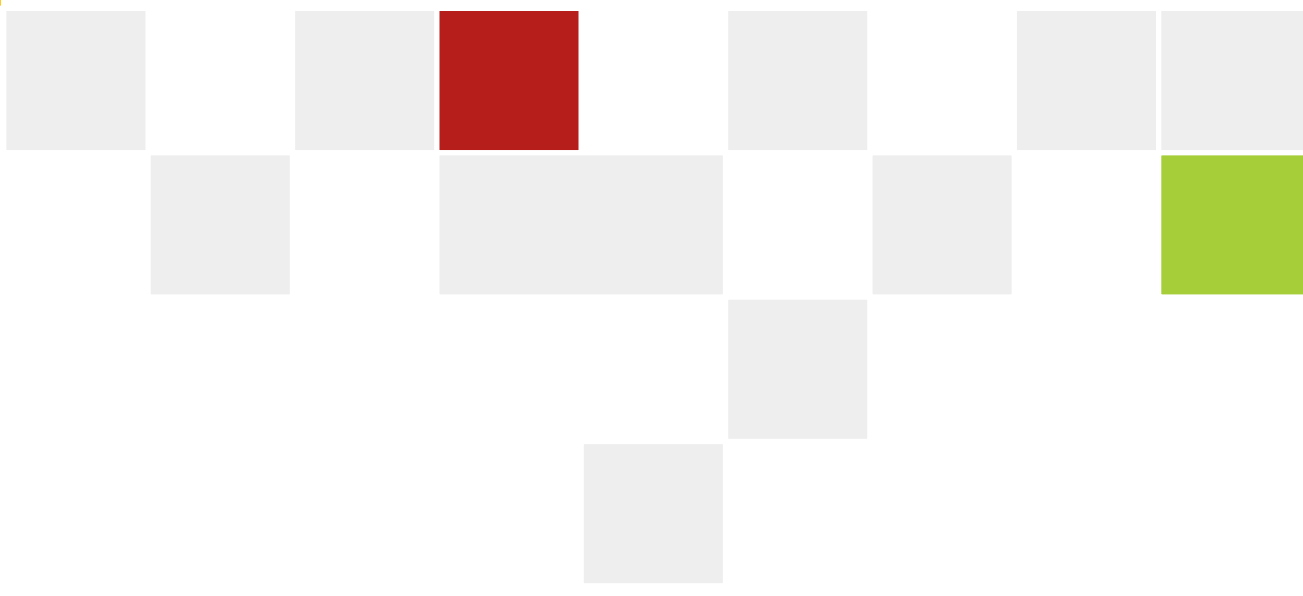


Twickenham Film Studios, Twickenham

Health Impact Assessment



Boyer

Report Control

Project:	Health Impact Assessment, Twickenham Studios, Twickenham
Client:	Twickenham Film Studios Ltd
Reference:	Twickenham Film Studios
File Origin:	\\lucas\sites\boyerprojects2020\dev_eco\20.7039\4 Boyer Planning\4.02 Reports
Primary Author	Michael Corbett
Checked By:	Andrew Jackson

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	06/01/2021	Draft	AJ
2	08/01/2021	Final	AJ

TABLE OF CONTENTS

1. Introduction	3
2. Context and background	4
3. Housing quality and design	7
4. Access to healthcare services and other social infrastructure	9
5. Access to open space and nature	11
6. Air quality, noise and neighbourhood amenity	13
7. Accessibility and active travel	16
8. Crime reduction and community safety	19
9. Access to healthy food	24
10. Access to work and training	25
11. Social cohesion and lifetime neighbourhoods	28
12. Minimising the use of resources	30
13. Climate change	32
14. Summary and conclusions	34

1. INTRODUCTION

- 1.1 This Health Impact Assessment has been prepared by Boyer (Development Economics) on behalf of Twickenham Film Studios Ltd (TFS) to support their planning application for Twickenham Studios, The Barons, Twickenham, TW1 2AW.
- 1.2 The planning application seeks permission for the redevelopment of the site to provide three studios, a sounds centre, production offices, two flexible workspace buildings, a café and a lounge. This would involve circa 2,787sqm (30,000sqft) of additional floorspace, to expand upon the current 8,017sqm, giving an approximate site total of 10,800sqm.
- 1.3 The purpose of this document is to assess the impacts on health of the proposed development.
- 1.4 Following this short introduction, the report is structured as follows:

Chapter 2: Context and background – a brief review of the planning policy context and site background.

Chapters 3-13: Health Impact Assessment Criteria – an assessment of the impact of the proposed development on various topics set out within the Rapid Health Impact Assessment Tool. This includes the following areas:

- Housing quality and design;
- Access to healthcare and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and lifetime neighbourhoods;
- Minimising use the use of resources; and
- Climate change

Chapter 14: Summary and Conclusion

2. CONTEXT AND BACKGROUND

Policy Context

National Policy

- 2.1 The [National Planning Policy Framework \(NPPF\) \(2019\)](#) sets out the Government's strategic planning policies for England and how these are expected to be applied in the plan-making and decision-taking processes.
- 2.2 The overarching principal of the NPPF is a presumption in favour of sustainable development (paragraph 11), which the Government have advised should be at the heart of the planning system.
- 2.3 The NPPF defines sustainable development in terms of its economic, social and environmental objectives. These include contributing to support strong, vibrant and healthy communities and supporting communities' health, social and cultural well-being.
- 2.4 Paragraph 92 states that:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.'

London Plan Policy

- 2.5 The [Publication London Plan \(December 2020\)](#) is the overall plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.6 Policy GG3 Creating a Healthy City sets out that those involved in planning and development must assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of HIAs.

LB Richmond-upon-Thames Policy

- 2.7 The [Richmond Local Plan \(2018\)](#) was adopted in July 2018, and subsequently was 'adopted' again in March 2020 in relation to two separate issues, however these have no bearing on this application as they related to a Local Green Spaces designated and the Other Open Land of Townscape Importance (OOLTI) boundary at St Michael's Convent on an allocated site.

- 2.8 Policy LP 30 Health and wellbeing (under point B(1)) states that ‘A Health Impact Assessment must be submitted with all major development proposals’. Further detail is provided at paragraph 8.3.12 which outlines that a HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative impacts as well as measures for enhancing any potential positive impacts. Lastly, the Glossary advises that HIAs are a method of estimating the potential health effects of the implementation of a plan or programme where there are likely to be significant impacts.
- 2.9 In addition to the Local Plan itself, there is also some additional guidance to HIAs provided in the Council’s [Guidance on Health Impact Assessment](#) (2017). This outlines that the level of detailed required will be dependent on the scale of the development and / or type of development. A HIA should not only identify potential harms to be mitigated such as impact on healthcare provision, air pollution, construction etc., but also identify and support positive aspects of the development such as active. The guidance also directs applicants and their agents to the London Healthy Urban Development Unit (HUDU) that has published the [Rapid Health Impact Assessment Tool](#), which is designed to assess the likely health impacts of development plans and proposals. This will form the basis of this HIA.

Site Context / Background

- 2.10 Twickenham Studios lies on the corner of St. Margarets Road, and The Barons. It is located in TFL Zone 4 just west of St Margaret’s Station, with the South Western Rail link taking just 26 minutes to get to London Waterloo Station. The central location of the site provides access to numerous local amenities located in and around St Margaret’s Local Centre, including The Orchard Clinic, Elphick Clinic and the Twickenham Counselling Partnership.

About Twickenham Studios

- 2.11 Twickenham Studios was originally redeveloped from an ice skating rink bought by Dr Ralph Jupp in 1912 with the site opened as studios in 1913. During the 1930s, the studio produced a raft of “quota quickies,” low-budget features created to fill the quota requirement established by the Cinematography Films Act of 1927.
- 2.12 On Tuesday 29th October 1935, a fire destroyed the old studio building, but that only held filming back for a matter of days. However, what did bring filming to a halt was World War II, when filming was discontinued due to bomb damage.
- 2.13 Post war, the film that attracted the most attention for the Studios was ‘A Hard Day’s Night’, directed in 1964 by Richard Lester, and starring The Beatles. This engaging comedy was so successful that The Beatles continued their association with Twickenham Film Studios with ‘Help!’ (1965) and ‘Let It Be’ (1970).

- 2.14 More recently, Steven Spielberg's 'War Horse' and Simon Curtis' 'My Week with Marilyn' were two of the last major productions to use the Twickenham stages before the studio entered administration in February 2012. The most recent creative highlights include Twickenham Studios Oscar-winning sound work on 'Bohemian Rhapsody' and a BAFTA for mixing Sam Mendez's '1917'. Other productions that have used the production and post-production facilities include Baby Driver, Netflix's The Witcher, ITV's Belgravia, The Iron Lady, War Horse and My Week with Marilyn.
- 2.15 Today, TFS has a global reach with its work, operating not only with numerous UK based clients, but also with customers from countries such as France, the USA and Israel.

3. HOUSING QUALITY AND DESIGN

3.1 As the proposed development seeks the redevelopment and expansion of TFS, there are no plans for residential development as part of the proposals. However, for completeness and to ensure that the sections in this assessment match those set out in the HUDU Rapid Health Impact Assessment Tool, the section has been included.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	N/A	N/A	N/A	N/A
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	N/A	N/A	N/A	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	N/A	N/A	N/A	N/A
Does the proposal promote good design through layout and orientation, meeting internal space standards?	N/A	N/A	N/A	N/A

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	N/A	N/A	N/A	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	N/A	N/A	N/A	N/A

4. ACCESS TO HEALTHCARE SERVICES AND OTHER SOCIAL INFRASTRUCTURE

4.1 In this section, we review the impact of the proposed development on healthcare and other social infrastructure.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal retain or re-provide existing social infrastructure?	N/A	N/A	N/A	N/A
Does the proposal assess the impact on healthcare services?	N/A	N/A	N/A	N/A
Does the proposal include the provision or replacement of a healthcare facility and does the facility meet NHS requirements?	N/A	N/A	N/A	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	N/A	N/A	N/A	N/A

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The proposed development will include two flexible workspace buildings and a café that will be publicly accessible, being located on the primary street frontage of St Margaret's Road.	Neutral	The wider offer brought to the St Margaret's centre by an additional café, as well as additional flexible workspace will have neither a positive nor a negative impact upon public health. Therefore, no mitigation is required.
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	Yes	TFS would look to partner with industry specific training colleges, e.g. Surrey University (Tonmeister Sound Course - best in class), UK Screen Alliance - Post Production and VFX industry body and Local technical colleges for accountancy / maintenance etc. AS part of this they would offer apprenticeship / training / educational support and a path into the creative industries.	Positive	Monitor the number of apprenticeships; take up, completion etc. to ensure this employment pathway is working.

4.2 The provision of shared office space and a publicly useable café, which will be neutral in terms of health impacts. The collaborating with industry specific higher education institutions will help offer and develop skills and training through apprenticeships.

5. ACCESS TO OPEN SPACE AND NATURE

5.1 This section reviews the impacts of the proposed development on the provision of open space, and if this would be positive, negative or neutral.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal retain and enhance existing open and natural spaces?	N/A	N/A	N/A	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	N/A	N/A	N/A	N/A
Does the proposal provide a range of play spaces for children and young people?	N/A	N/A	N/A	N/A
Does the proposal provide links between open and natural spaces and the public realm?	N/A	N/A	N/A	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	N/A	N/A	N/A	N/A
Does the proposal set out how new open space will be managed and maintained?	N/A	N/A	N/A	N/A

5.2 In a similar fashion to the first section in relation to housing design and quality, none of the criteria under this section are relevant to the proposed development.

6. AIR QUALITY, NOISE AND NEIGHBOURHOOD AMENITY

6.1 This section assesses the impact of the proposed redevelopment of the TFS in relation to the construction phase and completed development's impact on air quality, noise and neighbourhood amenity.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The development of the site will maximise the use prefabrication to avoid onsite disruption that also reduces dust, noise etc.	Neutral	Maximise where possible to minimise on-site impacts. Undertake required on-site measures e.g. dust damping to reduce what impacts may occur.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The development will make use of solar panels and sedum roofs to reduce air pollution and use renewable energy as its power source. The site's location in close proximity to St Margaret's train station enables travel to the studio by vehicles to be minimised, as it is just 26 minutes from London Waterloo.	Positive	The provision of solar panels, green roofs, cycle storage, electrical vehicle charging points and a generally sustainable design and construction method would help mitigate the impacts of redevelopment further.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
		<p>The provision of cycle spaces on site will enable non-vehicular travel to take place.</p> <p>There will also be the provision 5 electrical vehicle charging points to help reduce the number of polluting vehicles accessing the site and to encourage the take-up of EVs.</p>		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	<p>The site's location in close proximity to St Margaret's train station enables travel to the studio by vehicles to be minimised, as it is just 26 minutes from London Waterloo.</p> <p>The proposals will include cycle parking facilities to enable non-vehicular travel to the site.</p>	Positive	The provision of cycle spaces and EV charging points enable quieter and less polluting forms of travel to be utilised.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
		There will also be the provision of 5 electrical vehicle charging points to help reduce the number of polluting vehicles accessing the site and to encourage the take-up of EVs.		

6.2 As can be seen from the above, the proposed development would have a positive impact upon the air quality and noise effects of the site on the wider area due to the provision of cycle parking, electric vehicle charging points and its close proximity to public transport networks that enable the use of private vehicles to be minimised. In addition, the use of renewable energy sources such as solar panels will enable less polluting forms of energy to be utilised by the development and those visiting or working there.

7. ACCESSIBILITY AND ACTIVE TRAVEL

7.1 This section will set out how the proposed development will encourage active travel to TFS, and build upon its already high level of accessibility.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	N/A	N/A	N/A	N/A
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	The proposed development will encourage cycling through the provision of cycle storage facilities as well as appropriate showering / changing rooms for staff.	Positive	The proposed development will encourage staff to cycle to TFS.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	N/A	N/A	N/A	N/A
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	N/A	N/A	N/A	N/A

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The proposed development is adjacent to St Margaret's train station that is just 26 minutes from London Waterloo, as well as the 969 and H37 bus routes.</p> <p>It is also within the St Margaret's local centre, which has access to a number of services and facilities e.g. shops, restaurants etc.</p>	Positive	<p>The site's excellent connectivity to public transport encourages its use to access the site and thus reduce the use of vehicles to travel to TFS.</p> <p>The close proximity to local services and facilities also encourages the use of these that can be accessed by walking.</p>
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	<p>Despite the expansion to the facilities, numbers employed and size of the site, there are no proposals to increase the amount of parking on site. In this case, there will actually be a reduction in the overall quantum of on-site car parking.</p>	Neutral.	<p>Not to increase the quantity of parking on site.</p>
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	<p>The proposed development will be accessible with lifts and level access where appropriate / possible.</p>	Neutral	<p>Ensure that the proposed redevelopment of TFS is fully DDA compliant.</p>

- 7.2 Similarly to the previous section, the provision of cycle parking, the site's close proximity to the public transport network and local services and facilities within walking distance all mean that the proposed redevelopment of TFS will have an overall positive impact upon accessibility and active travel for those working and visiting the site.

8. CRIME REDUCTION AND COMMUNITY SAFETY

8.1 In this section, we will assess the impacts of the proposed development against the crime and community safety criteria of HUDU matrix.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal incorporate elements to help design out crime?	Yes	<p>The new build element on the corner of St. Margarets Road and The Barons is the main public and private entrance to the site, and access is controlled via security gates within the building, which will be controlled via a reception area.</p> <p>There is a very clearly defined boundary between public and private spaces around the site, due to the nature of the site activities, where access and security is monitored closely throughout.</p>	Positive	Ensure that the proposed elements set out are implemented.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
		<p>The current tired pebbledash boundary wall will be improved and enhanced, using the same material palette as the new proposed building to the corner of the Barons and St. Margarets Road to tie the site together as a whole and identifying it as part of Twickenham Film Studios.</p> <p>The site will benefit from enhanced hard and soft landscaping, lighting, wayfinding and signage on site.</p>		
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	N/A	N/A	N/A	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The development will incorporate a café, co-working space and a lounge, as well as the various elements of the studios including sounds, special effects, hair and makeup etc.	Neutral	None

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
<p>Has engagement and consultation been carried out with the local community?</p>	<p>Yes</p>	<p>Due to ongoing Covid-19 restrictions, holding public consultation events in person is not advised. Therefore, the consultation process carried out by the Applicant focused on a combination of online meetings, an online webinar and offer of hard copy materials and telephone engagement for those unable to engage digitally. This involved:</p> <ul style="list-style-type: none"> • A leaflet informing residents of a forthcoming online webinar delivered to around 1294 addresses in the local area • Updating the Twickenham Studios website with information about the webinar 	<p>None</p>	<p>Where appropriate, keep the community engaged in the site's progression and development.</p>

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
		<ul style="list-style-type: none"> • A webinar, held online on 30th November and recorded so it could be subsequently made available to residents via the Twickenham Studios website (73 attendees) • Meetings with LB Richmond-upon-Thames councillors • Meeting with Leader of the Council and AD Planning and Transport Strategy LB Richmond • Meeting with resident and trader associations 		

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
		<p>Following the feedback received, amendments to the proposals were brought forward addressing issues raised including the introduction of additional environmental features, changes to pedestrian access to the site and alterations to the appearance of Block C.</p> <p>See the Statement of Community Involvement for more detail.</p>		

8.2 The high design quality and multi-use publicly accessible buildings that form part of the proposals mean that the development will have a positive impact upon crime. This is because elements of the design such as the secure access arrangements, improved wayfinding, site layout and other security measures are specifically designed to reduce the opportunities for crime to take place. As part of the consultation process for the development of the site, the community has been consulted for their views on the proposals, with the feedback resulting in amendments to the proposals were brought forward addressing issues raised including the introduction of additional environmental features, changes to pedestrian access to the site and alterations to the appearance of Block C. This demonstrates the effectiveness of the consultation undertaken as well as the real impact it had upon the proposals.

9. ACCESS TO HEALTHY FOOD

9.1 This section looks at how the proposals, and thus the people using the site, will have their ability to access healthy food affected by the redevelopment of TFS.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	N/A	N/A	N/A	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	N/A	N/A	N/A	N/A
Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area?	Yes	The development does not feature any hot food takeaways, but will have a café on its premises, as well as drink and snack service in the roof top bar.	Neutral	None

9.2 As can be seen from the above, the proposal does not include any additional fast food provision, as only a café and bar would be located on the site. Therefore, the impact of this proposal would be neutral in terms of access to healthy food.

10. ACCESS TO WORK AND TRAINING

10.1 This section looks at how a revised TFS would improve the access to work and training both local people in the Borough as well as further afield.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	<p>The redevelopment of the site would provide 88 direct and indirect construction jobs over the 18 month build period.</p> <p>The completed upgrades to TFS would result in an additional 33 permanent roles, which would also support 27 additional jobs in the wider economy.</p>	Positive	<p>Both temporary and permanent jobs provide health benefits associated with full time employment. This will be particularly pertinent given the expected downturn in the UK economy that is already taking place and likely to deteriorate in 2021. This development will help a significant number of people in skills roles over a long period.</p>
Does the proposal provide childcare facilities?	N/A	N/A	N/A	N/A

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal include managed and affordable workspace for local businesses?	Yes	The proposed development will incorporate two co-working locations that will enable collaborative working for SMEs and start-up companies. This will enable them to agglomerate with the film and associated industries that TFS would be a focal point.	Positive	None
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	As part of the Local Employment Agreement (secured via a s.106 agreement with the Council), an Employment and Skills Plan (ESP) between the developer and the Council's Economic Development Office (EDO) at least three months before the commencement of the development. They will also report progress on a quarterly basis, as required by the SPG. This will help develop skills of the employees and thus upskills the area's workforce.	Positive	Ensure that the LEA is confirmed and discharged in accordance with council policy / processes.

10.2 When it comes to access to work and training, the proposed scheme has a number of benefits in terms of both temporary and permanent job creation. The construction phase would generate approximately 88 direct and indirect jobs, as well as there being an additional 33 permanent jobs in the expanded studios, which could support an additional 27 in the wider economy. Alongside this, the provision of the two co-working spaces on the site would enable collaboration and agglomeration effects for SME business to benefit from being in close proximity to an enhanced TFS.

11. SOCIAL COHESION AND LIFETIME NEIGHBOURHOODS

11.1 This section will provide an assessment of how the proposed redevelopment of TFS will affect social cohesion in the area.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal connect with existing communities, i.e. layout and movement that avoids physical barriers and severance and land uses and spaces that encourage social interaction?	Yes	In addition, the removal of the current wall that fronts onto St Margaret's Road and its replacement with a new building that would contain a public-facing café would enhance the connection with the surrounding community.	Positive	Ensure that there is easy access and free flowing movement throughout the site.
Does the proposal include a mix of uses and a range of community facilities?	Yes	The proposal will contain not only TFS, but also co-working office space as well as a café and lounge that will be accessible by the public. This provides a wider range of facilities on the site than currently exists.	Positive	None
Does the proposal provide opportunities for the voluntary and community sectors?	N/A	N/A	N/A	N/A

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes	<p>Of the six, three are considered relevant to this proposal, including access, services and amenities and built and natural environments.</p> <p>As noted previously, the proposals would improve access to the site, provide a wider range of services to the local community and would enhance the built environment through the removal of a blocking wall on the main frontage to St Margaret’s Road.</p>	Positive	None

11.2 In terms of social cohesion, the proposal has a number of positive impacts by improving access and connectivity by combining to currently separated sites. It will also remove a blocking frontage on St Margaret’s Road and replacing it with a publicly accessible café and provide collaborative co-working office space. These improvements mean that the site would meet the three relevant elements of the Lifetime Neighbourhood criteria.

12. MINIMISING THE USE OF RESOURCES

12.1 This section looks at how the proposed redevelopment of TFS can minimise the use of resources during both its construction and operation phase.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal make best use of existing land?	Yes	The current site and the proposed expansion of it both utilise previously developed land in a sustainable urban centre. It good links to public transport ensure that development at this location is sustainable.	Positive	None
Does the proposal encourage recycling (including building materials)?	Yes	Blocks E and H feature lightweight roof extensions, which will be specifically designed and prefabricated using the right quantity of materials, and assembled on site minimizing wastage.	Positive	Monitor and actively work to minimise waste and maximise recycling throughout the construction process.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal incorporate sustainable design and construction techniques?	Yes	<p>The amount of demolition is significantly reduced across the site, with enhancement to the majority of the existing building fabric, with painting, and cleaning the building facades etc.</p> <p>Block A will be constructed using high quality materials that are low maintenance and stand the test of time.</p>	Positive	Ensure that these proposals are carried through, and to take any further arising opportunities to enhance the sustainability of the project going forward.

12.2 The fact that the existing and site for the expansion of TFS are both previously developed land mean the proposal makes efficient use of land resources. The design also means that it will be built in a sustainable manner, re-using a large number of existing structures and the new materials used will be of a high quality to ensure durability and minimise the need to replacement / repair.

13. CLIMATE CHANGE

13.1 This final section of the HUDU matrix looks at how the proposed development would help mitigate the impacts of climate change.

Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal incorporate renewable energy?	Yes	The site roof of the building will be fitted with 45sqm of solar panels, which are expected to offset over 6,500kwh of energy requirements for the site each year, reducing its need for traditional energy sources, saving 1.5 tonnes of CO ₂ per annum.	Positive	Ensure that the PV array is installed and maintained to ensure efficient energy production.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	The site has been designed to ensure that it maximises the use of the southern aspects where possible. This is evident in the proposed siting of the solar panel on the southern side of the building to maximise energy generation.	Positive	Ensure that the solar panel are installed on south-facing roofs to ensure they function efficiently.

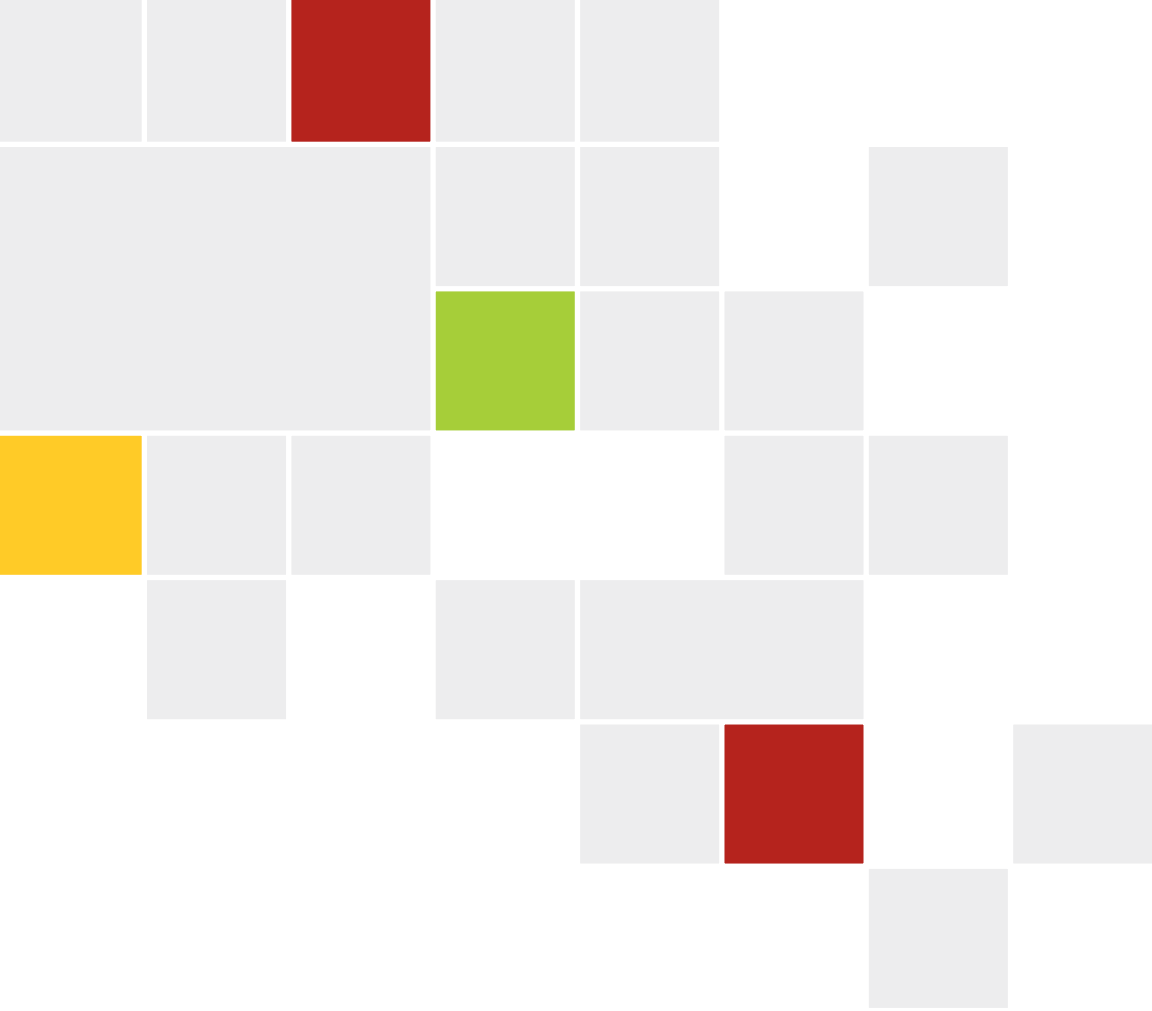
Assessment Criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or actions
Does the proposal maintain or enhance biodiversity?	Yes	The design of the site has been vigorously undertaken so that it only involves the removal of two trees of the front of the site to enable the new proposed building fronting onto St Margaret's Road can be completed and improve the frontage of the site and public realm. Therefore, we consider that it maintains the current overall levels of biodiversity of the site.	Neutral	None
Does the proposal incorporate sustainable urban drainage techniques?	N/A	N/A	N/A	N/A

13.2 When it comes to combating the effects of climate change, the proposal has a neutral effects on on-site biodiversity as it has been sensitively designed to ensure that only two trees need to be removed at the front of the site to enable the improved frontage onto St Margaret's Road can be implemented. The effects of this (discussed in the sections above) would outweigh the loss of these two trees, and this the overall effect is considered neutral. Other elements of the design (such as the installation of solar panels) will reduce the site's reliance upon traditional energy sources and make maximum use of south facing aspects.

14. SUMMARY AND CONCLUSIONS

- 14.1 Twickenham Film Studios Ltd have engaged Boyer (Development Economics) to produce an Health Impact Assessment (HIA) as part of their application for the redevelopment of the site to provide three studios, a sounds centre, production offices, two flexible workspace buildings, a café and a lounge at Twickenham Studios, The Barons, Twickenham, TW1 2AW.
- 14.2 Although none of the criteria for the first section (in relation to housing quality and design) were relevant to the proposals, in the following section in relation to access to healthcare services and other social infrastructure, the provision of the co-working office space and café were considered to have a neutral impact on the wider area. The provision of public-facing infrastructure whilst a positive development in the area, could not be said to specifically benefit health.
- 14.3 Similarly to the section in relation to housing, the criteria that relate to open and natural space are not relevant to the proposed development as it does not contain, and would not create any open or natural spaces, due to it being, and remaining a private film studios.
- 14.4 When it comes to air quality, noise and neighbourhood amenity, the provision of additional cycle storage, and the site's location close to public transport networks enables vehicular use to be minimised, reducing both air pollution and noise impacts from vehicles, resulting in a positive impact on health for the site and wider area. The impacts in relation to air quality etc. are similar for the following section (accessibility and active travel) where the provision of cycle parking, proximity to public transport links and local amenities, as well as an increased amount of people employed on the site (coupled with a reduction in car parking and the provision of electric vehicle charging points) means that there will be a net positive impact on health.
- 14.5 In terms of crime and community safety, the provision of multi-use buildings across the site help in improving the safety levels for it, and the design and consultation undertaken has been adjusted in response to feedback ensuring that meaningful engagement with the community has taken place. As the site would not provide any fast food outlets (only a public-facing café and a bar), there would be a neutral impact on public health.
- 14.6 When it comes to employment and training, the site would provide a significant number of jobs during the construction phase, as well as on a permanent basis once it has been completed. In addition, the provision of two sections of the co-working space will help provide SMEs with the ability to benefit from the clustering effects of working in close proximity to the enhanced TFS facilities.

- 14.7 As noted from previous section of this assessment, the redeveloped site would provide improved social cohesion through the removal of barriers between the (currently separate) two sites, as well as the currently 'blocking' wall on the frontage of St Margaret's Road. The provision of a publicly accessible café as well as the co-working offices will also make the site more accessible to the business and local community than as things currently stand. This helps the site meet the three relevant (out of six) Lifetime Neighbourhoods criteria as well.
- 14.8 When it comes to minimising the use of resources, the fact that the current and proposed area of expansion of TFS are both previously developed land is making the best use of existing land resources. In addition the proposed prefabrication of many parts of the site, along with the retention of a number of buildings also mean that waste is reduced and fewer resources are required to complete the enhancement of the site.
- 14.9 Finally, when it comes to the impact of the proposed development on climate change, it should be noted that the scheme has been designed in such a way as to minimise the loss of existing trees, with only two being proposed for removal to enable the new site frontage onto St Margaret's Road to be developed, which has (as previously set out) multiple additional benefits which would outweigh this loss. Alongside this, the installation of solar panels, provision of electrical vehicle charging points and waste-minimising construction methods all help reduce the proposals impacts on climate change.



Boyer

24 Southwark Bridge Road, London, SE1 9HF | 0203 268 2018
london@boyerplanning.co.uk | boyerplanning.co.uk