

17.0 Cumulative Effects (Updated Effect Interactions Tables)

17.1 Assessment of Intra-Project Cumulative Effects

17.1.1 As there is no established EIA methodology for assessing and quantifying the combined effects of individual effects on sensitive receptors, the following approach therefore uses the defined residual effects outlined with the Technical Chapters of the ES to determine the potential for interactions between effects, and consequently the potential for significant intra-project cumulative effects.

17.1.2 This section provides an assessment of potential effect interactions between the relevant environmental topics on identified sensitive receptors during construction and operation of the Proposed Development. The results of the assessment presented in this section are following implementation of the recommended mitigation measures, as described with Chapters 6 – 16 and Volume 2.

17.1.3 The effect interactions presented in **Tables 17.10** and **17.11** below are based on professional judgements made by technical specialists who have completed the technical assessments, taking into account the baseline conditions at the Site and in the surrounding area together with the findings from the various technical studies. To ensure a proportionate approach, both negligible and neutral effects have been disregarded.

17.1.4 In terms of effect interactions, the following sensitive receptors have been identified due to their sensitivity as assessed in this ES:

- Existing commercial uses on-site and in the area;
- Future on-site commercial occupants;
- Existing residential uses in the surrounding area;
- Future on-site residential uses;
- Existing below and above ground heritage assets;
- Social Infrastructure;
- Existing transport infrastructure.

Effect Interactions During Demolition and Construction

17.1.5 **Table 17.10** comprises a summary matrix for the construction works, showing the potential effect interactions following implementation of the recommended mitigation measures, based on the assessments presented within Chapter 6 – 16 and Volume 2

Table 17.10: Matrix of Residual Effect Interactions – Demolition and Construction Phase

Receptor	Residual Effect	Scale and Nature of Residual Effects	Potential for Intra-Project Cumulative Effects / Effect Interactions
Residential Dwellings Receptor 1 (West Hampstead Student Accommodation)	Noise and Vibration Noise from construction works Vibration from construction works	Major Negative (Significant) Minor / Moderate Negative (Not Significant / Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Residential Dwellings Receptor 2 (Clockwork Factory Apartments)	Noise and Vibration Noise from construction works Vibration from construction works	Major Negative (Significant) Moderate Negative (Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Moderate (Significant) Negative effect is anticipated.

<p>Residential Dwelling</p> <p>Receptor 3 (West End Land residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Moderate Negative (Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwelling</p> <p>Receptor 4 (Blackburn Road residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Moderate Negative (Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwelling</p> <p>Receptor 5 (Broadhurst Gardens (west) residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant)</p>

			to Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 6 (Broadhurst Gardens residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Moderate Negative (Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 7 (Broadhurst Gardens (east) residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.

<p>Residential Dwelling</p> <p>Receptor 8 (Canfield Place residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwelling</p> <p>Receptor 9 (Canfield gardens residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Negligible / Minor Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Negligible to Minor Negative (Not significant) effect is anticipated.</p>

<p>Residential Dwelling</p> <p>Receptor 10 (Finchley Road (south) residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwelling</p> <p>Receptor 11 (Finchley Road (east) residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwelling</p> <p>Receptor 12 (Holiday Inn hotel)</p>	<p>Noise and Vibration</p> <p>Noise from construction works</p> <p>Vibration from construction works</p>	<p>Minor Negative (Not Significant)</p> <p>Minor / Moderate Negative (Not Significant / Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant)</p>

			to Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 13 (Finchley Road (north-east) residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor / Moderate Negative (Not Significant / Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 14 (Finchley Road (north-west) residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor / Moderate Negative (Not Significant / Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.

Residential Dwelling Receptor 15 (Rosemont Road (east) residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 16 (Rosemont Road (west) residential properties)	Noise and Vibration Noise from construction works	Minor Negative (Not Significant)	No
Residential Dwelling Receptor 17 (Lithos Road residential properties)	Noise and Vibration Noise from construction works	Minor Negative (Not Significant)	No
Residential Dwelling Receptor 18 (Dresden Close residential properties)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Residential Dwelling	Noise and Vibration		Yes.

Receptor 19 (Lymington Road residential properties)	Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Residential Dwelling Receptor 24 (Occupants of the Proposed Development)	Noise and Vibration Noise from construction works Vibration from construction works	Moderate Negative (Significant) Minor / Moderate Negative (Not Significant / Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Commercial Premises Receptor 20 (Optimax Laser Eye Clinic)	Noise and Vibration Noise from construction works	Minor Negative (Not Significant)	No.
Commercial Premises Receptor 21 (BCOM Osteopathic Clinic)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor

			Negative (Not significant) effect is anticipated.
Commercial Premises Receptor 22 (North Bridge House Pre-Prep School)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Commercial Premises Receptor 23 (South Hampstead Junior School)	Noise and Vibration Noise from construction works Vibration from construction works	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Archaeology	Archaeology Loss of fragmented archaeological remains of early/mid-20th century development. Loss of the bases of agricultural features such as field boundaries	Minor Negative (Not Significant)	No. No Effects to interact with.

On-site Habitats	<p>Ecology</p> <p>Scattered trees, introduced shrub and scattered scrub</p>	Minor Positive (Not Significant)	<p>No.</p> <p>No Effects to interact with.</p>
Global Climate	<p>Climate Change</p> <p>Impacts from lifecycle stages A1 – A5</p>	Minor Negative (Not Significant)	<p>No.</p> <p>No Effects to interact with.</p>
Existing Employment	<p>Socio-economics</p> <p>Loss of existing employment on-Site</p>	Minor Negative (Not Significant)	<p>No.</p> <p>No Effects to interact with.</p>

Table 17.11: Matrix of Residual Effect Interactions – Operational Phase

Receptor	Residual Effect	Scale and Nature of Residual Effects	Potential for Intra-Project Cumulative Effects / Effect Interactions
Residential Dwellings Receptor 6 (Broadhurst Gardens residential properties) 170-182 Broadhurst Gardens	Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight	Minor Negative (Not Significant) Moderate to Major Negative (Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Residential Dwellings Receptor 6 (Broadhurst Gardens residential properties) 164 Broadhurst Gardens	Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Residential Dwellings	Noise and Vibration Noise from Building Services	Minor Negative (Not Significant)	Yes.

<p>Receptor 6 (Broadhurst Gardens residential properties)</p> <p>166 Broadhurst Gardens</p>	<p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p>	<p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 6 (Broadhurst Gardens residential properties)</p> <p>168 Broadhurst Gardens</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Minor Negative (Not Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 8 (Canfield Place residential properties)</p> <p>17 Canfield Place</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>

<p>Residential Dwellings</p> <p>Receptor 8 (Canfield Place residential properties)</p> <p>23-27 Canfield Place</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 16 (Rosemont Road (west) residential properties)</p> <p>54 A-D Rosemont Road,</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 16 (Rosemont Road (west) residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p>	<p>Minor Negative (Not Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects'</p>

<p>32-48 Rosemont Road (Even Numbers Only)</p>	<p>Potential loss of daylight and / or sunlight</p>	<p>Moderate to Major Negative (Significant)</p>	<p>significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings Receptor 16 (Rosemont Road (west) residential properties) 30 Rosemont Road,</p>	<p>Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant) Moderate to Major Negative (Significant)</p>	<p>Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings Receptor 16 (Rosemont Road (west) residential properties) 26 Rosemont Road,</p>	<p>Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant) Moderate to Major Negative (Significant)</p>	<p>Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>

<p>Residential Dwellings</p> <p>Receptor 16 (Rosemont Road (west) residential properties)</p> <p>24 A-C Rosemont Road,</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 16 (Rosemont Road (west) residential properties)</p> <p>22 A-C Rosemont Road,</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 16 (Rosemont Road (west) residential properties)</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p>	<p>Minor Negative (Not Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor</p>

20 A-C Rosemont Road	Potential loss of daylight and / or sunlight	Moderate to Major Negative (Significant)	Negative (Not significant) effect is anticipated.
Residential Dwellings Receptor 16 (Rosemont Road (west) residential properties) 16 Rosemont Road	Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight	Minor Negative (Not Significant) Moderate to Major Negative (Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.
Residential Dwellings Receptor 16 (Rosemont Road (west) residential properties) 8 Rosemont Road	Noise and Vibration Noise from Building Services Daylight and Sunlight Potential loss of daylight and / or sunlight	Minor Negative (Not Significant) Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.
Residential Dwellings Receptor 16 (Rosemont Road (west) residential properties)	Noise and Vibration Noise from Building Services	Minor Negative (Not Significant)	Yes. These effects are considered to have the potential to interact to

<p>2 Rosemont Road</p>	<p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p>	<p>produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 17 (Lithos Road residential properties)</p> <p>73 Lithos Road – 67 Lithos Road (Odd and Even Numbers)</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p> <p>Receptor 17 (Lithos Road residential properties)</p> <p>66 Lithos Road - 54 Lithos Road (Odd and Even Numbers)</p>	<p>Noise and Vibration</p> <p>Noise from Building Services</p> <p>Daylight and Sunlight</p> <p>Potential loss of daylight and / or sunlight</p>	<p>Minor Negative (Not Significant)</p> <p>Moderate to Major Negative (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Major Negative (Significant) to Minor Negative (Not significant) effect is anticipated.</p>
<p>Residential Dwellings</p>	<p>Noise and Vibration</p>		<p>No.</p>

Receptor 24 (Occupants of the Proposed Development)	Noise from Building Services Internal Noise within the Proposed Development External Noise across the Proposed Development	Minor Negative (Not Significant) Minor Negative (Not Significant) Minor Negative (Not Significant)	No Effects to interact with
Residential Dwellings	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
3 Blackburn Road	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
5 Blackburn Road	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
7 Blackburn Road	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
9 Blackburn Road	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
Asher House	Daylight and Sunlight	Moderate to Major Negative (Significant)	No.

	Potential loss of daylight and / or sunlight,		No Effects to interact with
Nido House	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
Holiday Inn (Hotel)	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
142-150 Finchley Road	Daylight and Sunlight Potential loss of daylight and / or sunlight,	Moderate to Major Negative (Significant)	No. No Effects to interact with
1-108 Broadfield	Daylight and Sunlight Potential loss of daylight and / or sunlight	Moderate to Major Negative (Significant)	No. No Effects to interact with
140 Finchley Road	Daylight and Sunlight Potential loss of daylight and / or sunlight	Minor Negative (Not Significant)	No. No Effects to interact with
Train Divers View Point 01: Travelling eastwards from West Hampstead Thameslink Station.	Daylight and Sunlight Potential for solar glare occurrence	Minor Negative (Not Significant)	No. No Effects to interact with

<p>Train Divers</p> <p>View Point 02: Travelling eastwards from West Hampstead Thameslink Station.</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Train Divers</p> <p>View Point 03: Travelling eastwards from West Hampstead Thameslink Station.</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Road Users</p> <p>View Point 04: Traveling south along Finchley Road.</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Train Drivers</p> <p>View Point 07: Travelling eastwards towards Finchley Road Station</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Train Divers</p> <p>View Point 08: Travelling westwards towards West Hampstead Tube Station</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Train Divers</p> <p>View Point 09: Travelling eastwards towards Finchley Road Tube Station</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>

<p>Train Divers</p> <p>View Point 13: Travelling westwards towards West Hampstead Tube Station</p>	<p>Daylight and Sunlight</p> <p>Potential for solar glare occurrence</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Pedestrians & Cyclists</p>	<p>Transport</p> <p>Decrease in severance, fear and intimidation.</p> <p>Transport</p> <p>Decrease in delay.</p>	<p>Moderate Positive (Significant)</p> <p>Minor Positive (Not Significant)</p>	<p>No.</p> <p>All effects are related to Transport.</p>
<p>Surface Water</p>	<p>Water Resources</p> <p>No increase in runoff & no reduction in quality of runoff.</p>	<p>Minor Positive (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
<p>Foul Sewerage</p>	<p>Water Resources</p> <p>Increased loading on the sewer system.</p>	<p>Minor Negative (Not Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>

Public Realm	<p>Wind Microclimate</p> <p>Thoroughfares ‘Sitting’ wind conditions</p> <p>Socio-economics</p> <p>Open Space Provision</p> <p>Socio-economics</p> <p>Provision of Playspace.</p>	<p>Major Negative (Significant)</p> <p>Moderate Negative (Significant)</p> <p>Minor Positive (Not Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects’ significance and nature, a Major Negative (Significant) to Minor Positive (Not Significant) effect is anticipated.</p>
Housing Stock	<p>Socio-economics</p> <p>Increased housing provision.</p>	<p>Moderate Positive (Significant)</p>	<p>No.</p> <p>No Effects to interact with.</p>
Healthcare	<p>Socio-economics</p> <p>Provision of medical facility on-site.</p>	<p>Moderate Positive (Significant)</p>	<p>No.</p> <p>No Effects to interact with.</p>
Local Economy	<p>Socio-economics</p> <p>Increase spending in the area.</p>	<p>Moderate Positive (Significant)</p>	<p>No.</p> <p>No Effects to interact with</p>
Greenhouse Gases / Global Climate	<p>Climate Change</p> <p>Operational Energy.</p> <p>Lifecycle stages B1 – B5.</p> <p>Operational Traffic.</p>	<p>Minor Negative (Not Significant)</p> <p>Minor Negative (Not Significant)</p> <p>Minor Positive. (Not Significant)</p>	<p>No.</p> <p>All effects are related to Greenhouse Gases / Global Climate</p>

<p>Townscape Character Areas</p>	<p>Townscape and Visual Improvements and enhancements to the quality of TCA1.</p> <p>Townscape and Visual Improvement and enhancement to views.</p>	<p>Moderate Beneficial (Significant)</p> <p>Moderate to Major Neutral (Significant)</p>	<p>Yes.</p> <p>These effects are considered to have the potential to interact to produce an intra-project cumulative effect. Considering the collective weight of the effects' significance and nature, a Moderate to Major Neutral to Moderate Beneficial (Significant) effect.</p>
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