
**Land at 21-27 Clarendon Road, Wood Green,
N8 0DD
Health Impact Assessment**

Report v3.0

July 2024

Donald Webb
Project Director
Donald@brookdaleconsulting.co.uk
07813 892090



Contents

Executive Summary	3
1. Introduction	4
1.1 Scheme Description	4
1.2 Report Structure	5
2. Context of Health Impact Assessment	6
2.1 What is a HIA?	6
2.2 Policy and Guidance Relevant to HIAs	7
3. Methodology	11
3.1 Aims of the HIA	11
3.2 Screening for HIA	11
3.3 Scope of HIA	11
4. Baseline	16
4.1 Introduction	16
4.2 Local Area Profile	16
4.3 Population	16
4.4 Deprivation	17
4.5 Employment	19
4.6 Education Provision	20
4.7 Healthcare Provision	22
4.8 Health characteristics of local population	22
5. Impacts of the Scheme	23
5.1 Housing Design and Affordability	23
5.2 Access to health and social care services and other social infrastructure	23
5.3 Access to open space and nature	24
5.4 Air quality, noise and neighbourhood amenity	24
5.5 Accessibility and active travel	25
5.6 Crime reduction and community safety	25
5.7 Access to work and training	25
5.8 Access to healthy food	26
5.9 Social cohesion and inclusive design	26
5.10 Minimising the use of resources	26
5.11 Climate Change	26
6. Conclusions	28
Appendix I HUDU HIA Tool	30

Brookdale Consulting

7 Brookdale Road
Bramhall, Cheshire
SK7 2NW

www.brookdaleconsulting.co.uk

Executive Summary

Brookdale Consulting was commissioned by J-Group to carry out a Health Impact Assessment (HIA) in relation to the proposed mixed use, co-living and affordable workspace development on land at Clarendon Road, Wood Green (N8 0DD) in the London Borough of Haringey (LBH).

This HIA has examined the demographic and health profile of LBH and identified key areas of need in the Borough. This helps to show how the Proposed Development can positively affect and contribute to these while also considering if there might be an adverse effect on the provision of health services.

The part of the Borough where the Proposed Development is located is in the top 40% most deprived LSOAs in England, with crime, income and living environment being particular contributors to this deprivation ranking. As such, the provision of high quality, safe, accessible, sustainable housing that supports and encourages sustainable travel options will contribute to improving these issues.

The Proposed Development will generate temporary direct jobs during the construction period. It is expected that construction contractors will make use of the local workforce wherever possible for the duration of the build programme. Once the Proposed Development is fully complete and occupied, it will contribute additional economically active residents to the Borough's labour supply and will support permanent direct jobs onsite through the provision of affordable workspace.

There is shown to be sufficient capacity in both primary and secondary schools in the area to accommodate any children that may live in the development, though as a co-living scheme it is not expected that children will live there. Similarly, there is expected to be sufficient capacity within the surrounding health facilities to accommodate the additional future residents.

Walking, cycling, reduced car use and use of public transport is promoted and facilitated by the Proposed Development, both in terms of its design and also management measures to be implemented, such as via the Travel Plan. All of these provisions will contribute to encouraging increased activity of future residents and indirectly improve health.

The Proposed Development will provide communal landscaped and amenity space, where there was previously none available due to the existing commercial use and hard standing nature of the Site. Provision of this space will contribute to the improvement of living environment and active lifestyles.

Energy efficiency, sustainability by design and resilience is proposed. The proposal is set to achieve a biodiversity benefit where there was previously none.

Overall, the potential health impact of the Proposed Development is expected to be positive, and, ultimately, the key issues in the Borough associated with health are shown by this HIA to be addressed by the proposals.

1. Introduction

1.1 Scheme Description

This Health Impact Assessment (HIA) has been prepared on behalf of J-Group to examine the health impacts associated with a proposed residential development at 21-27 Clarendon Road, Wood Green in the London Borough of Haringey (hereafter referred to as 'the Site') consisting of 222 Co-Living beds and 2,500 sqft of commercial workspace (hereafter referred to as the 'Proposed Development'). Figure 1 presents the Site Location (outlined in red).

Figure 1: Site Location (site boundary outlined in red)

EXISTING SITE AERIAL VIEW

CLARENDON ROAD WOOD GREEN



View from South



View from North-west



View from South-east



View from South-east

6

The description of the Proposed Development is as follows:

“high quality purpose built shared living, combining private studios with shared amenity spaces and employment floorspace seamlessly integrated into the scheme design”.

In summary, the Proposed Development will include:

- The demolition of the Site's existing buildings.
- Construction of a development providing 222 residential units and co-living amenity spaces (c. 8,000 sq m Gross Internal Area (GIA)).
- Communal amenity space (c. 800 sq m).
- and 170 cycle parking spaces including long-stay spaces for residents and short-stay spaces for visitors Associated soft and hard landscaping.

1.2 Report Structure

The remainder of this report is structured as follows:

- **Section 2 – Policy Context of Health Impact Assessment** provides context to the provision of this study including a definition of a HIA, planning policy surrounding the requirement in this context of this specific Proposed Development, and the scope of the study prepared.
- **Section 3 – Methodology** sets out the process undertaken in respect of the HIA including baseline and identification of impacts.
- **Section 4 – Baseline** sets out the data collated in respect of the relevant baseline conditions for this site including population, deprivation, housing need, education, health care services and health profile of the local population.
- **Section 5 – Impacts** sets out the impacts of the HIA aligning with the scope outlined in Section 3 of the study.
- **Section 6 – Conclusion** provides a summary and conclusion to the assessment presented, including recommendations for any mitigation that may be required following identification of impacts.

2. Context of Health Impact Assessment

2.1 What is a HIA?

A HIA is commonly defined as:

“A combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population”¹.

A HIA is based upon a socio-economic model of health. It is a tool to organise and appraise both positive (for example, the creation of jobs) and negative (for example, the generation of pollution) impacts on the different affected subgroups of the population that might result from a development.

A HIA aims to identify all these effects on health in order to enhance the benefits for health and minimise any risks. The HIA framework moves beyond analysing healthcare services, which help people when they are ill, to assessing the effects of development upon major health assets, which help people stay healthy.

Many factors influence health and well-being. The World Health Organisation (WHO) indicate that the determinants of health include the social and economic environment, the physical environment, and people’s individual characteristics and behaviours². Within these determinants, there are a number of key themes, these include income and social status, education, physical environment and social support networks.

One of the additional aims of a HIA is to assist public health management planning. Management planning is an impartial output as it proposes ways in which health and health inequalities can be addressed by all parties involved in the physical design of the scheme. In this way, benefits can be embodied within the scheme and extend beyond the life of the HIA itself.

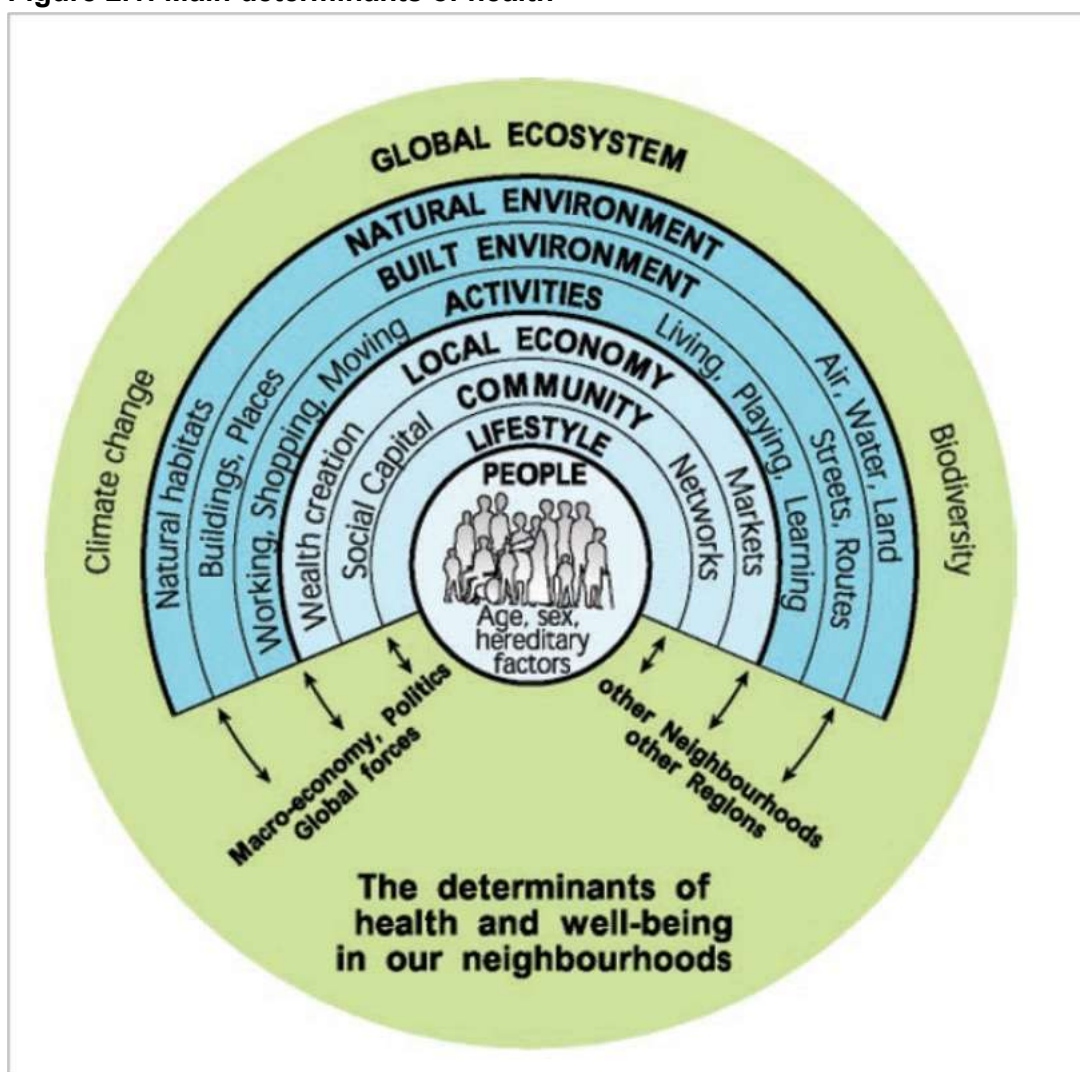
Figure 2.1 shows the many factors that influence health and well-being. These include housing, community networks, places to play and modes of travel and opportunities to move. These determinants of health are addressed in reference to the proposed development in this HIA. It has been produced in line with the London Health Urban Development Unit’s (HUDU) rapid health impact assessment matrix³.

1 Health impact assessment for intersectoral health policy: a discussion paper for a conference on health impact assessment: from theory to practice: Lehto & Ritsatakis, 1999.

2 World Health Organisation (WHO). Determinants of health, February 2017. Available at: Determinants of health (who.int). Accessed 22nd February 2022.

3 HUDU Planning for Health – Rapid Health Impact Assessment Tool (Fourth Edition): HUDU; NHS, October 2019.

Figure 2.1: Main determinants of health



Source: Human ecology model of a settlement (Barton and Grant, 2006)⁴.

2.2 Policy and Guidance Relevant to HIAs

This HIA is set in the context of the following policy:

- HIA of Government Policy (2010)⁵.
- London Plan (March, 2021)⁶.
- Haringey Local Plan (March 2013, amended 2017)⁷
- Shaping Wood Green (July 2023)⁸
- Haringey Health and Wellbeing Strategy (2020)⁹

4 Barton, H. and Grant, M. (2006). A health map for the local human habitat. Journal of the Royal Society for the Promotion of Health, 126

5 Health Impact Assessment of Government Policy - A guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment process. Department of Health, July 2010.

6 The London Plan. Greater London Authority, March 2021.

7 Haringey Local Plan 2013-2026. Haringey Council, March 2013 (Consolidated with alterations since 2017).

8 Shaping Wood Green: The Heart of North London. Haringey Council, July 2023.

9 Haringey Health and Wellbeing Strategy 2020-24: Haringey Council, Draft slides for discussion 2020.

- London Borough of Haringey, Joint Strategic Needs Assessment¹⁰

2.2.1 HIA of Government Policy

This guide was prepared by Department of Health to help policymakers decide the level of HIA required in preparing policies in the respective local administrations, and then to guide them through the process of undertaking the HIA. As such, plans referred to in paragraph 2.7 of this report are assumed to have been informed, in some form and extent, by the content provided within this guide.

2.2.2 London Plan

The London Plan 2021 has a policy relating to health (GG3). It states that planners and developers should reduce health inequalities and improve Londoners' health by:

- *“...ensuring 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*
- *promoting more active and healthy lives for all Londoners and enabling them to make healthy choices*
- *using the Healthy Streets Approach to prioritise health in all planning decisions*
- *assessing 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*
- *planning for appropriate health and care infrastructure to address the needs of London's changing and growing population*
- *seeking to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution*
- *planning for improved access to and quality of green spaces, the provision of new green infrastructure, and spaces for play, recreation and sports*
- *ensuring that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold*
- *seeking to create a healthy food environment, increasing the availability of healthy food and restricting unhealthy options”.*

2.2.3 Haringey Local Plan

Haringey London Borough Council is in the process of preparing a New Local Plan which will replace the existing Local Plan adopted in July 2017. In the existing Local Plan,¹¹ the council outlines the importance of the built and natural environment on health and wellbeing. It states that:

- *“Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can*

¹⁰ London Borough of Haringey Joint Strategic Needs Assessment: various factsheets and ongoing interactive dashboard.

¹¹ Haringey Local Plan 2013-2026: Haringey Council, March 2013 (Consolidated with alterations since 2017).

enhance the positive effects and mitigate or eliminate the negative effects of developments. Health impacts should be considered at the very outset of developing planning proposals or strategies to ensure positive health outcomes.”¹²

- *“There are several tools available for assessing the impacts of a development. Health can be integrated into statutory assessments such as a sustainability appraisal, environmental impact assessment, or a separate health impact assessment can be undertaken.”¹³*

2.2.4 Shaping Wood Green

The Council has set out a vision for the future of Wood Green in partnership with the local community. The document sets out the Wood Green that the Council is committed to creating, in collaboration with local people and partners in the years ahead. It was developed through a consultation process with residents, businesses and visitors and supported by the Council’s own evidence and ambitions. It is the vision for what Wood Green could become.

Shaping Wood Green is structured around six themes for change:

1. Making Wood Green a welcoming place

- A Wood Green that works for all its residents, that promotes more positive connections and cohesion between neighbours, and which lays the foundations for everything else in the vision.

2. Culture at the heart of Wood Green

- By protecting and promoting affordable workspace, the Council will help the creative industries grow, and make them a more visible part of Wood Green life by drawing activity from the Cultural Quarter into the town centre.

3. Putting the green in Wood Green

- Introduction of more trees, biodiversity, and sustainable drainage features into the public realm to green streets and improve air quality. This will also support wildlife and help adapt to the impacts of climate change such as flooding and overheating.

4. Living well

- Buildings and public spaces that are accessible for everyone, including people with disabilities, and ensuring Haringey residents live in comfortable, habitable homes.

5. North London’s town centre for all

- Build on Wood Green’s strengths to be a place that nurtures quality local businesses alongside big retailers.

6. An economy to benefit everyone

- The Council will bring the right people together at the right time to build momentum, secure investment, develop projects and take practical actions that progress the shared vision.

¹² Ibid, page 140.

¹³ Ibid, page 140.

2.2.5 Haringey Health and Wellbeing Strategy, 2020 – 2024¹⁴

The Haringey Health and Wellbeing Strategy outlines how the Haringey Health and Wellbeing Board, will work in partnership with Haringey Council, local NHS bodies and Healthwatch Haringey to improve the health and wellbeing of local residents so people can thrive and contribute to their communities. The Health and Wellbeing Strategy is also in the process of being renewed.

The current strategy identifies five themes which centres its focus on improving and ensuring good physical and mental health for the population of Haringey. The five themes and their key priorities are outlined below:

1. Healthy Place

- Design and plan major public developments to maximise health and wellbeing, including promoting active travel and social connectivity.
- Understand how housing can promote good health and wellbeing.
- Improving air quality and reducing carbon emissions.

2. Start Well

- Improving children and young people's mental and emotional health and wellbeing.
- Ensuring schools and surrounding areas provide safe environments in which children are encouraged to make health choices.

3. Live Well

- Promoting good mental health and wellbeing in communities.
- Improving access to healthcare services, stable housing and employment for vulnerable residents.

4. Age Well

- Reducing social isolation.

5. Violence Prevention

- Reviewing and developing our approaches to preventing early trauma and adverse childhood experiences.
- Speaking out against all forms of violence in Haringey.

2.2.6 London Borough of Haringey Joint Strategic Needs Assessment¹⁵

The Haringey Joint Strategic Needs Assessment (JSNA) is used to inform commissioning-based decisions for the provision of health and social care services in the Borough. It focuses on the key issues impacting the health and wellbeing of the local population and is closely linked to the Health and Wellbeing Strategy. The JSNA comprises a series of factsheets on topics including Air pollution and Adult mental health, along with an interactive dashboard.

¹⁴ Haringey Health and Wellbeing Strategy 2020-24: Haringey Council, Draft slides for discussion 2020.

¹⁵ London Borough of Haringey Joint Strategic Needs Assessment: various factsheets and ongoing interactive dashboard.

3. Methodology

3.1 Aims of the HIA

The aims of the HIA are twofold:

- To identify the potential impacts on health and well-being (on new and existing residents) arising from both the construction and operation of the Proposed Development.
- To identify ways to minimise any negative impacts and enhance any potentially positive impacts.

3.2 Screening for HIA

LBH planning policy is informed by national and regional policy and therefore recognises the use of Health Impact Assessments as a tool to consider the potential impacts of development proposals on the mental and physical health and wellbeing of communities and to help identify actions to enhance the positive effects and mitigate negative effects of developments to ensure positive health outcomes, as set out in the Haringey Local Plan and the London Plan.

3.3 Scope of HIA

This HIA is aligned to the HUDU Rapid HIA Tool. It is designed to assess the healthy impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes, and outline and detailed planning applications. It guides the identification of determinants of health which are likely to be influenced by the development proposal for which the tool is being applied. The tool encourages the active prioritisation of key impacts, rather than aiming to identify all potential impacts which might have some relevance and influence on health determinants of the study area and relevant receptors. The tool encourages cross-referencing of any additional, relevant, technical reports, to inform the assessment. Ultimately, it should aid the identification of appropriate action to address any negative impacts and maximise benefits.

The tool provides an assessment matrix that includes for up to eleven broad determinants. A review of the range of determinants to be considered in the assessment has been undertaken in the context of the Proposed Development to ascertain which are most relevant and contribute to a meaningful and proportionate assessment. Table 3.1 presents the full range of eleven determinants, all of which have been assessed in this HIA.

Table 3.1 Determinants of Health Applicable to Proposed Development

Health Determinant Category	Scoped into HIA	Justification
Housing design and affordability	Yes	In lieu affordable housing contribution proposed

Health Determinant Category	Scoped into HIA	Justification
Access to health and social care services and other social infrastructure	Yes	New co-living accommodation will result in new, future residents and associated additional demand on existing services
Access to open spaces and nature	Yes	Additional demand on open spaces by additional, future residents, and provision of communal landscaped and amenity areas for new residents
Air quality, noise and neighbourhood amenity	Yes	Amenity impacts associated with construction phase of the Proposed Development
Accessibility and active travel	Yes	New co-living studios and new, future residents and employees
Crime reduction and community safety	Yes	New co-living studios and new, future residents
Access to healthy food	Yes	Consideration of encouragement to access healthy food given
Access to work and training	Yes	Creation of temporary construction jobs and permanent on-site jobs as well as new residents of working age, contributing to local workforce
Social cohesion and inclusive design	Yes	Scheme design considerations
Minimising the use of resources	Yes	Scheme design considerations
Climate change	Yes	Scheme design considerations

3.3.1 Study Area

The geographical area that will be influenced by the Proposed Development varies depending on the health determinant category being addressed. This is borne from the fact that the determinants considered in the scope of a HIA are varied in nature and focus and therefore the study area needs to reflect this to be able to ensure all appropriate receptors and impacts are identified during the course of the assessment. As such, the study area ranges include:

- Local - the geographical area in the immediate vicinity of the Site (up to 1 mile), considering social receptors and impacts located within walking distance of the Proposed Development.
- District - the wider Haringey borough, considering for impacts (for example, in relation to employment and training) that have influence beyond the immediate area and extend into the wider local economy.

3.3.2 Receptors Potentially Affected

Receptors of the Proposed Development in respect of HIA include:

- Future residents of the Proposed Development.
- Existing residents in nearby communities.
- People using existing services in the local area.

3.3.3 Summary

A summary of the scope of the HIA including health determinant categories identified as being relevant to this Proposed Development, relevant study area, potential receptors, and potential impacts of the Proposed Development that will be considered in more detail in Section 5 of this study are presented in Table 3.2.

Table 3.2 Scope of HIA

Health Determinant Category	Relevant Study Area Considered	Potential Receptors	Potential impact from Proposed Development
Housing design and affordability	- Local - District	- Future residents - Existing residents in nearby communities	Scheme design, objectives and benefits of new built environment
Access to health and social care services and other social infrastructure	Local	- Future residents - People using existing services in the local area	Demand for services (including, but not limited to GPs, dentists, hospitals)
Access to open spaces and nature	Local	- Future residents - Existing residents in nearby communities	Demand on existing and new open space
Air quality, noise and neighbourhood amenity	Local	Existing residents in nearby communities	Construction impacts, beneficial impacts of scheme design
Accessibility and active travel	Local	Future residents	Opportunities and accessibility in respect of non-car travel, scheme design
Crime reduction and community safety	- Local - District	- Future residents - Existing residents in nearby communities	Scheme design, social cohesion of new residents with existing community
Access to healthy food	Local	- Future residents - Existing residents in nearby communities	Accessibility of existing and future residents to availability of health food ranges
Access to work and training	District	- Future residents - Existing residents in nearby communities	Creation of construction jobs, creation of on-site jobs, provision of labour supply,

Health Determinant Category	Relevant Study Area Considered	Potential Receptors	Potential impact from Proposed Development
			local expenditure, attraction of people of working age.
Social cohesion and inclusive design	Local	- Future residents - Existing residents in nearby communities	Integration with existing community and social infrastructure, accessibility and shared amenity spaces.
Minimising the use of resources	Local	- Future residents - Existing residents in nearby communities	Prioritisation of zero waste hierarchy to minimise negative direct impact on the environment and indirect impacts on local communities
Climate change	- Local - District	- Future residents - Existing residents in nearby communities	Opportunities for use of natural resources to minimise direct and indirect impacts relating to climate change

4. Baseline

4.1 Introduction

A review of the local conditions relative to health and well-being has been undertaken to provide a baseline against which the potential impacts can be assessed, and recommendations developed. The baseline includes coverage of the following:

- Population.
- Deprivation.
- Employment.
- Education provision.
- Healthcare provision.
- Health characteristics of the local population.

4.2 Local Area Profile

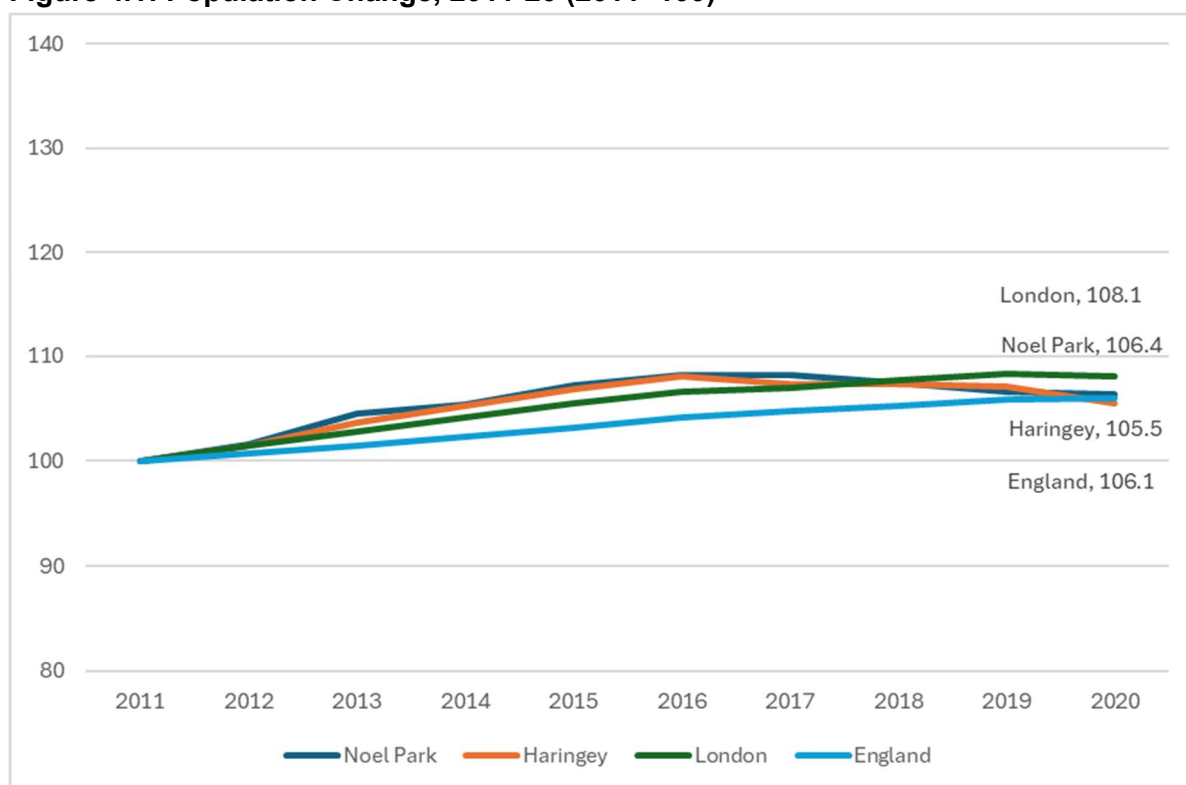
The Site falls within the Haringey 016C Lower Super Output Area (LSOA), and in the ward of Noel Park. Up to date population and health related data at LSOA level is available from the Index of Multiple Deprivation (2019). This data is used to assess the immediate development area while other data in the profile relating to general health, housing and active travel, applies at district and ward level.

4.3 Population

Data published by the Office for National Statistics (ONS) show that as of 2020, the population of Haringey was 269,534, of which 14,905 people live in the Noel Park ward (where the scheme is located). The ward is predominantly made up of residents aged 16-64 (73%), with 17% aged 0-15 and 10% in the 65+ category.

Between 2011 and 2020, the population of Noel Park grew by 6.4% (890 – see Figure 4.1), which was above the growth rate seen in the whole of Haringey (5.5%) and England (6.1%), but below the growth rate seen in London (8.1%). The fastest growing age group in Noel Park ward are those aged 65+. Between 2011 and 2020, this cohort grew by 21.7% (259), compared to those aged 16-64 where there was a growth of 7.2% (732) and those aged 0-15 where there was a decline of -3.8% (-101).

Figure 4.1: Population Change, 2011-20 (2011=100)



Source: ONS, Population Estimates

Population projections from the ONS show that the population of Haringey is projected to increase by 4.4% (11,902 – see Table 4.1) between 2021 and 2041. This is below the projected growth of populations in London (7.3%) and England (7.7%). Those aged 65 and over in Haringey are projected to increase at the fastest rate with a growth of 65.9% between 2021 and 2041, which is an absolute increase of 19,522. Those aged 16-64 in Haringey are projected to fall by -0.7% (-1,417) and the cohort 0-15 has a larger projected decline at -11.6% (-6,203).

Table 4.1: Population Projections in Haringey, 2021-41

	2021	2041	Absolute Change	% Change
0-15	53,596	47,393	-6,203	-11.6%
16-64	189,378	187,961	-1,417	-0.7%
65+	29,615	49,137	19,522	65.9%
Total	272,588	284,490	11,902	4.4%

Source: ONS, Population Projections

4.4 Deprivation

The 2019 Index of Multiple Deprivation provides an indication of the average levels of deprivation for Lower Layer Super Output Areas (LSOAs) across England. The index provides an overall assessment of the average levels of deprivation as well as an assessment against domains of deprivation. In total, England has 32,844 LSOAs, 145 of which fall within Haringey.

The State of the Borough¹⁶ report notes that Haringey is ranked 49 out of the 317 local authorities in England and is the 4th most deprived in London as measured by the IMD score 2019 (where 1 = most deprived). The most deprived LSOAs are more heavily concentrated in the east of the borough, where more than half of the LSOAs fall into the 20% most deprived in the country. Noel Park, where the development is located falls into this category.

The scheme falls within the LSOA Haringey 016C, which has an overall rank of 12,975, putting it in the top 40% most deprived LSOAs in England. When looking at individual domains of deprivation, Haringey 016C has its highest rank in the Barriers to Housing and Services domain with a rank of 4,223, putting it in the top 20% most deprived for this domain. Its lowest rank is in Health where it ranks 21,718, putting it in the least deprived 30% of LSOAs for this domain.

The full list of the domain rankings for Haringey 016C is set out in Table 4.2 below. The lower the number the more deprived the area is relative to other LSOAs nationally.

Table 4.2: Haringey 016C IMD 2019 Domain Rankings

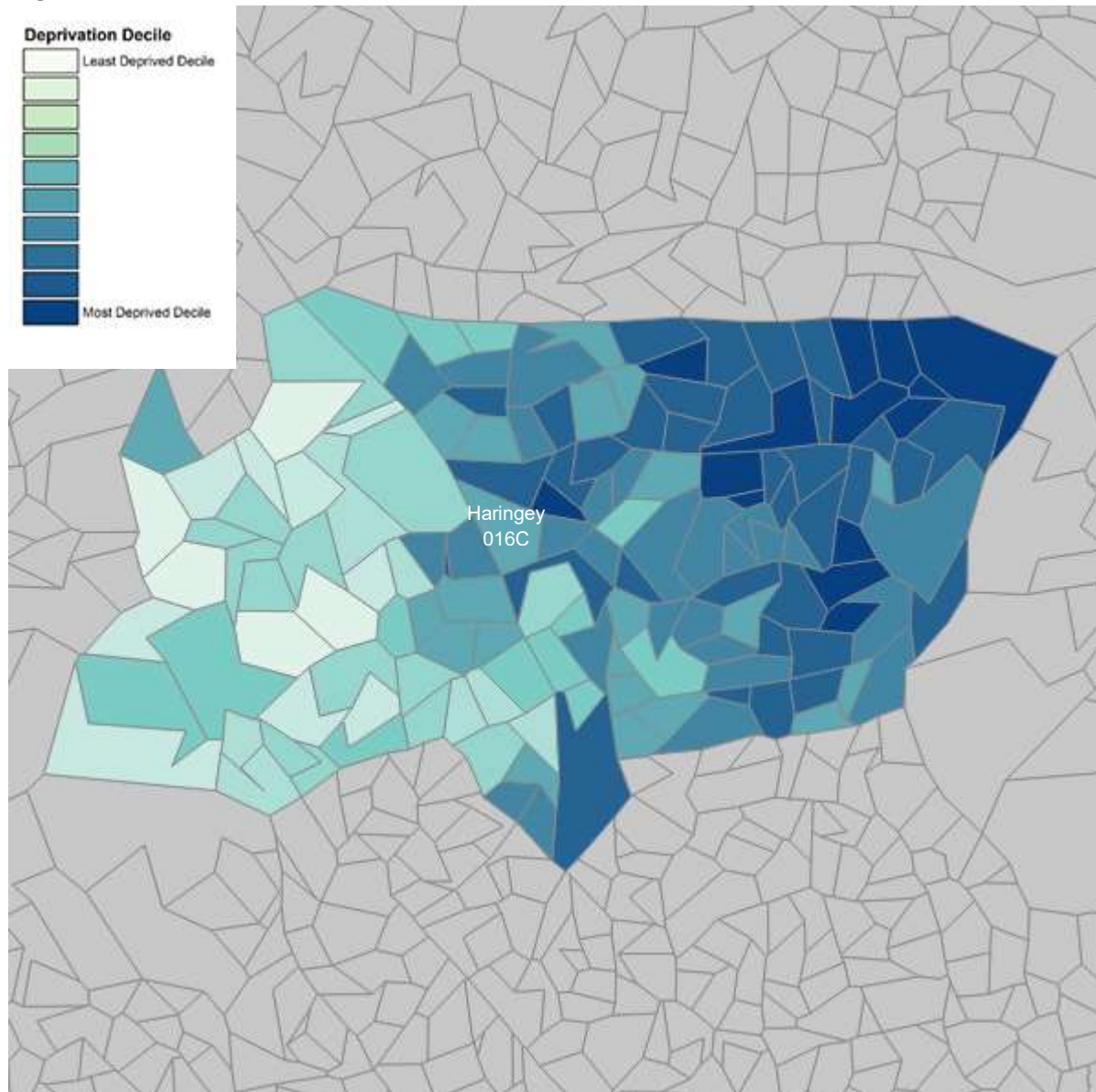
IMD 2019 Domain	Haringey 016C Rank (out of 32,844, 1 being the most deprived)
Overall IMD	12,975
Income	13,120
Employment	17,005
Education & Training	18,166
Health	21,718
Crime	6,191
Barriers to Housing & Services	4,223
Living Environment	7,760

Source: Ministry for Housing, Communities & Local Government

Figure 4.2 maps the site location and Haringey 016C LSOA on an index of multiple deprivation map. Most of the LSOAs within the immediate surrounding area of Haringey 017B LSOA are in the top 40% deprived LSOAs in England. It can also be seen that an LSOA to the east is in the top 10% most deprived in the country and to the north in the top 20% most deprived in the country.

¹⁶ Haringey at a glance: State of the Borough. Haringey Council, April 2024 p18

Figure 4.2: Index of Multiple Deprivation for Site Location, IMD 2019¹⁷



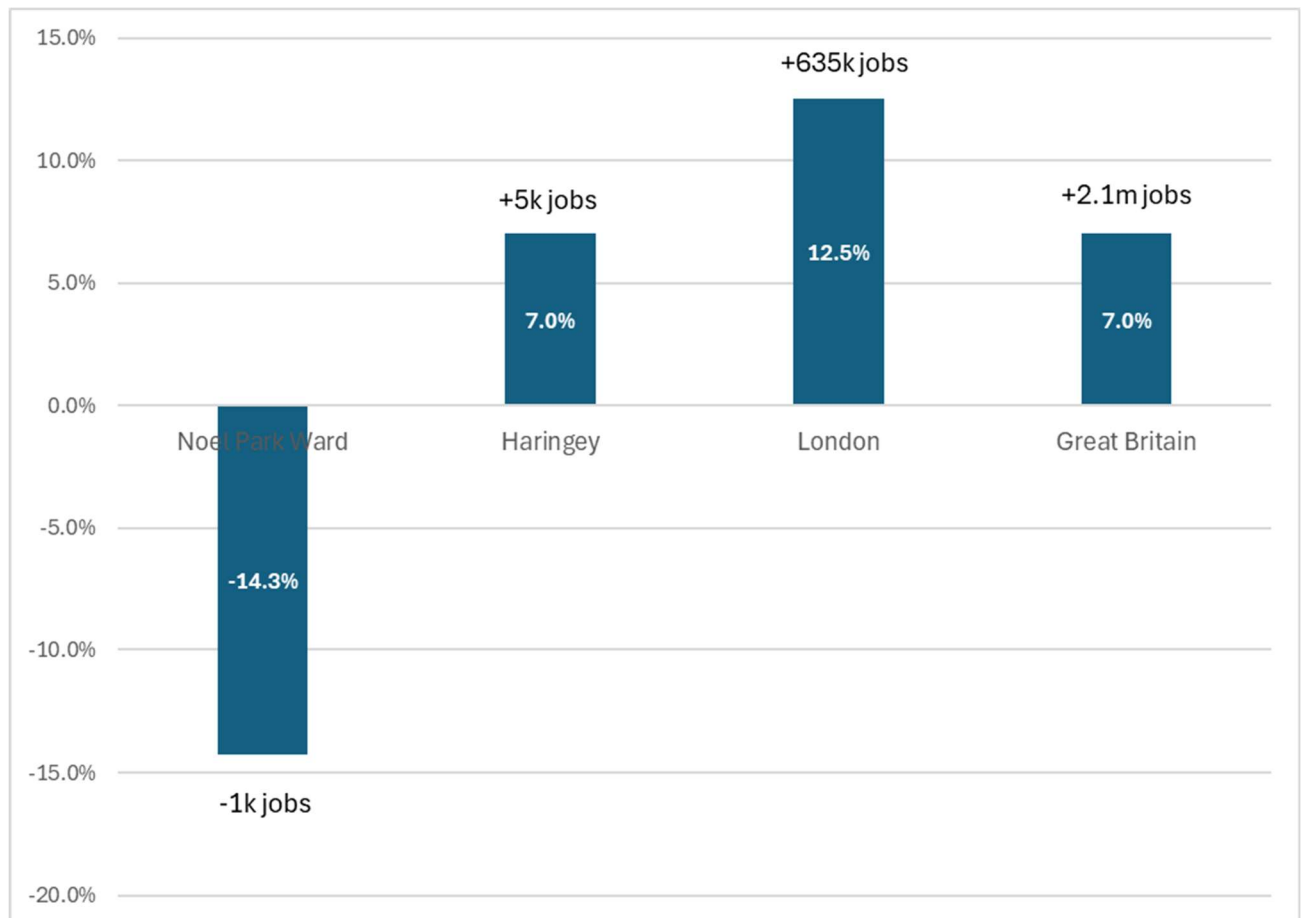
Source: Ministry for Housing, Communities & Local Government

4.5 Employment

Figure 4.3 shows the employment change in the Noel Park Ward, Haringey and regional and national comparators between 2015 and 2022. In this time Noel Park ward saw total jobs decline by -14.3% (-1,000). This is in stark contrast to the rates of growth seen in Haringey of 7.0% (5,000), London of 12.5% (635,000 additional jobs) and Great Britain of 7.0% (2,100,000).

¹⁷ <https://www.gov.uk/guidance/english-indices-of-deprivation-2019-mapping-resources>

Figure 4.3: Employment Change, 2015-22



Source: ONS, Business Register & Employment Survey

4.6 Education Provision

Local Education Authorities (LEA) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a matter of parental choice subject to availability of capacity at the selected school. It is always subject to the overriding requirements of any published admission criteria that the school has, as well as the appeals procedure for individual pupils.

The Home to School Travel and Transport Guidance¹⁸, published by the Department for Education in June 2014 is largely derived from the Education and Inspections Act 2006¹⁹. The Act states that the statutory walking distances are two miles for children aged under eight, and three miles for children aged eight and over. When looking at current school provision around the Site, the current capacity of primary schools has been taken from a 1-mile radius and secondary schools have been taken from a 2-mile radius. This is because of the high volume of schools in the surrounding area of the site.

¹⁸ New Home to School Travel And Transport Guidance: Department for Education, March 2014.

¹⁹ Education and Inspections Act 2006: <https://www.legislation.gov.uk/ukpga/2006/40/contents>

Table 4.3 presents the capacity of the primary schools within a 1-mile radius of the Site. Within one mile of the Site, there is a combined capacity of 1,239 primary school places.

Table 4.3: Capacity of Primary Schools

School	Distance from Site	Capacity	No. of Pupils on Roll	Unfilled places
West Green Primary School	0.08 miles	210	200	10
St John Vianney Catholic Primary School	0.12 miles	210	203	7
Chestnuts Primary School	0.22 miles	420	395	25
Harris Primary Academy Philip Lane	0.35 miles	420	397	23
South Harringay Infant School	0.43 miles	210	177	33
St Ann's CE Primary School	0.44 miles	210	186	24
South Harringay Junior School	0.46 miles	240	213	27
North Harringay Primary School	0.48 miles	420	388	32
St Mary's Priory Catholic Infant and Junior Schools	0.49 miles	420	278	142
Belmont Infant School	0.50 miles	168	174	0
Belmont Junior School	0.50 miles	240	221	19
Seven Sisters Primary School	0.53 miles	420	232	188
Tiverton Primary School	0.69 miles	420	270	150
Noel Park Primary School	0.82 miles	600	532	68
Weston Park Primary School	0.84 miles	210	187	23
St Mary's CE Primary School	0.90 miles	630	374	256
The Willow Primary School	0.93 miles	420	393	27
Lordship Lane Primary School	0.96 miles	630	461	169
St Aidan's Voluntary Controlled Primary School	0.96 miles	210	194	16
Total	-	6,708	5,475	1,239

Source: Haringey Council and Gov.uk, release for Academic year 2022/23

Table 4.4 presents the capacity of the secondary schools within two miles of the Site. Within two miles there is a combined capacity of 1,442 secondary school places.

Table 4.4: Secondary School Capacity

School	Distance from Site	Capacity	No. of Pupils on Roll	Unfilled places
Park View School	0.23 miles	1,319	1,190	129
Hornsey School for Girls	0.91 miles	1,615	748	867
Greig City Academy	1.03 miles	1,250	1,180	70
Gladesmore Community School	1.30 miles	1,215	1,303	0
Heartlands High School	1.31 miles	1,200	1,177	23
Woodside High School	1.31 miles	1,215	1,181	34
St Thomas More Catholic School	1.45 miles	1,260	1,293	0
Harris Academy Tottenham	1.55 miles	1,570	1,307	263
Highgate Wood Secondary School	1.67 miles	1,639	1,583	56
Duke's Aldridge Academy	1.92 miles	1,050	1,068	0
Total	-	13,333	12,030	1,442

Source: Haringey Council and Gov.uk, release for Academic year 2022/23

4.7 Healthcare Provision

There are 8 GP Practices within 1 mile of the site. Table 4.5 shows the GP practices along with their distance from the Site, the number of full-time equivalent (FTE) GPs at the Practice, the number of patients on roll and the number of patients per GP. The closest GP practice to the Site is Hornsey Park Surgery which has 10,336 patients and 3.0 FTE GPs, giving a patient-to-GP ratio of 3,445. The average patient-to-GP ratio for the GPs within 1 mile of the site is 3,149 patients per GP.

Within 1 mile of the site there are 23 dental practices, 13 opticians and 25 pharmacies.

Table 4.5: GP Services within 1 mile of the Site

Name of GP	Distance from Site	No. of Patients	No. of GP's	Patients-to-GP Ratio
Hornsey Park Surgery	0.1 miles	10,336	3.0	3,445
Haverghal Surgery	0.4 miles	5,674	3.1	1,830
West Green Surgery	0.7 miles	22,171	4.1	5,408
Staunton Group Practice	0.7 miles	12,445	1.4	8,889
Stuart Crescent Health Centre	0.8 miles	6,968	2.0	3,484
Stuart Crescent Medical Practice	0.8 miles	3,131	2.4	1,305
The Vale Practice	0.8 miles	10,354	3.7	2,798
Queenswood Medical Practice	0.9 miles	21,821	9.8	2,227
Total	-	92,900	29.5	3,149 (average)

Source: NHS England

4.8 Health characteristics of local population

Overall, in Haringey, many health indicators are similar to London and England. Life expectancy for males in Haringey is 79.6, this compared to 80.3 in London and 79.4 in England²⁰. Life expectancy for females in Haringey is also similar to regional and national averages at 84.4. This compared to 84.3 in London and 83.1 in England. Life expectancy in Haringey also varies within the local authority.²¹ Life expectancy is 7.8 years lower for men and 6.8 years lower for women in the most deprived areas of Haringey than the least deprived areas.

The under 75 mortality rate in Haringey is lower than England at a rate of 323.2 per 100,000 population, compared to 309.2 per 100,000 in London and 342.3 per 100,000 in England.²² However, the under 75 mortality rate from cardiovascular diseases in Haringey is higher at a rate of 90.2 per 100,000, compared to 73.8 in England.²³

In Haringey 23.5% of children in year 6 were classified as obese, this is better than the regional average of 23.7% and the England average of 20.2%.²⁴

²⁰ Haringey at a glance: State of the Borough. Haringey Council, April 2024

²¹ Haringey facts and figures, Haringey Council website accessed 28/05/24

²² Public Health Data, Office for Health Improvement & Disparities data accessed 28/05/24

²³ Haringey Joint Strategic Needs Assessment dashboard accessed 28/05/24

²⁴ Haringey facts and figures, Haringey Council website accessed 28/05/24

5. Impacts of the Scheme

5.1 Housing Design and Affordability

The Proposed Development has been designed to meet Building Regulation requirements in respect of design for accessibility and use with 10% of all dwellings in the development being wheelchair adaptable. Provisions are made (such as lifts between floors, internal spacing of the rooms and communal areas, materials proposed for communal access routes) which allow for older persons and disabled people to access and make use of all residential dwellings.

The Applicant proposes to commit to a contribution of £500,000 towards off-site social rented affordable housing and a CIL payment

The overall impact relating **housing design and affordability** is **Positive** as a result of the Proposed Development.

5.2 Access to health and social care services and other social infrastructure

5.2.1 Health

A review of the baseline data in respect of health services in the study area has indicated that there is some capacity in the existing facilities (see Section 4). The Proposed Development is expected to generate approximately 222 additional residents, based on 1 person occupying each of the studio spaces.

The CCG average ratio of GPs: patients is 1: 2,439. Overall, considering all GPs and patients in the 1 mile study area presented in Table 4.5, the average ratio of GPs : patients within 1 mile of the site is 3,149 patients per GP, which is over CCG average ratio. The addition of 222 residents to the number of patients registered at GPs within 1 mile radius of the site would increase from 92,900 to 93,122. This would result in a revised average ratio of GPs : patients within 1 mile of the Site to 1 : 3,157, which remains above the CCG average ratio.

As such, there is expected to be a minimal impact on capacity within the surrounding health facilities to accommodate the additional future residents of the Proposed Development.

The development will make Community Infrastructure Levy (CIL) payments which will provide enhancements to health provision in the area.

5.2.2 Education

The Proposed Development is estimated to generate a total of 221 future residents. Given the design of the residential units as co-living studio spaces it is assumed that there will be no children in residence. Therefore the impact on local primary and secondary school capacity is not relevant.

Nonetheless, the development will make Community Infrastructure Levy (CIL) payments which will provide enhancements to education provision in the area.

The overall impact relating to **health will be neutral while for education** it is **positive** as a result of the Proposed Development making CIL contributions whilst not generating a need for educational places.

5.3 Access to open space and nature

The proposal incorporates communal landscaped and amenity areas that will provide open space amounting to 207 sq. m for future residents. This will include communal dining space, growing space and flexible seating areas for residents. Provisions are made for open and natural spaces to be accessible and safe to use.

The overall impact relating to **access to open space and nature** is **positive** as a result of the Proposed Development.

5.4 Air quality, noise and neighbourhood amenity

Potential impacts on dust and noise will be minimised through the application of best practice measures during the construction phase, in line with national and regional standards and guidance. The potential for noise and disturbance from the construction process will be temporary and regulated through a Construction Environmental Management Plan (CEMP), with the contractors partaking in the 'considerate constructors scheme'. With implementation of best practice construction measures, the residual effects of construction dust and emissions from construction activities upon the local area and sensitive receptors will be minimised.

In terms of the operational stage of the Proposed Development, the results of the Air Quality Assessment show it will meet building emission benchmarks and, as such, no mitigation measures are required. The Proposed Development is considered car free as no car parking is proposed. As such, the development is considered air quality neutral in relation to the transport emissions. The energy facilities proposed include centralised air source heat pumps. As such, the Proposed Development is considered air quality neutral in relation to the building emissions.

The submitted Noise Risk Assessment identified the potential for the northwest facing windows to exceed the overheating noise criteria. This will be mitigated using mechanical ventilation.

The overall impact relating to **air quality, noise and neighbourhood amenity** is **neutral** as a result of the Proposed Development.

5.5 Accessibility and active travel

The Site is located a few minutes' walk west of Wood Green high street and Hornsey Station, so is in a fundamentally sustainable location in terms of non-vehicular access. The Site is well connected to employment opportunities, retail, education and leisure amenities.

The proposed scheme would be car-free with policy compliant cycle parking spaces on-site. A Travel Pack will be provided to future residents on first occupation providing a range of measures to facilitate residents to make shorter, regular trips by non-car modes of transport. Measures will include promotion of sustainable travel networks, details of local car clubs, links to public transport information websites, promotions of local amenities that can be accessed on foot, details of on-site cycle parking, and promotion of the LCC.

Provisions are made to facilitate accessibility of the Proposed Development by people with mobility problems or who are disabled. These measures include, but are not limited to, Blue Badge holder car parking space, a proportion of studios that are wheelchair adaptable, and other design proposals within the buildings and in the external areas surrounding the buildings.

The Proposed Development has considered safety throughout its design.

The overall impact relating to **accessibility and active travel** is **positive** as a result of the Proposed Development.

5.6 Crime reduction and community safety

The Applicant is committed to providing a safe and secure development for residents and visitors through carefully considered design in consultation with the Police. The Proposed Development has been designed in accordance with the requirements of Approved Document Q of the Building Regulations and the latest Secured by Design guidance. Furthermore, consultation with the local Designing Out Crime Officer has been undertaken and the design has been informed by issues raised during this engagement, with some detailed aspects being to be incorporated in the next design stage.

The overall impact relating to **crime reduction and community safety** is **positive** as a result of the Proposed Development.

5.7 Access to work and training

The Proposed Development will generate temporary direct jobs during the construction period. It is expected that construction contractors will make use of the local workforce wherever possible for the duration of the build programme. Once the Proposed Development is fully complete and occupied, it will contribute additional economically active residents to the Borough's labour supply.

The Proposed Development will provide employment space in the form of affordable workspace units.

The overall impact relating to **access to work and training** is **positive** as a result of the Proposed Development.

5.8 Access to healthy food

No retail provision is included in the Proposed Development. The current use is commercial, although the building is to be demolished, it is not a case of existing food stores and small affordable shops being removed and not reprovided.

The overall impact relating to **access to healthy food** is **neutral** as a result of the Proposed Development.

5.9 Social cohesion and inclusive design

The Proposed Development includes for residential uses and communal landscaped and amenity space. The development will provide active frontage along Clarendon Road, facilitating pedestrian access between the site and the existing walking networks.

The Proposed Development includes co-living studios combined with shared indoor and outdoor amenity spaces. This includes shared cooking and dining spaces indoors and outdoor amenity spaces to allow residents to socialise. The co-working design encourage social interaction amongst businesses and there will be meeting space with the potential for community use.

The overall impact relating to **social cohesion and inclusive design** is **positive** as a result of the Proposed Development.

5.10 Minimising the use of resources

The design of the communal spaces and resources will be used to encourage a “sharing economy” including a cycle club. Storage for refuse and recycling is provided in refuse stores located at the ground floor, close to the main or secondary entrance and accessible from the street. During construction the Site Waste Management Plan will be updated on a regular basis and will comply with target benchmarks for resource efficiency.

The proposals will be delivered in line with building regulations that are current at the time of the reserved matters submission, and where appropriate, will be built with sustainable building construction techniques.

The overall impact relating to **minimising the use of resources** is **positive** as a result of the Proposed Development.

5.11 Climate Change

The Proposed Development has been designed to minimise carbon emission, reduce energy demand, and mitigate any potential impacts through sustainable design and construction. Nationally recognised standards will be met, minimising thermal loss which will result in lower demand for energy heating, and consequent reduction in carbon dioxide emissions. It is

estimated that a combination of energy efficiency measures would enable a reduction for the 'Be Lean' scenario and using the SAP 10 carbon factors will achieve an overall reduction in emissions. Measures proposed include, but are not limited to, the use of Photovoltaic panels and air source heat pumps.

On the basis that the existing site is made up of existing commercial buildings, the Proposed Development would result in a net increase in biodiversity, according with London Plan Policies G5 and G6, and HLP Policy 30. This is based on the proposals for communal landscaped and amenity space within the Site boundary.

The overall impact relating to **climate change** is **positive** as a result of the Proposed Development.

6. Conclusions

The Proposed Development, by contributing an entirely new housing stock to the area and drawing in new future residents, is expected to contribute positively to health and well-being of the local population.

This HIA has examined the demographic and health profile of LBH and identified key areas of need in the Borough. This helps to show how the Proposed Development can positively affect and contribute to these while also considering if there might be an adverse effect on the provision of health services.

The population in LBH is likely to continue to grow by approximately 11.8% up to 2038. The provision of housing opportunities for working age and options for older people as offered by this proposal will help to provide these age groups with the necessary housing needed for the projected population growth.

The part of the Borough in which the Proposed Development is located falls within the top 40% most deprived LSOAs in England, with crime, income and living environment noted as being particular contributors to this deprivation ranking. As such, the provision of high quality, sustainable living environments that support and encourage sustainable travel options and are safe and accessible will contribute to improving these issues.

The Proposed Development will generate temporary direct jobs during the construction period. It is expected that construction contractors will make use of local workforce wherever possible for the duration of the build programme. Once the Proposed Development is fully complete and occupied, it will contribute additional economically active residents to the Borough's labour supply and will support permanent direct jobs onsite through the provision of affordable workspace.

There is shown to be sufficient capacity in both primary and secondary schools in the area to accommodate any children that may live in the development, although it is recognised that the co-living studios are likely to be occupied by single adults. Similarly, there is expected to be sufficient capacity within the surrounding health facilities to accommodate the additional future residents of the Proposed Development.

Walking, cycling, reduced car use initiatives and use of public transport is promoted and facilitated by the Proposed Development, both in terms of its design and also management measures to be implemented, such as via the Travel Plan. All of these provisions will contribute to encouraging increased activity of future residents and indirectly improve health.

The Proposed Development will provide communal landscaped and amenity space, including garden growing space, where there was previously none available due to the existing commercial use and hard standing nature of the Site. Provision of this space will contribute to the improvement of living environment and active lifestyles.

Energy efficiency, sustainability by design and resilience is proposed. The proposal is set to achieve a biodiversity benefit where there was previously none.

Overall, the potential health impact of the Proposed Development is expected to be positive, and, ultimately, the key issues in the Borough associated with health are shown by this HIA to be addressed by the proposals.

Appendix I HUDU HIA Tool

HUDU Health Impact Assessment Tool

Assessment Criteria	Relevant	Evidence	Potential health impact	Recommended mitigation or enhancement measures
Housing design and affordability				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	Yes, the Proposed Development seeks to meet Building Regulation requirement M4 (2). Each unit type has also been designed in accordance with Approved Document M of the Building Regulations (Access to and use of buildings) which has replaced Lifetime Homes.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	10% of all dwellings in the development are wheelchair adaptable dwellings, in accordance with Building Regulation Requirement M4(3)(2) a. Provisions are made (such as lifts between floors, internal spacing of the rooms and communal areas, materials proposed for communal access routes) which allow for older persons and disabled people to access and make use of all residential dwellings.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	10% of all dwellings in the development are wheelchair adaptable dwellings, in accordance with Building Regulation Requirement M4(3)(2) a. Provisions are made (such as lifts between floors, internal spacing of the rooms and communal areas, materials proposed for communal access routes) which allow for older persons and disabled people to access and make use of all residential dwellings.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The Proposed Development complies with the London Plan 2021 internal space standards.	Positive	No additional measures beyond implementation of the design as proposed.

Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The submitted Financial Viability Assessment demonstrates an output return is negative and therefore below the minimum return threshold. Notwithstanding this, in line with the Council's strategic objectives, the Applicant proposes to commit to a contribution of £500,000 towards off-site social rented affordable housing.	Neutral	Applicant proposes voluntary contribution towards off-site affordable housing.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	The Proposed Development will minimise carbon emissions and mitigate any potential impacts through sustainable design and construction. Nationally recognised standards will be met, minimising thermal loss which will result in lower demand for energy heating, and consequent reduction in carbon dioxide emissions. It is estimated that a combination of energy efficiency measures would enable a reduction for the 'Be Lean' scenario and using the SAP 10 carbon factors will achieve an overall reduction in emissions. Measures proposed include, but are not limited to, the use of Photovoltaic panels, and air source heat pumps. See the Energy Statement for full detail.	Positive	No additional measures beyond implementation of the design as proposed.
Access to health and social care services and other social infrastructure				
Does the proposal retain or reprovide existing social infrastructure?	No	The building to be demolished is currently in commercial use. As such, No social infrastructure is impacted by the Proposed Development, and therefore none specifically requires retaining or reproviding.	Neutral	None required
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted	Yes	A review of primary health services in the local area has been undertaken as part of this Rapid HIA (see Section 4 of the Study). Capacity available within the existing health facilities to	Neutral	None required

regarding existing and planned healthcare capacity?		accommodate additional residents generated by the Proposed Development.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	No existing healthcare facility is impacted by the Proposed Development and there is not provision made for a healthcare facility in the scope of the proposals.	Neutral	None required
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	Yes	A review of education facilities in the local area has been undertaken as part of this HIA (see Section 4 of the Study). It indicates that there is capacity in both primary and secondary education facilities and potential children generate by Proposed Development could be accommodated in existing provision. However, it is recognised that there are not likely to be children residing in the studio accommodation provided.	Neutral	None required
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	No existing community facility is impacted by the Proposed Development. The proposals include for communal amenity space and landscaped areas, amounting to 800 sq.m, which is available for use by the future residents of the Proposed Development. There will be an on-site gym and fitness suite. In addition, there will be meeting space with the potential for community use.	Positive	No additional measures beyond implementation of the design as proposed.
Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?	No	The Proposed Development does not impact on any existing open space. It will align with emerging development in the area by the provision of pocket green spaces to allow breathing space to neighbouring plots.	Neutral	None required

In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The proposal incorporates communal landscaped and amenity areas that will provide open space amounting to 800 sq.m for future residents. This exceeds the London Plan standard for children's play space. In terms of the existing provision, Alexandra Park, a 200 acre park offering a children's play area, skatepark, boating lake, informal sports pitches, an outdoor rope course, and grass areas for informal recreation, is situated on the north west corner of the site in walking distance. In addition, the new development at the nearby Gas Works site will include a significant new playground, Clarendon Play area.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal provide a range of play spaces for children and young people?	Yes	The proposal incorporates communal amenity space with a variety of outdoor zones incorporating active, social and reflective spaces.	Positive	No additional measures beyond implementation of the design as proposed.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	Provisions are made for open and natural spaces to be accessible to all and safe to use (such as through access doors connecting indoor and outdoor spaces) (see DAS for full detail).	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal set out how new open space will be managed and maintained?	Yes	The Section 106 will secure on-site public open space and an appropriate management and maintenance regime.	Positive	Section 106 to be agreed.
Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	Potential impacts on dust and noise will be minimised through the application of best practice measures during the construction phase, in line with national and regional standards and guidance. The potential for noise and disturbance from the construction process will be temporary and regulated through a Construction Environmental Management Plan (CEMP), with	Neutral	Best practice construction measures should be committed to and implemented via a Construction Environmental Management Plan (CEMP).

		the contractors partaking in the 'considerate constructors scheme'. With implementation of best practice construction measures, the residual effects of construction dust and emissions from construction activities upon the local area and sensitive receptors will be minimised.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The results of the Air Quality Assessment show that the development will meet building emission benchmarks. As such, no mitigation measures are required. The Proposed Development is considered car free as no car parking is proposed. As such, the development is considered air quality neutral in relation to the transport emissions. The energy facilities proposed include centralised air source heat pumps. As such, the Proposed Development is considered air quality neutral in relation to the building emissions.	Neutral	No additional measures beyond implementation of the design as proposed.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Proposed Development includes for appropriate design measures that enable compliance with national standards relating to sound insulation and noise reduction. For example, The submitted Noise Risk Assessment identified the potential for the northwest facing windows to exceed the overheating noise criteria. This will be mitigated using mechanical ventilation.	Neutral	No additional measures beyond implementation of the design as proposed.
Accessibility and active travel				
Does the proposal address the ten Healthy Streets indicators?	Yes	In line with London Plan Policy T2 Healthy streets, the Proposed Development facilitates residents to make shorter, regular trips by walking or cycling.	Positive	No additional measures beyond implementation of the design as proposed.

Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	The Site is located within a ten minute walk south of Wood Green high street and a five minute walk north of Hornsey Station, so is in a fundamentally sustainable location in terms of non-vehicular access. The Proposed Development includes for communal landscaped and amenity space which facilitates pedestrian access around the site.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes	Secure cycle parking is provided for both residents and visitors to the site in line with TfL and LBH standards to encourage cycle ownership and use. A dedicated cycle store be provided with 170 cycle spaces. Long-stay cycle store and short-stay cycle parking are both provided for and have designated areas within the site. The Travel Pack, which will be provided to all residents on first occupation, will include promotion of membership to the London Cycling Campaign (LCC), which is a cyclist organisation with local groups throughout London.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The development will provide active frontage along Clarendon Road, facilitating pedestrian access between the site and the existing walking networks.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The existing Site access will be closed, which will contribute to safe pedestrian access and egress from the site. Swept path analysis has been used to demonstrate that refuse collection, servicing, emergency access, and general car parking can all be accessed safely. There are no underlying road safety issues based on recent accident data. It can be concluded that the existing highways and pedestrian	Positive	No additional measures beyond implementation of the design as proposed.

		infrastructure in the vicinity of the Site are operating satisfactorily. There is no underlying issue with highway safety issue at the principal access points to the Site.		
Is the proposal well connected to public transport, local services and facilities?	Yes	The Site is located within a ten minute walk south of Wood Green high street and a five minute walk north of Hornsey Station, so is in a fundamentally sustainable location in terms of non-vehicular access. The Site is well connected to employment opportunities, retail, education and leisure amenities.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones (CPZ), car clubs and travel plans measures?		The Proposed Development is car-free and seeks to positively influence travel behaviour. The Travel Pack to be provided to all residents on first occupation will include promotion of sustainable travel networks, car club details, links to public transport information websites, promotions of local amenities that can be accessed on foot, details of on-site cycle parking, and promotion of the LCC.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The Proposed Development is car-free and existing access will be closed and on-street provision on Clarendon Road will be improved to provide dedicated disabled parking. 10% of the dwellings are wheelchair adaptable dwellings, in accordance with Building Regulation Requirement M4(3)(2) a. Provisions are made (such as lifts between floors, internal spacing of the rooms and communal areas, materials proposed for communal access routes) which allow for older persons and disabled people to access and make use of all residential dwellings. Communal	Positive	No additional measures beyond implementation of the design as proposed.

		landscaped and amenity areas are proposed that will be accessible to all residents and visitors.		
Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	Yes	The Applicant is committed to providing a safe and secure development for residents and visitors through carefully considered design in consultation with the Police. The Proposed Development has been designed in accordance with the requirements of Approved Document Q of the Building Regulations and the latest Secured by Design guidance. Furthermore, consultation with the local Designing Out Crime Officer has been undertaken and centred on access controls, security of doors and windows, CCTV and boundary treatments. Changes to the loading bay design have been made at the request of the Designing Out Crime Officer.	Positive	No additional measures beyond implementation of the design as proposed.
Does the proposal incorporate design techniques to help people feel secure while integrating communities as far as possible?	Yes	The Applicant is committed to providing a safe and secure development for residents and visitors through carefully considered design in consultation with the Police. The Proposed Development has been designed in accordance with the requirements of Approved Document Q of the Building Regulations and the latest Secured by Design guidance. Furthermore, consultation with the local Designing Out Crime Officer has been undertaken and centred on access controls, security of doors and windows, CCTV and boundary treatments. Changes to the loading bay design have been made at the request of the Designing Out Crime Officer.	Positive	No additional measures beyond implementation of the design as proposed.

Has engagement and consultation been carried out with the local community and voluntary sector?	Yes	Consultation has been undertaken with the Police, the local Designing Out Crime Officer, and the local public. The design has evolved in response to issues discussed and recommendations made.	Positive	No additional measures beyond implementation of the design as proposed.
Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Proposed Development will generate temporary direct jobs during the construction period. Once the Proposed Development is fully complete and occupied, it will contribute additional economically active residents to the Borough's labour supply. The commercial workspace provided will generate permanent jobs on-site.	Positive	No additional measures beyond implementation of the design as proposed
Does the proposal provide childcare facilities?	No	No childcare facilities are proposed. This requirement has not been identified as being necessary.	Neutral	None required
Does the proposal include managed and affordable workspace for local businesses?	Yes	The proposal includes the provision of 2,500 sq. ft of affordable commercial workspace (see the Commercial Strategy). The Commercial Strategy found a gap in the market for local affordable commercial space targeted towards freelancers, start-ups and small businesses that the Proposed Development will fill.	Positive	No additional measures beyond implementation of the design as proposed
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	It is expected that construction contractors will make use of local workforce wherever possible for the duration of the build programme.	Positive	No additional measures beyond implementation of the design as proposed
Access to healthy food				
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	No retail provision is included in the Proposed Development. The current use is commercial and while the building is to be demolished, it is not a case of existing food stores and small affordable shops being removed and not reprovided.	Neutral	None required

Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	No	Commercial space is proposed in the form of studio workspace and the focus is not on hot food takeaways (see the Commercial strategy). Dwellings have areas to make use of for growing of fruit and vegetables, such as in the growing quadrant in the landscaped garden, if future residents wish to do so, which would contribute to their access to healthy food options.	Neutral	None required
Social cohesion and inclusive design				
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes	Consultation with the public has been undertaken. Detail for which is presented in the Statement of Community Involvement (SCI) and summarised in the Planning Statement. Issues raised have informed the proposed design and been accounted for in the overall assessment of health.	Positive	None required
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 Proposed Development includes for communal landscaped and amenity space which facilitates pedestrian access around the site. The development will provide active frontage along Clarendon Road, facilitating pedestrian access between the site and the existing walking networks. The co-living and co-working design encourage social interaction amongst residents and businesses and there will be meeting space with the potential for community use.	Neutral	None required
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Proposed Development includes for residential and commercial uses and communal landscaped and amenity space, along with shared living space including communal kitchen and dining.	Positive	None required

Does the proposal provide opportunities for the voluntary and community sectors?	No	The Proposed Development does not specifically include for opportunities in the voluntary and community sectors. There is potential for these sectors to take up the affordable workspace.	Neutral	No additional measures beyond implementation of the design as proposed
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	10% of all dwellings in the development are wheelchair adaptable dwellings, in accordance with Building Regulation Requirement M4(3)(2) a. Provisions are made (such as lifts between floors, internal spacing of the rooms and communal areas, materials proposed for communal access routes) which allow for older persons and disabled people to access and make use of all residential dwellings.	Positive	No additional measures beyond implementation of the design as proposed
Minimising use of resources				
Does the proposal make best use of existing land?	Yes	The design has been an iterative process, informed and evolved through consultation with various consultees. The consultation process demonstrated a clear need for affordable housing, high-quality workspace and local amenities. This has been taken into account in the scoping of the Proposed Development.	Positive	No additional measures beyond implementation of the design as proposed
Does the proposal encourage recycling, including building materials?	Yes	The communal spaces and resources will be used to encourage a “sharing economy” including a cycle club. Storage for refuse and recycling is provided in refuse stores located at the ground floor, close to the main or secondary entrance and accessible from the street. During construction the Site Waste Management Plan will be updated on a regular basis and will comply with target benchmarks for resource efficiency.	Positive	No additional measures beyond implementation of the design as proposed

Does the proposal incorporate sustainable design and construction techniques?	Yes	The proposals will be delivered in line with building regulations that are current at the time of the reserved matters submission, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures: • Energy efficiency through careful building siting, design and orientation. • Considering fabric efficiency in the design of buildings. • Use of building materials capable of being recycled. • An element of construction waste reduction or recycling.	Positive	No additional measures beyond implementation of the design as proposed
Climate Change				
Does the proposal incorporate renewable energy?	Yes	The Proposed Development has been designed to minimise carbon emission, reduce energy demand, and mitigate any potential impacts through sustainable design and construction. Nationally recognised standards will be met, minimising thermal loss which will result in lower demand for energy heating, and consequent reduction in carbon dioxide emissions. It is estimated that a combination of energy efficiency measures would enable a reduction for the 'Be Lean' scenario and using the SAP 10 carbon factors will achieve an overall reduction in emissions. Measures proposed include, but are not limited to, the use of Photovoltaic panels and air source heat pumps. See the Energy Statement for full detail.	Positive	No additional measures beyond implementation of the design as proposed

Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	Consideration has been given to the buildings' response to varying temperatures, and measures are in place to respond to the risk posed in this location. The residential units will have openable windows (wherever possible) and will benefit from a mechanical ventilation with heat recovery system. There is also some degree of shading whilst also aiming for as much natural light as possible to be obtained through orientation of dwellings and windows.	Neutral	No additional measures beyond implementation of the design as proposed
Does the proposal maintain or enhance biodiversity?	Yes	On the basis that the existing site is made up of existing commercial buildings and surface car parking, the Proposed Development would result in a net increase in biodiversity, according with London Plan Policies G5 and G6, and HLP Policy 30. This is based on the proposals for communal landscaped and amenity space within the Site boundary. The landscape design will ensure ecological richness and biodiversity enhancement.	Positive	No additional measures beyond implementation of the design as proposed
Does the proposal incorporate sustainable urban drainage techniques?	Yes	In accordance with Planning Guidance / London Plan, the Drainage Hierarchy has been implemented. Detail is presented in the Surface Water Drainage Strategy within the Flood Risk Assessment. The landscape design incorporates a living roof to provide water quality improvements to the discharge as well as reducing the overall runoff by 20%.	Positive	Drainage measures as proposed (see Surface Water Drainage Strategy).