



**Health Impact  
Assessment:**  
Independence House,  
Richmond-upon-Thames

---

November 2023



Experts in air quality  
management & assessment

## Document Control

<b>Client</b>	William Grant and Sons Distillers Limited	<b>Principal Contact</b>	Steven Pirks (Wimshurst Pelleriti)
---------------	-------------------------------------------	--------------------------	------------------------------------

<b>Job Number</b>	J10/14755A/10
-------------------	---------------

<b>Report Prepared By:</b>	Dr Frances Marshall
----------------------------	---------------------

### Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
J10/14755A/10/2/F1	23 November 2023	Final	Dr Clare Beattie (Technical Director)

This report has been prepared by Air Quality Consultants Ltd on behalf of the Client, taking into account the agreed scope of works. Unless otherwise agreed, this document and all other Intellectual Property Rights remain the property of Air Quality Consultants Ltd.

In preparing this report, Air Quality Consultants Ltd has exercised all reasonable skill and care, taking into account the objectives and the agreed scope of works. Air Quality Consultants Ltd does not accept any liability in negligence for any matters arising outside of the agreed scope of works. The Company operates a Quality Management System, which is certified to ISO 9001:2015, and an Environmental Management System, certified to ISO 14001:2015.

When issued in electronic format, Air Quality Consultants Ltd does not accept any responsibility for any unauthorised changes made by others.

When printed by Air Quality Consultants Ltd, this report will be on Evolve Office, 100% Recycled paper.



**Air Quality Consultants Ltd**  
 23 Coldharbour Road, Bristol BS6 7JT Tel: 0117 974 1086  
 24 Greville Street, Farringdon, London, EC1N 8SS Tel: 020 3873 4780  
[aqc@aqconsultants.co.uk](mailto:aqc@aqconsultants.co.uk)

Registered Office: 23 Coldharbour Road, Bristol BS6 7JT  
 Companies House Registration No: 2814570

## Contents

1	Introduction .....	2
2	Policy Context .....	3
3	Assessment Approach .....	6
4	Baseline Conditions.....	8
5	Desktop Rapid Health Impact Assessment (HIA) .....	13
6	Healthy Urban Planning Checklist .....	21
7	Conclusions .....	25
8	References.....	26
A1	Richmond upon Thames Full Demographic Profile.....	27

## Tables

Table 1:	Summary of GP Services within 2.5-miles of the Proposed Development .....	9
Table 2:	Summary of Dental Services within 2.5 miles of the Proposed Development ..	10
Table 3:	Rapid Health Impact Assessment Responses .....	13
Table 4:	Healthy Urban Planning Checklist and Responses.....	21

# 1 Introduction

- 1.1 This report describes the potential health impacts associated with the proposed redevelopment of Independence House on Lower Mortlake Road in the London Borough of Richmond-upon-Thames (LBRT).
- 1.2 The proposals are for the change of use, extension and refurbishment of the site, from a four-storey office building with basement car parking, to 21 residential units, associated amenity and storage and five car parking spaces.
- 1.3 This Health Impact Assessment (HIA) has utilised the Healthy Urban Development Unit (HUDU) Planning for Health Rapid HIA Tool (NHS London Healthy Urban Development Unit, 2019) and the Healthy Urban Planning Checklist (NHS London Healthy Urban Development Unit, 2014).

## 2 Policy Context

### National Planning Policy

2.1 The National Planning Policy Framework (NPPF) (2023) sets out planning policy for England. Within this, Paragraph 92 states that the purpose of the planning system is to:

*“contribute to achievement of healthy, inclusive and safe places which:*

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*

2.2 In addition, Paragraph 93 states:

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

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

## Regional Policy

- 2.3 The London Plan (GLA, 2021) sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Policy GG3 for 'Creating a healthy city' states:

*"To improve Londoners' health and reduce health inequalities, those involved in planning and development must:*

*A - ensure that the wider determinants of health are addressed in an integrated and co-ordinated way, taking a systematic approach to improving the mental and physical health of all Londoners and reducing health inequalities*

*B - promote more active and healthy lives for all Londoners and enable them to make healthy choices*

*C - use the Healthy Streets Approach to prioritise health in all planning decisions*

*D - 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 Health Impact Assessments*

*E - plan for appropriate health and care infrastructure to address the needs of London's changing and growing population*

*F - seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution*

*G - plan for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports*

*H - ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold*

*I - seek to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options."*

## Local Policies

- 2.4 The LBRT Local Plan was adopted in July 2018 (London Borough of Richmond upon Thames, 2018). Within the plan, Policy LP30, 'Health and Wellbeing' states:

*"Planning, at all levels, can play a crucial role in creating environments that enhance people's health and wellbeing. The Council promotes and supports healthy and active lifestyles and measures to reduce health inequalities.*

- A. *The Council will support development that results in a pattern of land uses and facilities that 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.*
  7. *Active Design which encourages wellbeing and greater physical movement as part of everyday routines.*
- B. *This policy will be delivered by requiring developments to comply with the following:*
1. *A Health Impact Assessment must be submitted with all major development proposals..."*

## 3 Assessment Approach

### Baseline Conditions

- 3.1 Baseline conditions within the area have been defined using a number of approaches:
- information on the demographic of the Borough have been collated based on the latest information collated and published by Public Health England (Public Health England, 2020)<sup>1</sup>;
  - access to healthcare, including GP services and dentists, has been established based on information on the NHS UK website (2023);
  - local green spaces have been identified based on examination of maps and aerial photographs; and
  - information on access to local schools has been collated based on published information on the 'Find and compare Schools in England' page of the UK Government website (2023).

### Rapid Health Impact Assessment

- 3.2 The London Healthy Urban Development Unit (HUDU) has published a tool for desk-top Rapid Health Impact Assessment (NHS London Healthy Urban Development Unit, 2019). This tool allows the user to quickly assess the impacts of a development proposal on the built environment. The rapid HIA tool identifies 11 topic areas, including:
1. housing quality and design;
  2. access to healthcare services and other social infrastructure;
  3. access to open space and nature;
  4. air quality, noise and neighbourhood amenity;
  5. accessibility and active travel;
  6. crime reduction and community safety;
  7. access to healthy food;
  8. access to work and training;
  9. social cohesion and lifetime neighbourhoods;
  10. minimising the use of resources; and
  11. climate change.

---

<sup>1</sup> The latest available 'Health Profile' report was published in 2020, covering data for 2019. Health reports for later years are not available.



## Healthy Urban Planning Checklist

3.3 The HUDU has also published a Healthy Urban Planning Checklist which aims to promote healthy urban planning, in line with the London Plan (GLA, 2021). This checklist comprises a series of questions covering four themes:

- healthy homes;
- active travel;
- healthy environment; and
- vibrant neighbourhoods.

## 4 Baseline Conditions

### Development Site

- 4.1 The application site is located adjacent to Lower Mortlake Road (A316), between Richmond and Kew. The site is bounded by Lower Mortlake Road to the north, Crofton Terrace to the east, residential properties to the south, and West Sheen Vale to the west. The site is currently occupied by an existing office building with 21 car parking spaces in the basement.
- 4.2 The proposals are for the change of use, extension and refurbishment of the site to provide 21 residential units, associated amenity and storage and five car parking spaces.

### Borough Demographic

- 4.3 The demographic profile for Richmond-upon-Thames was published in March 2020<sup>1</sup> (Public Health England, 2020). This profile provides details on existing health conditions within the borough, as well as inequalities in health within the area.
- 4.4 Richmond-upon-Thames is within one of the 20% least deprived authorities within England. Health of people living in Richmond-upon-Thames is generally better than the average in England. Life expectancy for both males and females is higher than the UK average, however in the most deprived areas of Richmond-upon-Thames life expectancy is 6.5 years lower for men and 2.6 years lower for women than in the least deprived areas.

### Child Health

- 4.5 The level of childhood obesity is better than the national average, with 10.7% of children in Year 6 being classified as obese. Other factors in adolescent health care, including alcohol related hospital admission, teenage pregnancy, GCSE attainment and smoking during pregnancy, are better than the national average.

### Adult Health

- 4.6 Adult health factors within Richmond-upon-Thames are in general better than the national average, including but not limited to alcohol-related harm, self-harm, smoking prevalence, excess weight, rates of violent crime and mortality from cardiovascular disease under 75. Richmond-upon-Thames is worse than the national average in relation to rates of new sexually transmitted infections.

### Access to Healthcare

- 4.7 The results of a search of the NHS UK website on 21<sup>st</sup> November 2023 are outlined in Paragraphs 4.8 and 4.10 and are presented in Table 1 and Table 2.

### General Practice Surgeries

- 4.8 There are 35 General Practice (GP) surgeries within a 2.5-mile (walking distance) radius of the proposed development. Nine of the surgeries cover the postcode of the proposed development; whilst the proposed development is not in the catchment area of the remainder, surgeries may let future residents register, nonetheless.
- 4.9 It is considered that there should be a sufficient number of healthcare practices which can fulfil the healthcare requirements of future residents of the proposed development. In addition, given the small number of proposed occupants of the development, it is not anticipated that the proposed development will put any additional strain on the existing GP services.

**Table 1: Summary of GP Services within 2.5-miles of the Proposed Development**

GP Surgery	Distance (miles)
<b>GPs Covering the Postcode</b>	
Seymour House Surgery	0.2
Parkshot Medical Practice	0.4
Paradise Road Surgery	0.5
Vineyard Surgery	0.6
Kew Medical Practice	0.8
Richmond Medical Group	1.2
Twickenham Park Surgery	1.2
Grove Park Surgery	1.7
Oak Lane Medical Center- Kudra & Sablok	1.8
<b>GPs Out of Postcode</b>	
Sheen Lane Surgery	1.2
Richmond Medical Group	1.2
Richmond Lock Surgery	1.2
St Margaret's Practice	1.3
Argyle Health – Isleworth Practice	1.5
Grove Park Terrace Surgery	1.6
Albany Practice	1.6
Brentford Group Practice	1.6
Brentford Family Practice	1.6
York Medical Practice	1.8
Student Medical Centre	1.8
Acorn Group Practice	2.0
Wellesley Road Practice	2.0
Essex House Surgery	2.1

GP Surgery	Distance (miles)
Cross Deep Surgery	2.1
Danebury Avenue Surgery	2.2
Ealing Park Health Centre	2.2
Glebe Road Surgery	2.3
Thornbury Road Centre for Health	2.2
Lock Road Surgery	2.3
Spring Grove Medical Practice	2.3
Holly Road Medical Centre	2.3
Glebe Street Surgery	2.4
Roehampton Lane Surgery	2.4
The Bedford Park Surgery	2.5
The Green & Fir Road	2.5

### *Dental Surgeries*

- 4.10 There are 29 dental surgeries within a 2.5-mile (walking distance) radius of the proposed development. Five of these are not accepting any new patients, whilst three are currently accepting NHS patients by referral only. Eleven of the surgeries are accepting new patients, although two are only accepting children. The remaining ten surgeries have not given a recent update on whether they are taking new NHS patients.
- 4.11 Whilst information relating to some surgeries is not available, it is considered that there should be a sufficient number of dental surgeries which can fulfil the requirements of future residents of the proposed development. In addition, given the small number of proposed occupants of the development, it is not anticipated that the proposed development will put any additional strain on the existing dental services.

**Table 2: Summary of Dental Services within 2.5 miles of the Proposed Development**

Dental Surgery	Distance (miles)	Patient Status
Mr M T C Wong	0.3	No update available
Richmond Hill Orthodontics Limited	0.3	Only taking referrals
Perfect Smile Surgery Limited	0.3	No update available
Ark Dental Practice	0.6	Only taking referrals
Dental Expressions	0.9	Not accepting new patients
Bridge Dental Centre Limited	0.9	Accepting new patients
Mr I M Handa and Mr D V Patel	1.3	No update available
Orthodontic Care Limited	1.3	Only taking referrals

Dental Surgery	Distance (miles)	Patient Status
Bright Smile Studio	1.3	Accepting new patients
Mr P S Panesar	1.4	Accepting new patients
Claremont Dental Practice	1.4	Not accepting new patients
Mr H S Kalsi	1.4	Accepting children under 17
Albany Dental Practice	1.4	No update available
Brightsmile Dental Care	1.5	Accepting new patients
The Butts Dental Practice	1.5	No update available
Kew Bridge Dental	1.3	Not accepting new patients
Radpour, Shahrzad	1.9	Accepting new patients
West London Dental Centres	2.0	Not accepting new patients
Bridge Dental Practice	2.0	Accepting new patients
Perfect Smile Surgery Limited	2.1	Accepting new patients
Mrs P Winayak	2.1	No update available
Junction Road Dental Practice	2.2	No update available
Mr AV Patel	2.2	No update available
Oakleigh House Dental Practice	2.2	Accepting new patients
Chiswick Dental Care Ltd	2.2	No update available
Chiswick Dental and Implant Clinic	2.3	Accepting children under 17
Putney Dental Surgery	2.4	No update available
Ham Dental Practice	2.5	Accepting new patients
South Ealing Dental Practice	2.5	Not accepting new patients

### Access to Schools

- 4.12 A search of the UK Government 'Find and compare schools in England' database concluded that there are 220 schools within a three-mile radius of the proposed development. Of these, 102 are primary schools, 34 are secondary and five are for 16 – 18-year-olds, with some schools covering more than one category.
- 4.13 It is considered that there should be sufficient school services to fulfil the needs of future residents of the proposed development, and the proposed development will not add additional strain to the existing school facilities.

### Access to Green Space

- 4.14 There are a number of green spaces in the vicinity of the proposed development, most notably Kew Royal Botanic Gardens, which is within 500 m of the proposed development, and Richmond Park, which is just over 1 km south of the proposed development. Within 2.5 miles of the proposed development there are 17 outdoor children's play spaces. In addition, there are a number of smaller

greenspaces, shown in Figure 1, which include access to tennis courts, treetop walkways, cricket greens and sports fields.

4.15 Future residents of the proposed development will have good access to nearby open and green spaces.



**Figure 1: Greenspace and Woodland Areas near to the Proposed Development**

Contains Ordnance Survey data © Crown copyright and database right 2023. Ordnance Survey licence number 100046099. Additional data sourced from third parties, including public sector information licensed under the Open Government Licence v1.0.



## 5 Desktop Rapid Health Impact Assessment (HIA)

**Table 3: Rapid Health Impact Assessment Responses**

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
<b>1 Housing Quality and Design</b>				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	All units are proposed to be M4(2) compliant adaptable dwellings with level threshold access. A lift is provided within the Mansion block to serve the upper floor dwellings.	Positive	Refer to Section 7 of the Design and Access Statement for additional information
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	Two wheelchair adaptable units are provided with layouts complying with the requirements of Approved Document Part M4(3) of the Building Regulations. Two of the parking spaces will be for blue badge holders, associated with the M4(3) units.	Positive	Refer to Section 7 of the Design and Access Statement for additional information
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	All units are proposed to be M4(2) compliant adaptable dwellings.	Positive	Refer to Section 7 of the Design and Access Statement for additional information
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The proposed development meets, and in some cases exceed, the Nationally Described Space Standards. The internal daylight and sunlight position is considered acceptable for all units.	Positive	Refer to Section 7 of the Design and Access Statement and Daylight and Sunlight Report for additional information
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The proposals include a range of housing sizes, from one bed/one person units to three bed/five person units. Currently, the four ground floor units will be	Positive	Refer to Section 7 of the Design and Access Statement for additional information

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
		affordable housing.		
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The SAP ratings for the units range between 72 C – 78 C. A high efficiency heat pump system for heat and hot water will be installed, and the construction U-values will exceed building regulations.	Positive	Refer to Section 7 and Appendices G and H of the Energy Strategy
<b>2 Access to Healthcare Services and Other Social Infrastructure</b>				
Does the proposal retain or re-provide existing social infrastructure?	No	Whilst the existing site included a café, this was only accessible to employees, and thus it does not currently include any social infrastructure for the wider community.	N/A	
Does the proposal assess the impact on healthcare services?	Yes	This HIA assesses the existing local healthcare facilities.	Neutral	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	Neither the existing site nor the proposals include any healthcare facilities.	N/A	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	Yes	This HIA assesses the existing local educational facilities.	Neutral	
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The development incorporates communal amenity space, including a gym.	Positive	Refer to Section 6 of the Design and Access Statement
Does the proposal contribute to meeting primary, secondary and post-19 education needs?	No	The development does not include any education facilities, however there are sufficient facilities in the local area.	N/A	
<b>3 Access to Open Space and Nature</b>				
Does the proposal retain and enhance existing open and natural spaces?	Yes	The proposed development does not impact any existing natural space and will introduce high quality external areas as part of the scheme. The proposals will also contribute to the improvement of the public realm within the Site on	Positive	Refer to Section 7 of the Design and Access Statement for additional information



Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
		Lower Mortlake Road.		
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The development will introduce new high quality external areas, and the apartments within the development will have extended winter gardens.	Positive	
Does the proposal provide a range of play spaces for children and young people?	Yes	The development does not introduce any play space but is within walking distance of existing play spaces.	Neutral	
Does the proposal provide links between open and natural spaces and the public realm?	No	The development does not provide links between natural spaces as the amenity areas are for residents only.	N/A	
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The amenity areas are accessible for all residents and wheelchair accessible.	Positive	
Does the proposal set out how new open space will be managed and maintained?	Yes	Once the building is operational, a landscape maintenance plan will be in place to ensure that the open space is maintained. This will be secured via planning condition.	Neutral	
<b>4 Air Quality, Noise and Neighbourhood Amenity</b>				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	The application is accompanied by a Construction Management Statement.	Positive	
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The application is accompanied by an air quality assessment which demonstrates there will be a reduction in traffic flows, which may benefit air quality. The energy strategy does not rely on gas, and is fully electric, thus there will be no emissions to air associated with the energy strategy.	Positive	Refer to Section 9 and Appendix A6 for good practice air quality measures
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The development will reduce the number of parking spaces, and subsequently traffic flows on the local network, thus noise levels from traffic will be reduced compared to the existing use. There are no commercial elements associated	Positive	

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
		with the proposals.		
<b>5 Accessibility and Active Travel</b>				
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	The site is suitably located within walking distance of Richmond town centre.	Positive	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	The development includes 34 covered and secured cycle parking spaces in the basement, which is accessible by both lift and stairs, as well as the vehicular access ramp. Additional space is also provided for larger / adaptive cycles, and two short stay spaces are provided at street level.	Positive	Refer to Section 6 of the Transport Statement
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The development is accessed by existing walkways and cycleways.	Positive	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	No	No new roads are proposed that require traffic management and calming measures.	N/A	
Is the proposal well connected to public transport, local services and facilities?	Yes	The site has good public transport links, being located near Richmond station with ample bus services running along Lower Mortlake Road. The current Public Transport Accessibility Level (PTAL) rating for the site location has been determined as Level 6a Excellent	Positive	Refer to Section 3 of the Transport Statement
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	The site currently has 21 car parking spaces, whilst the proposals will only include five, two of which will be for blue-badge holders only. Future residents will be ineligible to apply for resident on-street Controlled Parking Zone permits. A residential travel plan statement will be implemented, which will promote sustainable and active travel to residents, as well as market the use of the Enterprise car club scheme, membership to which may be offered to the first occupants.	Positive	Refer to Section 6 of the Transport Statement

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	All units will have level threshold access, whilst the upper units will be accessible via a general access platform lift, which will have clear internal dimensions of 1,100 mm x 1,400 mm. The new communal entrance lobby will have a new platform lift and Part M compliant staircase. Two of the parking spaces will be designated for blue badge holders.	Positive	Refer to Section 7 of the Design and Access Statement for additional information
<b>6 Crime Reduction and Community Safety</b>				
Does the proposal incorporate elements to help design out crime?	Yes	The existing building is currently vacant; therefore, its occupation will serve to deter crime. There are two secure doors between the outside and the residential units/stair core. A concierge desk is currently indicated in the plans.	Positive	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The development is secure; private entrances to the new residential units will be from the shared lobby. Entry systems such as video or audio entry systems will be designed and located to be used by visitors and residents.	Positive	
Does the proposal include attractive, multi-use public spaces and buildings?	No	The development is purely residential.	N/A	
Has engagement and consultation been carried out with the local community?	Yes	Yes, approximately 200 flyers were posted to neighbouring properties advertising an online meeting.	Neutral	
<b>7 Access to Healthy Food</b>				
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	No	The development does not include specific facilities for food supply.	N/A	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	The development is located within 1 km of Richmond town centre which houses numerous shops, including food stores and affordable shops.	N/A	
Does the proposal avoid contributing	No	The development does not introduce any hot food	N/A	

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
towards an over- concentration of hot food takeaways in the local area?		or takeaway facilities.		
<b>8 Access to Work and Training</b>				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The development will provide temporary jobs during its renovation and redevelopment. It will also provide jobs for staff to manage the general upkeep of the development, including overseeing the communal elements, maintaining the external areas and the concierge service.	Neutral	
Does the proposal provide childcare facilities?	No	The development is small scale and purely residential.	N/A	
Does the proposal include managed and affordable workspace for local businesses?	No	The development is small scale and purely residential.	N/A	
Does the proposal include opportunities for work for local people via local procurement arrangements?	No	The development is small scale and purely residential.	N/A	
<b>9 Social Cohesion and Lifetime Neighbourhoods</b>				
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The proposal has a façade facing Lower Mortlake Road and therefore connects with existing communities. The development does not affect severance or create new physical barriers.	Neutral	
Does the proposal include a mix of uses and a range of community facilities?	No	The development is small scale and purely residential.	N/A	
Does the proposal provide opportunities for the voluntary and community sectors?	No	The development is small scale and purely residential.	N/A	
Does the proposal address the six key components of Lifetime Neighbourhoods?	Yes	As outlined above in other questions, the key components of ageing, design, housing, transport, participation, and green spaces are addressed.	Positive	
<b>10 Minimising the Use of Resources</b>				

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
Does the proposal make best use of existing land?	Yes	The building has been widely marketed as an office development for over two years, however it's viability as an office is affected by the distance from Richmond town centre, when competing with other similar offices on quieter roads in more central Richmond locations. The proposals for residential development are, therefore, more viable.	Neutral	Refer to Section 4 of the Design and Access Statement for additional information
Does the proposal encourage recycling (including building materials)?	Yes	A refuse store will be located on street level in a similar location as the existing store, adjacent to the collection point. The refuse store will be sized to meet the requirements outlined in Richmond's Waste & Recycling storage SPD document. The proposals seek to retain most of the building envelope, and demolition is limited to the existing mansard roofs and the external wall of the rear annex. Where possible, demolition material will be reused and recycled.	Positive	
Does the proposal incorporate sustainable design and construction techniques?	Yes	The application is accompanied by a sustainability statement, which includes measures for sustainable construction.	Positive	Refer to the sustainability statement for additional information
<b>11 Climate Change</b>				
Does the proposal incorporate renewable energy?	Yes	The development will utilise renewable technology to avoid the need for on-site combustion. The energy strategy has followed the 'Be Lean, Be Clean and Be Green' principles. A high efficiency heat pump system for heating and hot water will be installed. A 105 m <sup>2</sup> photovoltaic (PV) array will be installed on roof space.	Positive	Refer to Section 7 of the Energy Strategy
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading	Yes	The development has been designed to be energy efficient in both summer and winter.	Positive	

Assessment Criteria	Relevant? <sup>a</sup>	Details/ Evidence	Potential Health Impact <sup>b</sup>	Recommended Mitigation or Enhancement
and landscaping?				
Does the proposal maintain or enhance biodiversity?	Yes	The proposed development introduces new green space and soft landscaping which will benefit biodiversity.	Positive	
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The proposed development would not affect the impermeable site area. The drainage scheme involves the use green / blue roof systems at the third and top roof levels.	Positive	Refer to the Surface Water Drainage Strategy for further details

<sup>a</sup> Entries can be Yes, No or N/A.

<sup>b</sup> Entries can be Positive, Negative, Neutral or Uncertain.

## 6 Healthy Urban Planning Checklist

6.1 Table 4 demonstrates that the health impacts of the proposed development have been taken into account.

**Table 4: Healthy Urban Planning Checklist and Responses**

Issue	Question	Answer
<b>Theme 1 – Healthy Housing</b>		
a. Healthy Design	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?	Yes – the application is accompanied by a Daylight and Sunlight report and Design and Access Statement (DAS). The units in the proposed development meet, and in some cases exceed, the Nationally Described Space Standards. All units are proposed to be M4(2) compliant adaptable dwellings with level threshold access. Two wheelchair adaptable units are provided. The noise impact assessment accompanying the application has recommended glazing specifications to ensure that internal noise levels are acceptable.
b. Accessible Housing	Does the proposal provide accessible homes for older or disabled people?	Yes- all units are proposed to be M4(2) compliant adaptable dwellings.
	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?	Yes – a lift is provided within the Mansion block to serve the upper floor dwellings.
c. Healthy Living	Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?	Yes – the units in the proposed development meet, and in some cases exceed, the Nationally Described Space Standards and includes a number of units with separate living and kitchen areas. The development includes sufficient in-built storage space.
	Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?	Yes – one main internal staircase, located in the centre of the building, provides access to all levels. The stair widths are all at least 1 m width and no wider than 1.8 m between handrails. New stairs will conform to the requirements of a general access stair.
d. Housing Mix and Affordability	Does the proposal provide affordable family sized homes?	Yes- the development will include a proportion of affordable units.
<b>Theme 2 - Active Travel</b>		
a. Promoting Walking and Cycling	Does the proposal promote cycling and walking through measures in a	Yes – a Residential Travel Plan will be implemented to promote sustainable and active travel.

Issue	Question	Answer
	travel plan, including adequate cycle parking and cycle storage?	The development contains 34 secure cycle storage and parking spaces. Additional space is also provided for larger / adaptive cycles, and two short stay spaces are provided at street level.
b. Safety	Does the proposal include traffic management and calming measures and safe and well-lit pedestrian and cycle crossings and routes?	Due to the small scale of the development, these measures are not considered necessary.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	Due to the small scale of the development, these measures are not considered necessary.
d. 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?	<p>Yes – the development includes only five parking spaces, two of which are for blue badge users only.</p> <p>Future residents will be ineligible to apply for resident on-street Controlled Parking Zone permits.</p> <p>The first residents may be offered membership to the Enterprise car club.</p>
<b>Theme 3 – Healthy Environment</b>		
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes – the application will be accompanied by a Construction Management Statement which provides mitigation to manage the impacts of dust, noise and odour.
b. Air Quality	Does the proposal minimise air pollution caused by traffic and energy facilities?	<p>Yes - the application is accompanied by an air quality assessment which demonstrates there will be a reduction in traffic flows, which may benefit air quality.</p> <p>The energy strategy does not rely on gas, and is fully electric, thus there will be no emissions to air associated with the energy strategy.</p>
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?	<p>Yes – the proposed development includes landscape design.</p> <p>The development will also reduce the number of parking spaces, and subsequently traffic flows on the local network, thus noise levels from traffic will be reduced compared to the existing use.</p>
d. 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?	Yes- the proposed development introduces amenity to the area through improvements to the public realm within the Site on Lower Mortlake Road. High quality external areas will also be introduced as part of the scheme
	Does the proposal set out how new open space will be managed and maintained?	No – it is anticipated that a landscape maintenance plan will be secured via planning condition to ensure that the open space is maintained.



Issue	Question	Answer
e. Play Space	Does the proposal provide a range of play spaces for children and young people?	No – there are no play spaces proposed as part of the scheme.
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?	Yes - the proposed development introduces new green space and soft landscaping which will benefit biodiversity.
g. Local Food Growing	Does the proposal provide opportunities for food growing, for example by private and community gardens and green roofs?	Yes – the units have winter gardens with space for planters.
h. 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?	Yes – the proposed drainage scheme is for use of green / blue roof systems at the third and top roof levels.
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?	Yes – the development is currently based on natural ventilation to be used with openable windows. The noise impact assessment has, however, considered appropriate mechanical ventilation systems so as to not compromise the internal noise environment.
<b>Theme 4 – Vibrant Neighbourhoods</b>		
a. Health Services	Has the impact on healthcare services been addressed?	Yes – this report has assessed the impact on local healthcare facilities.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?	Yes – this report includes an assessment of the impact on local educational facilities.
c. Access to Social Infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?	Yes – the development includes communal amenity space including a gym.
	Have opportunities for multi-use and the co- location of services been explored?	No – the development is small scale and purely residential.
d. Local Employment and Healthy Workplaces	Does the proposal include commercial uses and local employment and provide opportunities for training, including temporary construction and permanent 'end-use' jobs?	No – the development doesn't include commercial uses and is purely residential. It does however provide temporary construction jobs and longer-term opportunities to manage the general upkeep of the development, including overseeing the communal lobby, external amenity areas and concierge service.
	Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?	No – BREEAM is not applicable to residential developments.
e. Access to Local Food Shops	Does the proposal provide opportunities for local food shops?	Yes – the site is within 1 km of the centre of Richmond, which has numerous shops, including food stores.

Issue	Question	Answer
	Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?	Yes – the development is purely residential and does not include any hot food takeaway.
f. Public Realm	Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?	The development is small scale and therefore does not include public realm.
	Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes – the proposal is fully accessible, with two of the units being wheelchair accessible. The amenity space and basement are accessible via ramps and lifts.

## 7 Conclusions

- 7.1 This report has assessed the health impacts of the proposed development both on the local area and on future residents of the proposed development itself. The assessment has utilised the HUDU Rapid HIA tool and Healthy Urban Planning Checklist.
- 7.2 The LBRT is above the national average for the majority of health factors, including child health, adult health and overall deprivation levels. The proposed development will have an overall positive impact on the local area by introducing communal amenity space and landscaping to a currently unoccupied site.
- 7.3 The proposed development is, therefore, consistent with the NPPF, Policy GG3 of the London Plan as well as Policy LP30 within the LBRT Local Plan.

## 8 References

Department for Levelling Up, Housing and Communities (2023) *National Planning Policy Framework*, [Online], Available: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf).

GLA (2021) *The London Plan: The Spatial Development Strategy for London*, Available: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2021.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf).

London Borough of Richmond upon Thames (2018) *Local Plan*.

NHS London Healthy Urban Development Unit (2014) *Healthy Urban Planning Checklist*.

NHS London Healthy Urban Development Unit (2019) *Rapid Health Impact Assessment Tool*.

NHS UK (2023), Available: <https://www.nhs.uk/>.

Public Health England (2020) *Local Authority Health Profile 2019: Richmond upon Thames*, Available: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E09000027.html?area-name=Richmond%20upon%20Thames>.

UK Government (2023), Available: <https://www.gov.uk/school-performance-tables>.

## A1 Richmond upon Thames Full Demographic Profile



## Richmond upon Thames

Published on 03/03/2020

Area type: Unitary authority  
Region: London

# Local Authority Health Profile 2019

This profile gives a picture of people's health in Richmond upon Thames. It is designed to act as a 'conversation starter', to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Visit <https://fingertips.phe.org.uk/profile/health-profiles> for more area profiles, more information and interactive maps and tools.

### Health in summary

The health of people in Richmond upon Thames is generally better than the England average. Richmond upon Thames is one of the 20% least deprived districts/unitary authorities in England, however about 8.5% (2,795) children live in low income families. Life expectancy for both men and women is higher than the England average.

### Health inequalities

Life expectancy is 6.5 years lower for men and 2.6 years lower for women in the most deprived areas of Richmond upon Thames than in the least deprived areas.

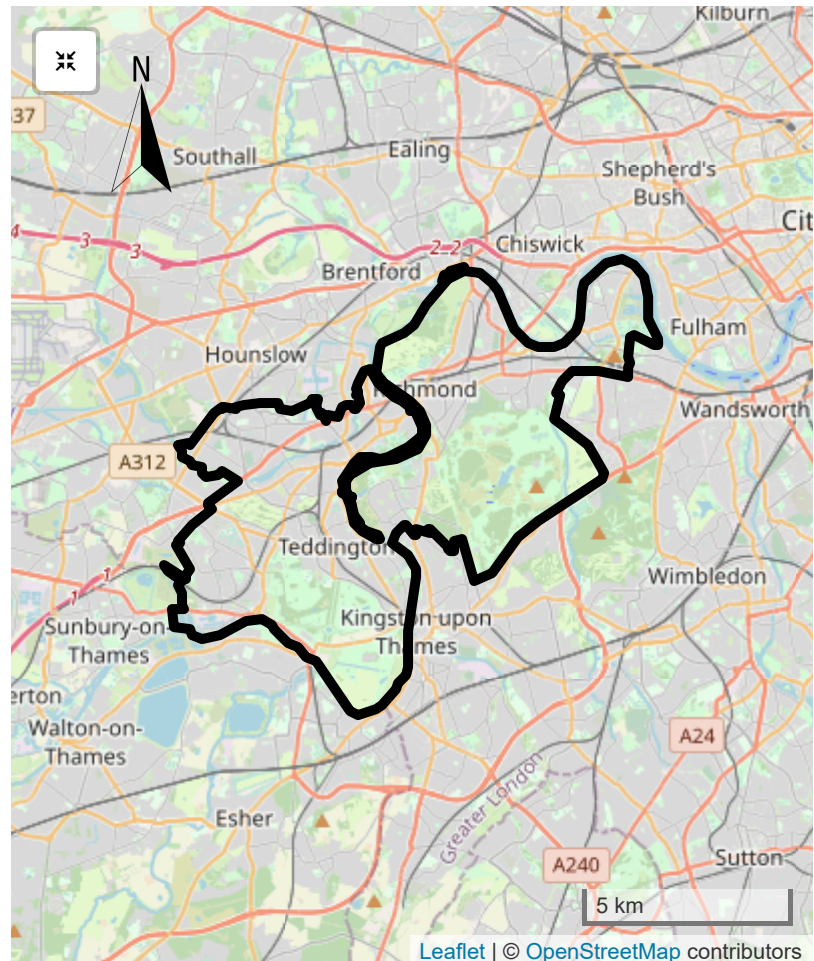
### Child health

In Year 6, 10.7% (213) of children are classified as obese, better than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 33\*. This represents 15 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.

### Adult health

The rate for alcohol-related harm hospital admissions is 525\*, better than the average for England. This represents 949 admissions per year. The rate for self-harm hospital admissions is 132\*, better than the average for England. This represents 240 admissions per year. Estimated levels of excess weight in adults (aged 18+), smoking prevalence in adults (aged 18+) and physically active adults (aged 19+) are better than the England average. The rates of killed and seriously injured on roads and new cases of tuberculosis are better than the England average. The rate of new sexually transmitted infections is worse than the England average. The rates of violent crime (hospital admissions for violence), excess winter deaths, under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are better than the England average.

\* rate per 100,000 population



Leaflet | © OpenStreetMap contributors

Contains National Statistics data © Crown copyright and database right 2019  
Contains OS data © Crown copyright and database right 2019  
Local authority displayed with full resolution clipped boundary

# Health summary for Richmond upon Thames

## Key

Significance compared to goal / England average:

<b>Significantly worse</b>	<b>Significantly lower</b>	<b>↑ Increasing / Getting worse</b>	<b>↑ Increasing / Getting better</b>
<b>Not significantly different</b>	<b>Significantly higher</b>	<b>↓ Decreasing / Getting worse</b>	<b>↓ Decreasing / Getting better</b>
<b>Significantly better</b>	<b>Significance not tested</b>	<b>↑ Increasing</b>	<b>↓ Decreasing</b>
		<b>↑ Increasing (not significant)</b>	<b>↓ Decreasing (not significant)</b>
		<b>— Could not be calculated</b>	<b>→ No significant change</b>

## Life expectancy and causes of death

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
1 Life expectancy at birth (male)	All ages	2016 - 18	n/a	82.5	80.7	79.6	↑
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	86.4	84.5	83.2	↑
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	1129	239.9	303.3	330.5	↓
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	221	48.2	70.5	71.7	↓
5 Mortality rate from cancer	<75 yrs	2016 - 18	500	107.3	120.1	132.3	↓
6 Suicide rate	10+ yrs	2016 - 18	44	8.73	8.11	9.64	↑

## Injuries and ill health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
7 Killed and seriously injured (KSI) rate on England's roads	All ages	2016 - 18	209	35.6	39.5 ^	42.6 ^	—
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	240	132.2	83.4	193.4	↑
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	155	488.7	485.3	558.4	↓
10 Percentage of cancer diagnosed at early stage	All ages	2017	387	56.2	52.7	52.2	↑
11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	55.5	71.4	78.0	↑
12 Estimated dementia diagnosis rate	65+ yrs	2019	1484	69.6 *	72.6 *	68.7 *	↑

## Behavioural risk factors

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
13 Hospital admission rate for alcohol-specific conditions	<18 yrs	2016/17 - 18/19	45	33.2	16.5	31.6	↑
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	949	525.1	556.5	663.7	↑
15 Smoking prevalence in adults	18+ yrs	2018	8873	5.86	13.9	14.4	↓
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	77.2	66.4	66.3	↑
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	47.7	55.9	62.0	↓

## Child health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
18 Teenage conception rate	<18 yrs	2017	20	6.64	16.4	17.8	↓
19 Percentage of smoking during pregnancy	All ages	2018/19	44	2.25	4.81 ^	10.6	↓
20 Percentage of breastfeeding initiation	All ages	2016/17	1522	- \$	- \$	74.5	—
21 Infant mortality rate	<1 yr	2016 - 18	11	1.51	3.30	3.93	↓
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	213	10.7	23.2	20.2	↓

## Inequalities



Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
23 Deprivation score (IMD 2015)	All ages	2015	n/a	10.0	-	21.8	—
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	29.3	23.6	25.4	↑

## Wider determinants of health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
25 Percentage of children in low income families	<16 yrs	2016	2795	8.50	18.8	17.0	↑
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	79781	57.5	50.0	46.9	↑
27 Percentage of people in employment	16-64 yrs	2018/19	96000	77.2	74.2	75.6	↑
28 Statutory homelessness rate - eligible homeless people not in priority need	Not applicable	2017/18	n/a	~	0.98	0.79	—
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	175	31.8	46.2	44.9	↑

## Health protection

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
30 Excess winter deaths index	All ages	Aug 2017 - Jul 2018	61	15.7	27.1	30.1	↓
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	1183	935.8	1713	850.6	↑
32 TB incidence rate	All ages	2016 - 18	35	5.95	21.9	9.19	↓

For full details on each indicator, see the [definitions tab of the Local Authority Health Profiles online tool](#).

For a full list of profiles produced by Public Health England, see the fingertips website: <https://fingertips.phe.org.uk/>

## Indicator value types

1,2 Life expectancy - years 3,4,5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15,16,17 Proportion 18 Crude rate per 1,000 females aged 15 to 17 19,20 Proportion 21 Crude rate per 1,000 live births 22 Proportion 23 Index of Multiple Deprivation (IMD) 2015 score 24 Proportion 25,26 Slope index of inequality 27 Proportion 28 Mean average across 8 qualifications 29 Proportion 30 Crude rate per 1,000 households 31 Directly age-standardised rate per 100,000 population 32 Ratio of excess winter deaths to average of non-winter deaths 33 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 34 Crude rate per 100,000 population

*	Value compared to a goal (see below)
~	Value suppressed for disclosure control due to small count
\$	Value not published for data quality reasons
^	Aggregated from all known lower geography values

## Thresholds for indicators that are compared against a goal

Indicator Name	Green	Amber	Red
12 Estimated dementia diagnosis rate (aged 65 and over)	>= 66.7% (significantly)	similar to 66.7%	< 66.7% (significantly)

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit [www.nationalarchives.gov.uk/doc/open-government-licence/version/3](http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3)