

52 Avenue Road, St Johns Wood, London NW8 6HS

April 2022

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1. Introduction

1.1 Overview

52 Avenue Road Ltd (the Client) is seeking planning consent for the provision of residential units at 52 Avenue Road, St Johns Wood, London NW8 6HS (hereafter referred to as the 'proposed development'), which is within the London Borough of Camden (LBC).

The proposed scheme involves the demolition of the existing building on site and re-development with 12 x townhouses including communal Health and Wellness Spa with refuse storage and cycle parking.

Aval Consulting Group Limited (ACGL) was instructed by the client to produce a desktop Health Impact Assessment to accompany the planning application to LBC for consent to undertake the proposed work.

The need for a Detailed Health Impact Assessment has been scoped out due to the size of the development.

This report presents the health impact assessment of the proposed development, taking into consideration the planning policy guidance as listed below:

- National Planning Policy Framework (NPPF) (2021)
- The London Plan (2021)
- Camden Local Plan (adopted July 2017)
- Camden Council Planning Guidance for Health and Wellbeing (January 2021)

This report also provides recommendations for enhancement and mitigation regarding key topics relating to health.

2. Applicable Standards and Policy

2.1 Planning Policies

2.1.1 The National Planning Policy Framework 2021

The principal national planning policy guidance in respect of the proposed development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published on 20th July 2021 by the Department for Communities and Local Government (DCLG).

The NPPF Section 8. Promoting Healthy and Safe Communities is the most relevant in terms of this Health Impact Assessment. It states that:

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

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourages the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments, and layouts that encourage walking and cycling.”

“93. To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship), and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses, and community facilities and services.”

“94. Planning policies and decisions should consider the social, economic, and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.”

“95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and development that will widen choice in education.”

They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with school promoters, delivery partners, and statutory bodies to identify and resolve key planning issues before applications are submitted.”

“96. To ensure faster delivery of other public service infrastructures such as further education colleges, hospitals, and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners, and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.”

“97. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.”

Open space and recreation

“98. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses), and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport, and recreational provision is needed, which plans should then seek to accommodate.”

“99. Existing open space, sports, and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings, or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

“100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”

“101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

“102. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.”

“103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

2.1.2 The London Plan

The London Plan is the spatial development strategy for London which was first published by then-Mayor Ken Livingstone in 2004. The document has gone through a number of alterations with the most recent alterations published in 2021.

The London Local Plan sets out the overall strategic plan for London with an integrated approach for economic, environmental, transport, and social framework for the development of London over the next 20–25 years.

Policy GG3 Creating a healthy city, states:

“To improve Londoners’ health and reduce health inequalities, those involved in planning and development must:

- A. ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities*

- B. promote more active and healthy lives for all Londoners and enable them to make healthy choices*
- C. use the Healthy Streets Approach to prioritise health in all planning decisions*
- D. assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments*
- E. plan for appropriate health and care infrastructure to address the needs of London's changing and growing population*
- F. seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution*
- G. plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation, and sports*
- H. ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat, and cold I seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options."*

2.1.3 The London Borough of Camden

The London Borough of Camden Local Plan adopted in 2017, states the policies which contain information about health within the borough.

Policy C1 Health and Wellbeing states that:

“The Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.

Measures that will help contribute to healthier communities and reduce health inequalities must be incorporated in a development where appropriate.

The Council will require:

- a. development to positively contribute to creating high quality, active, safe and accessible places; and*
- b. proposals for major development schemes to include a Health Impact Assessment (HIA).*

We will:

- c. contribute towards the health priorities of the Health and Wellbeing Board and partners to help reduce health inequalities across the borough;*
- d. support the provision of new or improved health facilities, in line with Camden’s Clinical Commissioning Group and NHS England requirements; and*
- e. protect existing health facilities in line with Policy C2 Community facilities.”*

Section 4.8 Health Impact Assessments states that:

“The scope of a HIA will vary depending on the size of the development and its location. The HIA should identify the likely health impacts of the development and include measures to improve health outcomes and address negative effects and inequalities. HIAs for developments of 100 homes or more, including student housing, will be expected to include details of the engagement they have undertaken with local health and community stakeholders in the community and how their input has influenced the development. Further information on HIA can be found in our supplementary planning document Camden Planning Guidance on amenity and the Mayor’s Social Infrastructure supplementary planning document.”

2.1.4 Camden Council Planning Guidance for Health and Wellbeing January 2021

This Health Impact Assessment (HIA) has been produced in line with the guidance provided by the Camden Council, which was prepared to support planning policy within the local plan. The aim of the HIA is to assess how the proposed development will impact health and wellbeing within the borough. Any potential adverse impacts should be mitigated for and recommendations are included within the assessment.

“It states the HIA should focus on the most significant impacts and consider which groups of people, including vulnerable populations, may be affected by the proposal, supported by their participation in the assessment. An extensive range of HIA resources is provided.”

Section 1.41 states:

“Health Impact Assessments (HIAs) provide a systematic approach for assessing the potential impacts of development on the social, psychological and physical health of communities. Policy C1 of the Camden Local Plan expects Health Impacts Assessments to be undertaken for all major developments.”

Section 1.42 states:

“HIAs are designed to consider whether a development proposal might reinforce health inequalities and inadvertently damage people’s health, or have positive health outcomes for the local community. Ensuring issues are considered at an early stage in developing planning proposals can help improve both the physical and mental health of the population. Health Impact Assessment promotes sustainable developments that support the creation of strong, vibrant and healthy communities by:

- considering both the positive and negative health impacts when preparing development proposals;
- identifying and taking action to minimise any negative impacts on health and wellbeing of a particular development scheme;
- demonstrating that developers have worked closely with communities directly affected by their proposals to evolve designs that take account of the views of the community;
- taking into account the cumulative impact of development, i.e. where several developments are in progress within the local area, especially where this relates to construction, as well as the potential overconcentration of uses in a local area. The combination of several large residential schemes may also have a material impact on access to services and amenities.”

Section 1.43 states:

“An HIA should be undertaken for all developments that give rise to significant health impacts. Policy C1 of the Camden Local Plan requires, as a minimum, a screening assessment on major development sites (10 or more residential units or 1,000sqm additional non residential floorspace). A HIA may, however, be relevant for other proposed schemes. An example is where a town centre use gives rise to significant health impacts (an issue identified by Policy TC4 of the Local Plan). A HIA is also likely to be necessary where there are sensitive or vulnerable populations that may be affected by a proposed scheme.”

Section 1.43 states:

“For schemes of between 10 and 99 dwellings and with 1,000-9,999sqm of additional commercial or visitor floorspace, developers should use the NHS London Healthy Urban Development’s Rapid Health Impact Assessment Tool for preparing their HIA. This allows for a focussed investigation of health impacts and can be found at: <http://www.healthyurbandevelopment.nhs.uk/>. The rapid HIA should address the most significant impacts and/or those most likely to occur.”

Section 1.50 states:

“Health Impact Assessments should have regard to vulnerable groups and sensitive groups both as intended users of the development, and those living or accessing services in the vicinity. Vulnerable groups include children and young people (e.g. schools, youth clubs etc.), older people (supported

housing, residential care etc.) and people with mental or physical disabilities (day centres, supported housing etc.)”

Section 1.52 states:

“This should contain a series of evidence based-recommendations setting out how a scheme can be enhanced and any mitigation measures that may be required. To have maximum impact, the HIA should be undertaken as early as possible in the planning application process.”

3. Health within Camden

Within the HIA guidance and the Camden Local Plan, there have been significant points made regarding health within the borough, which have been considered within this assessment as well as the design of the development.

Although there has been a decline in poverty, health inequalities still persist within the borough with a significant difference in life expectancy between the most and least deprived wards. This is due to inequalities regarding access to healthy infrastructure.

The following has also been considered:

- A lack of physical activity has clearly been shown to be a risk factor for a range of poor health conditions, including high blood pressure, cardiovascular diseases, some cancers, and feelings of anxiety and depression. Around a third of Camden, adults do not achieve Government recommended physical activity levels of at least 150 minutes of moderate-intensity activity in bouts of 10 minutes or more. Just 12% of Camden's 15 year olds meet Government recommendations for at least 60 minutes of physical activity per day.
- One issue of particular importance in the Borough, as it is elsewhere, is childhood overweight and obesity. Like adult overweight and obesity, the causes are complex and inter-related, although at its simplest form it is the result of an energy imbalance, with a greater number of calories compared to the number expended. The Council seeks to tackle this issue and encourage healthy eating habits and is undertaking a range of programmes aimed at improving the food environment in the Borough.
- Social and economic inequality in the Boroughs clearly related to having a good job, which brings benefits in addition to material wealth: people who are in good employment have better physical and mental wellbeing than people who are not. Poor pay or insufficient hours: temporary work, insecurity, and the risk of redundancy or job loss are related to poorer health. Development opportunities play a part in the local economy, providing the spaces and infrastructure for employment, and helping deliver the skills and training needed to develop the workforce.
- An ageing population has been identified as a key social change and policy challenges of the 21st century, especially since the majority of healthcare needs arise amongst the older population.
- Amenity is important for good health and wellbeing. Poor air quality and noise impact adversely on health, conversely good air quality and a quieter environment can create conditions for people to be physically and socially active.
- There are health inequalities within Camden by location, gender, deprivation, and ethnicity. Men and women from the most deprived areas have a life expectancy of approximately 13 and 8 years less respectively than those from the least deprived areas. Reducing these inequalities is a matter of fairness and social justice.

4. Health Impact Assessment

Housing design and affordability

Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<p>The proposal will look to exceed the 16 design criteria of the Lifetime Homes Standard and the Building Regulation requirement M4(2).</p> <p>Resulting in a positive impact.</p>
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes, and wheelchair accessible homes?	<p>The proposal has been designed to accommodate disabled access and therefore provides wheelchair-accessible homes.</p> <p>Resulting in a positive impact.</p>
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<p>Yes, all housing (including affordable) has been designed to accommodate disabled access throughout and therefore homes can be adapted to support independent living for older and disabled people.</p> <p>Resulting in a positive impact.</p>
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<p>Yes, the proposed development does promote good design and all dwellings meet internal space standards.</p> <p>Resulting in a positive impact.</p>
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<p>Yes, the development has been designed to provide affordable housing, at varying scales, to suit demand.</p> <p>Resulting in a positive impact.</p>

Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<p>The energy strategy has been designed in line with the energy hierarchy as required by the London Plan. The first stage is 'Be Lean' which is focused on high energy-efficient design. The houses will have high levels of insulation to reduce the demand for energy. Based on this, the houses should aim to achieve a high SAP rating.</p> <p>This would result in a high SAP rating.</p>
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Access to social care services and other social infrastructure

Does the proposal retain or re-provide existing social infrastructure?	N/A
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	<p>Based on the price of the houses, it is assumed that residents would have private healthcare.</p> <p>Resulting in a neutral health impact.</p>
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A
Does the proposal assess the capacity, location, and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	N/A
Does the proposal explore opportunities for shared community use and co-location of services?	<p>The communal landscaped garden provides opportunity for shared use. Residents will be encouraged to use local facilities to meet and interact with other residents. The Wellness Facility will be accessible for residents and guests only.</p> <p>Resulting in a positive health impact.</p>

Access to open space and nature

<p>Does the proposal retain and enhance existing open and natural spaces?</p>	<p>Yes. The site was previously developed. The redevelopment does enhance the site, with the use of communal and private gardens, green roofs and green walls.</p> <p>Resulting in a positive health impact.</p>
<p>In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?</p>	<p>Yes. The surrounding area is largely built up, however, the development site is within its own grounds, which includes greenery and trees. The development also improves access to existing space for occupants. The proposal significantly exceeds new development UGF recommendations 2:1 through significant supplementary planting of shrubs & trees etc.</p> <p>Resulting in a positive health impact.</p>
<p>Does the proposal provide a range of play spaces for children and young people?</p>	<p>Yes. The proposals have not allocated specific areas but it will be up to owners where play spaces are allocated. The proposal includes private and communal gardens. The use of the private gardens will be determined by the occupants.</p> <p>Resulting in a positive health impact.</p> <p>Children's outdoor play should be encouraged, by providing safe and accessible spaces.</p>
<p>Does the proposal provide links between open and natural spaces and the public realm?</p>	<p>No. The landscaping onsite would likely only be accessed by residents and their visitors. This has the potential to have both positive and negative impacts on health, as it allows residents to feel safe. However, prevents members of the public from enjoying the on-site landscaping.</p>

	Resulting in an uncertain health impact.
Are the open and natural spaces welcoming and safe and accessible for all?	<p>Yes. The communal outdoor spaces will be available for all occupants.</p> <p>Resulting in a positive health impact.</p> <p>Outdoor spaces should be safe and accessible for all. The communal areas should be well maintained and secure.</p>
Does the proposal set out how new open space will be managed and maintained?	<p>Private gardens will be maintained by residents themselves. It is recommended that for communal areas, someone should be employed to manage these areas.</p> <p>Resulting in a positive impact.</p>

Air quality, noise, and neighbourhood amenity

Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	<p>A Noise Impact Assessment should be submitted with the planning application. Any recommendations made within the Noise Impact Assessment should be implemented.</p> <p>This would result in a positive health impact.</p>
Does the proposal minimise air pollution caused by traffic and energy facilities?	<p>The development is not expected to generate a significant number of trips as it will be car-free so it will minimise the air pollution associated with traffic. The ground source heat pump used for heating and hot water is low carbon.</p> <p>Resulting in a positive health impact.</p>
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<p>The development will be car-free so will not add to the noise pollution or traffic in the local area. Any recommendations made by the Noise</p>

	<p>Impact Assessment should be implemented so that residents are not susceptible to increased levels of noise from the surrounding area.</p> <p>This would result in a positive health impact.</p>
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Accessibility and active travel

Does the proposal address the ten Healthy Streets indicators?	<p>At the time of undertaking this assessment, a Healthy Streets Assessment had not been undertaken. However, it could be argued that some of the healthy street indicators are already addressed in the form of technical reports which have been submitted as part of the planning application.</p> <p>The health impact of this is uncertain.</p>
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<p>Yes. The development will be car-free and has sufficient pedestrian and cycle access. The proposed development site is a short walk away from local amenities, therefore discouraging the use of cars.</p> <p>Resulting in a positive health impact.</p>
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<p>Yes. The site provides sheltered and secure cycle parking for residents and visitors. Roads within the immediate vicinity provide cycle lanes.</p> <p>Resulting in a positive health impact.</p>
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<p>Yes. The development site is well connected to pedestrian footpaths and cycle routes within the public realm. As mentioned above, roads within the immediate vicinity, such as Avenue Road, provide cycle lanes.</p> <p>Resulting in a positive health impact.</p>

Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	N/A the development will be car-free.
Is the proposal well connected to public transport, local services, and facilities?	<p>Yes. The nearest bus stop is within an 8-minute walk of the site and the nearest underground station is within an 11-minute walk.</p> <p>Resulting in a positive health impact.</p> <p>It is recommended that a travel plan is developed so that users are made aware of the options of public transport.</p>
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<p>Yes, the proposed development would be car-free. There are controlled parking zones on roads surrounding the site.</p> <p>Resulting in a positive health impact.</p> <p>As mentioned above, it is recommended that a travel plan is produced.</p>
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<p>Yes all buildings have been designed for disabled access and carer facilities including future proofing adaptability and flexibility of unit sizes. The development is fully accessible with ramps and lift facilities for wheelchair users and those with walking difficulties. Disabled parking spaces will also be provided.</p> <p>Resulting in a positive health impact.</p>

Crime reduction and community safety

<p>Does the proposal incorporate elements to help design out crime?</p>	<p>Yes. The development would have 24 hr gated security cognisant of the high levels of opportunistic street crime and personal attack reported in this affluent area.</p> <p>Resulting in a positive health impact.</p> <p>The design of the development should prevent crime to ensure the safety of the users.</p>
<p>Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?</p>	<p>No. The development would have 24 hr gated security.</p> <p>Resulting in a negative impact.</p> <p>The design of the development should ensure that users feel safe without restricting their movements.</p>
<p>Does the proposal include attractive, multi-use public spaces and buildings?</p>	<p>Yes. The development will be designed to a high standard, to ensure aesthetic appeal.</p> <p>Resulting in a positive health impact.</p> <p>All buildings and outdoor spaces should be well maintained.</p>
<p>Has engagement and consultation been carried out with the local community and voluntary sector?</p>	<p>Yes, immediate neighbours have been contacted who would welcome the redevelopment of the current derelict site, which is not only visually unappealing but also a major security concern.</p> <p>Community engagement should be encouraged throughout the operational phase of the development.</p> <p>Resulting in a positive health impact.</p>

Access to healthy food

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

Access to work and training facilities

Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes. The redevelopment will create temporary construction jobs as well as permanent end-use jobs due to the development requiring 24 hr security and a concierge. Resulting in a positive health impact.
Does the proposal provide childcare facilities?	N/A
Does the proposal include managed and affordable workspace for local businesses?	N/A

Does the proposal include opportunities for work for local people via local procurement arrangements?	N/A

Social cohesion and inclusive design

Does the proposal consider health inequalities by addressing local needs through community engagement?	<p>Although community engagement has not been undertaken health inequalities are accounted for within the proposal. All of the houses are accessible and include a lift installation.</p> <p>The health impact of this is uncertain.</p>
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?	<p>No. The proposed development creates social barriers with the community as it will be gated. However, there will be communal areas on-site for residents which will encourage social interaction.</p> <p>Resulting in a negative health impact.</p>
Does the proposal include a mix of uses and a range of community facilities?	<p>No. The proposal does include a Wellness Facility, however, this will only be accessible for residents and their guests.</p> <p>Resulting in a negative impact.</p>
Does the proposal provide opportunities for the voluntary and community sectors?	<p>No, the proposal does not as it is a residential development. Although it would provide a few jobs it may not be on a voluntary basis.</p>

	Resulting in a negative health impact.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<p>Yes. The development incorporates lifts, ramps and disabled parking spaces.</p> <p>Resulting in a positive health impact.</p> <p>There should be no discrimination based on age, physical abilities, etc caused by the design of the development.</p>

Minimising the use of resources

Does the proposal make the best use of existing land?	<p>Yes. The proposed location is on land which has already been developed.</p> <p>Resulting in a neutral health impact.</p>
Does the proposal encourage recycling, including building materials?	<p>Yes. Recycling of building materials will be considered. Recycling during the operational phase will also be encouraged by providing alternative bins for different materials.</p> <p>Resulting in a positive health impact.</p> <p>Recycling of construction materials should be included within the construction management plan. A waste management plan should also be prepared for the operational phase of the development.</p>
Does the proposal incorporate sustainable design and construction techniques?	<p>Yes. The development will be designed to minimise adverse impacts caused by the development. Low/zero carbon technologies should be used, the efficiency of buildings will be improved upon and high-efficiency lighting should be used.</p>

	<p>Resulting in a positive health impact.</p> <p>Sustainable design and construction should be considered at every point of the planning process.</p>
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Climate change

Does the proposal incorporate renewable energy?	<p>Ground Source Heat Pumps will provide space heating and hot water to the development. This will be included as part of the 'Be Green' stage of the energy hierarchy and will provide a low carbon alternative to heating.</p>
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example, ventilation, shading and landscaping?	<p>Yes. The development will be designed to the highest standard to account for the possibility of overheating and high-performance building materials will be used to ensure adequate insulation. An energy strategy has been developed for the proposed development in line with the energy hierarchy within the London Plan.</p> <p>Resulting in a positive health impact.</p> <p>It is recommended that a ventilation strategy, including an overheating assessment, is carried out by an engineer.</p>
Does the proposal maintain or enhance biodiversity?	<p>Yes. The proposal includes green roofs, private and communal landscaped gardens. The development is to provide exemplar eco/zero carbon credentials.</p> <p>Resulting in a positive health impact.</p>

Does the proposal incorporate sustainable urban drainage techniques?	<p>Yes the proposal will incorporate sustainable urban drainage techniques. A drainage strategy will be submitted as a supporting document.</p> <p>Resulting in a positive health impact.</p>
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5. Conclusion

This report summarises the health impacts of the proposed development at 52 Avenue Road, St Johns Wood, London NW8 6HS.

Relevant policies have been identified and the Camden Council Planning Guidance for Health and Wellbeing January 2021 has been used to identify key topics in which the development can provide a positive health impact on both the local community and future occupiers of the development.

Recommendations have been made to enhance the positive features already incorporated and mitigation measures have been stated where relevant in order to minimise any adverse impacts associated with the proposed development in relation to health.

It can be concluded that by incorporating measures outlined within this report, the proposed development is not considered to conflict with any national, regional, or local planning policy in relation to health impact.