

Regents Wharf, N1
Health Impact
Screening Assessment

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REGENT'S WHARF, ALL SAINTS STREET, LONDON

HEALTH IMPACT SCREENING ASSESSMENT

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1.0 INTRODUCTION

1.1 This Health Impact Screening Assessment has been prepared by DP9 Limited, on behalf of Regent's Wharf Property Unit Trust (the Applicant) in support of an application for planning permission at Regent's Wharf.

1.2 This document has been prepared to assess the likely health impacts of the proposed development.

2.0 POLICY

2.1 A full assessment of planning policy relevant to the proposed scheme is set out the accompanying Planning Statement. The following policies contained within Islington's Development Plan documents are relevant to this Health Impact Assessment:

- CS19 – Health Impact Assessments
- DM6.1 – Healthy Development

2.2 These policies set out the requirements on developers to seek to provide healthy developments, and adequately assess likely health impacts resulting from proposed developments and set out mitigation measures, where necessary.

3.0 SCREENING RESPONSE

3.1 Table 1 below sets out the likely health impacts of the scheme in line with LBI's screening matrix. It also details any appropriate mitigation measures where it has been identified that they will be necessary.

TABLE 1

Theme	Health issue(s)	Key questions	Applicant response
Accessibility & inclusive design	Good design means that everyone has the potential to benefit from a building and the environment. Conversely, poor accessibility can exclude many groups, having an impact on physical and mental health.	How will the proposals promote inclusive design to ensure the development is accessible to all (you can cross refer to the design and access statement where relevant)?	<p>The accompanying Design and Access Statement sets out the proposed scheme's design considerations in full detail.</p> <p>The new build elements of the proposals have been designed with 100% accessibility in mind. Lifts serve all floors and level access is provided to all parts via a common main entrance. This includes the external landscape areas (both common and private occupier parts). Within the existing refurbished buildings, the proposals dramatically improve accessibility; the proposed courtyard balconies tie together a new central lift lobby which serves the majority of levels. Approximately 160sqm of space on L3 has restricted access (as a result of retaining existing floor plates in the historic fabric). The proposals include a location for a platform lift or stair lift which can be fitted as necessary should the occupier require (if a managed process cannot be implemented) which represents a sensible balance between conservation and refurbishment.</p> <p>As well as the specifics of access listed above, a dedicated disabled parking / drop off bay has been included in the proposed alterations to All Saints Street. This increases the availability for those with physical impairments to visit and occupy the campus. The ancillary spaces (retail, restaurant, café, gallery spaces) all have level access from either All Saints Street or the internal courtyard. The gradual ramp into the courtyard is less than 1 in 20 gradient and is therefore accessible. Revolving doors have not been included as they are considered inaccessible. Main entrance doors will feature power assisted opening leaves to enable wheelchair restricted or less ambulant users independent access.</p>

			<p>Wayfinding signage within the proposals will be contrasting to ensure visually impaired visitors and occupiers are comfortable and confident in their navigation. A common parts induction loop system will be required at all reception areas / entrance points. Internal finishes and decoration will be subject to a landlord's approval process stipulating consideration for the RNIB best practice guidelines. Leading edges of power assisted doors will be contrasting with the frame to enable visually impaired visitors to avoid collisions. All reception desks will be designed with lower elements to allow access for all. All lifts (as required by British standards) will include visual and audio floor level indication.</p> <p>All floors have been designed to provide at least a fully compliant Part M WC and an ambulant disabled WC for the anticipated lettable spaces. There are combinations across the campus of unisex and gender specific WCs.</p> <p>There will be a dedicated charging point within the basement cycle store for mobility scooters / other electric cycles. There are a variety of cycle storage options either at ground level or in the basement (which is accessed via a lift). This allows inclusive mobility aids to be securely parked. An ambulant disabled shower area is included in both male and female changing areas.</p>
Public services	<p>Although Islington is a small borough and generally has high levels of public transport accessibility, it is the most densely populated place in the country. Population increases associated with new developments will increase pressure on public services which are important for both physical and mental health (e.g.</p>	<p>Will the proposal have a direct impact on public services (e.g. GP surgeries or schools). If so, which ones and how will this impact be mitigated</p> <p>Could the proposal improve access to local services (e.g. through an improved walking route)?</p> <p>How accessible is the site to public transport?</p>	<p>The proposed scheme seeks 100% commercial uses comprised of offices, retail/leisure/gallery floorspace, and affordable workspace. No residential use is proposed therefore the proposed scheme will have little impact on public services such as GP surgeries or schools as users will not necessarily be residents of the local area.</p> <p>The site has excellent connections to public transport, benefitting from a Public Transport Accessibility Level (PTAL) of 6b.</p>

	education, health, cultural and leisure services)		
Physical activity	<p>Regular physical activity has been shown to mitigate the health impacts of obesity as well as reduce the risk of various conditions including cardiovascular disease and some cancers. It has been shown to benefit mental health.</p> <p>Opportunities for physical activity can exist within a building itself, for example welcoming stairways with handrails can offer an alternative to the lift. Good, well lit routes to local shops and services can encourage people to walk or cycle short trips, and connect to other walking routes and cycle lanes. Open space, amenity space and play space are also important in encouraging physical activity and as places of relaxation.</p>	<p>How will the development promote physical activity (internally and/or externally)?</p> <p>What are the opportunities and/or barriers for pedestrians?</p> <p>What facilities for cyclists will be available (including nearby cycle routes as well as cycle storage)?</p> <p>Are there any barriers (physical or economic) to accessing open space, gyms or sports centres locally?</p> <p>What open space/play space/amenity space will be provided on-site?</p>	<p>The proposed scheme will encourage physical activity internally and externally through an enhanced design which welcomes people into the building at ground floor level and is a marked improvement on the existing buildings.</p> <p>Space for 178 cycles will be provided at basement level with an additional 34 cycle spaces provided at ground floor for visitors. Total of 12 showers will also be provided at basement level.</p> <p>The proposals for the site include roof terraces for the office occupiers at fifth floor with additional landscaped amenity at ground floor within both the publicly accessible courtyard and the landscaped area to the west of Building A.</p>
Air quality, noise and pollution	<p>During the construction phase, both air quality and noise are likely to increase which can affect people living or working next to or near the site.</p> <p>Air quality and its effect on health is a concern across much of London. The whole of Islington is an Air Quality Management Area. Developments can maximise the quality of air inside the building (for example, ventilation) and</p>	<p>What measures will be put in place to mitigate the adverse impacts of air quality, noise and vibration during demolition/construction? (Sustainable Design and Construction Statements can be cross-referred to where appropriate).</p> <p>What measures will be incorporated to improve air quality and reduce noise and vibration (where relevant) once the building is in use?</p> <p>Are there any land contamination issues associated with the site? If so, please</p>	<p>The accompanying Construction Management Plan sets out full details of potential impacts on air quality, noise and vibration that may result from the proposed scheme during the construction and operational stages, as well as recommended mitigation measures.</p> <p>The accompanying Acoustic Assessment sets out the proposed noise emissions limits for the plant which will be met to ensure that there is no unacceptable impact upon neighbouring amenity.</p> <p>The proposed scheme will be car free which will minimise vehicle emissions.</p>

	<p>immediately outside (for example, planting trees or bushes).</p> <p>Noise is a recognised nuisance in many circumstances because it can significantly reduce quality of life and interfere with sleep, work or study. Noise may come from many sources: busy roads, railways, near spaces where people gather (particularly licensed premises), etc.</p> <p>Vibration may be a problem, particularly on sites near to railways or roads that are used by heavy vehicles, or sites above underground railway tunnels.</p>	describe what these are and how they will be addressed.	<p>The accompanying Site Investigation Preliminary Risk Assessment identifies the possibility of ground contamination on the site is predominantly associated with the presence of made ground from previous phases of development as well as potential offsite sources of contamination (associated with fill material from Regents Canal construction).</p> <p>Further intrusive investigation will be carried out to identify the possible presence, nature and extent of any contamination potentially within the soils, ground water and ground gas. The results of this investigation will determine the mitigation measures proposed.</p>
Reducing crime	<p>Crime, and the fear of crime, can have a huge impact on a victim's or witness' physical and mental wellbeing. Designing out crime can be an effective way of preventing or reducing crime and anti-social behaviour, for example ensuring that streets are well-lit and receive "passive surveillance."</p> <p>Concentrations of certain uses, including drinking establishments, off-licences, restaurants, and betting shops, can promote anti-social behaviour.</p>	<p>How has the development "designed out" crime?</p> <p>How will anti-social behaviour and nuisance be minimised?</p> <p>Will the proposal lead to a concentration of uses in the local area that could give rise to anti-social behaviour?</p> <p>If licensed premises are proposed, is this within an area with a high concentration of licensed premises as defined in the Licensing Policy?</p>	<p>It is not anticipated that the proposed scheme would encourage or result in any anti-social behaviour. The proposals have been designed in accordance with LBI design guidance for creating healthy and safe developments and in consultation with Secure by Design Architectural Liaison officers, and benefits from enhanced lighting and security over the existing buildings which will deter anti-social behaviour.</p>
Healthy Food	<p>A poor diet, high in saturated fat and low in fruit and vegetables is associated with obesity in younger</p>	<p>In what ways has the development considered providing opportunities for growing food?</p>	<p>The application proposals are for a completely commercial scheme which will replace existing low-quality office buildings. These uses are not typically conducive to growing food on site although the proposed landscaping offers potential opportunities</p>

	<p>children, and obesity, chronic illness and early death in adults.</p> <p>Opportunities for food growing, ranging from opportunities on balconies and gardens to the provision of allotments, can promote access to healthy food and can help to improve physical activity and social cohesion.</p> <p>The Council has a policy to resist proposals for fast food takeaways where this would result in a concentration of such uses in one area or within close proximity to schools or other sensitive uses.</p>	<p>Have other measures to increase access to healthy food been considered?</p> <p>Will the proposal promote unhealthy eating? How could this be mitigated?</p>	<p>for growing vegetables etc. It is not considered that the scheme will promote unhealthy eating, and does not include proposals for fast food takeaway uses.</p>
Employment and training	<p>Work is good for physical and mental health and wellbeing. Job security and simply having a job can increase health and wellbeing as well as make it easier to pursue a healthy lifestyle. Poverty and health inequalities can be linked to worklessness, therefore maximising opportunities for training and employment for local people can have positive health outcomes.</p>	<p>Will training or apprenticeships for local people be provided?</p> <p>Will construction be offered locally (including through contractors/sub-contractors)?</p> <p>Has the developer/contractor introduced a London Living Wage policy?</p> <p>Will any other measures be taken to increase employment for local people?</p>	<p>The proposed scheme aims to provide apprenticeships and local job opportunities through the construction and operational stages. Such opportunities will be managed in accordance with arrangements secured through a Section 106 agreement.</p> <p>The accompanying Design and Access Statement sets out an estimate of the employment which will be realised through the development. It is estimated that the proposed scheme may provide accommodation for 1800 employees.</p>
Social inclusion	<p>Inclusive neighbourhoods are those that encourage members of a community to interact with each other. This can reduce social isolation which can be a trigger for depression, anxiety and other conditions. Developments should consider how</p>	<p>How will the proposal promote the integration of existing and new communities and promote social interaction?</p> <p>Will the proposal result in the loss of a community asset?</p>	<p>The proposed scheme seeks to provide a campus environment to promote integration and social interaction between the office occupiers.</p> <p>The proposed ground floor uses will be open to the public and will help to extend and enhance the vitality of All Saints Street with new active frontages.</p>

	<p>they can integrate with the existing environment and communities and contribution to social inclusion.</p> <p>Community facilities can be particularly important in promoting social inclusion as well as offering a range of valuable services. If a community facility is proposed to be lost, its impact on the community should be considered</p>	<p>What alternatives for existing provision exist?</p> <p>How far away is alternative provision, and how accessible is it?</p>	<p>The proposal will not result in the loss of a community asset.</p>
Climate change adaptation and mitigation	<p>Developments can exacerbate the impacts of climate change for example increasing urban heating or floodrisk. This can have negative health implications for the population, including for the most vulnerable.</p>	<p>Does the proposal consider the influence it can have on the microclimate to ensure it mitigates the impacts of climate change?</p> <p>Is the proposal in a Local Flood Risk Zone, or will it lead to an increase in surface water run-off? If so, how will this be mitigated?</p>	<p>The accompanying Sustainable Design and Construction Statement details the proposed scheme's approach to sustainability.</p> <p>The development has been carefully designed to take the likely impacts of climate change into account.</p> <p>The proposed scheme is not located within a Local Flood Risk Zone.</p>