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65 – 69 Parkhurst Road, N7 0LJ

Health Impact Assessment

Prepared for:

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Contents

1.	Introduction	3
2.	Methodology	4
3.	Background to the Scheme.....	5
4.	Policy Background.....	6
5.	ICCG Strategy	7
6.	Potential Impacts of Development	8
7.	Health Impact Assessment	18
8.	Conclusion.....	22

1. Introduction

- 1.1 This document is submitted to support the planning application for the redevelopment of the site at 65-69 Parkhurst Road, N7 0LJ.
- 1.2 The application seeks to comprehensively redevelop the site to provide a high quality residential development, comprising 150 residential units (use Class C3) and associated parking, infrastructure and landscaping works. The Description of Development is provided below:

Demolition of existing buildings and erection of new buildings rising to part 4, 5, 6 and 7 storeys (including a basement on part of the site), to deliver 150 new residential homes (use class C3) in a mix of unit sizes and tenures, together with associated cycle parking, accessible car parking, highways, landscaping and infrastructure works

- 1.3 The purpose of this Health Impact Assessment (HIA) is to assess the potential health risks and benefits that would result from the development, and to consider whether there is sufficient capacity within the local health service to cater for the additional demand that would be placed upon it.

2. Methodology

- 2.1 In assessing the potential health impact of the proposed development, this HIA has followed the assessment criteria and procedure contained within two key documents:
- The NHS London Healthy Urban Development Unit's *'Watch Out For Health – a checklist for assessing the health impact of planning proposals'*; and
 - The Department of Health's *'Health Impact Assessment Tools.'*
- 2.2 The proposed development will be assessed against the checklist of potential health impacts as detailed within the *'Watch Out For Health'* document. This document considers those health impacts that are directly related to a particular proposal as well as indirect influences on the wider community. The results of this analysis will then be used as the evidence base for the Health Impact Assessment framework contained within the *'Health Impact Assessment Tools'* document which can be used to determine the results of a Health Impact Assessment.

3. Background to the Scheme

- 3.1 The application site is located within the London Borough of Islington, on the north side of Parkhurst Road in a predominantly residential area. The site extends to approximately 0.578 hectares. It is occupied by a number of utilitarian buildings (ranging from 1 – 3 storeys) plus extensive areas of hardstanding associated with its former use of the site by the Territorial Army (TA) as a TA/Reserve Forces and Cadet training centre.
- 3.2 The site benefits from excellent access to public transport and has a Public Transport Accessibility Level of 6a. It is approximately 800 meters northwest of Holloway Road Underground Station and there are a number of bus services available from nearby located on along Holloway Road providing direct services to and from central London
- 3.3 The proposals for this site include the erection of buildings rising up to a maximum of 7 storeys to the rear of the site providing 150 residential units, ranging in size from 1 bedroom to 4 bedroom apartments containing 437 habitable rooms. The development is predominantly car free with disabled and drop-off parking bays provided on-site only.
- 3.4 The proposed development incorporates a number of initiatives to maximise the sustainability credentials of the scheme. The proposed energy strategy will reduce CO₂ emissions by 40%; and the new homes have been designed to achieve a Code for Sustainable Homes Level of 4. Furthermore, 1 cycle parking space is proposed per bedroom in accordance with local planning policy requirements.

4. Policy Background

- 4.1 The Islington Core Strategy was adopted by the Council on the 17th February 2011. Policy CS 19 (Health Impact Assessments) of the Core Strategy outlines the requirement for all new major developments to conduct a Health Impact Assessment. It states that:

“To promote health and reduce health inequalities, all new major development proposals will be required to conduct a prospective Health Impact Assessment (HIA). Funding will be sought from S106 developer contributions where longitudinal impact assessments are indicated.”

- 4.2 Policy DM6.1 of the Development Management Policy DPD (June 2013) states that:

“Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being.”

- 4.3 The London Plan (2011) also requires the impacts of major development proposals on the health and wellbeing of communities to be considered through the use of HIA's. Policy 3.2. states that:

“New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities.”

5. ICCG Strategy

- 5.1 The Islington Clinical Commissioning Group (ICCG) published a Primary Care Strategy for 2011-16. This plan identifies the strategy for the borough with regards to health care provision for the period of 2011 - 2016 and how ICCG intends to improve and expand the range of primary and community health services available to cater for the population increase in Islington, which is projected to rise around 7% from the figure of 211,934 in 2011 by 2016.
- 5.2 The strategy has 6 overarching aims to ensure that Islington's people are healthier and live longer, living independently and participating in society. These aims are:
- Improve access to primary care services;
 - Health promotion and prevention of ill health;
 - Identify long term conditions earlier;
 - Develop pathways for patients to enable them to receive the right care at the right time in the right place;
 - Increase the number of people who are able to self-manage their health in relation to long term conditions and minor illnesses;
 - Improve the patient experience.

6. Potential Impacts of Development

- 6.1 This section considers both the direct and indirect impacts of the development in terms of the key health considerations as detailed within the NHS London Healthy Urban Development Unit's 'Watch Out For Health' document.

Direct Health Influences

Housing

- 6.2 Access to decent and adequate housing is an important consideration in terms of the health and well being of a resident population. Inappropriate design, orientation and materials in a development can all contribute to a number of health problems. This is not just in terms of physical health impacts such as overcrowding or sanitation, but also mental influences such as community welfare and depression.
- 6.3 In relation to these considerations, the proposed residential accommodation has been designed to create a safe, secure, inclusive, and attractive environment for residents. All units have been designed to avoid awkward shaped rooms and space and provision has been made for a number of family sized units, particularly in the affordable housing tenure where there is an identified need.
- 6.4 In terms of access to decent and adequate housing for all, all of the homes have been designed to meet the minimum space standards set out in the London Plan and to also adhere to Lifetime Homes standards, and the Council's own Flexible Homes standards. 10% of the proposed homes have been designed to be adaptable to wheelchair housing, and the communal and landscaped areas have been designed to take account of the principles of best practice inclusive design.

Access to Public Services

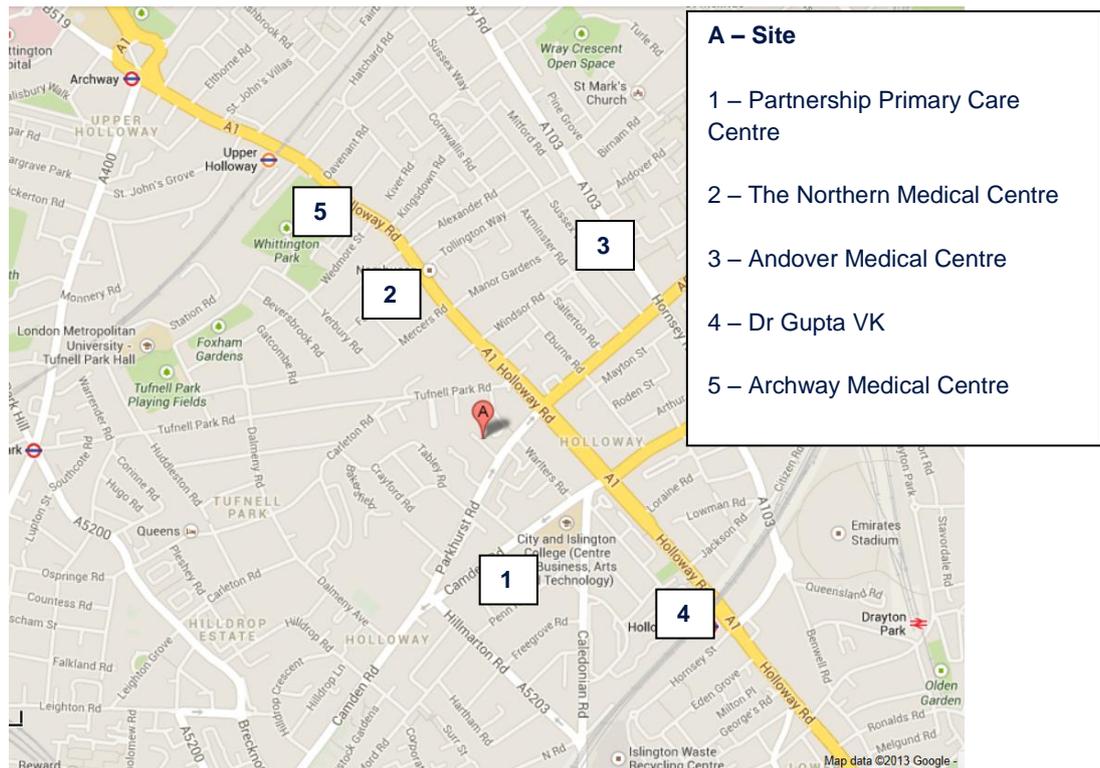
- 6.5 Provision and access to good quality public services is required to develop strong, vibrant and sustainable communities and has a direct positive effect on human

health.

- 6.6 The location of the proposed development affords good access to a number of community services within close vicinity of the site. The site also has exceptional links to public transport connection by bus, underground and rail, and is located within close proximity to the Nags Head Town Centre.
- 6.7 The principal consideration therefore is whether the residents of this development will have suitable access to local health services and whether this increase in demand will negatively affect the service currently afforded local residents.

General Practitioners and Hospitals

- 6.8 The Whittington Hospital is the nearest general hospital, located approximately 1.5 km from the site. The site has exceptional transport links being located approximately 800 metres northwest of Holloway Road Underground Station, and close to a number of other stations and bus stops; therefore, the site has excellent public transport access to the hospital facilities
- 6.9 According to the ICCG Strategy 2011 - 2016, there are 37 existing GP practices within Islington. We have assessed the number of GPs within 800m of the site on Parkhurst Road, depicted on the map below. We have established that there are 19 GPs within 5 practices, the locations of which are identified in the map below.



Source: base map from www.maps.google.co.uk

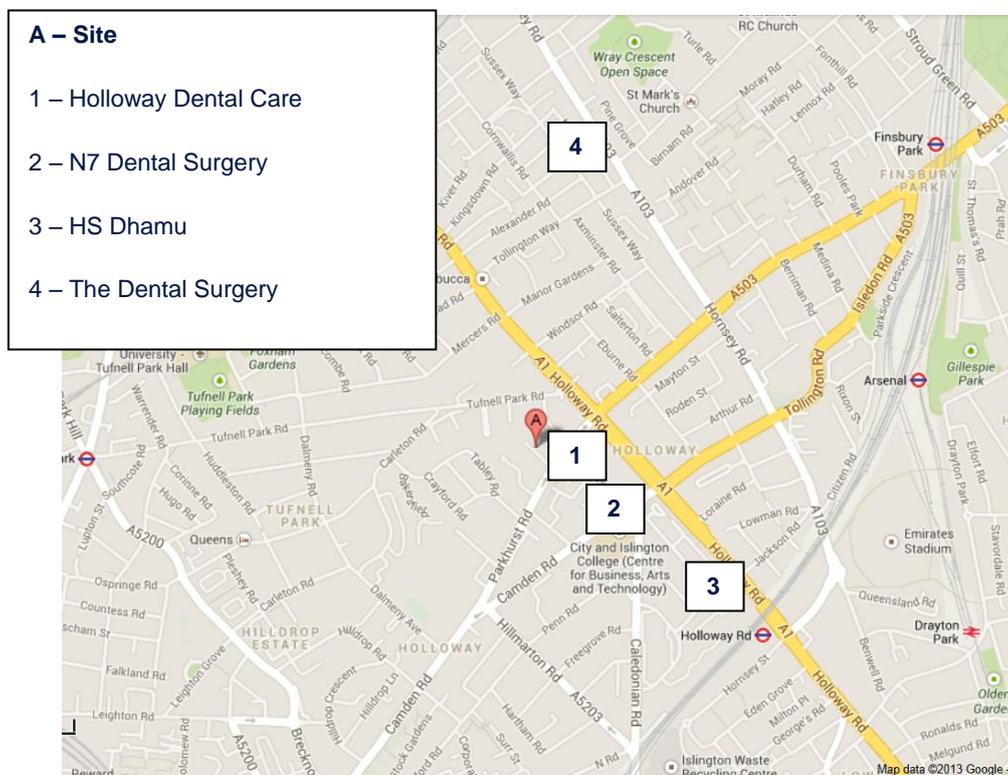
6.10 In order to gain an indication of capacity, we have made informal enquiries to each surgery within 800m of the site to confirm the number of doctors at each practice and whether new patients are being taken on. The following table summarises our findings:

Practice	Address	No. of GPs	Practice List Open?
Partnership Primary Care Centre	331 Camden Rd Islington N7 0SL	4	YES
The Northern Medical Centre	580 Holloway Road London N7 6LB	6	YES
Andover Medical Centre	270-282 Hornsey Road London N7 7QZ	5	YES
Dr Gupta VK	272 Holloway Rd London N7 6NE	1	YES
Archway Medical Centre	652 Holloway Road London N19 3NU	3	YES
TOTAL		19	

6.11 In total there are 19 GPs practicing within this area and we can confirm that all 5 practices within 800m of the site are currently undersubscribed and registering new patients, demonstrating that the existing facilities are able to cope with an increase in demand.

Dentists

6.12 There are 4 dental practices within 800 m of the site, as shown on the map below. The closest practice is located approximately 97 m from the site on Holloway Road. The 4 dental practices are mapped on the map below in relation to the site.



Source: base map from www.maps.google.co.uk

6.13 In order to gain an indication of capacity, we have made informal enquiries to each of the Dentist Surgeries within 800 m of the site to confirm the number of dentists at each surgery and whether new patients are being accepted. The following table summarises our findings:

Practice	Address	No. of Dentists	Practice List Open?
Holloway Dental Care	405/407 Holloway Rd London N7 6HP	1	YES
N7 Dental Surgery	355 Holloway Road London N7 0RN	5	YES
H S Dhamu	306 Holloway Road London N7 6NJ	3	YES
The Dental Surgery	376b Hornsey Road London N19 4HT	1	YES
TOTAL		10	

6.14 In total there are 10 dentists practicing within this area and we can confirm that all 4 practices are currently undersubscribed and registering new patients, demonstrating that the existing facilities are able to cope with an increase in demand.

6.15 These investigations have established that there is capacity within the existing health services within 800 m of the site and therefore in our view, further provision is not required as a result of the development.

Opportunities for Physical Activity

6.16 Reducing dependence upon vehicles and maintaining access to open space encourages physical exercise and reduces the susceptibility of a population to both physical and mental health problems.

6.17 The design of this development actively encourages walking and cycling over the use of private vehicles. The proposed development is to be car free with only disabled and drop-off car parking facilities provided for residents. The proposals also include the provision of 1 cycle parking space per bedroom (including provision for family and mobility bikes).

6.18 In terms of access to green spaces, the development does not result in the loss of any open space. It also provides a high quality landscaped amenity courtyard and opportunities for formal and informal play on-site. The development is well located in

terms of access to a wide range of open spaces within close proximity to the site. Biddestone Park is approximately 0.5 miles south of the site, offering a children's playground, and tarmac ball court with football goals and step free access. Whittington Park is located 0.7 miles north of the site. It provides facilities in the form of a children's playground with toilets, sand pits, new pond and ecology garden, RSPB trial meadow, and a community classroom. Tufnell Park is an expansive green space of 4.73 acres and is located 0.8 miles of the site. It constitutes 1 cricket net, full size grass football pitches, and 2 tarmac tennis courts. Foxham Gardens is also located 0.8 miles north of the site, providing a children's playground, sand pit and woodland planting facilities.

Air Quality, Noise and Neighbourhood Amenity

- 6.19 Poor air quality can contribute to a number of health conditions such as lung disease and asthma. Developments creating a lot of noise pollution can also have a negative health impact on a local population via hearing impairment and sleep deprivation.
- 6.20 In terms of the impact of the development upon air quality, an Air Quality Assessment has been submitted in support of the application. This concludes that the proposed development will not lead to any significant impacts to local air quality. In addition, the proposed energy strategy for the development aims to reduce the CO₂ emissions of the scheme by 40% through the use of energy efficiency measures, the installation of a combined heat and power plant and photovoltaic panels. The homes have been designed to achieve a Code for Sustainable Homes Level of 4.
- 6.21 In terms of the noise impact of the development, a noise assessment has been submitted in support of the application. The report confirms that acceptable internal environments are achievable within the proposed residential accommodation taking account of local planning policy requirements. The residential land use means that there are unlikely to be any noise impacts on neighbouring amenity.

Accessibility and Transport

- 6.22 Walkable access to a range of services minimises the need to travel and provides greater opportunity for social interaction. Buildings should also be well designed and



safe to encourage all groups to use them. Furthermore, reducing the dependence upon private vehicles can lead to an increase in physical exercise which can reduce levels of heart disease and other chronic illnesses.

- 6.23 The site is excellently located in terms of access to public transport and a range of services, indicated by its high PTAL rating across the site of 6a. Its proximity to Holloway Rd underground station discourages the use of private vehicles, as does the lack of residential parking spaces across the site, and provision of cycle parking. Furthermore the proximity of the site to the Nags Head Town Centre also encourages walking as the centre provides a range of convenience shopping facilities.
- 6.24 Both the internal and external environments have been designed to maximise accessibility for all with paved areas connecting all parts of the site and level access within the accommodation. All entrances to the accommodation are provided at ground floor level and the internal layout is designed in accordance with the best practice accessibility standards.
- 6.25 In addition, the site layout has been designed to provide the potential for future links through the site from Parkhurst Road to Tufnell Park Road.

Indirect Health Influences

Crime Reduction and Community Safety

- 6.26 Crime reduction can be enhanced through careful planning and urban design by creating active public spaces that benefit from natural surveillance and decrease the opportunities for anti-social behaviour. Crime itself can lead not only to physical injury, but also psychological issues such as victimisation and fear of crime. In terms of community safety, developments can include measures to increase the safety of pedestrians and road users.
- 6.27 The proposed development will create activity at ground level through the provision of front doors to the ground floor properties. This will make the environment far more attractive to pedestrians. This will create a safe and attractive pedestrian route along Parkhurst Road and also internally within the development site. It is also relevant to

note that the LBI crime prevention design officer has been consulted and their recommendations have been incorporated into the scheme design to ensure that opportunities for crime are designed out.

- 6.28 A comprehensive CCTV installation will also be provided on site. The CCTV installation is to be supplementary to the presence of an on-site building manager and is not considered to be a replacement for the essential presence of responsible staff on site. The 24-hour monitoring and good management will increase security.

Access to Healthy Foods

- 6.29 The importance of a healthy diet cannot go understated. However, planning can often overlook the importance of food in terms of affordability and access. The proposed development is located in close proximity to Nags Head Town Centre and has a PTAL rating of 6a meaning that occupants of the development will have sufficient choice when purchasing food.

Access to Work

- 6.30 Job security and possessing a job can have positive effects on health and well being. Although the site itself does not provide employment opportunities other than during construction, the location of the site close to the Nags Head Town Centre and accessibility of the site, ensures that residents will have good access to employment locally and in the rest of the Borough and the wider London area. A building manager will be employed on-site during the operation phase.
- 6.31 The Islington Employment and Training Code September 2013 states that developments containing 10 residential units or more require provision of on-site construction training opportunities during the construction phase. This development shall therefore adhere to this policy by providing such training on site (or by contributing the required amount through a s106 agreement).

Social Cohesion and Social Capital

- 6.32 Whilst friendship and supportive networks can improve fulfilment and well being, the



fragmentation of social structure can contribute to isolation and insecurity and material deprivation for those living in poverty. Social cohesion can be facilitated by creating safe and permeable environments with a natural social focus. Mixed use developments in town centres can also help widen social options.

- 6.33 As has been highlighted in previous sections, the proposed development will create a safe, secure and permeable environment in and around the site. The landscaped courtyard and external amenity areas also provide “meeting places” where there can be social interaction.

Resource Minimisation

- 6.34 Through encouraging reduction, reuse and recycling of waste and ensuring that it is disposed of correctly, contributions are made to improving the quality of the environment which can also improve health directly and indirectly. Locating development on brownfield land also ensures that land is effectively used, recycled and enhanced.
- 6.35 The development proposes the efficient use of land by redeveloping a brownfield site to provide an attractive residential development.
- 6.36 In terms of the reuse and recycling of waste, a site waste management plan has been submitted with this application that provide details of how waste will be collected and disposed of effectively and in accordance with the appropriate standards during construction and demolition. The Design and Access Statement provides details of the refuse and recycling storage provision within the development during the operation phase.

Climate Change

- 6.37 Addressing climate change through mitigation measures can reduce vulnerability to flooding and health impacts associated with extreme weather and seasonal events. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents. The orientation of the development will maximise the south facing

aspect of the site, and a comprehensive landscaping scheme will provide for tree planting and biodiversity green roofs.

- 6.38 In terms of providing sustainable and energy efficient accommodation, the proposed development incorporates a number of initiatives to maximise the sustainability credentials of the scheme as set out within the Sustainability Statement and Energy Statement. The proposed energy strategy for the development aims to reduce CO₂ emissions by 40% through the use of energy efficiency measures, photovoltaics panels and a combined heat and power plant. The new homes have been designed to achieve a Code for Sustainable Homes Level of 4.

7. Health Impact Assessment

- 7.1 The potential health impacts of the development will now be analysed in regards to the 5 stage framework for carrying out a Health Impact Assessment as detailed in the Department of Health's Document, "Health Impact Assessment Tools". This will enable the results of the Health Impact Assessment for the proposed development to be determined.

Stage 1 - Screening

- 7.2 The first stage of the Health Impact Assessment procedure is the screening phase. The framework sets out 5 questions designed to determine whether a development will have a health impact or not.

Will the proposals have a direct impact on health, mental health and wellbeing? – For example, would it cause ill health, affecting social inclusion, independence and participation?

- 7.3 The analysis of the potential direct health impacts of this development indicate that it would not result in any negative direct impact on health, mental health or wellbeing and would not affect social inclusion, independence or participation. The proposals have been specifically designed to be accessible to all and seek to achieve high ratings in terms of sustainability. The development of this site would not compromise the excellent access to public services, public transport and green spaces that this location currently enjoys.

Will the proposal have an impact on social, economic and environmental living conditions that would indirectly affect health? – For example, would it affect housing, transport, child development, education, good employment opportunities, green space or climate change?

- 7.4 The analysis of the potential indirect health impacts of this development indicate that it would not result in any negative indirect impacts on health. On the contrary, the

development of this site will make efficient use of the brownfield site and create an attractive residential development which will deliver a mix of home sizes and tenures on the site. The development also includes a number of sustainability measures to reduce CO₂ emissions.

Will the proposals affect an individual's ability to improve their own health and wellbeing? – For example would it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?

7.5 The proposed development will not affect an individual's ability to improve their own health and wellbeing. The residents of the development will have access to a open space and play space within the site and also in the local area. Furthermore, the location of the site close to the Nags Head Town Centre, means that residents will have access to a choice of food. The provision of accessible play space does provide an opportunity to make a positive contribution to health and it will promote physical activity amongst children.

7.6 The development has no negative impact on the supply of green space and leisure facilities in the area, although it is noted that subject to further viability considerations, a financial contribution towards the provision of leisure facilities may be made.

Will there be a change in demand for or access to health and social care services? – For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

7.7 By virtue of the development providing 150 residential units, the scheme will increase the demand for health and social care facilities in the local area and this is addressed in stage 2 of the HIA framework.

Will the proposals have an impact on global health?

7.8 The development will have no effect on global health.

Stage 2-Identify Health Impacts

- 7.9 As it has been established that the development will have an influence on health in terms of increasing the demand for health services, the second stage of the Health Impact Assessment seeks to identify the impact more specifically to determine whether it constitutes an important health impact.

Will the health impacts affect the whole population or will there be differential impacts within the population?

- 7.10 The increase in demand would not affect the whole population that currently utilise the health services available in the local area because as already noted, there is capacity within the existing network of healthcare facilities to absorb the additional population arising from this development.

Will the health impacts be difficult to remedy or have an irreversible impact?

- 7.11 Our investigations have demonstrated that there is sufficient capacity within the local health services to accommodate the increased demand. Therefore, there is no remedy required in terms of increasing the provision of health services in the local area and there will be no irreversible impact created.

Will the health impacts be medium to long term?

- 7.12 There will be no medium to long term health impacts as a result of the development for the reasons identified above.

Are the health impacts likely to generate public concern?

- 7.13 The proposed development is unlikely to generate any public concern in terms of its health impact.

Are the health impacts likely to generate cumulative and/ or synergistic impacts?

7.14 The development will generate no cumulative/synergistic impacts.

Stage 3 – Prioritise Health Impacts

7.15 This stage of the health impact assessment analyses the responses to section 2 to determine whether the development will have an important positive or negative impact upon health.

7.16 Having analysed the responses to Stage 2, it is considered that the proposed development will have no important positive or negative health impacts due to there being sufficient capacity within the existing services to accommodate the increased local population.

8. Conclusion

- 8.1 In summary, standard recognised practice has been used in devising the methodology for producing this HIA.
- 8.2 The assessment has indicated that the proposed development will have no negative direct or indirect influences upon health apart from increasing the demand for local services.
- 8.3 Our informal enquiries to local health services have confirmed that the overall provision of healthcare within walking distance of the site is good. Furthermore, the existing services currently have sufficient capacity to serve the local area and accommodate the increased demand that would result from the development and therefore in our view, further provision is not required as a result.