

Rapid Health Impact Assessment Report

Abbey Road Phase 3

3 May 2022

Wates Residential

QUALITY ASSURANCE

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1 Introduction

Overview

- 1.1 This rapid Health Impact Assessment (HIA) has been prepared by CBRE Ltd, to accompany the full planning application for the redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units otherwise known as Abbey Road Phase 3 (hereafter the 'Site') submitted to the London Borough of Camden (LBC) on behalf of Wates Residential, appointed by the London Borough of Camden ('the Applicant'). This application seeks Full Planning Permission for the following works:
- Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E/Sui Generis) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.*
- 1.2 The application site is located directly to the west of the junction of Abbey Road and Belsize Road, within Kilburn Ward of the LBC. It is triangular in shape and comprises the Belsize Priory Health and Community Centre and affordable housing units, which span across a five-storey block (Hinstock) and a seven-storey block (Emminster). The existing residential buildings comprise of 74 units, 55 1-beds and 19 studios, all of which were social rented units but are now predominantly vacant aside from occupation by property guardians. A number of tenants have already been re-housed within the neighbouring Phase 1 residential development or within other developments within the borough.
- 1.3 In addition to these uses at ground floor, there are nine small retail units (one of which is vacant) and a hot food takeaway, as well as a public house, the Lillie Langtry. The common areas on site are comprised of hardstanding and a limited number of trees, mainly along Abbey Road.
- 1.4 The site forms part of the wider Abbey Road Estate Regeneration Scheme. Outline consent was originally granted in 2012 (2012/0096/P) for the comprehensive redevelopment of the three sites within the Estate to deliver up to 296 residential units, a health and community centre as well as a range of ancillary uses including plant, landscaping and parking.
- 1.5 Following this, a hybrid permission (2013/4678/P) secured full planning consent for Phase 1 of the regeneration securing consent for 141 residential units, commercial floorspace, a retail unit and ancillary space including a basement car park. This detailed element of the consent was implemented in December 2014 following the grant of permission in May 2014. This hybrid permission also secured outline consent and was granted for the second and third phases. Phase 2 would deliver a health and community centre with Phase 3 delivering further residential units along with car parking and commercial floorspace. Matters such as dwelling mix, affordable housing provision and the decanting strategy around the existing Phase 3 building and residents into the Phase 1 part of the hybrid consent were considered holistically. The outline elements of this planning consent relating to Phases 2 and 3 have not been implemented. A Reserved Matters application was submitted for Phase 3 but was subsequently withdrawn.
- 1.6 A full planning permission for Phase 2 was granted in November 2020, which provides a high-quality health and community centre set within enhanced landscaping for the wider community. The Applicant is now seeking to bring forward the third phase of development to complete the regeneration at this important junction site. Whilst the applications have moved away from a single overall permission for the three phases, the actual delivery, linkages should have a holistic development approach.
- 1.7 The nearest section of the Transport for London Road Network (TLRN) is 800m east of the site on Finchley Road. The nearest part of the Strategic Road Network (SRN) is 400m west on Kilburn High Road.

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- 1.8 The site has a very good public transport access level (PTAL) rating of 6a on a scale of 0 to 6b, where 6b is the highest. The closest train station is Kilburn High Road 445m south-west of the site and Kilburn Park on the Bakerloo line is the closest London Underground station 505m also to the south-west.
- 1.9 The site is well served by bus services, with bus stop Belsize Road/Abbey Road served by routes 189, 31 and 139. Other surrounding bus routes are 328, 16, 32, 316, 332, 98 and 206.
- 1.10 The environmental considerations relevant to the site are as follows:
- The site is located in the borough-wide Air Quality Management Area (AQMA);
 - A small portion at the rear of the site is within the Priory Road Conservation Area, to the north-west;
 - There is an Archaeological Priority Area located to the west of the site;
 - There is a designated open space to the east of the site, part of which is designated private open space in the Camden policies map, known as the Abbey Road Open Space; and
 - There are two Grade II Listed Buildings located to the north of the site, one on Abbey Road and one to the south-east of the site, on Rowley Way.
- 1.11 This rapid HIA has been undertaken in accordance with guidance provided by:
- The Healthy Urban Development Unit (HUDU) publication 'Watch out for health—A checklist for assessing the health impact of planning proposals'; and
 - The Department of Health (DoH).
- 1.12 The guidance supports the practical implementation of London Borough of Camden Local Plan (2017), Camden Health and Wellbeing Strategy 2022-30 and Camden's Joint Strategic Needs Assessment (JSNA) (2019), which deal with health issues in Camden.
- 1.13 Professional expertise has been used to inform the identification of appropriate effects and assess the likely form and qualities of the proposed development with regard to potential impacts on health. Any assumptions or uncertainties have been clearly highlighted.

What is Health Impact Assessment (HIA)?

- 1.14 Health Impact Assessment (HIA) has been defined as: 'a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population' (1).
- 1.15 In HIA, impacts on the health and wellbeing of various people or communities are identified in two main ways by asking:
- What are the direct effects on health?; and
 - What are the indirect effects mediated through the determinants of health, such as employment, housing conditions, community cohesion and social support, and access to services and amenities?
- 1.16 The HUDU Model provides a 'rapid', standardised and transparent method for assessing potential contribution and health infrastructures requirements for new developments.

Aims and Values

- 1.17 The purpose of conducting an HIA is to identify the impacts of a proposed development on health and then identify interventions that can minimise any negative impacts and, potentially, enhance any positive ones.
- 1.18 The values for this rapid HIA are as follows:

1 Introduction

- Health improvement;
- Reduction of health inequalities;
- Health protection;
- Accessibility; and
- Sustainability.

Means of Assessment

- 1.19 The means of assessment for this rapid HIA included a desktop appraisal and document analysis. The desktop appraisal has involved establishing the current baseline condition, including the sensitivity and importance of those aspects likely to be significantly affected in health terms by the proposed development.
- 1.20 For the elements under consideration within this rapid HIA, the baseline conditions have been established using a combination of published database, maps, technical reports and assessments.

Policy and Legislative Context

- 1.21 The following documents have been used to inform the assessment:
- National Planning Policy Framework (NPPF) 2021 (2);
 - Planning Practice Guidance (PPG) (3);
 - Health and Social Care Act 2012 (4);
 - The London Plan (2021) (5);
 - Camden Local Plan (2017) (6);
 - Camden's JSNA (2019) (7);
 - Camden Planning Guidance: Planning for Health and Wellbeing (2021) (8);
 - Draft Camden Site Allocations Local Plan (2020) (9); and
 - Camden Health and Wellbeing Strategy 2022-30 (10)
- 1.22 Further details of relevant local policy, and specific aims and objectives of Camden's Health and Wellbeing Board are available within Appendix 1.0.

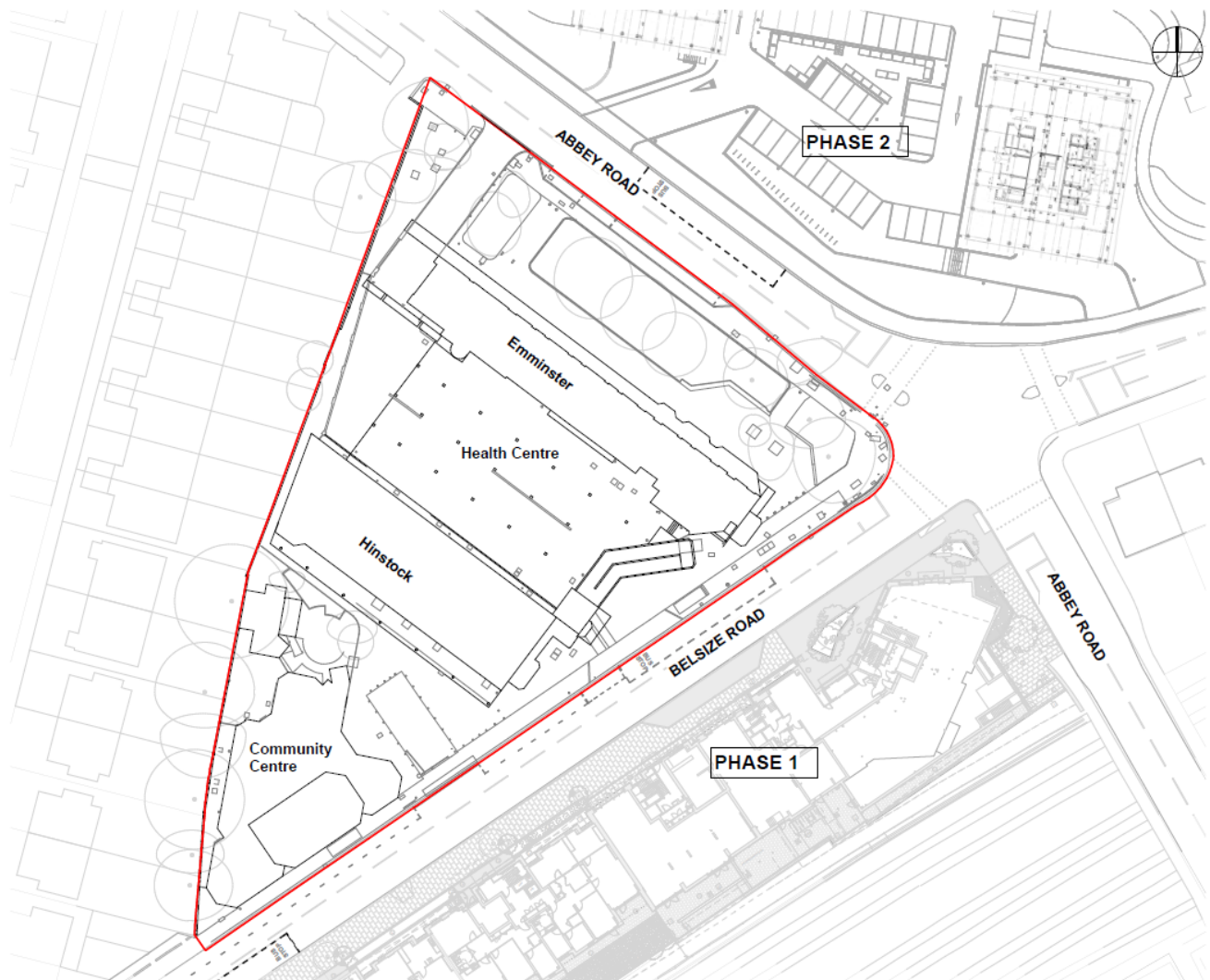
2 Site Description and Development Proposals

Site Description & Context

- 2.1 The proposed development is located the junction of Abbey Road and Belsize Road and forms part of an existing estate that has undergone renewal over a number of years. The site is triangular in plan with overall dimensions of about 75m by 110m. The location of the site is illustrated in Figure 1.

Figure 1

Site Location Plan (source: Pollard Thomas Edwards 2022)



- 2.2 To the north-east of the site is Snowman House and Casterbridge; two twenty-storey residential blocks, as well as the Abbey Road Open Space and a private car park for the existing residents. This area forms Phase 2 of the Abbey Estate and will, on completion of the development which commenced in early 2021, provide the re-located health and community centre currently found in Phase 3.

Directly adjacent to the open space in Phase 2 is the South Hampstead Conservation Area. To the east of the site, the area is predominantly comprised of two to four storey houses. To the south-east is Rowley Way (the Alexandra Road Estate) (Grade II Listed), which sits within the Alexandra Road Conservation Area. To the south is the recently completed Abbey Road Phase 1, comprising a 13-storey residential tower on the

2 Site Description and Development Proposals

junction and six storey residential buildings along Belsize Road, with retail and commercial uses at ground floor. The now complete Phase 1 of the Abbey Road masterplan replaced a multi-storey car park building with ancillary commercial uses at ground level.

- 2.3 The north-west site boundary borders site the Priory Road Conservation Area and Priory Terrace, which comprises three to four storey houses. There are two listed buildings within this Conservation Area, to the north of the site; the Church of St Mary (Grade II Listed) and St Mary's Church Hall (Grade II Listed).
- 2.4 As previously mentioned, the site benefits from a PTAL rating of 6a (with the highest rating being 6b) and is considered to have a very good level of access to public transport. The closest train station is Kilburn High Road 445m south-west of the site and Kilburn Park on the Bakerloo line is the closest London Underground station 505m also to the south-west. The site is well served by bus services, with bus stop Belsize Road/Abbey Road served by routes 189, 31 and 139. Other surrounding bus routes are 328, 16, 32, 316, 332, 98 and 206.
- 2.5 The proposed Phase 3 residential-led development involves the demolition of the existing buildings and the erection of three buildings of six and nine storeys (Block A), seven and eleven storeys (Block B) and four and six storeys (Block C). The buildings will consist of 139 residential units and two commercial units at ground level of two of the blocks. A mix of 1, 2 and 3-bedroom homes across private, social and Camden Living tenure are proposed.
- 2.6 An area of at-grade open green space will be provided in a communal courtyard to be located in the centre of the site. A number of ground floor apartments may be provided with at-grade private gardens as part of the development. There will be 1,850 sqm of communal garden accommodating at least 675 sqm of playspace as well as cycle storage.
- 2.7 The design concept for Phase 3 takes inspiration from the semi-detached nature of the surrounding conservation areas, which provide breathing space around the buildings allowing for a green visual connection between the private garden and public street. Breathing spaces along Belsize Road and Abbey Road will provide a space for residents and locals to pause along these busy roads. Gaps between the proposed buildings will provide both visible and physical connections between the new public spaces to the street through to landscaped gardens beyond.
- 2.8 The retention of existing trees on site is a high priority in order to maintain established habitats and the benefits in which mature trees bring to urban environments physically and mentally.
- 2.9 The project has been reviewed and developed in accordance with the recommendations of a Designing Out Crime Officer (DOCO) and incorporating the guidelines of Secured by Design (SbD) Homes 2019.
- 2.10 Great homes for all, will maximise dual aspect for the benefit of natural cross ventilation. All of the homes will be provided with mechanical ventilation with heat recovery (MHVR), one of many energy saving measures which will reduce ongoing costs to residents. The proposals are a Fabric-first response to the climate emergency with commercial spaces achieving BREEAM Excellent. Heating and hot water will be generated through air source heat pumps (ASHPs), with electric top-up boilers along with, photovoltaics (PVs) on the roof, green roofs, water saving and sustainable urban drainage (SuDS) measures to promote resilience.

The Proposed Development

- 2.11 The scheme for the redevelopment of the site proposes the demolition of the existing residential buildings, community centre, health centre public house and retail units on-site and the redevelopment of the site. The proposals comprise residential buildings ranging in height from four to eleven storeys in a perimeter block arrangement, with ancillary flexible space at ground floor and a communal garden which will include children's playspace. The development is proposed to be car-free, with the exception of wheelchair accessible parking which will be accommodated on or adjacent to the site.

2 Site Description and Development Proposals

- 2.12 The combination of history and regeneration within Camden has created a fascinating place to live, work and visit. The proposals will look to build on the positive transformation within Abbey Area redevelopment and around the junction, whilst also looking to the rich history of the surrounding context for inspiration.
- 2.13 These proposals are the final phase of the Abbey Area redevelopment and provides the opportunity to bring the qualities of the conservation areas to the junction of Belsize Road and Abbey Road.
- 2.14 It is important to note that whilst there are existing residential units on-site, residents have moved into the constructed Phase 1 or elsewhere within the borough. The residential units on-site are currently occupied by property guardians. There are a limited number of residents who have a 'Right to Return' and their housing needs are proposed to be addressed within the new development.
- 2.15 The following table shows the existing and proposed land uses:

Table 1

Characteristics of Development

	EXISTING	PROPOSED
Residential (Use Class C3)	74 units (all 1-beds)	139 units (a mixture of 1, 2 and 3 beds)
Commercial (Use Class E)	835 sqm Gross Internal Area (GIA)	305.3 sqm GIA of flexible Class E/Sui Generis floorspace (additional commercial already delivered in Phase 1)
Healthcare Centre and Community Centre	485 sqm	N/A

Nature of the Application

- 2.16 The Applicant has submitted an outline planning application comprising:
- “Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E/Sui Generis) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.”*
- 2.17 The proposal would seek to deliver the following:
- Addressing Camden’s housing need, delivering 139 residential units which will meet the needs of the local community in terms of size and tenure;
 - Car-free scheme with the delivery of cycle parking in line with the London Plan (2021);
 - Open space and playspace provision for residents;
 - Active ground floor including commercial unit fronting onto the key junction of Abbey Road and Belsize Road;
 - High-quality affordable housing;
 - Excellence in architecture and design; and
 - Contribution to and final ‘phase’ of the wider Abbey Road Estate regeneration.

3 Key Health Statistics

Introduction

- 3.1 This section provides a high-level summary of the key health statistics for the site and surrounding area.
- 3.2 Data has been obtained from various sources including the Camden's JSNA (7); Labour Market Profile Data (9) and Indices of Multiple Deprivation (IMD) 2019 (10).
- 3.3 Reference has been made to the Camden Health Profile produced by the Department of Health funded Public Health Observatories (11). A component of the Health Profiles is a 'spine chart' health summary showing the difference in health between the area and the average for England for 32 indicators. A spine chart for Camden is provided in Appendix 2.0.
- 3.4 The health profile indicates the health of people in Camden is varied compared with the England average. Camden is one of the 40% most deprived districts in England and about 27.3% (8,165) children live in low-income families. In addition, life expectancy for both men and women are higher than the England average.

Key Statistics

- 3.5 The site is located within Kilburn ward within the LBC.
- Camden has a diverse population which are projected to increase over the next 10 years. The population size is expected to increase to 265,351 by 2029, an increase of 4% from 2019. The population of Camden is living longer, growing and constantly changing. Although people are living longer, residents on average spend the last 20 years of their life in poor health (7).
 - Camden has a young population, with a higher proportion of younger people aged 20-34 years old compared to London and England. The borough has the lowest proportion of residents aged 65 and older in London and nationally, with only 6% of the total population in this age group (7).
 - Camden has ethnically diverse populations, with Black, Asian and Minority Ethnic (BAME) groups accounting for 34% of the whole population of Camden (7).
 - The overall economic activity and inactivity rates in Camden are slightly lower in comparison to London and Great Britain (9). The rate of employment (aged 16-64) is worse than the England average. This is reflected in terms of deprivation with the site being located within the 30% and 20% most deprived districts for employment and income respectively (10).
 - Life expectancy is 12.6 years lower for men and 10.6 years lower for women in the most deprived areas of Camden than in the least deprived areas (11).
 - Key health issues in Camden include: childhood obesity, rates of new sexually transmitted infections, killed and seriously injured on roads, diagnosis of diabetes and new cases of tuberculosis (11).

4 Healthy Urban Development Unit Assessment

- 4.1 Camden Council's Local Plan (2017) Policy C1: Health and Wellbeing states that health impact assessments (HIAs) are required for all major development scheme proposals. The Plan states that major developments are regarded as developments of 10 or more homes or a floorspace of 1,000 sqm or more, including student housing and non-residential development. Based on the size of the development and its location a rapid HIA has been identified as the best approach to satisfy the local policy and application validation requirements. Therefore, the HUDU Model has been used for the purposes of this application. As previously mentioned, the HUDU Model, which this report has been based on, provides a 'rapid', standardised and transparent method for assessing potential contribution and health infrastructure requirements for new developments. The HUDU helps to create healthy sustainable communities and ensure that new developments are planned with health in mind.
- 4.2 The HUDU Rapid HIA Tool planning checklist (12), or assessment matrix, aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing, the checklist seeks to mainstream health into the planning system.
- 4.3 The assessment matrix does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.
- 4.4 The assessment matrix identifies eleven topics or broad determinants. Under each topic, the tool identifies examples of planning issues which are likely to influence health and wellbeing.
- 4.5 Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.
- 4.6 The HUDU checklist enables the proposals to be assessed against a broad range of disciplines including:
- Housing design and affordability;
 - Access to healthcare 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.
- 4.7 The HUDU Rapid HIA Tool planning checklist has been completed for the proposed development and is presented in the following section.

5 HUDU Rapid HIA Tool: Planning Checklist

1.0 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)	Yes No N/A	The development would bring forward new residential units, and the building would be developed in accordance with Building Regulation Approved Document M Volume 2: access to and use of buildings.	Positive Negative Neutral Uncertain	None required.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes No N/A	As required by Camden Local Plan Policy H6 and accompanying paragraphs 3.154-3.155, one of the apartments would be suitable for occupation by a wheelchair user or easily accessible for occupation by a wheelchair user in accordance with Building Regulation M4(3)(2)b. The remaining two units will be adaptable in accordance with Building Regulation M4(3)(2a). A two-bed wheelchair unit is allocated within the intermediate tenure.	Positive Negative Neutral Uncertain	None required.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes No N/A	A total of 15 wheelchair units (category M4(3)) are proposed across all tenures, which equates to 10.79% of all units. Camden Living tenure and Social Rent tenure Wheelchair dwellings are proposed in Block A, Private Sale Wheelchair dwellings are provided in Blocks B and C. Category M4(3) Social Rent & Camden Living (Affordable Rent) units are to be designed, built and fitted-out as Wheelchair Accessible Dwellings to comply with Building Regulation M4(3)(2)(b). Category M4(3) Private Sale units are to be designed and built as Wheelchair Adaptable Dwellings to comply with Building Regulation M4(3)(2)(a). All remaining units are to be Category M4(2).	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes No N/A	<p>The design of the development has taken into consideration layout and orientation. It is evident that the design team over the various phases of the estate renewal have undertaken a thorough analysis and appraisal of the existing estate's character, highlighting opportunities for a retention and demolition strategy that greatly improves on the liveability of the current estate while delivering improved layout, community facilities and the delivery of much needed new homes. Further details are provided within the Design & Access Statement and the Planning Statement.</p> <p>All the proposed units exceed the minimum space standards for new dwellings, demonstrating the quality of the housing. Further details are provided within the Affordable Housing Statement.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal include a range of housing types, and sizes, including affordable housing responding to local housing needs?	Yes No N/A	<p>The proposed development consists of 139 residential units comprising 93 private sale dwellings, 46 units will be for affordable housing, the scheme will also provide commercial/retail space. Within the affordable housing provision, 36 units will be social rented and 10 will be intermediate rent, in the form of Camden Living rent.</p> <p>The proposals deliver a range of different sized accommodation, including 1-bed to 3-bed units. Unit sizes are in line with Camden Local Plan requirements and have been designed to comply with Lifetime Homes and the relevant accessible housing standards set out within the Camden Local Plan.</p> <p>Further details are provided within the Affordable Housing Statement.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes No N/A	<p>The proposed development does bring forward new housing with a target of zero-carbon for the development, and it does include design solutions to maximise energy efficiency. The proposed energy strategy reflects the Mayor's energy hierarchy: 'Be Lean; Be Clean; and Be Green'.</p> <p>The energy assessment concludes that the proposed development, based upon incorporating certain design measures, will achieve compliance with the Building Regulations and the London Plan.</p> <p>The following energy efficient measures will be incorporated into the design:</p>	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> Orientation and layout of the unit; High performance U-values for the building fabric; and High efficiency lighting and heating, ventilation and air conditioning (HVAC) systems. <p>These measures will contribute to the aim of exceeding Part L 2013 by energy efficiency measures alone.</p> <p>The proposed development has been designed in accordance with the Greater London Authority (GLA) Energy Hierarchy in order to meet the carbon emissions reduction targets set both locally and regionally, going beyond Building Regulations.</p> <p>In addition, in terms of renewable energy technology, heat pumps and PV panels are proposed to be incorporated.</p> <p>Through the application of the energy hierarchy, the development has been designed to meet the London Plan targets of zero-carbon buildings, with a minimum on site 35% reduction in regulated CO₂ emissions, for developments. The on-site target has been exceeded and reports a combined reduction of 58.81%. This is an important reduction that exceeds the 35% improvement requirement by the GLA.</p> <p>Further details are available within the Energy Statement.</p>		

2.0 ACCESS TO HEALTHCARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	Yes No N/A	The proposal would result in the loss of existing community floorspace including a health care centre. Although the proposed new development does not include new community facilities, such facilities have been provided within Phase 2 of the estate renewal which is due to be completed in the near future (July 2022). As the proposal will not result in the loss of community facilities which would be fully reprovided as part of the consented development, GLA officers are of the view that the proposal is in line with the requirements of Policy S1 of the London Plan. The design of the health and community centre provided in Phase 2 was developed through extensive consultation with local residents and key stakeholders including the end-users, to ensure the provision of a high-quality building that will meet the needs of the community. The co-location of the health and community facilities has numerous social, civic and community benefits in comparison to the existing facilities.	Positive Negative Neutral Uncertain	None required.
Does the proposal assess the impact of health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes No N/A	This has been considered as part of the wider regeneration scheme. The Abbey Road Phase 2 consent, which is nearing completion, will provide new co-located health and community facilities. The new Health Centre will increase the patient list capacity from 4,370 (based on NHS data) to 5,625, which is the anticipated growth in list size to 2025.	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	Yes No N/A	As previously mentioned, the proposal would result in the loss of existing community floorspace including a health care centre. Although the proposed new development does not include new community facilities, such facilities have been provided within Phase 2 of the estate renewal which is due to be completed in the near future (July 2022). As the proposal will not result in the loss of community facilities which would be fully reprovided as part of the consented development, GLA officers are of the view that the proposal is in line with the requirements of Policy S1 of the London Plan.	Positive Negative Neutral Uncertain	None required.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	Yes No N/A	The new Phase 2 Community Centre will be a much-improved facility and will offer a number of activities to the public which will be managed by the staff and volunteers. The new Community Centre will be purpose built to respond to the needs of the users.	Positive Negative Neutral Uncertain	None required.
Does the proposal explore opportunities for shared community use and co-location of services?	Yes No N/A	The activities the new Phase 2 Community Centre will offer will provide a range of educational, recreational, cultural and social opportunities. It will also provide a self-contained and secure creche with direct access to an outdoor play area and will offer a safe environment for children to play and learn. It will continue to operate an 'open-door' policy as it does currently and welcomes all members of the local community to utilise the facilities. In addition, through extensive consultation with NHS user groups in relation to the Health Centre and with the residents and local community in relation to the Community Centre, it was concluded that the co-location of the uses would allow for more efficient use of the space available on-site and reduce the loss of open space. Co-location also provides for the ability to create an anchor hub on-site with improved	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		wayfinding and public realm.		

3.0 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?	Yes No N/A	The proposals will retain and enhance existing open spaces. The rotated nature of the three blocks also references the existing buildings on-site, which pull back from the street to open up the public realm and provide some breathing space along the busy Abbey Road and Belsize Road.	Positive Negative Neutral Uncertain	None required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes No N/A	<p>The proposed landscape strategy will upgrade the existing open space and provide new open space. Garden space underpins the entire design approach. A series of landscape terraces providing attractive and programmed spaces with landform, soft and hard landscaped spaces is proposed. The broad principles are as follows:</p> <ul style="list-style-type: none"> ▪ 1,850 sqm communal garden accommodating at least 675 sqm of playspace; ▪ Borrowing from the setting; bringing the existing masonry wall into the narrative of garden walls in the establishment of terraces; ▪ Central planting of trees as a centrepiece to the courtyard; ▪ Mitigating the level change across from Abbey Road down to Belsize Road; ▪ Hard landscape composition of low walls built from salvaged concrete and masonry chosen to match that used in the buildings; ▪ Extending views through and from the buildings with curated termination and framing of views; 	Positive Negative Neutral Uncertain	None required.

5 HUDU Rapid HIA Tool: Planning Checklist

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> Planting and level changes to Belsize Road frontages; Cycle parking integrated into boundary wall; and Retention of trees at the junction within an improved public realm. 		
Does the proposal provide a range of play spaces for children and young people?	Yes No N/A	<p>The play provision throughout the courtyard garden will cater for a wider range of ages of varying typologies. There will be designated areas of equipped play elements within the landscape whilst interspersed natural play features such as, log piles, play boulders and rolling level changes.</p> <p>A varied play experience within a playable landscape setting will introduce all the various types of play skills such as: unoccupied, onlooker, independent, associative, cooperative, parallel, dramatic/fantasy, constructive, physical, competitive and symbolic play. These skills are fundamental to the growth and development of a child. Equipment will be a themed and coherent family of parts.</p> <p>Although the courtyard garden is intended to be multi-generational in its distribution of play, the equipped areas and areas intended for younger groups are positioned within the centre of the site with unprogrammed open recreation meadow areas to the higher terrace and tucked into the habitat-rich rain garden area to the lower terrace.</p> <p>Social gathering spaces for older children are located centrally within the courtyard to the hard landscape areas, tree planting providing shelter and focal point. There will be arrangements of seating, tables and informal games area.</p>	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide links between open and natural spaces and the public realm?	Yes No N/A	The courtyard is principally accessed through a single gated entrance positioned between Blocks A and B linking the garden space to the public realm at the junction on Abbey Road. There is a secondary entrance from Belsize Road that provides direct and secure access to the cycle storage and then onwards into the courtyard. Tertiary access is through the building lobbies where there are direct physical and visual links through the building into the garden. Residents accessing the cycle storage within the blocks or the cargo bike storage provided in the garden will use the principle garden entrance. The proposal tries to place the garden within the journeys to and from home, it becomes an active space rather than purely a passive, amenity space.	Positive Negative Neutral Uncertain	None required.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes No N/A	The project has been reviewed and developed in accordance with the recommendations of a DOCO and incorporating the guidelines of SbD Homes 2019. New, good quality, public spaces are created on both streets. These spaces are visible and open to the street providing a safe environment to sit and pause. The pathway that turns its way through the site not only defines the form and heights of the terraces, it also provides step free access between all the buildings, the cycle storage and the principal courtyard entrance. No single level changes exceed 600mm.	Positive Negative Neutral Uncertain	None required.
Does the proposal set out how new open space will be managed and maintained?	Yes No N/A	Every effort has been made to provide a rich planted environment that is pragmatic in its demands for maintenance however no scheme is maintenance-free. Monitoring and appropriate intervention will be required at various parts of the growing year to ensure its healthy development towards maturity. A Landscape Maintenance Plan will be secured by an appropriately worded planning condition.	Positive Negative Neutral Uncertain	Implementation of a landscaping maintenance strategy.

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4.0 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?	Yes No N/A	Impacts arising from construction dust and noise and vibration will be controlled through the implementation of a Construction Environmental Management Plan (CEMP) which will be submitted to and agreed with relevant officers at the LBC. The CEMP will include a Construction Traffic Management Plan (CTMP), as well as a Site Waste Management Plan (SWMP) and it will be prepared in accordance with standard best practice and regulatory requirements. Construction works will be carried out in accordance with the CEMP. All measures will be agreed with the LBC prior to works commencing.	Positive Negative Neutral Uncertain	None required.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes No N/A	The proposed development site falls within the borough-wide AQMA. An Air Quality Assessment has been carried out and concluded that as the proposed development is expected to result in a minimal increase in operational traffic a negligible impact is expected on nearby receptors. Based on the assessment significance criteria, the residual effects of the proposed development are considered to be not significant for all pollutants assessed. As such, in accordance with the assessment criteria, additional mitigation is not required. With regard to building emissions, no energy centre has been proposed. As there will be no combustion sources, such as boilers, building emissions have not been considered.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes No N/A	An environmental noise survey has been undertaken at the site to determine the exiting noise climate. An assessment has been carried out, based on the noise survey results, in relation to noise levels likely to be incident on the proposed building facades and to provide acoustic performance specification such that acceptable internal noise criteria can be achieved. The assessment concluded that internal noise levels can be effectively controlled by implementing glazing configurations. Each home is targeting internal noise levels and sound insulation (between homes) that exceeds Building Regulations Part E requirements.	Positive Negative Neutral Uncertain	Construction noise and vibration should be controlled through measures set out in the CEMP in order to minimise any adverse effects, although these would be temporary. Adherence to external plant noise emissions criteria to mitigate associated impact on neighbouring residential receptors. Implementation of vibration control strategy to mitigate associated impact on users of the site.

5.0 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?	Yes No N/A	The Transport Assessment (TA) has examined the most important identified key routes against eight of the ten Healthy Streets indicators. The indicators examined are: easy to cross; shade and shelter; places to stop and rest; not too noisy; people feel safe things to see and do; people feel relaxed; and clear air. In regard to the pedestrians from all walks of life indicator, the site can be reached by walking, cycling or public transport, and in terms of the people choose to walk, cycle and use public transport indicator this is covered within the Travel Plan. Further details are set out in the TA and Travel Plan.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal priorities and encourage walking, for example through the use of shared spaces?	Yes No N/A	A site-wide Travel Plan to encourage residents to use sustainable modes of transport, including walking and cycling has been developed. It aims to promote healthy and sustainable travel to/from the proposed development in order to increase the use of cycling and walking whilst also relieving pressures on public transport. The proposed development will be a car-free with no standard car parking provision, except for the blue badge parking bays.	Positive Negative Neutral Uncertain	None required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes No N/A	The nearest cycle route which runs west of the site on Kilburn High Road is route 5. This route heads towards Paddington and central London to the south and Edgware to the north. The wider London Cycle Network (LCN) is accessible east of the site, with several key destinations such as Islington, Mayfair and Chelsea. As part of the landscape strategy, a total of 273 additional cycle spaces are proposed, which exceeds the LBC and London Plan standards. They will be split between the following locations: <ul style="list-style-type: none"> Block B will accommodate the highest number of spaces (108); Block A will accommodate 93 spaces; and Block C will accommodate 64 spaces. In addition, there are a further 3 long stay spaces and 22 short stay spaces proposed for the commercial units to be provided on the site. Additionally, there will be 8 short-stay cycle parking spaces across the site.	Positive Negative Neutral Uncertain	None required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes No N/A	The site can be accessed by pedestrians and cyclists from Abbey Road and Belsize Road. There is one access point on each road along the southern and eastern borders of the site. This will help improve and encourage permeability through the site with access point on both roads.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		The proposals will promote active travel and healthy lifestyles by providing more space for walking and cycling within the site including permeable routes to local walking, cycling and public transport networks and by implementing measures set out within the Travel Plan.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes No N/A	The proposal is for a perimeter block, and as a result, the existing car park and access road within the site would all be removed. The cycle network surrounding the site is relatively poor in terms of designated cycle routes. However, surrounding the site there are a number of traffic calming measures in place to slow vehicle speeds and improve the environment for cyclists.	Positive Negative Neutral Uncertain	None required.
Is the proposal well connected to public transport, local services and facilities?	Yes No N/A	The site is well connected to public transport, with numerous bus routes stopping around the perimeter of the site and nearby. Kilburn High Road, Kilburn Park and South Hampstead Stations are a short walk away. The closest train station is Kilburn High Road 445m south-west of the site and Kilburn Park station 505m also to the south-west on the Bakerloo line is the closest London Underground station. Bus stop Belsize Road/Abbey Road is served by routes 189, 31 and 139. Other surrounding bus routes are 328, 16, 32, 316, 332, 98 and 206. The current PTAL rating is 6a which is a Very Good level of public transport for the site.	Positive Negative Neutral Uncertain	None required.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan measures?	Yes No N/A	No new car parking or motorcycle provision is being proposed. The existing accessible parking provision (a total of six blue badge bays) will be consolidated and relocated within the site boundary and will provide flush kerb and step free access to the building.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<p>A Travel Plan has been produced which outlines the commitment to put in place a Travel Plan Co-ordinator prior to first occupation of the development, whose role will be to monitor its implementation. It contains a package of measures which aims to support the design of the building and encourage the use of the sustainable transport infrastructure provided within the proposed development and the local area.</p> <p>Overall, the proposed measures being introduced have been aligned with the London Plan policies to improve the permeability of the site and infrastructure to enhance non-car modes of travel.</p>		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes No N/A	The approach to all entrances is designed in accordance with Approved Document Part M, with gentle gradients on the main access rout externally and the clear widths along all circulation suitable for wheelchair users and those with limited mobility.	Positive Negative Neutral Uncertain	None required.

6.0 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?	Yes No N/A	The project has been reviewed and developed in accordance with the recommendations of a DOCO and incorporating the guidelines of SbD Homes 2019. It is the intention of the Applicant to meet the specification requirements of section 3 in order to achieve Gold Certification.	Positive Negative Neutral Uncertain	None required.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes No N/A	The proposed development incorporates the following design techniques following SbD guidelines:	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> ▪ The site layout is arranged around the perimeter of a secure courtyard. Existing pedestrian routes are retained along Belsize and Abbey Road. ▪ New, good quality, public spaces are created on both streets. These spaces are visible and open to the street, providing a safe environment to sit and pause. ▪ The front entrance to each block is clearly marked by a change in materials and highlighted in green. Planters containing defensive plants define the ground floor residential plots, giving breathing space in front of them. ▪ The setback entrances are designed to be generous and well-lit, to prevent anyone attempting to surprise residents as they approach the entrance. ▪ The secure courtyard can be accessed via the gate between Blocks A and B. The existing boundary wall onto the rear gardens of Priory Terrace will be retained. All fences will be designed to SBD height requirements. ▪ The courtyard will be well lit and a safe and pleasant place to spend time. cycle stores are accessed in stores off this courtyard, giving a second line of defence for additional security. ▪ Doors and windows, and boundary treatments will be installed to the security ratings set out by the DOCO. This includes all ground floor openings and other openings considered easily accessible, as defined in Sbd Homes 2019. ▪ A secure lobby is created by two sets of internal doors at the front entrance, between these doors are in-the-wall post boxes. 		

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> Video access control will be provided to all front entrances. CCTV and data logging provided to all cycle stores and refuse stores, with access control programmed to limit access to those residents in the relevant block. The lobby door at each floor will also have access control for compartmentation, preventing all visitors and residents from accessing any floors but the one on which they live. Likewise at ground floor, the residential corridors will be separated from the main access route. Residents will have key fob access from the private garden back into the block they live, and also key fob access via the main gate to the private garden. All refuse stores and cycle stores will have fob access and data logging to limit access to the relevant residents. 		
Does the proposal include attractive, multi-use public spaces and buildings?	Yes No N/A	<p>The Local Plan (Policy D1) states that LBC will require development to; respect local context and character, enhance local heritage assets, be sustainable in design and construction, be of high-quality design and materials, be inclusive and accessible for all, be well integrated, be secure, incorporate high quality landscape and amenity and to preserve strategic and local views.</p> <p>The London Plan contains a number of policies relating to design (Policy D1, D1B, D2, D3 and D4) that echo the above LBC policy sentiments. The design considerations outlined in the policy include but are not limited to; local capacity for growth, existing and planned transport, local open space and green infrastructure, views, local heritage, accessibility. In addition, housing quality standards and national space standards will also apply to the residential accommodation proposed. These standards cover minimum space requirements, unit aspect, daylight and sunlight requirements and amenity space.</p>	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		The design of the proposals has been carefully developed to ensure it respects and responds to local context and character, enhances local heritage assets and is well integrated. The proposals are well integrated into the context and surroundings, with the height focused at the Abbey Road and Belsize Road junction and stepping down towards the surrounding Conservation Area and lower rise buildings. As such, the design is considered to be compliant with the relevant local and GLA planning policies.		
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes No N/A	Planning policy and guidance at all levels recommends early engagement and consultation with key stakeholders in the planning process as well as the local community. The proposed design has evolved through consultation at the pre-application stage with the LBC and other stakeholders including existing tenants, local residents and relevant design review panels. Engagement with the local community started back in 2012 and has continued through 2021 and 2022. Full details of the consultation are set out in the Planning Statement and Statement of Community Involvement (SCI).	Positive Negative Neutral Uncertain	None required.

7.0 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?	Yes No N/A	The Community Garden within the existing Abbey Community Centre on Phase 3 is very popular amongst local residents and will be re-provided as part of the new Health and Community Centre in Phase 2. The Community Garden will be accessed through the foyer of the centre and is a space where the community will manage and cultivate their own planting.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No N/A	<p>The existing ground floor retail units will be demolished and flexible floorspace will be provided on the ground floor, as part of the proposals. At present there is 835 sqm of floorspace across the seven existing retail units, however a number are vacant. The proposed development is seeking to provide 305.3 sqm (GIA) of flexible commercial floorspace (Sui Generis/Class E).. This approach is considered the best balance between making the best use of the site in terms of splits of uses and ensuring any commercial space is successful in this location.</p> <p>The site is located in close proximity to Kilburn High Road and South Hampstead which provide a range of retail, food and beverage facilities. In addition, a supermarket is delivered directly opposite the site, as part of Abbey Road Phase 1 which delivered new retail and commercial space.</p>	Positive Negative Neutral Uncertain	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No N/A	There are no hot food takeaways (Sui Generis use) proposed on-site.	Positive Negative Neutral Uncertain	None required.

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8.0 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?	Yes No N/A	Both construction and new operational jobs will be brought forward as a result of the proposed development. It is also likely that operational jobs will be sourced locally.	Positive Negative Neutral Uncertain	Local employment and training for the construction phase should be secured via the Section 106 agreement in line with LBC's Planning Obligations Supplementary Planning Document (SPD).
Does the proposal provide childcare facilities?	Yes No N/A	The proposed development does not provide childcare facilities. The existing childcare facilities in the creche in the Community Centre will be relocated to the new Community Centre in Phase 2.	Positive Negative Neutral Uncertain	None required.
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A	The proposals comprise flexible commercial space (Class E/Sui Generis) and potential uses include a café and pharmacy, to meet local needs. No workspace is proposed, as such affordable workspace is not relevant to the proposals.	Positive Negative Neutral Uncertain	None required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes No N/A	The Applicant and Wates aim to created 18 new jobs for Camden residents, 65 full time equivalent jobs for Camden residents, 14 new apprentices (Camden residents). They also aim to spend 20% of costs with local suppliers and have 2 meet the buyer events for Camden businesses and surrounding boroughs. Please see the Employment and Training Strategy prepared by Volterra for full details.	Positive Negative Neutral Uncertain	None required.

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9.0 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?	Yes No N/A	Public consultation was carried out via a launch newsletter delivered to neighbouring addresses to the site promoting a dedicated consultation website with a 'virtual exhibition', a physical exhibition on 30 November 2021, a virtual drop-in on MS Teams on 1 December 2021, and information displays in shop windows on Belsize Road. A second in-person consultation event was held on 2 March 2022, followed by a virtual drop-in MS Teams consultation event on 3 March 2022. The updates to the scheme since the first consultations were presented at these events, following the feedback received. There was also a virtual drop-in exhibition on MS Teams on 23 March 2022, presenting any further updates to the scheme, following the feedback received. Feedback collected throughout the consultation process was broadly positive, demonstrating general support for the proposed development.	Positive Negative Neutral Uncertain	None required.
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?	Yes No N/A	A key focus of the proposals throughout the design development process is the inclusion of social spaces across the site. The design aspires to create all areas as accessible and welcoming as possible to facilitate social interaction where possible. A key aspect of the landscaping strategy is to create a connected, safe, attractive, pedestrian friendly route throughout the site, therefore avoiding physical barriers and severance.	Positive Negative Neutral Uncertain	None required.
Does the proposal include a mix of uses and a range of community facilities?	Yes No N/A	The proposals seek to establish a design that improves the landscaping by creating enhancements to the pedestrian experience. The intention is to create an environment that is comfortable and safe for the users of the site. In addition, the development also includes new commercial space which will be open to the public.	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide opportunities for the voluntary and community sectors?	Yes No N/A	The new Community Centre located on Phase 2, which has a Diversity and Equalities policy, will provide opportunities for volunteers.	Positive Negative Neutral Uncertain	None required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes No N/A	A detailed inclusive design strategy has been produced, which details how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the design of the proposed development. All areas (including access from external areas) are fully accessible and step free, connected vertically by lifts and horizontally via sufficiently wide corridors. In addition, the proposed building arrangements and public realm have a clear and coherent layout that will aid legibility.	Positive Negative Neutral Uncertain	None required.

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10.0 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?	Yes No N/A	<p>The organisation of the proposed development layout is not only sensible spatially but allows the best use of the site by:</p> <ul style="list-style-type: none"> Using a design led approach, in line with planning policies, to provide 139 much needed homes, comprising 46 affordable homes and 93 market homes. Complying with the Healthy Streets and modal shift principles in the Local Plan and London Plan by providing a car free scheme, with the exception of wheelchair parking, as well as a policy compliant level of cycle storage that is arranged in an efficient manner. Providing flexible commercial units at ground floor at the corner of Abbey Road and Belsize Road, to activate this key junction of the wider regeneration scheme Providing a well thought out landscaped communal garden to the rear of the buildings, suitable for all ages Arranging the blocks in a perimeter pattern but angling them to allow visual and physical connections with the communal courtyard and allowing for public realm improvements including the creation of a public space at the Abbey Road and Belsize Road junction Stepping the building heights up towards the junction and stepping it down towards the Conservation Area 	Positive Negative Neutral Uncertain	None required.
Does the proposal encourage recycling, including building materials?	Yes No N/A	<p>A Whole Life Cycle Carbon (WLCC) Assessment has been produced for the development in accordance with the GLA requirements, and full details of the measures taken to reduce carbon can be found in the WLCC Statement that accompanies the planning application.</p> <p>The Applicant have adopted a Home Quality Mark (HQM) Product Procurement Policy for the proposed development, which:</p>	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		<ul style="list-style-type: none"> Encourages the procurement of construction materials and products from organisations certified under an appropriate Responsible Sourcing Certification Scheme (RSCS), e.g. BES 6001, ISO 14001 etc. Encourages the procurement of construction materials and products with a certified Environmental Product Declaration (EPD); and Encourages the procurement of construction materials and products which inherently produce less construction waste (e.g. from organisations who operate take-back schemes/use recyclable packing etc.) <p>A Circular Economy Statement (CES) has been produced for the development and outlines the measures that have been taken to:</p> <ul style="list-style-type: none"> Reduce virgin material usage; Reduce the amount of construction waste generated and sent to landfill; and Increase the amount of recoverable materials from the eventual deconstruction of the buildings at the end of their life. <p>Full details can be found within the CES that accompanies the planning application.</p> <p>An Operational Waste Strategy has been produced for the development which outlines the measures taken to facilitate and encourage homeowners/residents to separate and recycle all non-residual waste streams that are likely to be generated, including food waste. Full details can be found within the Operational Waste Statement that accompanies the planning application.</p>		

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate sustainable design and construction techniques?	Yes No N/A	The proposed development has been assessed and verified using the latest version of the Building Research Establishment's (BRE's) assessment schemes applicable to new homes: HQM ONE. The currently targeted HQM credits contained in the Pre-Assessment allow the homes to target a score of 253 credits, which equates to a 4 Star Rating.	Positive Negative Neutral Uncertain	A CEMP should be produced to ensure sustainable practices are upheld during demolition and construction. This should address issues such as noise and vibration, air quality, working hours, deliveries, waste management etc.

11.0 CLIMATE CHANGE

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate renewable energy?	Yes No N/A	<p>An Energy Statement has been produced for the development which details the carbon emission savings of the buildings. The energy modelling that informs the Energy Strategy is then used within the HQM pre-assessment to inform the number of credits that can be targeted. The modelling indicates that the homes perform well under the HQM criteria.</p> <p>The Energy Strategy is following the GLA Energy Hierarchy and adopting the 'Be Lean' approach to use less energy and manage demand during operation through fabric and servicing improvements and the incorporation of flexibility measures. The development is also maximising opportunities for renewable energy from PVs and ASHPs. Full details can be found within the Energy Statement that accompanies the planning application.</p> <p>The water fixtures and fittings specified for each home will collectively deliver no more than 105 litres/person/day per home (as calculated for Building Regulations Approved Document G).</p>	Positive Negative Neutral Uncertain	None required.

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Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
		The Principal Contractor will also be encouraged to reduce the energy and water they consume during the construction process. The Contractor will be required to complete the HQM Energy Efficiency and Water Efficiency Checklists prior to commencing on site and operate in accordance with them.		
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes No N/A	The ventilation systems are being designed to achieve ventilation rates that exceed Building Regulations Part F 2021 requirements. Each home will be provided with external private space in the form of a balcony at least 1.5m deep. This will also enable users to opt for natural ventilation to reduce the need for mechanical cooling for much of the year and to increase the perceived control that they have of their environment.	Positive Negative Neutral Uncertain	None required.
Does the proposal maintain or enhance biodiversity?	Yes No N/A	An ecologist has been appointed early within the design stage to inform the design process. The results of the biodiversity metric demonstrate that the proposed development is predicted to deliver a net gain biodiversity (100.6%) due to removal of low value habitats and the creation of higher value habitat such as species rich grassland and urban trees.	Positive Negative Neutral Uncertain	None required.
Does the proposal incorporate sustainable urban drainage techniques?	Yes No N/A	The site is located within Flood Zone 1 and as such, has a low flood risk. The proposed surface water drainage strategy has been prepared to withstand a 1:100-year flood event including a 40% allowance for climate change. The flood risk off-site will not increase due to the proposed development. The residual risk to the site and elsewhere will either be unaffected or marginally improved by the development proposals. SuDs are being proposed; these include green roofs, porous paving material, rain gardens and attenuation tank (geocellular).	Positive Negative Neutral Uncertain	None required.

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Appendices

Appendix A – Policy & Legislative Context

Camden Local Plan (2017)

The Camden Local Plan 2017 sets out a strategy for how the borough as a place should grow and develop over the plan period (2016-2031) and a range of general policies to help ensure that growth takes place in the right locations and in the right way. The relevant health and wellbeing policies within Camden's Local Plan 2017 are listed below:

- H4—Maximising the supply of affordable homes: aims to maximise the supply of affordable housing and sets a requirement of at least 5,300 affordable homes to be developed in the borough over the plan period. Policy H4 applies to all new net housing developments (including single dwellings and small sites) and is based on development capacity. The policy indicates that the Council will use a sliding scale to work out affordable housing requirements for developments capable of achieving 1-24 new dwellings. Schemes capable of achieving 25+ new dwellings will be expected to ensure that 50% of the development is affordable. The guideline mix set out in the policy for affordable homes is 60% social/affordable rent and 40% intermediate.
- H8—Housing for older people, homeless people and vulnerable people: aims to ensure that there is a sufficient supply of appropriate housing available for older people, homeless people and vulnerable people to live as independently as possible. The policy sets out criteria for when development of this nature will be supported and when proposals that would result in a net loss of specialist housing would be resisted.
- C1—Health and wellbeing: requires development to positively contribute to creating high quality, active, safe and accessible places. It also requires proposals for major development schemes to include a Health Impact Assessment (HIA).
- C5—Safety and security: sets out a series of measures to make Camden a safer place, including requiring developments to demonstrate that they have incorporated design principles that contribute to community safety and security, particularly in wards with relatively high levels of crime.
- C6—Access for all: promotes fair access for all by expecting all buildings, places and spaces to meet the highest practicable standard of accessible and inclusive design.
- A2—Open space: provides guidance on protecting, enhancing and improving access to Camden's parks, open spaces and other green infrastructure. It also sets out targets relating to the creation of new open spaces on development sites.
- A4—Noise and vibration: seeks to ensure that noise and vibration is controlled and managed. The policy states that Camden will not grant planning permission for development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided.
- CC3—Water and flooding: seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The policy requires new development to incorporate water efficiency measures; consider the impact of development in areas at risk of flooding; and not locate vulnerable development in flood-prone areas.
- CC4—Air quality: aims to mitigate the impact of development on air quality and to ensure exposure to poor air quality is reduced in the borough. The policy states that Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact.
- T1—Prioritising walking, cycling and public transport: promotes sustainable transport by prioritising walking, cycling and public transport in the borough. In relation to walking the policy seeks to ensure that developments: improve the pedestrian environment through public realm improvements; are permeable; and appropriately contribute towards bridges and water crossings. In terms of cycling the policy states that new development should: provide for and make contributions towards connected, high-quality, convenient and safe cycle routes, in line with or exceeding London Cycle Design Standards; make provision for high quality

Appendix A – Policy & Legislative Context

facilities that promote cycle usage; and ensure that new developments are safe and easy to cycle through. The policy also seeks to ensure that development appropriately contributes towards improvements to public transport including bus network infrastructure such as bus stops, shelters, waiting areas and signage.

- T2—Parking and car-free development: limits the availability of parking and requires all new developments to be car free. The policy limits on-site parking to spaces designated for disabled people and/or essential operational or servicing needs and supports the redevelopment of existing car parks for alternative uses.

Camden Health and Wellbeing Strategy 2022-30

The Camden Health and Wellbeing Strategy is a call to action to all residents, community groups and local organisations to make Camden the very best place to start well, live well and age well. The Strategy sets out the shared principles, long term ambitions and short-term priorities of the Camden Health and Wellbeing Board for improving health and wellbeing and reducing health inequalities. The guiding principles are:

1. Prioritising prevention—tackle the causes of health-related problems and focus on the social determinants of health, promoting healthier choices and transforming the environmental factors that influence health and wellbeing;
2. Tackling inequalities and disproportionality—tackle health inequalities and seek to break the link between deprivation and poor health;
3. Empowering communities—focus on what matters to people, building personal resilience and enabling more confident and connected communities;
4. Integrating and communicating—pursue greater integration and multidisciplinary working to improve residents' experience of care; and
5. Sharing responsibility—forge partnerships between the public sector, voluntary and community sector and local businesses—recognising collective responsibility to support health and wellbeing in Camden.

Draft Camden Site Allocations Local Plan (2020)

The Sites Allocations Local Plan will build on the policies in the adopted Local Plan by allocating key areas of change and individual sites and setting out specific policies for how they should be redeveloped.

Camden Planning Guidance: Planning for Health and Wellbeing (2017)

The Council has prepared this guidance to support the policies in the Camden Local Plan 2017. The key messages are:

- Planning can have a significant role in improving health and wellbeing and enabling healthier lifestyles;
- Measures that will help contribute to healthier communities and reduce health inequalities should be incorporated in developments;
- The potential impacts of schemes on health and wellbeing should be identified early in the design of schemes; and
- Health Impact Assessments (HIA) and screening should be undertaken for all major applications and developments likely to give rise to significant health impacts. This will allow schemes to be refined to maximise positive effects on health and wellbeing.

Appendix B – Camden Local Health Profile 2019



Public Health
England



Camden

Published on 03/03/2020

Area type: Unitary authority
Region: London

Local Authority Health Profile 2019

This profile gives a picture of people's health in Camden. It is designed to act as a 'conversation starter', to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Visit <https://fingertips.phe.org.uk/profile/health-profiles> for more area profiles, more information and interactive maps and tools.

Health in summary

The health of people in Camden is varied compared with the England average. About 27.3% (8,165) children live in low income families. Life expectancy for both men and women is higher than the England average.

Health inequalities

Life expectancy is 12.6 years lower for men and 10.6 years lower for women in the most deprived areas of Camden than in the least deprived areas.

Child health

In Year 6, 21.8% (313) of children are classified as obese. The rate for alcohol-specific hospital admissions among those under 18 is 24*. This represents 12 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.

Adult health

The rate for alcohol-related harm hospital admissions is 544*, better than the average for England. This represents 1,147 admissions per year. The rate for self-harm hospital admissions is 71*, better than the average for England. This represents 185 admissions per year. Estimated levels of excess weight in adults (aged 18+) and physically active adults (aged 19+) are better than the England average. The rate of hip fractures in older people (aged 65+) is better than the England average. The rates of new sexually transmitted infections, killed and seriously injured on roads and new cases of tuberculosis are worse than the England average. The rates of statutory homelessness, under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are better than the England average. The rate of employment (aged 16-64) is worse than the England average.

* rate per 100,000 population



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Local authority displayed with full resolution clipped boundary

Leaflet | © OpenStreetMap contributors

Health summary for Camden

Key

Significance compared to goal / England average:

Significantly worse

Significantly lower

Not significantly different

Significantly better

Significance not tested

↑ Increasing / Getting worse

↓ Decreasing / Getting worse

↑ Increasing

↑ Increasing (not significant)

— Could not be calculated

↑ Increasing / Getting better

↓ Decreasing / Getting better

↓ Decreasing

↓ Decreasing (not significant)

→ No significant change

Life expectancy and causes of death

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
1 Life expectancy at birth (male)	All ages	2016 - 18	n/a	82.7	80.7	79.6	↑
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	87.0	84.5	83.2	↑
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	1385	280.6	303.3	330.5	↓
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	293	62.7	70.5	71.7	↑
5 Mortality rate from cancer	<75 yrs	2016 - 18	521	109.8	120.1	132.3	↓
6 Suicide rate	10+ yrs	2016 - 18	65	10.4	8.11	9.64	↑

Injuries and ill health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
7 Killed and seriously injured (KSI) rate on England's roads	All ages	2016 - 18	387	50.9	39.5 \$	42.6 \$	—
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	185	71.1	83.4	193.4	↑
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	130	410.4	485.3	558.4	↓
10 Percentage of cancer diagnosed at early stage	All ages	2017	279	51.9	52.7	52.2	↓
11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	56.3	71.4	78.0	↓
12 Estimated dementia diagnosis rate	65+ yrs	2019	1393	89.6 *	72.6 *	68.7 *	↑

Behavioural risk factors

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
13 Hospital admission rate for alcohol-specific conditions	<18 yrs	2016/17 - 18/19	35	23.6	16.5	31.6	↑
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	1147	544.1	556.5	663.7	↓
15 Smoking prevalence in adults	18+ yrs	2018	23128	10.9	13.9	14.4	↓
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	71.7	66.4	66.3	↓
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	46.5	55.9	62.0	↑

Child health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
18 Teenage conception rate	<18 yrs	2017	37	10.4	16.4	17.8	↓
19 Percentage of smoking during pregnancy	All ages	2018/19	89	3.79	4.81 \$	10.6	↑
20 Percentage of breastfeeding initiation	All ages	2016/17	1022	- ~	- ~	74.5	—
21 Infant mortality rate	<1 yr	2016 - 18	22	2.80	3.30	3.93	↑
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	313	21.8	23.2	20.2	↑

Inequalities

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
23 Deprivation score (IMD 2015)	All ages	2015	n/a	25.0	-	21.8	—
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	26.0	23.6	25.4	↑

Wider determinants of health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
25 Percentage of children in low income families	<16 yrs	2016	8165	27.3	18.8	17.0	↑
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	68583	48.8	50.0	46.9	↑
27 Percentage of people in employment	16-64 yrs	2018/19	130400	70.7	74.2	75.6	↑
28 Statutory homelessness rate - eligible homeless people not in priority need	Not applicable	2017/18	14	0.13	0.98	0.79	↓
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	370	42.9	46.2	44.9	↑

Health protection

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
30 Excess winter deaths index	All ages	Aug 2017 - Jul 2018	76	20.5	27.1	30.1	↓
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	3602	1985	1713	850.6	↑
32 TB incidence rate	All ages	2016 - 18	118	15.4	21.9	9.19	↓

For full details on each indicator, see the [definitions tab of the Local Authority Health Profiles online tool](#).

For a full list of profiles produced by Public Health England, see the fingertips website: <https://fingertips.phe.org.uk/>

Indicator value types

1,2 Life expectancy - years 3,4,5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15,16,17 Proportion 18 Crude rate per 1,000 females aged 15 to 17 19,20 Proportion 21 Crude rate per 1,000 live births 22 Proportion 23 Index of Multiple Deprivation (IMD) 2015 score 24 Proportion 25,26 Slope index of inequality 27 Proportion 28 Mean average across 8 qualifications 29 Proportion 30 Crude rate per 1,000 households 31 Directly age-standardised rate per 100,000 population 32 Ratio of excess winter deaths to average of non-winter deaths 33 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 34 Crude rate per 100,000 population

*	Value compared to a goal (see below)
~	Value not published for data quality reasons
\$	Aggregated from all known lower geography values

Thresholds for indicators that are compared against a goal

Indicator Name	Green	Amber	Red
12 Estimated dementia diagnosis rate (aged 65 and over)	>= 66.7% (significantly)	similar to 66.7%	< 66.7% (significantly)

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