

ECE Planning

Health Impact Assessment.

**Twickenham Rediscovered
Programme - Riverside**

November 2017



ECE Planning

Project Name: Twickenham Rediscovered Programme - Riverside

Location 1 King St, Twickenham, TW1 3SD

Client: London Borough of Richmond upon Thames

File Reference: P1419

Issue	Date	Author	Checked	Notes
PL1	31.10.2017	R Hoad	S Sykes	Initial Draft
PL2	02.11.2017	S Sykes	C Barker	Second Draft
PL3	06.11.2017	S Sykes	C Barker	Third Draft
PL4	16.11.2017	S Sykes	C Barker	Client Issue
PL5	22.11.2017	R Hoad	S Sykes	Planning Issue

ECE Planning

Contents

Introduction and the Site	4
2. Policy Review	5
2.2. Local Plan Review	5
2.3. Core Strategy (2009)	5
3. Health Impact Assessment.....	6
3.3. Healthy housing.....	6
3.4. Active travel.....	7
3.5. Healthy environment.....	8
3.6. Vibrant neighbourhoods	11
4. Conclusions	14

1. Introduction and the Site

- 1.1. This Health Impact Assessment has been prepared by ECE Planning Ltd on behalf of the London Borough of Richmond Upon Thames in support of a:

Full planning application for the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1A, 1B King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river-facing parcel of land on the Embankment in front of Diamond Jubilee Gardens. The development proposals comprise: three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floor space, 244m² A1 floor space and 62m² flexible commercial at ground floor level; 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including six no. affordable homes); new public square / areas of public realm throughout the site; a Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage; reconfiguration of street parking in the roads immediately adjacent to the Site; amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens; and amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

- 1.2. This Health Impact Assessment has followed the approach set out in the Healthy Urban Planning Checklist (Third Edition) published by the London Healthy Urban Development Unit in April 2017 and therefore involves a comprehensive analysis of all potential health and wellbeing impacts.
- 1.3. The checklist is divided into four themes with each theme containing a number of questions focused on a planning issue; these include Healthy Housing, Active Travel, Healthy Environment and Vibrant Neighbourhoods. This assessment seeks to consider and address the questions within these themes which are relevant to the proposals.

ECE Planning

2. Policy Review

2.1. ECE Planning has undertaken a review of local planning policy in order to help understand the strategic aspirations on health outcomes for the London Borough of Richmond upon Thames (LBRuT).

2.2. Local Plan Review

2.2.1. A submission version of a new Local Plan for the London Borough of Richmond Upon Thames has been produced. The Plan is at an advanced stage in production having been subject to Independent Examination in Public during September and October 2017. At the time of preparing this HIA, the Inspector's Report on the Local Plan had not yet been made available on the Council's website.

2.2.2. Emerging Policy LP 30 indicates that the council will promote and support healthy and active lifestyles and measures to reduce health inequalities. The Emerging Policy states that a Health Impact Assessment must be submitted with all major development proposals. The proposed policy also seeks to support proposals which encourage:

1. Sustainable modes of travel such as safe cycling routes, attractive walking routes and easy access to public transport to reduce car dependency.

2. Access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity.

3. Access to local community facilities, services and shops which encourage opportunities for social interaction and active living, as well as contributing to dementia-friendly environments.

4. Access to local healthy food, for example, allotments and food growing spaces.

5. Access to toilet facilities which are open to all in major developments where appropriate (linked to the Council's Community Toilet Scheme).

6. An inclusive development layout and public realm that considers the needs of all, including the older population and disabled people

2.3. Core Strategy (2009)

2.3.1. Policy CP17 relates to health and well-being in the borough, with CP17.A noting that all new development should encourage and promote healthier communities and places. In particular, Policy CP17 states at 17.C that '*a pattern of land use and facilities will be promoted to encourage walking, cycling, and leisure and recreation and play facilities to provide for a healthy lifestyle for all, including provisions for open and play space within new development as appropriate.*'

ECE Planning

3. Health Impact Assessment

- 3.1. This Health Impact Assessment has followed the approach set out in the Healthy Urban Planning Checklist (Third Edition) published by the London Healthy Urban Development Unit in April 2017 and therefore involves a comprehensive analysis of all potential health and wellbeing impacts.
- 3.2. The checklist is divided into four themes with each theme containing a number of questions focused on a planning issue; these include Healthy Housing, Active Travel, Healthy Environment and Vibrant Neighbourhoods. This assessment seeks to consider and address the questions within these themes and which are relevant to the proposals.

3.3. Healthy housing

3.3.1. The questions to address as part of the healthy housing theme are as follows:

- **Healthy design** – does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?
- **Accessible housing** – does the proposal provide accessible homes for older or disabled people?
- **Accessible housing** – does the proposal ensure that every non-ground floor dwelling is accessible by a lift which can accommodate an ambulance trolley?
- **Healthy living** – does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?
- **Healthy living** – does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?
- **Housing mix and affordability** – does the proposal provide affordable, family-sized homes?

Healthy design

- 3.3.2. The new buildings that form part of the proposals meet daylight, sound insulation and the accessible and adaptable space M4(2) standards.
- 3.3.3. The majority of the residential units achieve the minimum requirements for external amenity, as defined by the London Housing Standards. In this regard, not all of the 39 units have private amenity space and this has been necessary due to design considerations addressed separately within the Planning Statement.
- 3.3.4. However, the proposal includes a significant amount of external space through provision of a new landscaped area to the south of the Diamond Jubilee Gardens, the new public square in addition to a communal roof terrace at third floor level (of Building A). Such provision, to which residents have access, provide ample amenity space for residents. The landscape proposals aim to create a safe, attractive and legible public realm that maximises the amenity and biodiversity within the site.
- 3.3.5. A Daylight, Sunlight and Overshadowing analysis has been prepared and accompanies the application. The proposed development itself has been assessed as being acceptable in terms of the levels of daylight / sunlight for future residents.

ECE Planning

3.3.6. Paragraphs 3.5.5 of this HIA consider the noise mitigation measures at the site.

3.3.7. A completed LBRuT Sustainable Construction Checklist also accompanies this application.

Accessible housing

3.3.8. The new buildings that form part of the proposals are designed to be accessible by all users, including the elderly and disabled and 10% will be wheelchair user dwellings, in compliance with Building Regulation M4(3).

3.3.9. Level access is provided to all buildings by virtue of development at podium level across the site. Level access is also provided to private amenity spaces to satisfy requirements for Accessible Homes as defined in Part M of the Building Regulations.

3.3.10. All apartments can be accessed via a lift. The lifts are large enough to accommodate an ambulance trolley.

3.3.11. The proposed development will provide a total of six disabled parking spaces.

Healthy living

3.3.12. All proposed residential units provide adequate internal space, including sufficient storage space. In addition to the inclusion of lifts within the main existing building, two stair cases are conveniently located so that their use is encouraged, which are suitable for use by all residents including the elderly.

Housing mix and affordability

3.3.13. The proposal provides for a mix of sizes as set out within the planning statement including both smaller one and two bedroom properties suitable for individuals and couples in addition to larger two and three bedroom properties. Affordable housing is provided on site as set out within the accompanying Planning Statement.

3.4. Active travel

3.4.1. The key questions to address as part of the active travel theme are as follows:

- **Promoting walking and cycling** – does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?
- **Safety** – does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?
- **Connectivity** – does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?
- **Minimising car use** – does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?

Promoting walking and cycling

3.4.2. The Transport Statement that accompanies the application identifies the sustainable travel options that would be available for residents, including both walking and cycling.

ECE Planning

- 3.4.3. The local environment has a very good level of access and permeability for pedestrians, with footways providing convenient and safe access to and from the site. The proposal includes improved pedestrian environment encouraging walking.
- 3.4.4. To encourage and promote cycling, appropriate and secure cycle storage is provided in line with LBRuT guidelines.
- 3.4.5. Travel plans for both the commercial and residential elements provide details of how the residents will be encouraged to use sustainable and healthy forms of transport such as walking and cycling.
- 3.4.6. The riverside is located adjacent to the site to the south and offers an attractive walking environment connecting Twickenham to Richmond to the east.

Safety

- 3.4.7. Due to the relatively small size of the site and low number of predicted vehicle movements generated by the development, the proposal does not include traffic management and calming measures.

Connectivity

- 3.4.8. The proposed development is within Twickenham town centre and is very well located in relation to bus stops, train services and walking and cycling infrastructure. The riverside is located adjacent to the site to the south and offers an attractive walking environment connecting Twickenham to Richmond to the east and beyond.
- 3.4.9. Further details on the connectivity of the site are set out in the accompanying Transport Statement.

Minimising car use

- 3.4.10. The development is not car free. The proposed car parking provision (a total of 23 spaces) seeks to avoid overspill car parking on to the local highway network. The proposal includes 21 spaces for the 39 unit development which equates to around 50% of the units being provided with one space. This low level provision seeks to encourage non car modes of transport.

3.5. Healthy environment

- 3.5.1. The key questions to address as part of the healthy environment theme are as follows:
- **Construction** – does the proposal minimise construction impacts such as dust, noise, vibration and odours?
 - **Air quality** – does the proposal minimise air pollution caused by traffic and energy facilities?
 - **Noise** – does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?
 - **Open space** – does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?
 - **Open space** – does the proposal set out how new open space will be managed and maintained?

ECE Planning

- **Play space** – does the proposal provide a range of play spaces for children and young people?
- **Biodiversity** – does the proposal contribute to nature conservation and biodiversity?
- **Local food growing** – does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?
- **Flood risk** – does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?
- **Overheating** – does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?

Construction

- 3.5.2. The planning application is accompanied by a Construction Management Plan which outlines the relevant measures included to minimise and mitigate any of the temporary impacts on health of residents and visitors.

Air quality

- 3.5.3. It is anticipated that the level of traffic generation will be minimal. Only circa 50% of the residential units have access to a car parking space and the proposal is located within a town centre location. Subsequently, residents have ample opportunity to access town centre related uses without the use of the car. The provision of on-site cycle storage and the good pedestrian facilities within the local area have the capacity to further minimise air pollution caused by traffic.
- 3.5.4. The proposal includes mechanical ventilation for properties fronting onto Kings Street to ensure a decent standard of air quality for future occupiers.

Noise

- 3.5.5. An acoustic report accompanies the planning application.
- 3.5.6. Noise mitigating measures proposed include:
- The building fabric to mitigate noise;
 - Mechanical ventilation where required.

Open space

- 3.5.7. The scheme provides for a significant new areas of high quality open space including a public square on the south eastern end, new landscaped area including informal play area to the south of Diamond Jubilee Gardens and widened pedestrian access along Water Lane.
- 3.5.8. Diamond Jubilee Gardens and the riverside directly about the site which provide for further opportunities for residents to access areas of open space.
- 3.5.9. A full landscape plan is included in the application submission to promote the long-term establishment and quality of the site and gardens.

ECE Planning

- 3.5.10. Furthermore, the proposal includes a CIL contribution for the provision of open space within the Borough.

Play space

- 3.5.11. The proposal is located less than 100m from the play space at Diamond Jubilee Gardens, less than 400m from the Holly Road playground and less than 800m from the Embankment Riverside play space and Orleans Open space.
- 3.5.12. A new boulder slope is proposed to the south of the Diamond Jubilee Gardens which has been designed to facilitate play. The proposal therefore seeks to sustain and enhance the playspace offer for existing and future residents / users.
- 3.5.13. Furthermore, the proposal includes a CIL contribution for the provision of play space and open space within the Borough.

Biodiversity

- 3.5.14. The development identifies new opportunities for habitat enhancement, through the introduction of species such as new hedges, trees and planting throughout.
- 3.5.15. Biodiverse roofs are also proposed to suitable roof space.

Local food growing

- 3.5.16. Due to the restricted nature of the development proposal, there is no opportunity for local food growing provision. However, local residents would be made aware of the location of local allotments within the Borough.

Flood risk

- 3.5.17. The scheme is supported by a Flood Risk Assessment and Surface Water Drainage Strategy.
- 3.5.18. The site is located in Flood Zone 3 although predominantly raised up above this flood level at ground floor. The Flood Risk Assessment and Surface Water Drainage Strategy report concludes that the proposal is acceptable from a flood risk point of view subject to relevant mitigation measures.
- 3.5.19. The report identifies that the proposed development will not create an increased flood risk from surface water either on the site or to the surrounding area, whilst providing betterment to both foul and surface water public sewers.
- 3.5.20. Furthermore, the proposals will employ a surface water drainage strategy based on the principles of sustainable drainage.
- 3.5.21. In summary there will be no potential harm to the health and wellbeing of future residents / users.

Overheating

- 3.5.22. To mitigate against the potential overheating risks and minimise excessive heat generation, the following measures have been adopted:
- All living spaces will have opening windows or mechanical ventilation;

ECE Planning

- Energy efficient lighting will be installed;
- The size of windows has been chosen carefully in accordance with the orientation of the window;
- Biodiverse roofs, additional trees and wildlife planting are proposed for the site.

3.6. Vibrant neighbourhoods

3.6.1. The key questions to address as part of the vibrant neighbourhoods theme are as follows:

- **Health services** – has the impact on healthcare services been addressed?
- **Education** – has the impact on primary, secondary and post-19 education been addressed?
- **Access to social infrastructure** – does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?
- **Access to social infrastructure** – have opportunities for multi-use and the co-location of services been explored?
- **Local employment and healthy workplaces** – does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?
- **Local employment and healthy workplaces** – does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?
- **Access to local food shops** – does the proposal provide opportunities for local food shops?
- **Access to local food shops** – does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?
- **Public realm** – does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?
- **Public realm** – does the proposal allow people with mobility problems or a disability to access buildings and places?

Health services

3.6.2. Existing health care services will cater for the increase in population arising from the development. There are three GP surgeries within 500m of the site, all of which are accepting new patients. There are three pharmacies within 500m of the site and one dentist within 1km of the site. West Middlesex Hospital is within 3.15km of the site.

ECE Planning

Education

- 3.6.3. Existing education services will cater for the increase in child population arising from the development. Since there is a high proportion of non-family sized accommodation it is anticipated that the impact would be small. The proposal will provide for a Community Infrastructure Levy payment to fund improvement if considered necessary by the Council.

Access to social infrastructure

- 3.6.4. The proposed development provides for three seasonal units a flexible use unit all of which have the potential to be used by community groups and / or for social infrastructure providers.

Local employment and healthy workplaces

- 3.6.5. The proposal includes local employment opportunities in the form of A class uses and B1 office space and subsequently the provision of employment opportunities (including through the construction phase of the development) is considered a positive aspect of the proposal.

- 3.6.6. The following health related BREEAM criteria credits are being targeted as set out within the accompanying BREEAM design stage assessment:

- Hea 01 – Visual Comfort – Daylighting report
- Hea 02 – Indoor Air Quality – (note – not the Indoor Air Quality plan)
- Hea 04 – Thermal Comfort –BRUKL
- Hea 05 – Acoustic Performance – Acoustician report in lines with targeted credits
- Hea 06 – Safety and Security - Security Needs Assessment to be undertaken

Access to local food shops

- 3.6.7. The site is within easy walking distance of local food shops in Twickenham. Residents of the new development will also have easy access by public transport to an extensive range of food shopping in both Richmond and Kingston town centres. No hot food takeaways are proposed as part of the development.

Public realm

- 3.6.8. The design of the proposed development maximises opportunities for social interactions, with large open areas of public realm providing a pleasant and relaxing space in which residents can socialise with one another.

- 3.6.9. Buildings A and B are accessible from the Kings Street via level access. From the Embankment, ramped access is possible to the south of Diamond Jubilee Gardens or from the northern end of Water Lane. Stepped access is possible from the bottom of Water Lane and from mid way along Water Lane. An Access Statement accompanies the planning application – please refer to this statement for further details.

- 3.6.10. The proposal has also been considered against the Mayor's 10 'Healthy Streets Indicators'.

- 3.6.11. Lack of physical activity increases the risk of developing a range of chronic diseases including Type 2 diabetes, dementia, depression and the two biggest killers in London - heart disease and cancer. The healthy streets approach provides a framework of strategies which can help achieve the Mayor's goal of helping every Londoner live an active life, combating London's 'inactivity crisis'. The design proposes measures to benefit:

ECE Planning

- Pedestrians from all walks of life;
- People choose to walk, cycle and use public transport;
- Clean air;
- People feel safe;
- Not too noisy;
- Easy to cross;
- Places to stop and rest;
- Shade and shelter;
- People feel relaxed; and,
- Things to see and do.

4. Conclusions

- 4.1. The redevelopment proposals for the Twickenham Riverside site have carefully considered the potential positive health impacts of the development proposals for the future residents of the development as well as the existing residents of the surrounding area.
- 4.2. This HIA has demonstrated that the redevelopment proposals will make a positive contribution to promoting healthy housing, active travel, a healthy environment and vibrant neighbourhoods for existing and future communities.