenant would consider occupying the space, largely due to the location of the site and condition of the building.

### **New permanent employment at the site**

5.1.138. **Table 5.1** below outlines the anticipated permanent employment at the proposed development. The information on the student accommodation employment is based on information provided by Homes for Students (the operator of the proposed student accommodation).

5.1.139. The proposed development includes office floorspace under Use Class E (which was introduced on 1 September 2020), for which there is no employment density provided in the Employment Density Guide (Third Edition 2015). As such, the employment density of 10 to 13 recommended in the Employment Density Guide (Third Edition, 2015) for B1a office uses has been applied to the proposed commercial floorspace.

**Table 5.1 – Anticipated new permanent employment at the site**

Use / job type	Proposed floorspace (sqm) (NIA*)	FTE jobs	Comments and assumptions
Student accommodation			
Property manager	5,704	1	Based on information provided by Homes for Students.
Customer services assistant / receptionist		1	Based on information provided by Homes for Students.
Property services assistant / handyman		1	Based on information provided by Homes for Students.
Cleaner		0.5	Based on information provided by Homes for Students.
Office floorspace			
Office (Class E)	1,067	82 to 107	Employment density of 10 to 13 based on NIA. This density relates to the Class B1a General Office Sub-Category.
Total	6,771	85.5 to 110.5	

\* NIA calculated as 85% of GIA, in accordance with guidance in the Employment Density Guide (Third Edition, 2015).

5.1.140. The table above reflects the following assumptions:

- **Employment density** – evidence provided by the Employment Density Guide (Third Edition 2015) has been used. Employment density refers to the average floor space in m<sup>2</sup> per Full-time equivalent job. Employment density describes the intensity of use within a building and is an indicator of the amount of space typically occupied by one person in a commercial building. The employment density standards have been applied to the net internal area (NIA) floorspace figures; and
- **Use Class E** – the proposed development includes the provision of office floorspace under Use Class E (which was introduced on 1 September 2020), for which there is no employment density provided in the Employment Density Guide (Third Edition 2015). As such, the employment density of 10-13 recommended in the Employment Density Guide (Third Edition, 2015) for B1a office uses has been applied to the proposed commercial floorspace.

### Net additional employment

5.1.141. The 85.5 to 110.5 FTE jobs that will be created by the proposed development represents a gross employment figure. In order to understand the real employment impacts of the new development, WSP has adjusted for several factors which, when considered together, allow an assessment to be made of the net additional jobs that will be generated on this site.

5.1.142. WSP has allowed for the following adjustment factors:

- **Displacement effects** – will occur if some firms simply switch jobs from one location to another;
- **Leakage effects** – will occur if some of the jobs created by the new office building are taken up by people living outside the local area;
- **Substitution effects** – occur when firms substitute one activity or input for a similar one to take advantage of public funding. In this case there will be no substitution effects;
- **An indirect multiplier effect** – is likely to create supply chain effects which will benefit local firms such as cleaning and maintenance contractors, training agencies and other suppliers of goods and services to the proposed development. This effect is also known as a **supply linkage multiplier**; and
- **An induced multiplier effect** – is associated with increased expenditure in the local area by people deriving incomes from the direct and indirect effects of the scheme. The induced effects of the scheme will bring benefits to local shops and other service providers. This effect is also known as a **consumption multiplier**.

5.1.143. In order to estimate the size of these effects WSP has drawn on advice provided by the Additionality Guide (Fourth Edition 2014). This guidance provides ready reckoner values which can be used to model the scale of these adjustment factors in the absence of empirical evidence on their value.

5.1.144. **Table 5.2** below summarises the scale of the adjustment factors used by WSP to estimate the net additional jobs that will be created by the proposed development.

**Table 5.2 – Adjustment factors used to estimate net additional employment**

Adjustment factor	Scale of adjustment	Adjustment value
Displacement effects	Low	25%
Leakage effects	Low	10%
Substitution effects	None	0%
Combined multiplier effects	Medium supply linkages	1.3

5.1.145. WSP has calculated the net additional jobs that will be created by the proposed development using the following formula:

5.1.146. Uplift in employment x (1 – displacement) x (1 – leakage) x combined multiplier effects = net additional jobs:

$$85.5 \text{ to } 110.5 \times (1 - 0.25) \times (1 - 0.10) \times 1.3 = \mathbf{75 \text{ to } 97 \text{ net additional jobs}}$$

5.1.147. After allowing for displacement, leakage and multiplier effects, WSP estimates that the proposed development will create between 75 to 97 jobs.

### Gross value added

5.1.148. The net additional employment created by the proposed development will have wider economic effects by generating gross value added to the local economy.

- 5.1.149. In order to estimate the GVA that will be created by the proposed development, WSP has drawn on data provided by the Office for National Statistics (ONS). Detailed information on GVA per filled job is provided by the Subregional Productivity Labour Productivity Tables published in February 2020. Table B3 reveals that GVA per filled job in London was £79,586 in 2018, the most recent year for which data is currently available.
- 5.1.150. Data on GVA per filled job is also available at a more granular level for the Camden and City of London local authority areas. Table B3 reveals that GVA per filled job for this part of Inner London (West) was £107,683 in 2018, the most recent year for which data is currently available.
- 5.1.151. Based on this evidence, WSP estimates that the 75 to 97 jobs created by the proposed development will create gross value added of £8.08 million to £10.45 million annually.
- 5.1.152. This analysis does not provide GVA per filled job by industry sector. The GVA per filled job for Camden and City of London of £107,683 in 2018 covers all sectors. This means that it will slightly overstate the GVA for maintenance and receptionist roles which will typically be lower than the values for manufacturing industries.
- 5.1.153. Nevertheless, the proposal will still make a very significant contribution to the gross value added in the Inner London (West) economy. These benefits will be enjoyed in perpetuity as long as the currently anticipated staff levels continue to exist.
- 5.1.154. The overall health impact of this permanent employment generation is considered to be positive.

#### **Childcare**

- 5.1.155. The proposed development does not provide for childcare facilities, as it is a purpose-built student accommodation and residents will not be permitted to have children living on-site.
- 5.1.156. The overall impacts on childcare provision is therefore neutral.

#### **Workspace provision**

- 5.1.157. The proposed development contains 1,150sqm (net area) of office space for commercial hire. The workspace will be 100% affordable. The details of the affordable workspace will be agreed with Camden Council during the determination of the application and will be secured via legal agreement.
- 5.1.158. The impact on local workspace provision is therefore positive.

#### **Local employment**

- 5.1.159. The proposed development will create 85.5 to 110.5 gross, on-site jobs, as outlined above. These jobs will be open to the local workforce where possible.
- 5.1.160. The impact on local employment is positive.

### **SOCIAL COHESION AND INCLUSIVE DESIGN**

- 5.1.161. The key questions to address as part of the social cohesion and inclusive design theme are as follows:
- **Health inequalities** – Does the proposal consider health inequalities by addressing local needs through community engagement?
  - **Connecting communities** – 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?

- **Mixed and community uses** – Does the proposal include a mix of uses and a range of community facilities?
- **Voluntary and community sectors** – Does the proposal provide opportunities for the voluntary and community sectors?
- **Inclusive and age friendly design** – Does the proposal take into account issues and principles of inclusive and age-friendly design?

### **Health inequalities**

- 5.1.162. The existing health baseline condition at the borough, ward, and local neighbourhood levels are set out in Section 3 of the report. The baseline section outlines some key messages:
- Local residents of both genders live longer than averages at wider spatial levels, but there is a large disparity in life expectancy within the borough;
  - Adults and children in the borough are physically active but are not far beyond national averages; and
  - There is a disparity in the self-assessment of health at the local neighbourhood level, where a larger-than-average percentage of local residents rate their health condition either very positively or negatively.
- 5.1.163. The proposed development is self-contained, with its only interface with the general public being the front façade – therefore there are limited ways in which it could address community health inequalities.
- 5.1.164. Kanda Consulting identified through consultation concerns regarding street clutter, and pavement widths in the area. This has been raised as a potential hazard to disabled residents. The proposals seek to improve the street scene to, in part, address this.
- 5.1.165. The proposed development is also looking at planting or greening interventions to help address wider concerns regarding air quality in the area.
- 5.1.166. The overall effect on addressing community needs is assessed to be neutral.

### **Connecting communities**

- 5.1.167. The proposed development fronts directly onto William Road, and forms part of William Road's streetscape. There are no physical barriers between pedestrians/local residents and the William Road streetscape.
- 5.1.168. The proposal will improve the pedestrian network at its façade by removing existing barriers to movement and underlying road risks. It will remove existing crossover access on William Road, improving the pedestrian environment along the William Road frontage and links with the wider pedestrian network.
- 5.1.169. The proposed development will have a positive impact on facilitating wider connections in the community.

### **Mixed and community uses**

- 5.1.170. The proposed development contains purpose-built student accommodation and offices that is not accessible to the general public, but it offers a good mix of facilities for the student community living at the accommodation.

- 5.1.171. There will be a range of facilities within the building for students living on-site. This will include spaces for hanging out, gym, cinema room, student amenity, laundry room, and terraces. These spaces will be spread out between the basement, ground floor, and the 14th floor. Some of these spaces (e.g. hanging out spaces) will be used flexibly by the student residents.
- 5.1.172. Circa 480sqm of internal amenity space and circa 80sqm of external amenity area will be proposed. In addition to this, a recessed entrance of approximately 25sqm into the public realm will be provided.
- 5.1.173. The effects on mixed and community uses are positive.
- 5.1.174. **Voluntary and community sectors**
- 5.1.175. This criterion has limited applicability, as the proposed development is for student and office use only and not open for voluntary and community sectors outside the student community.
- 5.1.176. The effects on the voluntary and community sectors are therefore neutral.

#### **Inclusive and age friendly design**

- 5.1.177. The proposed development contains three wheelchair-accessible studios (in various sizes) for those with limited mobility.
- 5.1.178. The scheme will be equipped with double lifts to accommodate 13 passengers. Entrances will be step free and levelled to the site levels. Differences in levels will be adjusted through ramps within the internal spaces.
- 5.1.179. Impacts of the proposed development on inclusive and age friendly design is anticipated to be positive.

#### **MINIMISING THE USE OF RESOURCES**

- 5.1.180. The key questions to address as part of the minimising the use of resources theme are as follows:
- **Making best use of land** – Does the proposal make best use of existing land?
  - **Recycling** – Does the proposal encourage recycling including building materials?
  - **Sustainable design and construction** – Does the proposal incorporate sustainable design and construction techniques?

#### **Making best use of land**

- 5.1.181. The proposed development optimises the central London brownfield site that currently contains a six storey building, through replacing it with a 15-storey student accommodation building which will house 239 students. In addition, the proposal includes the provision of 1,150 sqm of affordable office space.
- 5.1.182. The proposed development therefore contributes positively to making the best use of land.

#### **Recycling**

- 5.1.183. The scheme considers the use of natural aggregates-based materials (mainly brick cladding) for the façade to minimise the use of metal and vinyl products.
- 5.1.184. A low carbon-concrete mix is being considered to reduce the carbon emissions of the concrete structure and precast elements in the façade and is suitable for most elements of the frame.



- 5.1.185. Low embodied impact building materials will be specified, and these will be reviewed using IMPACT software to ensure the most suitable sustainable materials are used. Where possible materials with independent Environmental Product Declarations (EPD) will be specified.
- 5.1.186. The student accommodation bin storage follows guidance from Camden's Environmental Service Technical Guidance for Recycling and Waste. For the student accommodation, there will be 12 bins of 1,100L capacity each. For the office element of the proposed development, seven 1,100L bins are proposed. 50% of the bin capacity will be for storing recycling waste in the office portion.
- 5.1.187. The proposed scheme therefore has a positive impact on encouraging recycling of materials and waste.

### **Sustainable design and construction**

- 5.1.188. The proposal has undergone a BREEAM assessment and both the student accommodation portion and the office portion has scored BREEAM 'Excellent'.
- 5.1.189. A range of sustainable design and construction measures are proposed, including:
- Use of brownfield land;
  - Use of low embodied impact building materials – these will be reviewed using IMPACT software to ensure the most suitable sustainable materials are used. Where possible materials with independent Environmental Product Declarations (EPD) will be specified;
  - Consideration to material efficiencies and responsible sourcing of building materials;
  - Protection of the building from high user numbers and external malicious damage;
  - Provision of adequate recycling capacity;
  - Use of air source heat pumps, which in heat mode is classified as a low carbon energy source;
  - Low or zero volatile organic compounds and zero formaldehyde in internal finishes;
  - Energy efficient internal equipment, including lighting and lifts;
  - Sub-metering to monitor energy use and reduce excessive uses;
  - Water leak detection system; and
  - Distance travelled by materials transported to and waste removed from site will be monitored, and where possible, local materials will be sourced to reduce carbon dioxide emissions.
- 5.1.190. The proposed development therefore has a positive impact on sustainable design and construction.

### **CLIMATE CHANGE**

- 5.1.191. The key questions to address as part of the climate change theme are as follows:
- **Renewable energy** – Does the proposal incorporate renewable energy?
  - **Responding to winter and summer temperatures** – Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?
  - **Biodiversity** – Does the proposal maintain or enhance biodiversity?
  - **Sustainable urban drainage** – Does the proposal incorporate sustainable urban drainage techniques?

### **Renewable energy**

5.1.192. The proposal will use an Air Source Heat Pump (ASHP) system, which works by transferring heat absorbed from the outside air to heat up an indoor space. When in heating mode the ASHP system acts as a source of renewable energy.

5.1.193. The proposal hence makes a positive contribution to utilising renewable energy on-site.

#### **Responding to winter and summer temperatures**

5.1.194. The proposed development will provide good levels of lighting and control from glare (using occupant-controlled blinds), as well as fresh air ventilation. This will ensure that the building provides good levels of thermal comfort in both summer and winter, and considers future needs arising from climate change.

5.1.195. The proposal is therefore considered to respond positively to winter and summer temperatures.

#### **Biodiversity**

5.1.196. The site is currently dominated by hard standing and buildings with negligible ecological value. Any ecological enhancements that can be included in the proposed development (see below) will contribute to the nature conservation and biodiversity enhancement.

5.1.197. Suggested biodiversity enhancement measures include:

- To avoid an impact on commuting and foraging bats, it is recommended that lighting is designed to minimise illumination of surrounding areas; and
- The electricity storage unit which has some suitability for nesting birds and areas of flat roof suitable for nesting gulls may only be removed during the nesting season if they have been checked by an ecologist and no nests are present. Methods may be used to dissuade gulls from nesting (see report for details).

5.1.198. In addition, several biodiversity enhancement features are suggested:

- Bird boxes (general);
- Swift nest boxes;
- Black redstart boxes and habitat;
- Bat boxes;
- Invertebrate boxes;
- Tree and shrub planting;
- Log or Stone Piles; and
- Biodiverse Green Roof if feasible.

5.1.199. The exact scope of ecological measures to be implemented on-site will be fixed after the grant of planning permission in the next design stage (RIBA 3), however the proposed development is looking to incorporate the following measures:

- Green roof on part of the roof space;
- Vegetation planting (shrubs and small trees) in the ground floor courtyard; and
- Wildlife boxes.

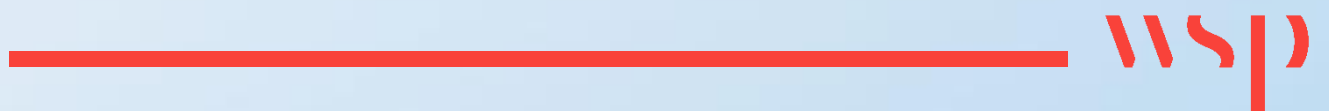
5.1.200. Given the negligible ecological value of the current site, if biodiversity enhancement measures are implemented the proposed development's effects on biodiversity will be positive.

#### **Sustainable urban drainage**

- 5.1.201. The scheme includes rainwater storage and permeable paving, which is detailed in the project specific Flood Risk Assessment, Drainage Strategy and SUDS Assessment (prepared by Iesis Group).
- 5.1.202. The development's surface water runoff will be discharge in the existing Thames Water Utilities combined sewer in William Road. Off-site discharges will be restricted to 1.0L/s, this being the practical minimum limit of protected cortex/orifices.
- 5.1.203. Sufficient storage volume for the critical storm event will be provided in three underground cellular tanks, one with permeable paving overlying to provide filtration treatment.
- 5.1.204. The development will not increase the flood risk, either on this site or to neighbouring properties and is therefore fully compliant with local and national planning policies.
- 5.1.205. The proposed development will have a positive effect on local sustainable urban drainage.

# 6

## CONCLUSIONS



## 6 CONCLUSIONS

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- 6.1.1. WSP has undertaken an HIA of the proposed 168 bedroom student accommodation development at 17-33 William Road and 35-37 William Road.
- 6.1.2. In evaluating the health impacts of the scheme, the HIA has addressed the questions raised by the London HUDU's Rapid Health Impact Assessment Tool, for each of the categories as listed below in Table 6.1.
- 6.1.3. The key findings from the health impact assessment are summarised below.

### **Health conditions**

- 6.1.4. Health conditions in Camden are generally positive, with both males and females living significantly longer than wider geographical averages. However, there remain notable disparities in life expectancy between the most and least neighbourhoods of the population. Some health issues stand out at the borough level, notably diabetes diagnosis rates, infectious disease incidence, and mental health issues among children and young people.
- 6.1.5. The local neighbourhood (Camden 021B and Camden 023B) has a very mixed deprivation profile. Camden 021B to the south is among the 58.3% most deprived out of 32,844 neighbourhoods in England and Camden 023B is among the 25.2% most deprived. This contrast is mirrored in the health and disability domain, as Camden 021B is within the 77.3% most deprived nationally whilst Camden 023B is among the 24.5% most deprived. Whilst a higher percentage of residents from both LSOAs consider themselves to be in good or very good health than wider spatial averages, Camden 021B in particular also has a higher percentage of residents rating their health very negatively.

### **Healthcare infrastructure**

- 6.1.6. WSP has carried out a desktop audit of the healthcare facilities within a 1km radius of the site.
- 6.1.7. The headline messages from the health infrastructure audit can be summarised as follows:
  - There are eight GP practices within 1km of the site for which NHS data is available, of which the site is within the catchment area of five;
  - All five GPs are registering new patients;
  - Recent NHS data on patient numbers shows that there is a total of 34,729 registered patients and 19.5 FTE GPs across all five of the practices within 1km of the site;
  - The GP: patient ratio across all five GPs is under the HUDU recommended threshold of 1:1,800, and two out of five GPs have a ratio significantly under the threshold, indicating that there is GP capacity in the local area;
  - There are 10 dentists within 1km of the site, five of which are accepting new NHS patients and one more due to accept new NHS patients in January 2021; and
  - There are 14 pharmacies within a 1km radius of the site.

## Assessment of health impacts

- 6.1.8. WSP assessed the health impacts of the scheme across all thematic areas and 51 questions as set out in the HUDU Rapid Health Impact Assessment Tool. We have also extracted questions from the HUDU assessment tool relevant to temporary health impacts and expanded into six questions in the 'temporary health impacts' section. Seven questions have been excluded from the assessment as they do not apply to the proposed scheme.
- 6.1.9. Across the 57 individual questions we have sought to classify the nature of the impact on local health in terms of whether the provision represent a positive, negative or neutral effect.
- 6.1.10. **Table 6.1** below summarises the effects of the scheme on a question by question basis. The table demonstrates that the proposed development will primarily have a positive impact on local public health.
- 6.1.11. Across 38 of the 57 questions, the proposed development was assessed as having a positive impact on health; for 11 of the questions, the proposed development was assessed as having a neutral effect on health; and for one question the proposed development was assessed as having a negative impact on health.

**Table 6.1 Summary table of assessed health impacts across all sub-categories**

Theme	Positive Impact	Negative Impact	Neutral Impact	N/A	Total
Temporary Health Impacts	4	0	2	0	6
Housing design and affordability	5	0	0	1	6
Access to health and social care services and other social infrastructure	1	1	0	3	5
Access to open space and nature	2	0	1	3	6
Air quality, noise and neighbourhood amenity	0	0	3	0	3
Accessibility and active travel	8	0	0	0	8
Crime reduction and community safety	4	0	0	0	4
Access to healthy food	1	0	2	0	3
Access to work and training	3	0	1	0	4
Social cohesion and inclusive design	3	0	2	0	5
Minimising the use of resources	3	0	0	0	3
Climate Change	4	0	0	0	4
<b>Total</b>	<b>38</b>	<b>1</b>	<b>11</b>	<b>7</b>	<b>57</b>

- 6.1.12. A summary of the health impacts across the themes is outlined below:

- **Temporary health impacts** - The proposal is considered to have a positive effect on four out of the six areas we listed out. The two neutral impacts mainly concern temporary construction

impacts and air quality, which will be minimised via relevant construction management plans. The overall impact is considered to be **positive**.

- **Housing design and affordability** – The proposed development is assessed to have a **positive** impact to all sub-categories that apply.
- **Access to health and social care services and other social infrastructure** – The impact is assessed to be positive for one area (social infrastructure) and slightly negative for capacities in local health services. However, the impact on GP capacities is under the HUDU GP: patient ratio and therefore will not materially affect local residents' access to medical care. The overall impact is considered to be **neutral**.
- **Access to open space and nature** – out of the three applicable categories, the scheme is considered to have a neutral impact on one sub-category (connecting open spaces) whilst the impact is positive on the other two categories. The overall impact is considered to be **positive**.
- **Air quality, noise and neighbourhood amenity** – the proposed development is considered to have a **neutral** impact on this area as the impact is neutral across all three sub-categories.
- **Accessibility and active travel** – Due to pedestrian environment improvements made to the site entrance, addition of cycle parking spaces and removal of car parking spaces, the scheme is considered to have positive impacts across all subcategories in this area and have an overall **positive** impact.
- **Crime reduction and community safety** – the proposed development's effects are assessed to be **positive** across all four areas. Particularly, specific measures have been implemented to reduce fears of safety risks around the building frontage, a concern that arose during stakeholder consultation.
- **Access to healthy food**: As the proposed scheme contains student accommodation and affordable office use only, it is considered to have a mostly neutral impact in this category, though it will have a positive impact on the sub-category of hot food takeaways. Overall the impact is assessed to be **neutral**.
- **Access to work and training**: The scheme will have a **positive** impact on three out of the four categories – particularly it is estimated to create 75 to 97 net additional jobs, and a gross value added of £8.08 million to 10.45 million annually.
- **Social cohesion and inclusive design**: The proposal will have a positive impact in four of the six sub-categories, and a neutral impact in the remaining two categories. The overall impact is therefore assessed to be **positive**.
- **Minimising the use of resources**: the proposed development is considered to have a **positive** impact across all three sub-categories, particularly on making the best use of land (given its high density and very central brownfield location).

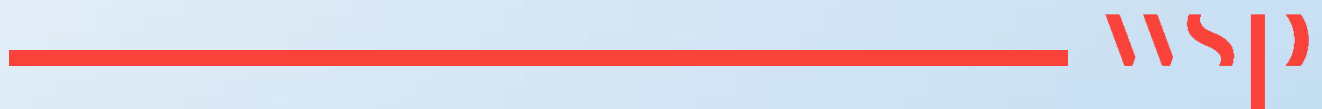


- **Climate change:** the proposed development is assessed to have a **positive** impact across all four sub-categories.

6.1.13. Across the 12 categories of health impact criteria (11 from HUDU Rapid Health Impact Assessment and one additional category of questions relating to temporary health impacts), the proposed development is considered to have a positive impact on nine categories and neutral in the remaining three. The overall health-related impacts that will be brought by the scheme are therefore considered to be **positive**.

# Appendix A

**LONDON HEALTHY URBAN  
DEVELOPMENT UNIT RAPID HEALTH  
IMPACT ASSESSMENT TOOL  
(FOURTH EDITION, OCTOBER 2019)**



## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on health and social care services and has the local NHS been contacted?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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 type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

### 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

#### 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by controlled parking zones, car clubs and travel plans measures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

## 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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

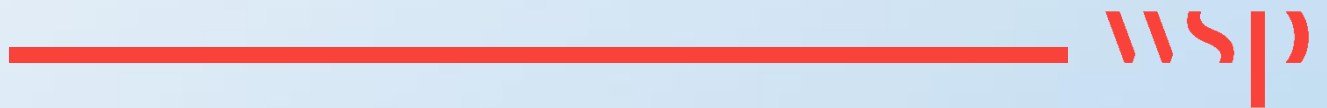
## 11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	



# Appendix B

## **MAPS OF LOCAL HEALTHCARE INFRASTRUCTURE**





- Site location
- ..... 1km Radius

GP SURGERIES

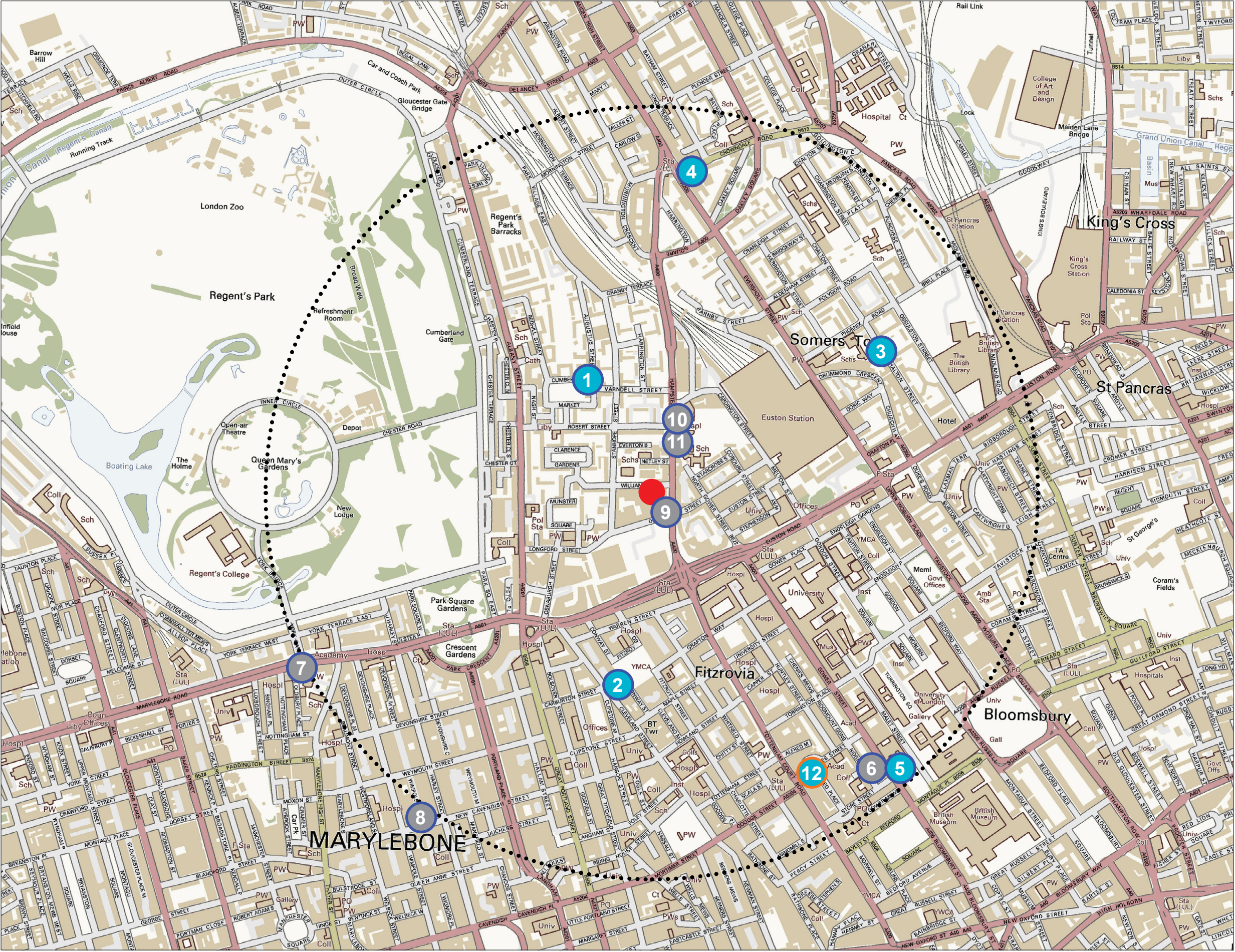
NHS

- 1 The Regents Park Practice
- 2 Fitzrovia Medical Centre
- 3 Somers Town Medical Centre
- 4 Amptill Practice
- 5 Gower Street Practice
- 6 Ridgmount Practice
- 7 Marylebone Health Centre
- 8 Cavendish Health Centre
- 9 Camden Extended Access Service
- 10 Special Allocation Scheme
- 11 Camden Health Improvement Practice (For homeless patients)

Not included in assessment of capacity

Private providers on behalf of NHS

- 12 Virgin Care Limited



Project	Euston One Health Impact Assessment	LPA	London Borough of Camden	WSP UK Ltd Aldermay House 10 - 15 Queen Street London EC4N 1TX
Title	Health Infrastructure Audit map - GP Surgeries	Date:	07.09.2020	T 020 3848 2500 UKPlanningComment@wsp.com
Client	Euston One Ltd	Scale:	NTS	
		Project No:	70074867-001	
		Drawing No:	70074867-001/1	
		Drawn By:	CM	



- Site location
- ..... 1km Radius

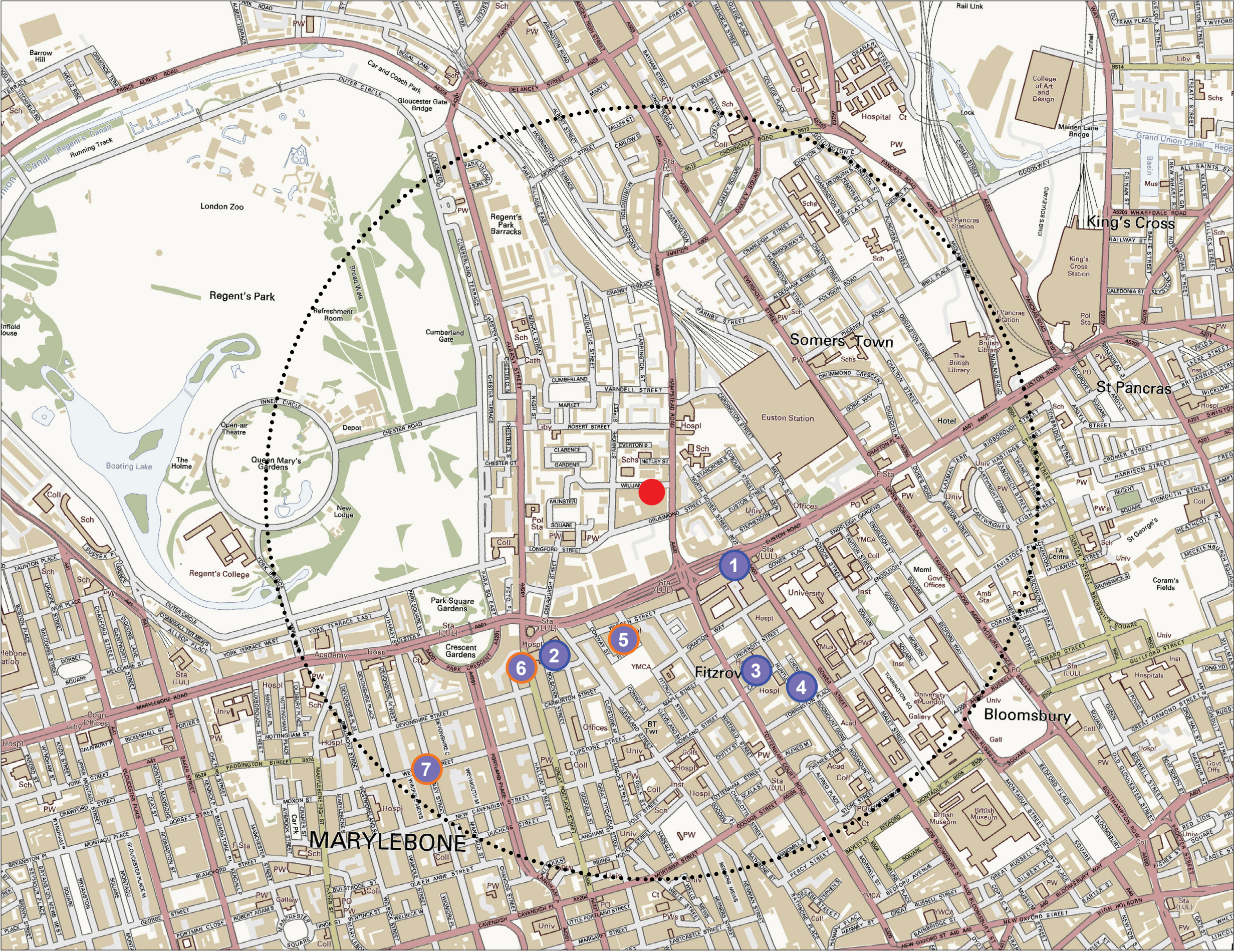
HOSPITALS


NHS

- 1 University College Hospital
- 2 Royal National Orthopaedic Hospital
- 3 Hospital For Tropical Diseases
- 4 Royal National ENT and Eastman Dental Hospitals

Private providers

- 5 Mya St Luke's Hospital
- 6 The Portland Hospital
- 7 The Harley Street Clinic



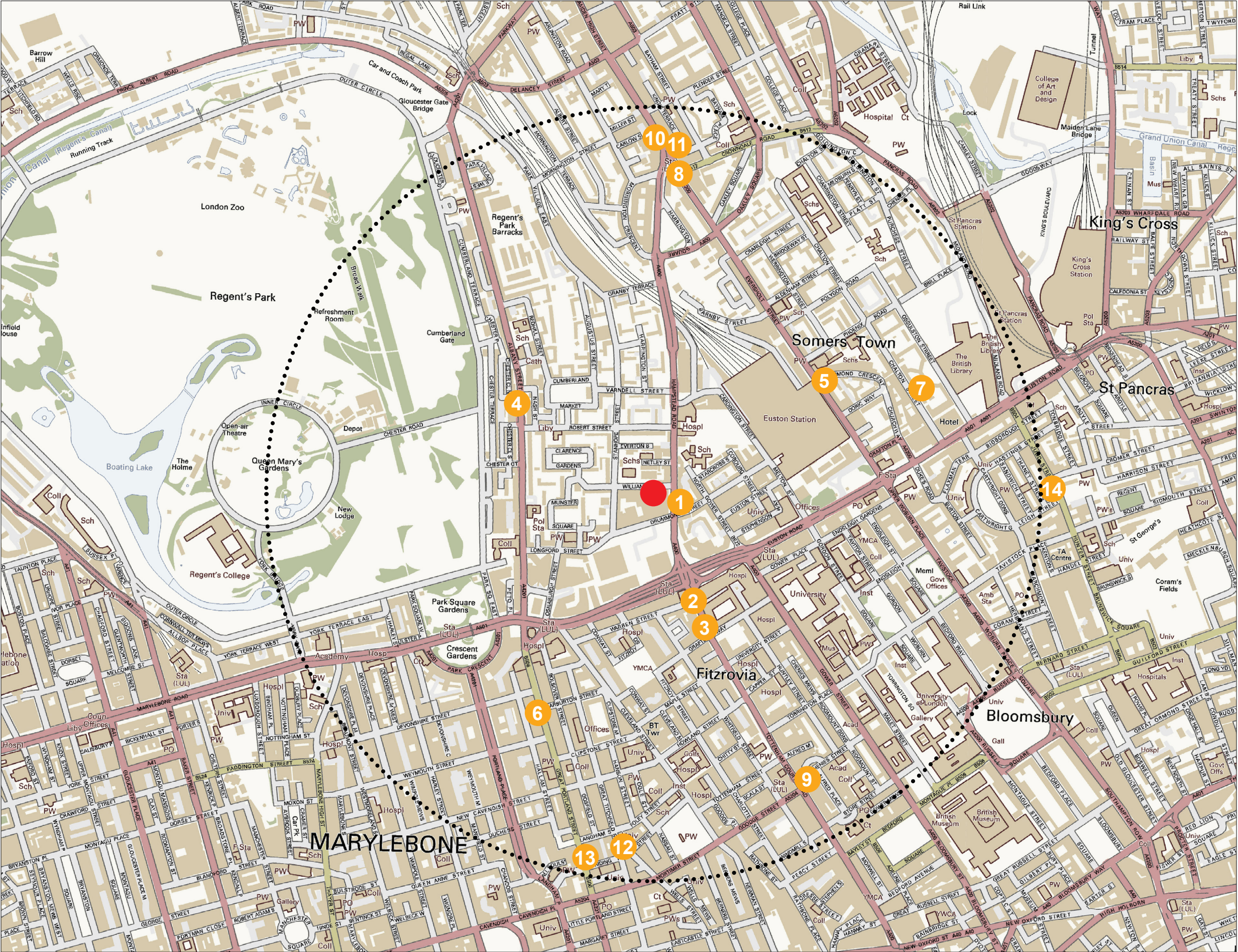
<b>Project</b>	Euston One Health Impact Assessment	<b>LPA</b>	London Borough of Camden	<b>WSP UK Ltd</b> Aldermay House 10 - 15 Queen Street London EC4N 1TX
<b>Title</b>	Health Infrastructure Audit map - Hospitals	<b>Date:</b>	07.09.2020	 T 020 3848 2500 UKPlanningComment@wsp.com
<b>Client</b>	Euston One Ltd	<b>Scale:</b>	NTS	
		<b>Project No:</b>	70074867-001	
		<b>Drawing No:</b>	70074867-001/2	
		<b>Drawn By:</b>	CM	




- Site location
- ..... 1km Radius

PHARMACIES

- 1 Greenlight Pharmacy
- 2 Grafton Pharmacy
- 3 Boots, 120-122 Tottenham Court Rd
- 4 Kings Pharmacy
- 5 Evergreen Pharmacy
- 6 Chel Pharmacy
- 7 Baban Pharmacy
- 8 Green Light Pharmacy
- 9 Boots, 211-212 Tottenham Court Rd
- 10 MedicineBox Pharmacy
- 11 Boots, 8-10 Camden High St
- 12 Shiv Pharmacy
- 13 Healthxchange Pharmacy
- 14 John Walker Chemist



<b>Project</b>	Euston One Health Impact Assessment	<b>LPA</b>	London Borough of Camden	<b>WSP UK Ltd</b> Aldermay House 10 - 15 Queen Street London EC4N 1TX
<b>Title</b>	Health Infrastructure Audit map - Pharmacies	<b>Date:</b>	07.09.2020	 T 020 3848 2500 UKPlanningComment@wsp.com
<b>Client</b>	Euston One Ltd	<b>Scale:</b>	NTS	
		<b>Project No:</b>	70074867-001	
		<b>Drawing No:</b>	70074867-001/3	
		<b>Drawn By:</b>	CM	



- Site location
- ..... 1km Radius

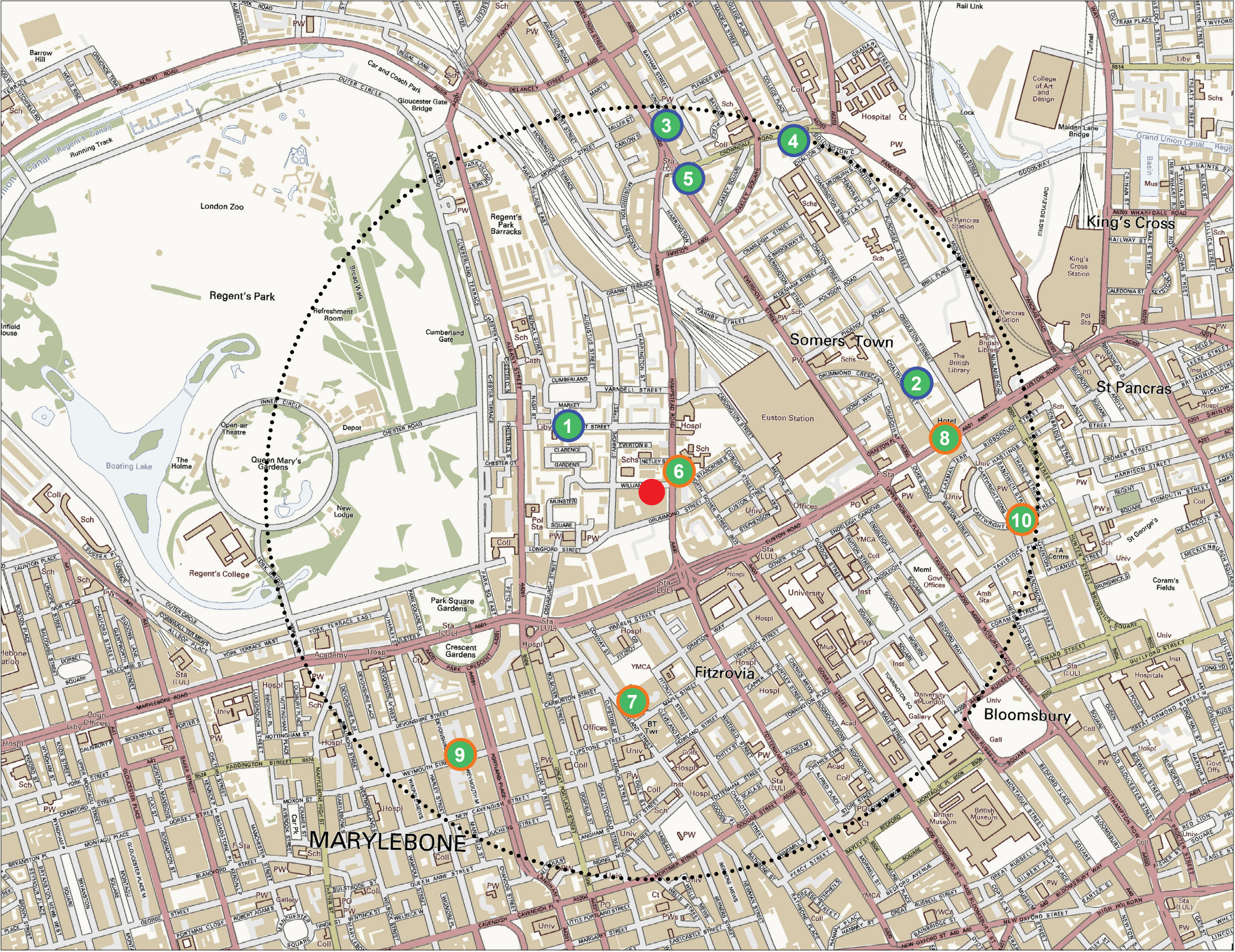
DENTISTS


NHS

- 1 Arrow Dental Surgery
- 2 Chalton Street Dental
- 3 Camden High Street Dental Practice
- 4 Mornington Dental Surgery
- 5 Pickerings Dental Surgery Ltd

Private providers

- 6 Confident Smile Dental Practice
- 7 Esthetique Dental Care
- 8 The Dental Centre
- 9 Bloom and Gonsai
- 10 Travers Dental Practice



<b>Project</b>	Euston One Health Impact Assessment	<b>LPA</b>	London Borough of Camden	<b>WSP UK Ltd</b> Aldermay House 10 - 15 Queen Street London EC4N 1TX
<b>Title</b>	Health Infrastructure Audit map - Dentists	<b>Date:</b>	07.09.2020	
<b>Client</b>	Euston One Ltd	<b>Scale:</b>	NTS	
		<b>Project No:</b>	70074867-001	
		<b>Drawing No:</b>	70074867-001/4	T 020 3848 2500 UKPlanningComment@wsp.com
		<b>Drawn By:</b>	CM	





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