

# HEALTH IMPACT ASSESSMENT MATRIX

*Bird in Hand*

*West End Lane*

*NW6 4NX*

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Name of assessor/organisation: Peacock + Smith

Name of project (plan of proposal): Conversion of Former Bird in Hand Public House and associated flat to provide 1 no dwellinghouse, and erection of five storey dwelling to the rear to provide 9 no flats, and associated landscaping, plant, refuse and cycle storage.

Location of project: Bird in Hand, 12 West End Lane, London, NW6 4NX

Date of assessment: August 2022

## 1. Housing design and affordability

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	<p>Each of the proposed units will meet the required minimum space standards for residential development. Two will have their own garden, and the remaining flats will have their own balcony.</p> <p>A new entrance is created for the pub building and another for the apartment block that allow level access from West End Lane and Abbey Lane respectively.</p> <p>The dwellings have been designed in accordance with Part M of the Building Regulations, Camden's Access for All CPG (March 2021) and Design CPG (March 2021). Units also exceed minimum area standards set out in the London Housing Design Guide.</p> <p>All dwellings provide well proportioned rooms, hallways and minimum 900mm wide circulation zones and accessible WC facilities. Kitchens, dining areas and living rooms have been designed to allow space for the turning of a wheelchair.</p> <p>All pedestrian surfaces will be level, with non-slip finishes.</p> <p>Access to high quality housing is critically important for health and wellbeing. It is</p>	<b>Positive</b>	None required

		<p>recognised that environmental factors (e.g. overcrowding) cause illness.</p> <p>The proposed development seeks to provide high quality homes and amenity spaces, to encourage an improved quality of life.</p> <p>The submitted Design and Access Statement provides further information.</p>		
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	All dwellings provide well proportioned rooms, hallways and minimum 900mm wide circulation zones and accessible WC facilities. Kitchens, dining areas and living rooms have been designed to allow space for the turning of a wheelchair.	Positive	None required
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	All units have been designed to be accessible and wheelchair adaptable m4(3) 2a & 2b, including the single dwelling. M4(3) wheelchair user dwellings are not provided.	Positive	None required
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	<p>Each of the proposed units will meet, and in some cases, exceed the minimum space standards for residential development. All homes will also be afforded private external amenity space in the form of private gardens, and balconies for those flats on upper levels. A communal external landscaped space is also provided for the benefit of residents.</p> <p>The proposal offers high quality design, responding to the context by respecting the height, scale and massing of nearby buildings. All units are dual aspect, allowing choice of views, adequate daylight and</p>	Positive	None required

		<p>natural cross ventilation to all habitable rooms. The minimum ceiling height is 2.7m in all units.</p> <p>A dedicated workspace is provided in all units to allow remote working.</p> <p>A clear sense of place and pedestrian orientation is provided, in addition to a clear distinction between public and private spaces. Soft landscaping enhances amenity including views, softens the build form, humanises space and provides a seasonal sense of space.</p> <p>The submitted Design and Access Statement and plans provide further information.</p>		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>The proposed development seeks planning permission for the delivery of a range of accommodation, including 1 no 3b5p dwelling, 4 no 1b2p apartments, and 5 no 2b4p apartments.</p> <p>The Affordable Housing Statement and Viability Appraisal, submitted with the application, provide information on the affordable housing provision.</p>	<b>Positive</b>	The proposed development includes a range of housing types and sizes in line with Council's policy. Whilst the Council have a policy requirement for affordable housing provision, the submitted Viability Appraisal confirms that the scheme is unable to make a contribution towards affordable housing provision.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The scheme complies with the 2013 Building Regulations Part L and minimum energy efficiency targets have been followed.	<b>Positive</b>	Zero-carbon target can be achieved through a cash in lieu contribution to the borough's carbon offset fund. The carbon offset payment cost has been calculated as £15,210.

		<p>The scheme's CO2 emissions are calculated using the SAP 10.0 carbon emission factors. The submitted Energy Assessment provides detailed information in this regard.</p> <p>Overall, the scheme achieves an improvement of 68.5% through measures on-site, including PV panels and Communal Air Source Heat Pumps</p> <p>The actual building CO2 emissions rate (DER) is no greater than the notional building CO2 target emissions rate.</p>		
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## 2. Access to health and social care and other social infrastructure

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal retain or reprovide existing social infrastructure?	Yes	The proposal will result in the loss of a public house (Bird in Hand). However, the pub site has remained vacant since 2003, and as such this does not represent a loss to the provision.	Neutral	None required
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	General Practice (GP) surgeries within a 1km radius from the site have been identified. Numerous General Practice (GP) surgeries fall within a 1km radius of the site, including Belsize Priory Medical Practice, the Brondesbury Medical Centre, the Abbey Medical Centre and the Randolph Surgery. The webpages of each of these surgeries confirms that new patients are being accepted.  It can be concluded that existing GP facilities within walking distance of the site will be able to accommodate the expected rise in population that the proposed development will provide.	Neutral	None required
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The development proposal does not include the provision or replacement of a healthcare facility.	N/A	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19	Yes	The development proposes 1 no 3b5p dwelling, 4 no 1b2p apartments, and 5 no 2b4p apartments.	Neutral	None required

<p>education needs and community facilities?</p>		<p>1 and 2 bed units are considered more likely to attract couples/young professionals as opposed to families including school-age children. These units are unlikely to create a demand for school spaces.</p> <p>The 3-bed unit is more likely to accommodate school-age children, and in this regard capacity, location and accessibility to educational infrastructure is considered.</p> <p>A number of nurseries are positioned within 350m of the site, with the nearest being Teddies Nursery Ltd (c. 80m), The Learning Tree Nursery (c. 190m) and Busy Bees at Kilburn (c. 250m).</p> <p>At least three primary schools are positioned within 350m of the site, including St Eugene de Mazenod Primary School (c. 210m), St Mary's Kilburn CofE Primary School (c.210) and Kilburn Grange School (c. 340m). A number of further schools are positioned within 1km of the site, including Kingsgate Primary School, Salusbury Primary School, and Kilburn Park School.</p> <p>At least three secondary schools are positioned within 1km of the site, including St George's Catholic School and St Augustine's CE High School. A number of additional secondary schools are positioned with 1.5km of the site, including Ormiston Beachcroft Academy, Harris</p>		
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		<p>Adademy St John's Wood, the UCL Academy and South Hampstead High School.</p> <p>Brondesbury College is positioned within 1.5km of the development site.</p> <p>A review of the Annual Camden School Place Planning Report (2021) substantiates the position, demonstrating reduced demand for primary and secondary school places, compared with the previous year, and thus, surplus school places in the borough.</p> <p>It is considered, on account of the number of educational facilities within walking distance of the site, and the surplus school places within the borough of Camden, that the anticipated increase in school-age children can be met.</p>		
Does the proposal explore opportunities for shared community use and co-location of services?	No	The proposed development does not include any commercial or community space suitable for providing community or co-location of services.	N/A	N/A



### 3. Access to open space and nature

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal retain and enhance existing open and natural spaces?	No	The application site does not include existing open and natural spaces.	N/A	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	No	The proposed development does not include any new open or natural spaces or public realm.	N/A	N/A
Does the proposal provide a range of play spaces for children and young people?	No	The size and scale of the site limits scope for providing such facilities. Therefore, not relevant.	N/A	N/A
Does the proposal provide links between open and natural spaces and the public realm?	No	The proposed development does not include any new open or natural spaces or public realm.	N/A	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	No	The proposed development does not include any new open or natural spaces.	N/A	N/A
Does the proposal set out how new open space will be managed and maintained?	No	The proposed development does not include any new open spaces.	N/A	N/A

#### 4. Air quality, noise and neighbourhood amenity

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	A Construction Management Plan (CMP) is submitted with the application to outline the overarching details and principles to minimise, manage and/or mitigate environmental effects of the works associated with the proposed development.	Neutral	CMP to be implemented.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The Transport Statement, submitted with the application addresses the topic of trip generation. The Statement provides that as the site will be car-free and highly accessible location, close to bus and overground. Only servicing and delivery vehicles will serve the site on a daily basis. There is predicted to be 2 daily servicing and delivery vehicles associated with the site.	Neutral	None required
Does the proposal minimise noise pollution caused by traffic and commercial uses?	No	No commercial uses are proposed.	N/A	N/A

## 5. Accessibility and travel

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal address the ten Healthy Streets indicators?	No	No new streets are proposed as part of the application.	N/A	N/A
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	Walking is encouraged through the car-free nature of the scheme.	Positive	None required
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	22 no. secure cycle parking spaces are provided in association with the 9 no flats. 2 no. secure spaces are provided to the dwellinghouse, accessed separately.	Positive	None required
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	No	No elements of public realm are proposed.	N/A	N/A
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	No	No requirement for traffic management/calming measures owing to the limited scale of the proposal.	N/A	N/A
Is the proposal well connected to public transport, local services and facilities?	Yes	The site has a PTAL rating of 6a. It is in close proximity of a range of public transport links including Kilburn High Road Underground Station, providing access between London Euston and Watford, and a range of bus stops, providing access to key destinations such as Cricklewood, Edgware and Neasdon.  This is detailed further in the Transport Statement.	Positive	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 plans measures?	Yes	The development was designed in accordance with the London Plan (2021) Policy T6. The proposal seeks to reduce car use through its nature as a car-free development. No parking provision is included.	<b>Positive</b>	None required
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	New entrances are provided to facilitate access to the pub building and for the the new-build apartment block. These entrances provide level access from West End Lane and Abbey Lane respectively. In this regard, the proposal addresses the needs of people with disabilities and mobility issues.  This is further detailed within the Design & Access Statement.	<b>Positive</b>	None required

## 6. Crime reduction and community safety

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal incorporate elements to help design out crime?	Yes	<p>Metashape Architects have engaged in communication with Design Out Crime Officers.</p> <p>The proposal seeks to integrate the principles of Secured by Design, reducing the opportunity for crime and the fear of crime, and creating safer, more secure and welcoming environments.</p> <p>The building has been designed to promote natural surveillance from passing pedestrians and cyclists with defensible planting and well-lit areas throughout to prevent criminal behavior at night. The submitted Design and Access Statement provides further information.</p>	Positive	None required
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<p>Existing tall brick boundary walls have been replaced with 1.1m low boundary walls with metal railings on top and defensible planting, to clearly define areas as private. The landscaping strategy allows for more open spaces that are appropriately linked to the surrounding Kilburn Vale green spaces, retaining the attractiveness of the space to the residents, neighbours and public. In addition, closed-circuit television utilises video cameras in surveillance of particular areas, where natural surveillance is not possible.</p>	Positive	None required

Does the proposal include attractive, multi-use public spaces and buildings?	No	The proposal would provide an entirely residential scheme. No public spaces or buildings are provided. This aspect is not relevant to the application.	N/A	N/A
Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	<p>Throughout the pre-application process, the project benefitted from consultation with planning officers at the London Borough of Camden to address any potential concerns.</p> <p>Advice has been sought from a Design Review Panel, to whom the scheme was presented.</p> <p>As set out, the application was presented by Metashape Architects to the Council's Designing Out Crime Officer (DOCO).</p> <p>Finally, Peacock + Smith engaged in a pre-application consultation exercise with surrounding residents and the local residents association (Kilburn Vale Residents Association).</p> <p>In summary, the principle of the development was supported by the range of stakeholders consulted. Key discussions included topics such as the height of the new building, the retention of the pub structure, and the loss of the pub building. Further details of the consultation process and key responses can be viewed in Peacock + Smith's Statement of Community Involvement.</p>	<b>Positive</b>	None required

## 7. Access to healthy food

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	No	The application does not propose the delivery of food facilities.	N/A	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	The application does not propose retail uses on the site, however, the site is positioned in close proximity of Kilburn High Road Town Centre, which offers a wide range of retail experiences and stores.	N/A	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	No	The application does not include hot food takeaway as part of its provision.	N/A	N/A

## 8. Access to work and training

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	<p>The proposal provides residential development only, and does not include employment uses.</p> <p>However, it is anticipated that the proposal would generate a level of construction jobs during the construction phase of the development.</p> <p>Reasonable endeavours will be made during the construction phases, to engage with local agencies to employ local persons where possible with training made available if required for a suitable candidate. To enable this, local job centres aware of any vacancies that arise.</p>	Positive	None required
Does the proposal provide childcare facilities?	No	No childcare facilities are required to be proposed as part of this residential proposal.	N/A	N/A
Does the proposal include managed and affordable workspace for local businesses?	No	No workspace facilities are required to be proposed as part of this residential proposal.	N/A	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	No	No opportunities for work are required to be proposed as part of this residential proposal.	N/A	N/A



## 9. Social cohesion and inclusive design

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal consider health inequalities by addressing local needs through community engagement?	No	Not relevant as the proposed development is minor in nature.	N/A	N/A
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	The proposal offers a unique and individual design solution that is sensitively integrated, sympathetic, and complementary to the surrounding area. This has been achieved through careful analysis of opportunities, constraints and surrounding context, enabling the site to develop a distinct character while integrating it with existing development nearby.	Positive	None required
Does the proposal include a mix of uses and a range of community facilities?	No	Not relevant as the proposed development seeks permission for residential units only. There are a range of commercial uses and community facilities a short distance from the site.	N/A	N/A
Does the proposal provide opportunities for the voluntary and community sectors?	No	The proposed development seeks planning permission for residential uses only. There is no scope for opportunities for voluntary or community sectors.	N/A	N/A
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The proposed development has been designed in accordance with Part M of the Building Regulations, Camden's Access for All CPG (March 2019) and Design CPG (March 2019).  The proposal's accordance with the relevant documentation ensures that the	Positive	None required

		<p>proposal is accessible for people with mobility problems and disabilities.</p> <p>These aspects are detailed within the submitted Design &amp; Access Statement.</p>		
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## 10. Minimising the use of resources

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal make best use of existing land?	Yes	<p>The last use of the site was as a public house, which has been vacant since 2002. The site represents brownfield land i.e., previously developed land and therefore the proposed development represents a sustainable use of land.</p> <p>The proposed development optimises the density of the site and provides new housing in the area to meet the Borough's aspirational housing targets across the plan period.</p>	<b>Positive</b>	None required
Does the proposal encourage recycling, including building materials?	Yes	<p>The procurement of materials from a local source or with a high-recycled content will minimise embodied carbon. All materials will be responsibly sourced and of low environmental impact where feasible.</p> <p>The submitted Design &amp; Access Statement, and Sustainability Statement provide details on this aspect of the proposal.</p>	<b>Neutral</b>	None required
Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>The application is supported by a Sustainability Statement, which addresses topics such as adaptation to climate change, waste management, construction management and water efficiency.</p>	<b>Neutral</b>	None required

## 11. Climate change

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Action
Does the proposal incorporate renewable energy?	Yes	The proposed development will provide rooftop PV panels and communal Air Source Heat Pumps.	<b>Positive</b>	Zero-carbon target can be achieved through a cash in lieu contribution on to the borough's carbon off set fund. The carbon off set payment cost has been calculated as £15,210.
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	<p>To minimise energy loss, the building fabric performance will be designed to achieve a balance between retaining heat during winter and allowing the building to dissipate heat during the summer months. Further measures to reduce overheating and the need for cooling include:</p> <ul style="list-style-type: none"> <li>• Energy efficient lighting and appliances have been recommended to reduce internal heat gains.</li> <li>• The building fabric will be insulated over and above the standards set out by Building Regulations and reduced solar gains from a high efficiency glazing solar factor will help to keep heat out of the building.</li> <li>• Internal shading devices to further limit solar gains in the south facing kitchen will be installed.</li> <li>• Reduced air permeability rate and maximised insulation levels.</li> <li>• Mechanical ventilation with heat recovery and summer bypass to provide fresh air and purging of heat.</li> <li>• Passive ventilation measures will include openable windows.</li> </ul>	<b>Neutral</b>	None required

Does the proposal maintain or enhance biodiversity?	Yes	<p>As stated within the Design &amp; Access Statement, the project proposes to use a green roof which will absorb and retain water, reducing the run-off into the London sewer system, and enhancing biodiversity, moderating temperature and noise and lessening the Urban Heat Island Effect (UHIE). The development will enhance the ecological value of the site through measures such as the introduction of bird and bat boxes where feasible. The scheme includes protection of ecology on site during construction and biodiversity enhancement measures.</p> <p>As well as within the Design &amp; Access Statement, these aspects are addressed within the Sustainability Statement.</p>	<b>Positive</b>	None required
Does the proposal incorporate sustainable urban drainage techniques?	Yes	SuDS are proposed to ensure that surface water rates from the site do not increase in a 1 in 100 year plus 40% event. The proposal is to implement a green roof with 150 mm substrate and a 5 cm deep blue roof.	<b>Positive</b>	None required