



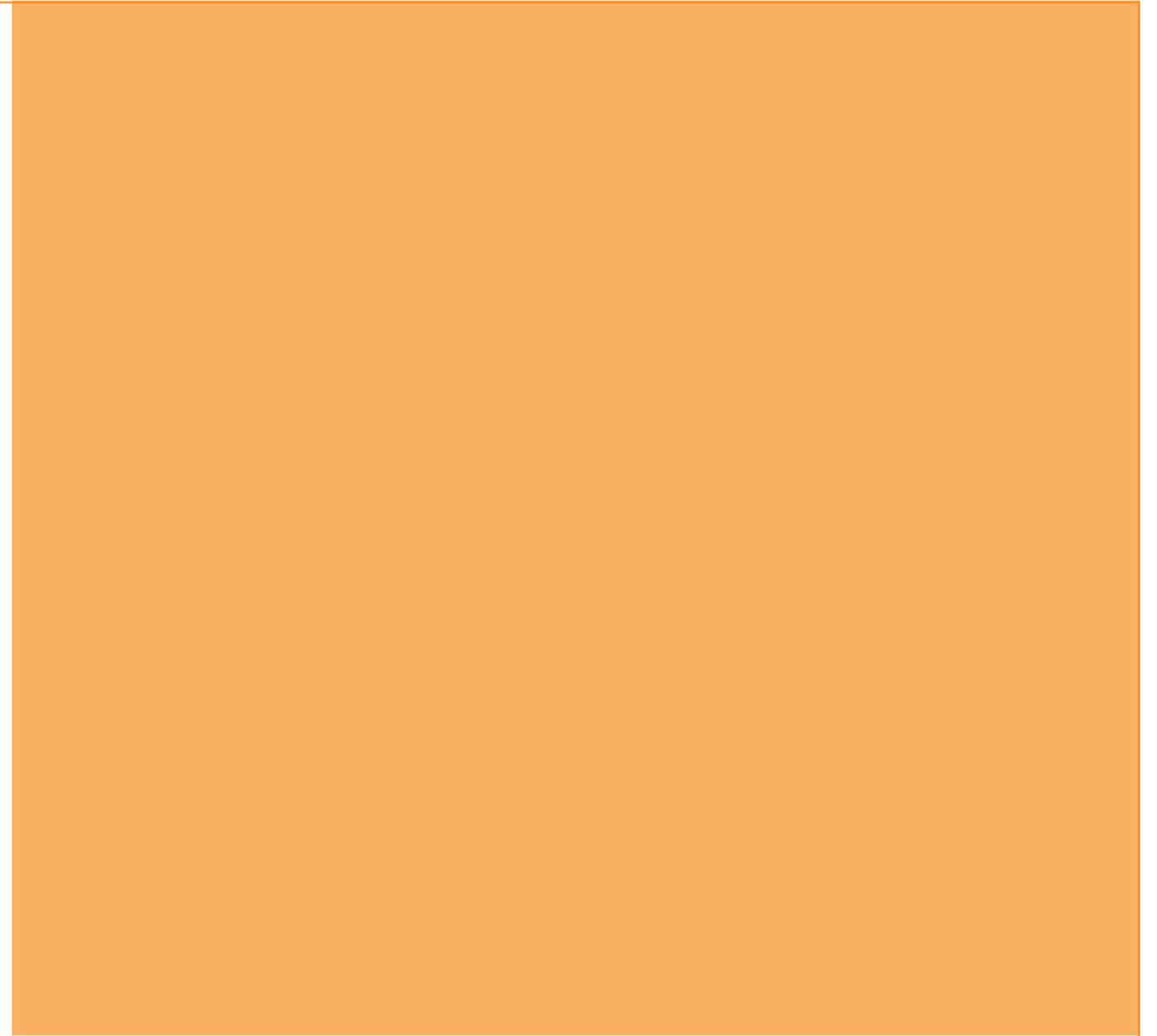
Orbit Architects

Generator Hostel, Compton Place, WC1

DESIGN & ACCESS STATEMENT

AUGUST 2012





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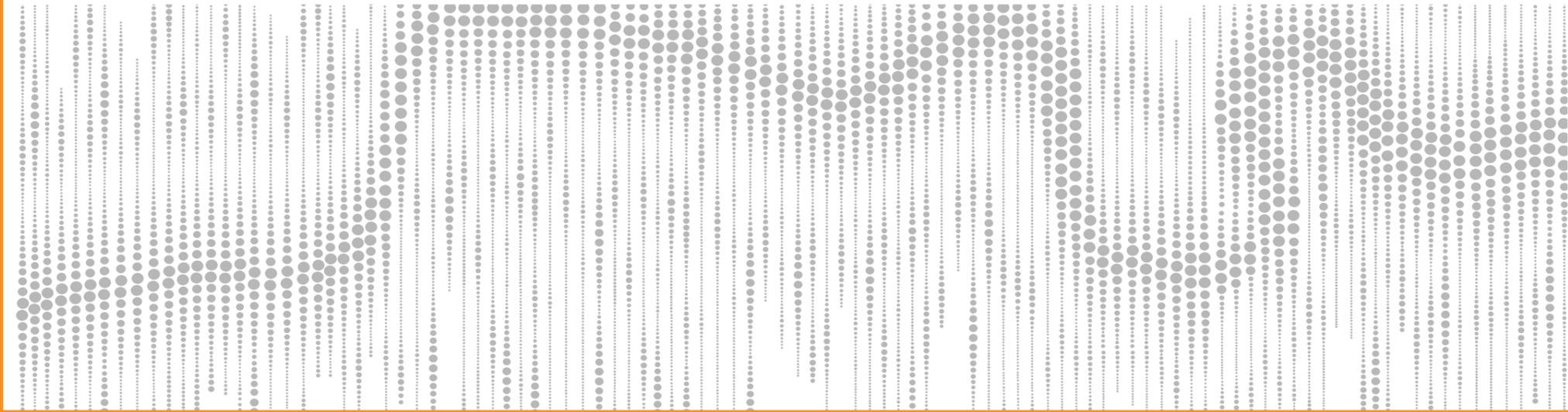
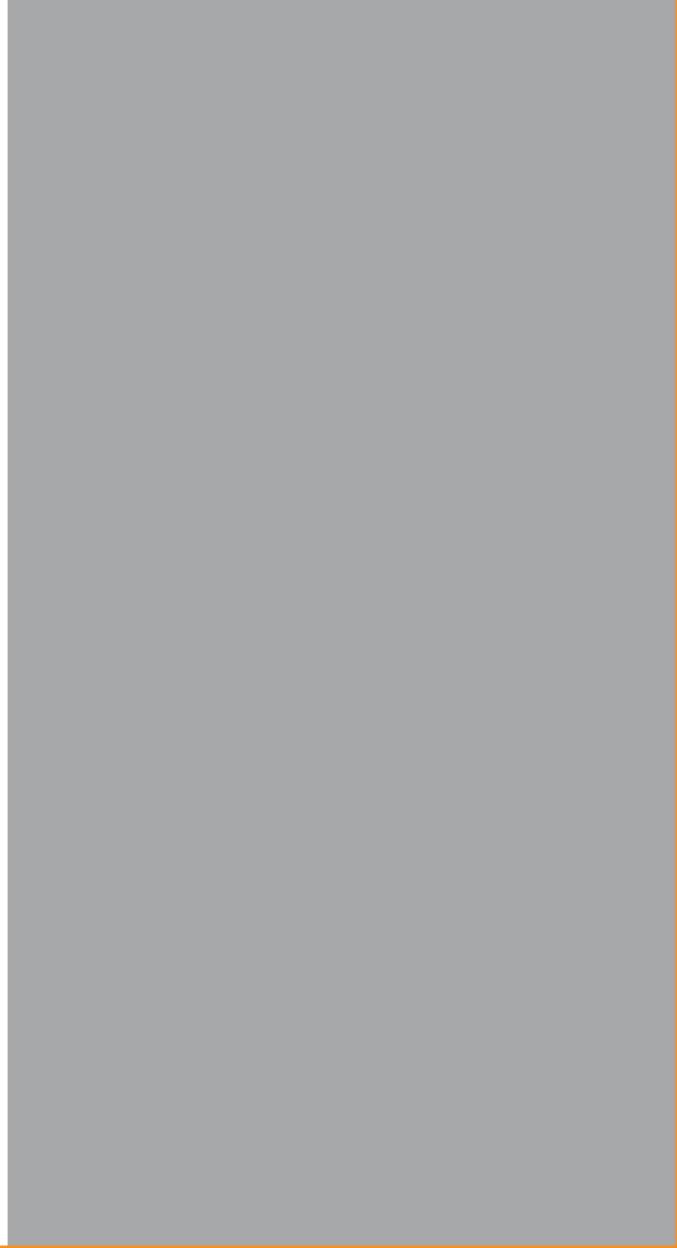
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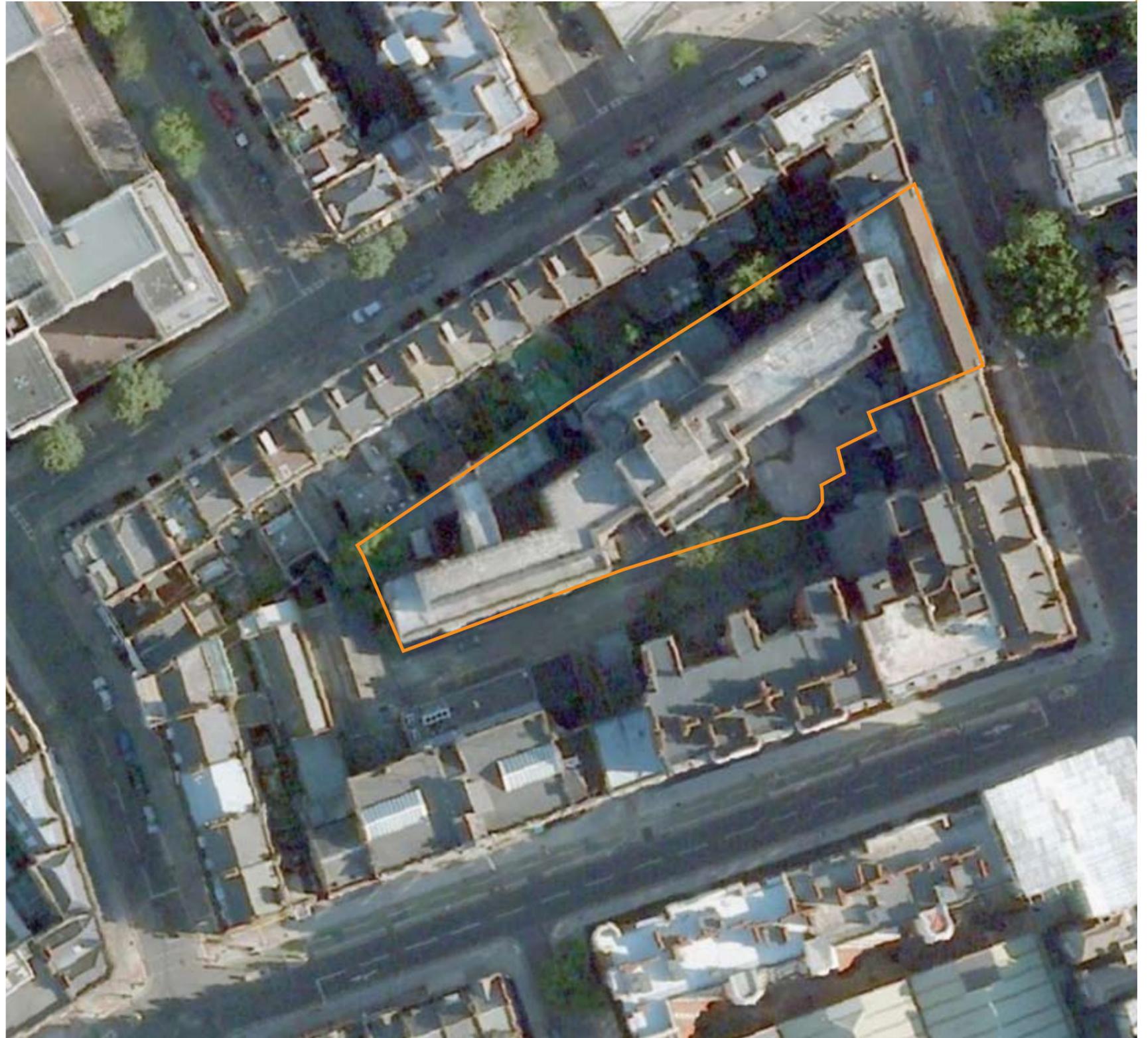
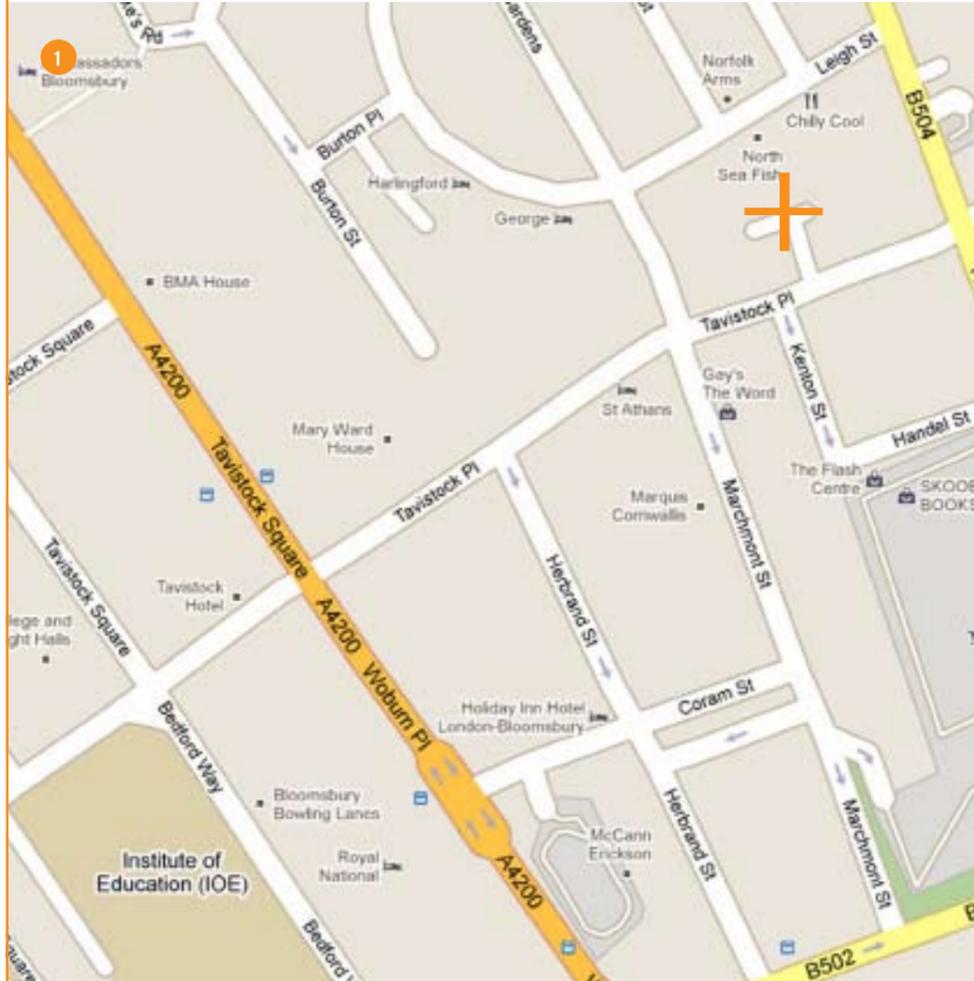


INTRODUCTION

This statement is submitted in support of an application for full planning permission for the proposed infilling of two lightwells, the demolition of a small single story element within a lightwell, the relocation of plant equipment and the replacement of air bricks in the facade of the Generation Hostel, Compton Place.

Site Location

Generator Hostel, Compton Place, WC1



Site Location Plan

Generator Hostel, Compton Place, WC1



SITE LOCATION:

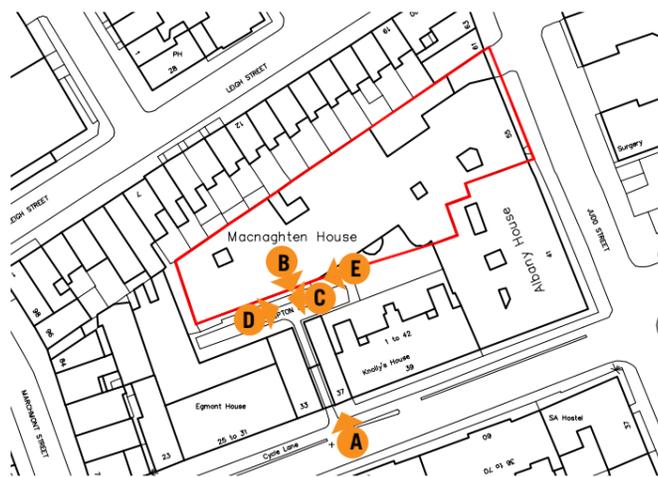
The site (Macnaghten House / the Generator Hostel) is located within Compton Place Mews and lies within the Bloomsbury Conservation Area. There is a variety of surrounding land uses, including commercial and residential

- 1 Wider Context
- 2 Aerial view
- 3 OS Site Location Plan



Site Location & Context

Generator Hostel, Compton Place, WC1

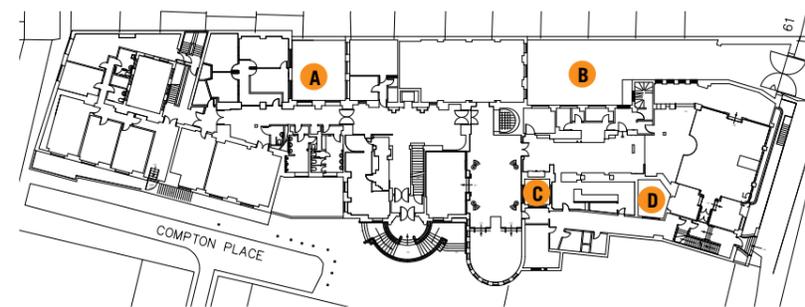


- A** Access to site from Tavistock Place
- B** View looking back through entrance on to street level
- C** View of the Macnaghten House
- D** View the main entrance
- E** view of the single storey building to the west



Site Location & Context

Generator Hostel, Compton Place, WC1



BLOCKED LIGHTWELL



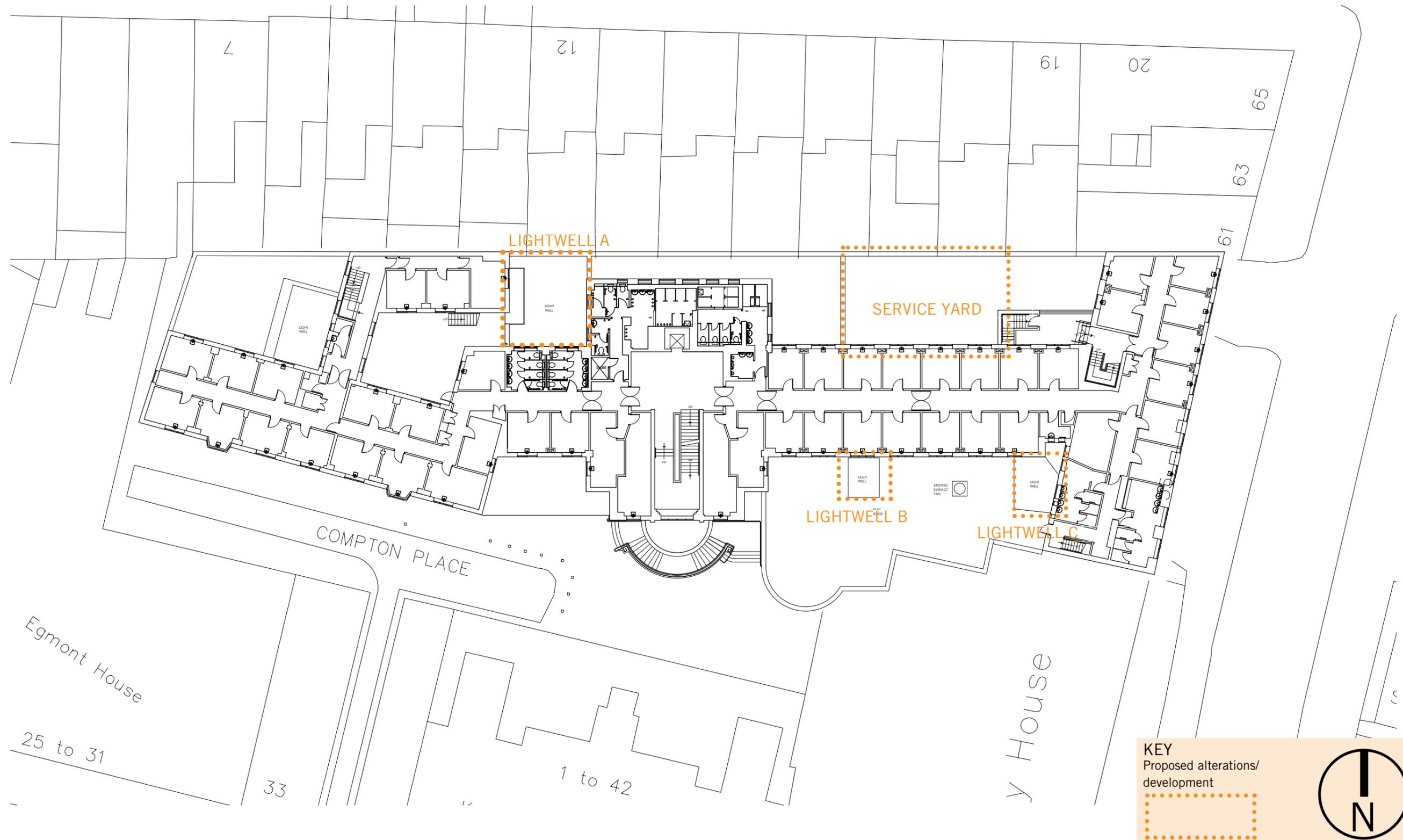
Existing Plan 01 - Upper Ground

Generator Hostel, Compton Place, WC1



Existing Plan 01 - First Floor

Generator Hostel, Compton Place, WC1



KEY
Proposed alterations/
development



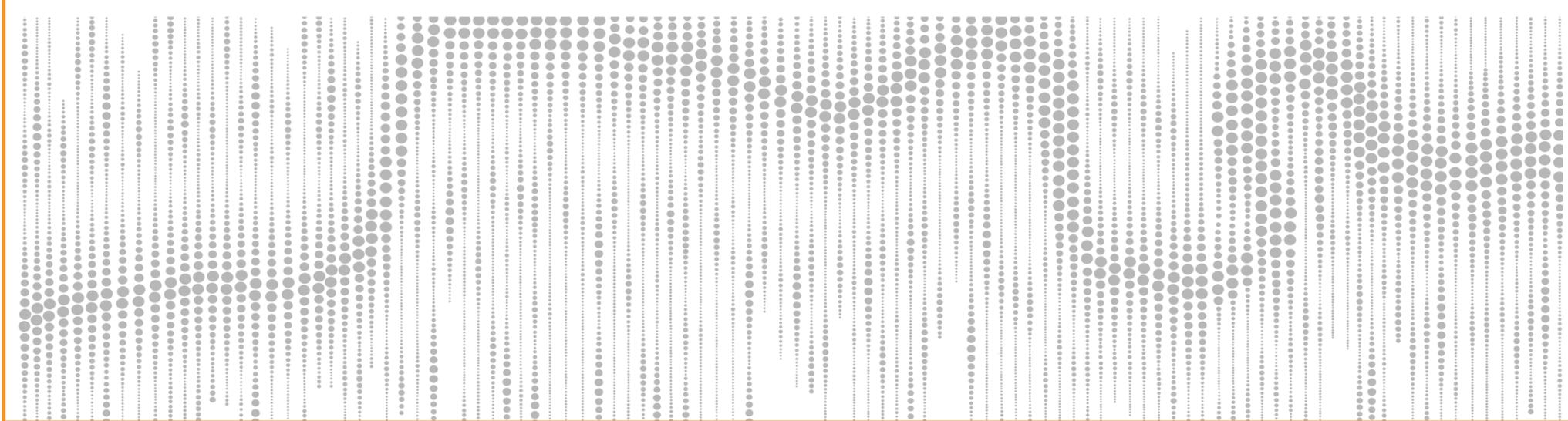
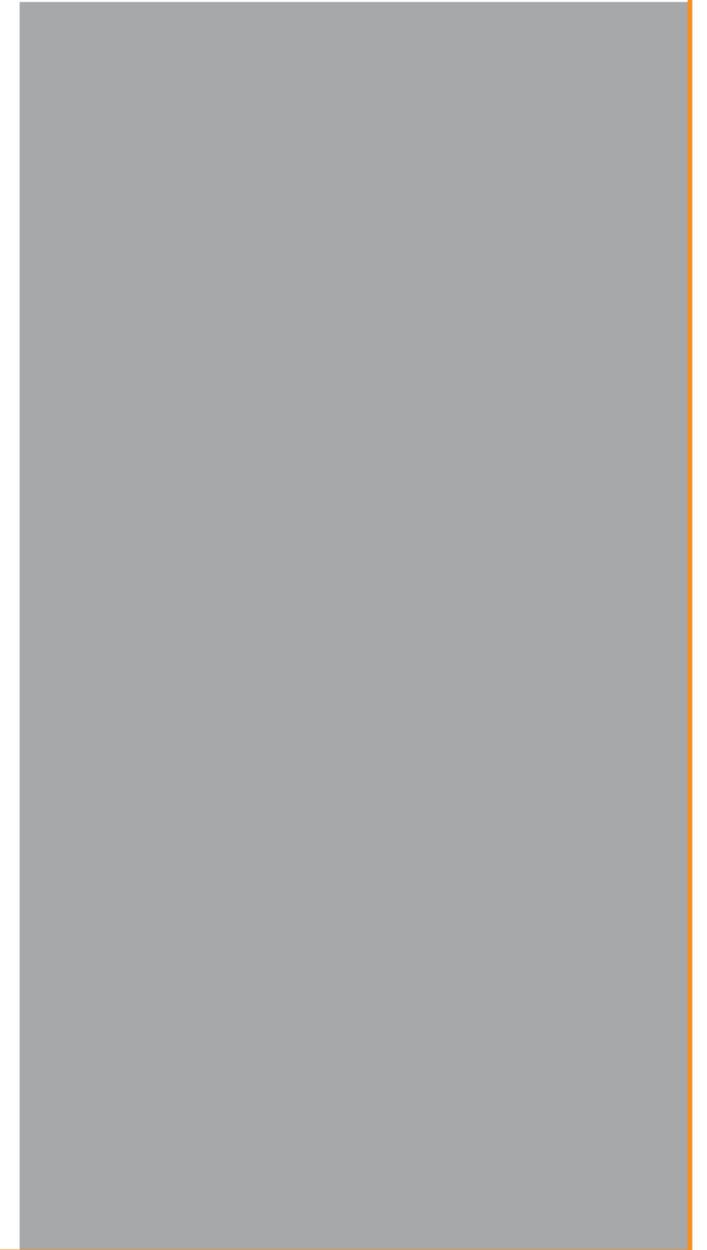
THE PROPOSAL

The Proposal includes a small number of amendments to the building. These include:

- + The infilling of two light wells
- + The demolition of a small single storey element within a lightwell
- + The replacement of air bricks in the facade.
- + The relocation of plant equipment

The proposals are illustrated and described in detail in the following pages.

The proposed improvements to the quality of the building will help to reinforce and sustain the positive contribution that it makes to the Bloomsbury Conservation Area.



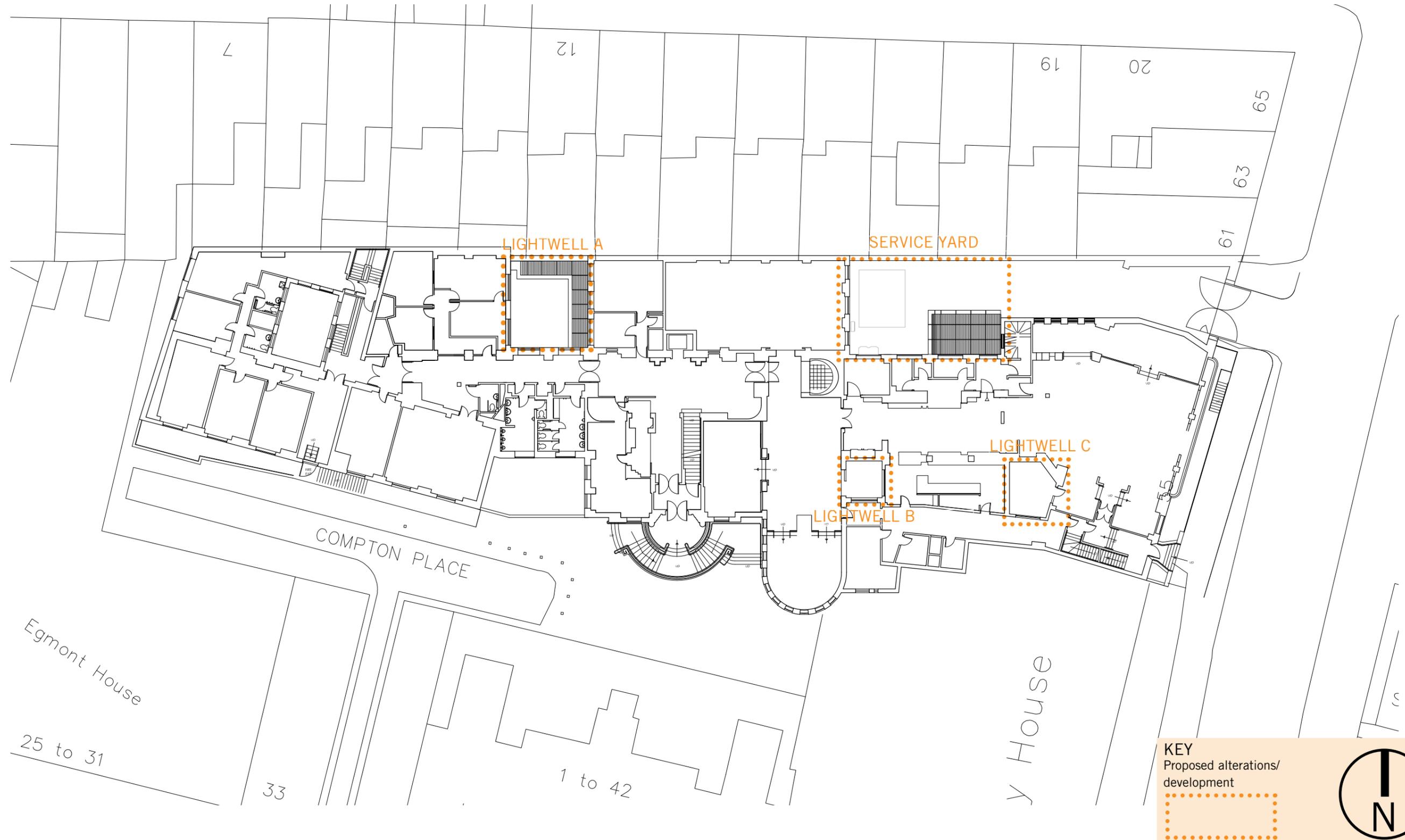
Proposal Plan 00 - Lower Ground

Generator Hostel, Compton Place, WC1



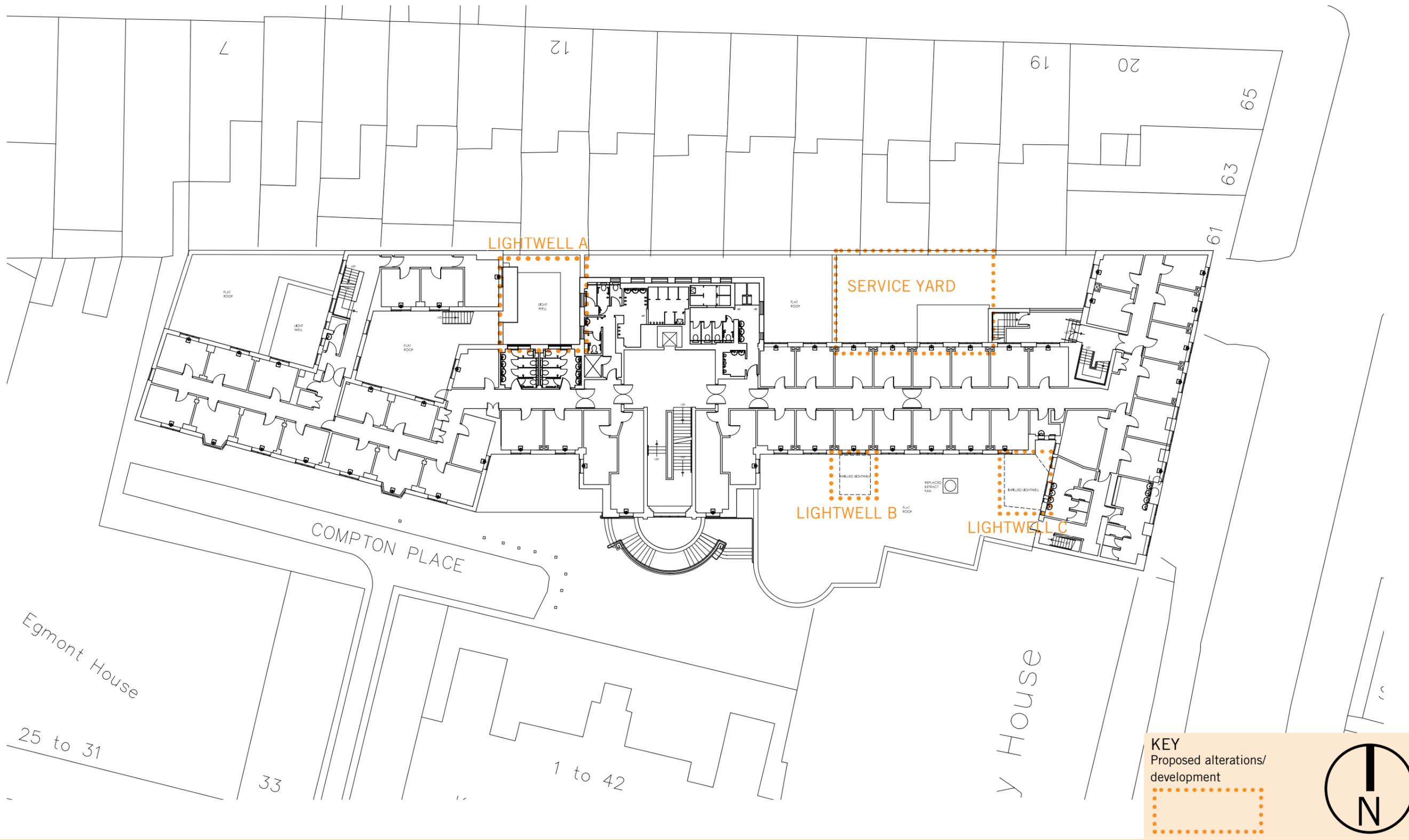
Proposed Plan 01 - Upper Ground

Generator Hostel, Compton Place, WC1



Proposal Plan 02 - First floor

Generator Hostel, Compton Place, WC1



KEY
Proposed alterations/
development

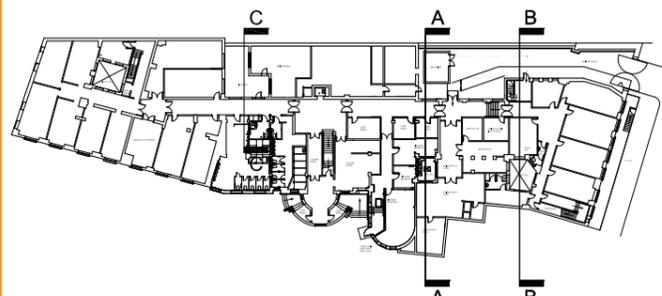


Improved Lightwell

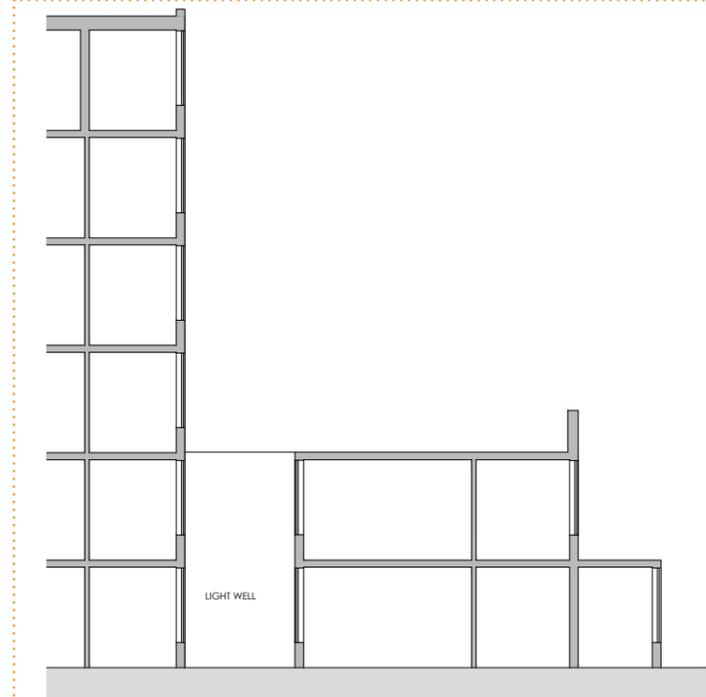
Generator Hostel, Compton Place, WC1

Currently the lightwells offer little to the layout or natural lighting within the building. Lightwells B and C give poor light into spaces that do not require natural light.

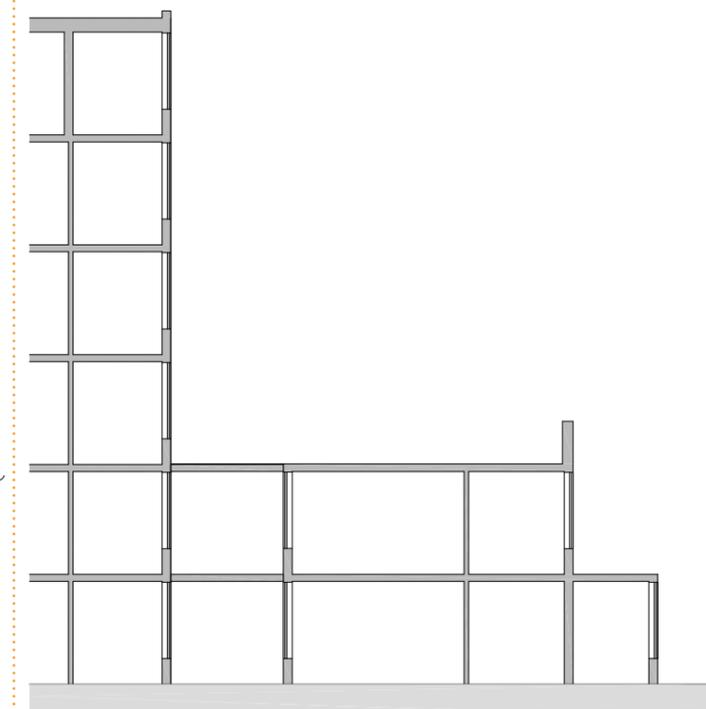
The demolition of the single storey element in lightwell A will bring the building line at floor 000 in line with the rest of the floors. It is currently unused and is in poor condition with single skin construction that is prone to condensation and damp. It is proposed to reuse the bricks to create the new facade and match the brushed concrete floor materials.



SECTION AA

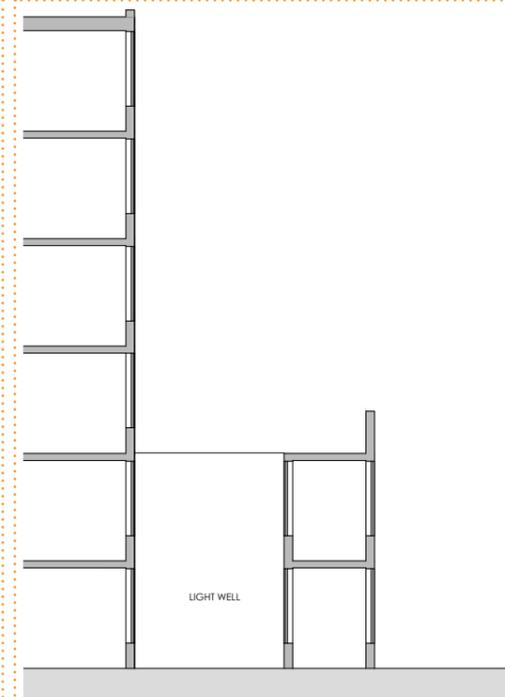


EXISTING

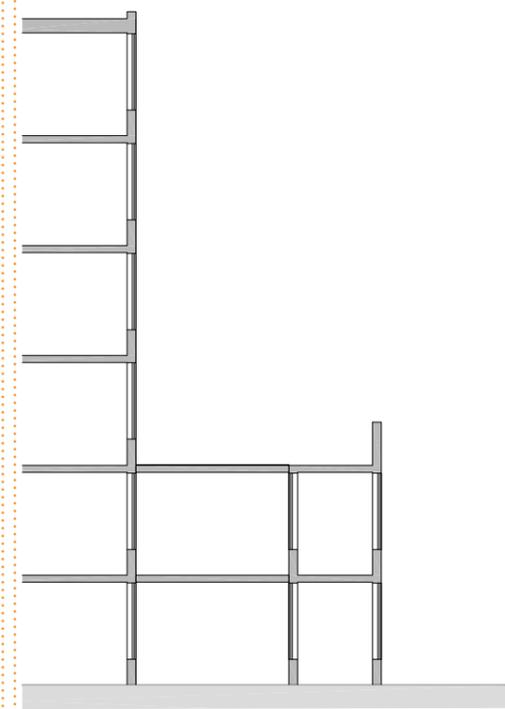


PROPOSED

SECTION BB

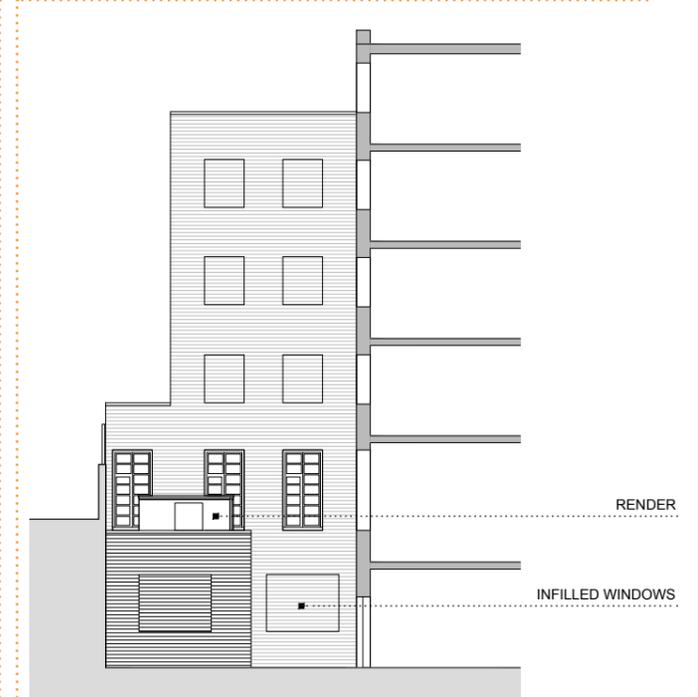


EXISTING



PROPOSED

SECTION CC - LIGHTWELL A



EXISTING



PROPOSED

RENDER

INFILLED WINDOWS

NEW FACADE CREATED USING THE BRICKS FROM THE DEMOLITION

ACOUSTIC LOUVRES

Proposed Plant Equipment

Generator Hostel, Compton Place, WC1

It is proposed to relocate the extract fans for the ventilation system within the service yard and lightwell A. This location has been chosen to have the minimum impact to both the local residents and the Generator Hostel guests. These areas are below the street level and is enclosed on all sides by brick walls and is situated away from the surrounding residential buildings and is largely enclosed.

Heat rejection condenser plant is currently located within courtyards at ground floor level. This condenser plant is due to be replaced as part of the works due to phasing out of the refrigerant used and the courtyards being infilled. Relocation of the plant enables improved maintenance access and allows suitable acoustic treatment to be provided.

For further detail in this regard, please refer to the accompanying Environmental Noise Survey Report prepared by RBA.



EXTERNAL CONDENSERS TO BE LOCATED IN SERVICE YARD



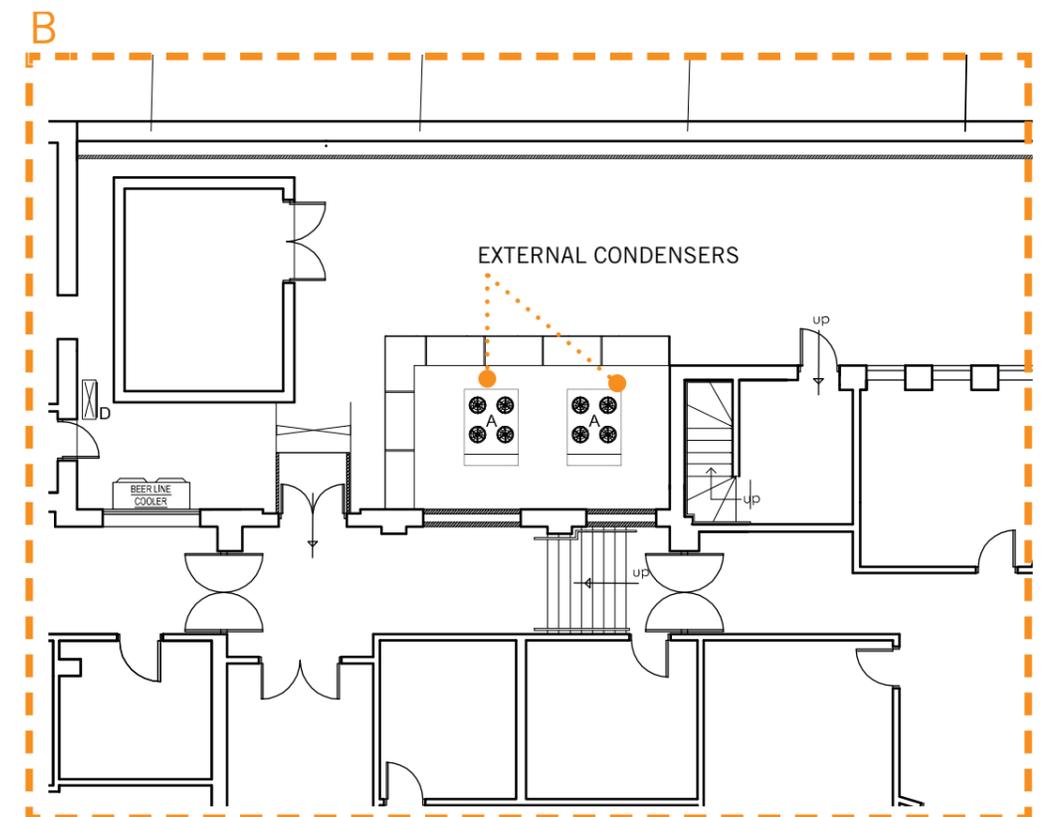
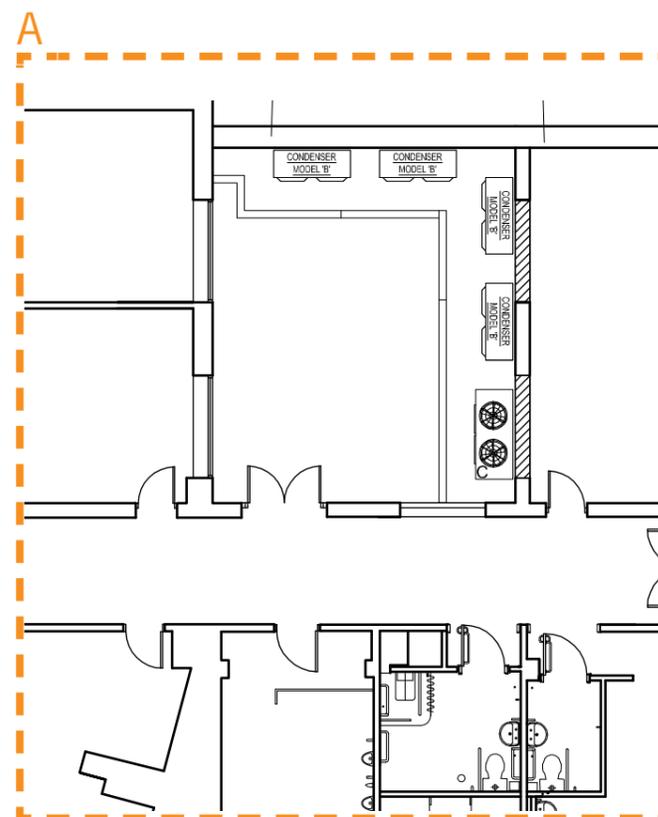
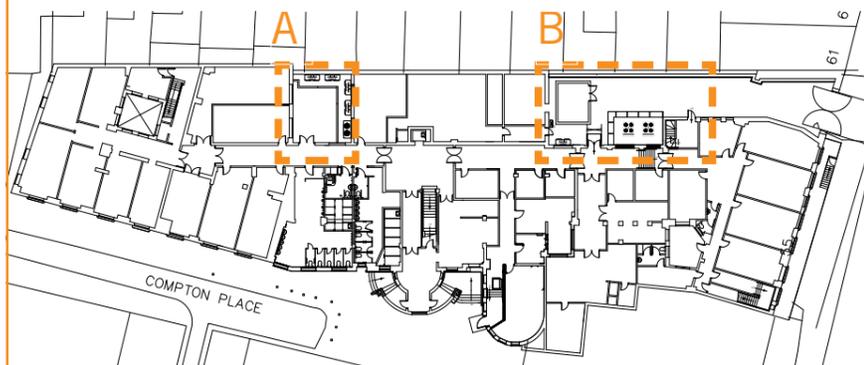
VIEW FROM THE SERVICE YARD



VIEW FROM ACCESS TUNNEL ON TO SERVICE YARD



IMAGE OF CONDENSER LOCATION & VENT DISCHARGE LOUVRE



Acoustic Louvres

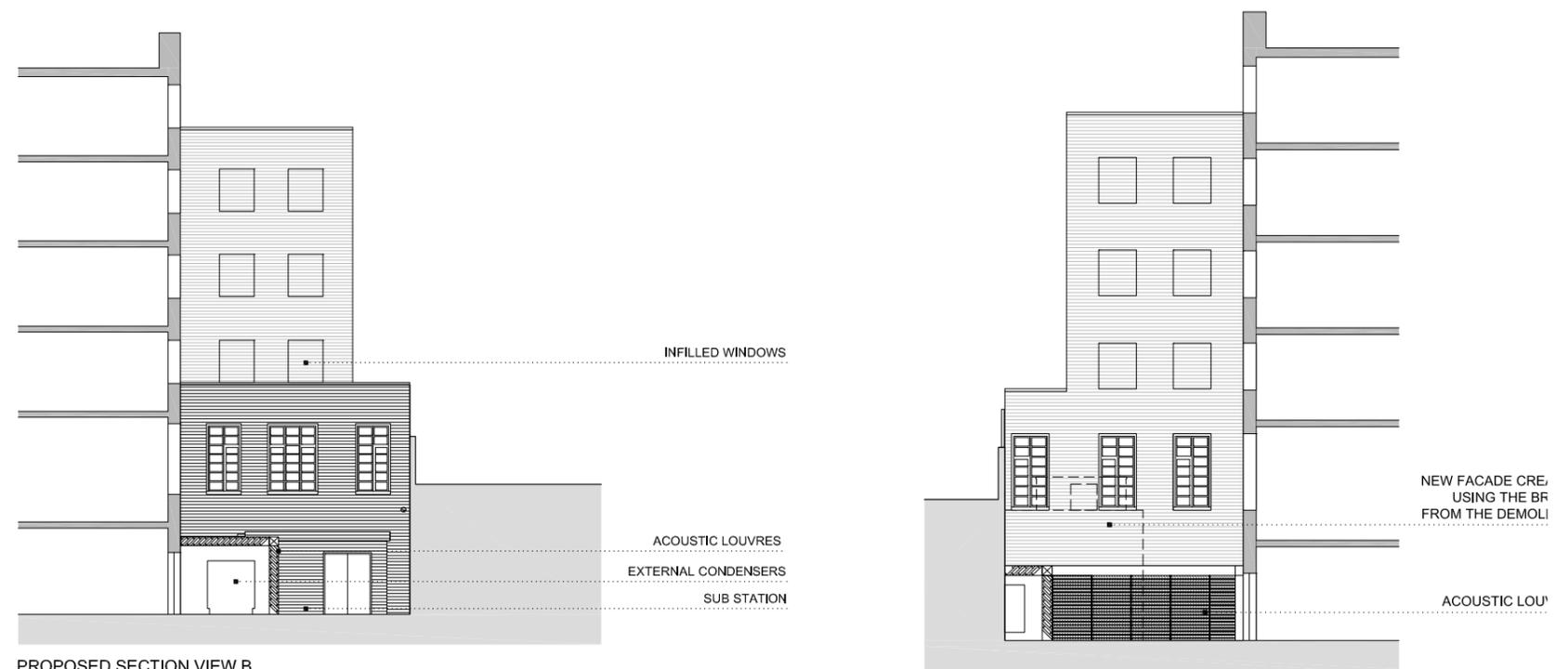
Generator Hostel, Compton Place, WC1

There are two sets of condensers, one is located in the rear service area accessed from Judd Street and the other within lightwell A. Most of these replace existing units located in the light wells and the service area; both sets will be floor mounted. Following advice from the service engineer and acoustician each will be contained within an acoustically attenuated enclosure that will ensure that the noise generated by the condensers when in use will be at least 10db lower than the measured background ambient noise levels. Further information of how this has been recorded, the specification of the units and of the enclosure is contained in Environmental Noise Survey Report prepared by RBA. The attenuated enclosures will have acoustic louvres which will allow the necessary air flow for the units to perform but their width provides for the noise to be attenuated. The acoustic louvres within lightwell A are 300mm and in the service yard are 600mm in width. The solid walls of the enclosure where air flow is not required will provide further acoustic insulation.

The two sets of condensers and their enclosures have been positioned to allow access and egress to and from the rear of the hostel for means of escape, servicing and deliveries. The louvres and the rest of the enclosure will be aluminium finished in a mid-grey colour.



PROPOSED SECTIONS VIEW C

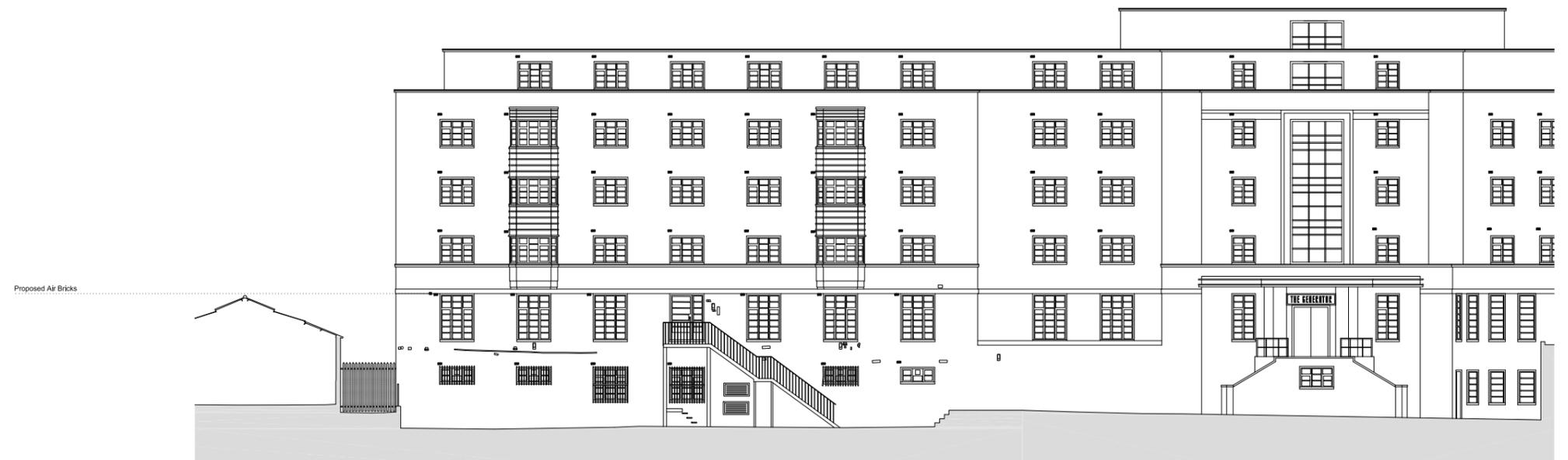


PROPOSED SECTION VIEW B

Room Ventilation

Generator Hostel, Compton Place, WC1

It is proposed to replace the existing air bricks to increase the air flow within the bedrooms. The air brick will be coloured, sized and textured to match the existing brickwork. The existing air vents will be infilled.



Generator Hostel, Compton Place, WC1

BLOOMSBURY CONSERVATION AREA

Bloomsbury is considered to be an example of town planning of international significance.

The Conservation Area Statement highlights the following criteria that the Council would use in assessing a design of new buildings in Bloomsbury:

- *Its bulk; that the overall mass or volume of the building is appropriate.*
- *Its scale; the expression of size indicated by the window, doors, floor heights and other identifiable units.*
- *Its relationship with its neighbours; a new building should be in harmony with, or complimentary to its neighbours, having regard to the pattern, rhythms and details of the adjoining buildings and especially their architectural style.*
- *Its facing materials; the use of materials which are historically dominant in the area is important as is the need for development not to have a visually disruptive impact on the existing townscape or street scene.*
- *Its architectural style; in many cases all these aspects can be assessed to a large degree without reference to the architectural style adopted for the design whether contemporary or historicist. The exception in Bloomsbury will include new development forming part of or adjoining an important architectural set piece where might be importance to echo the existing architectural style in the new development.*

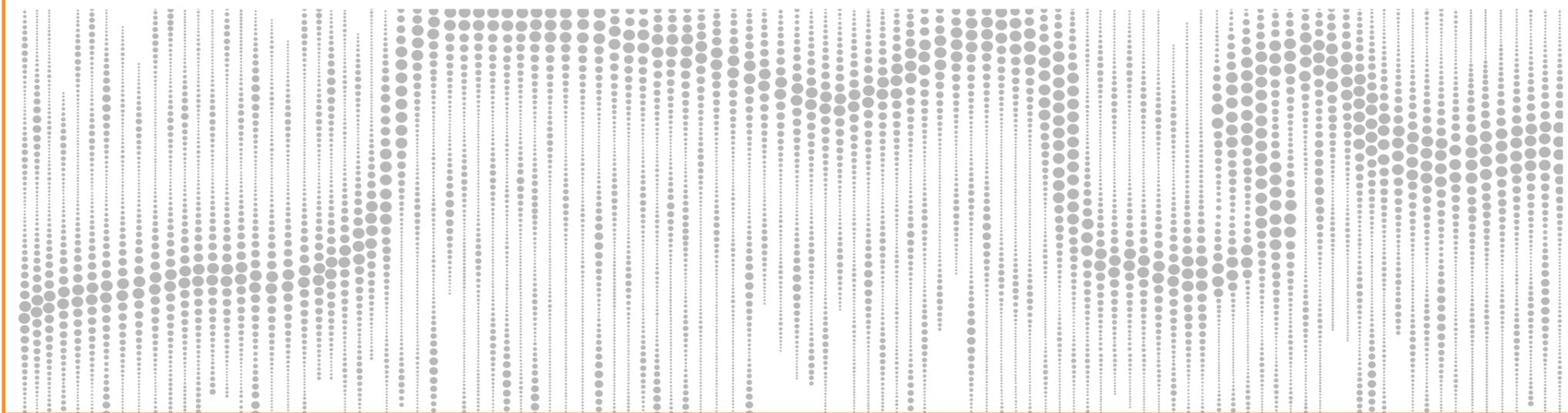
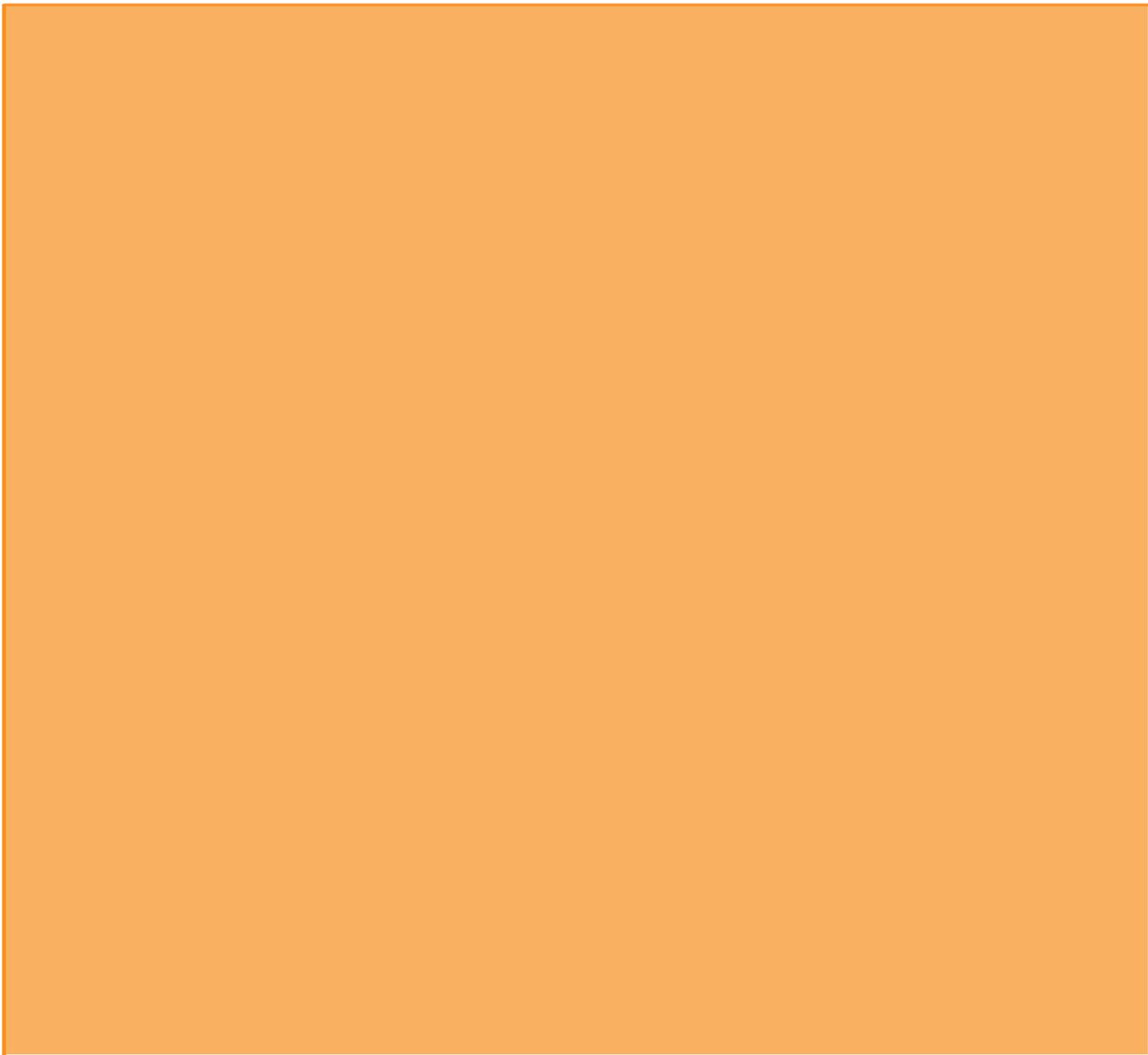
The proposals will improve the quality of the building and thus contribute to preserving and enhancing its contribution to the Bloomsbury Conservation Area.

AREA SCHEDULE

Gross External Floor Areas (sqm)		
Floors	Existing	Proposed
Floor 07	55	55
Floor 06	116	116
Floor 05	877	877
Floor 04	1108	1108
Floor 03	1123	1123
Floor 02	1143	1143
Floor 01	1491.5	1514
Floor 00	1594	1603
Totals	7507.5	7539
Total increase	31.5	

Notes:

- The measured areas and drawings within the scheme relate to the current state of design and are reliant upon the information available at the time. Any decisions to be made on the basis of these predictions should allow for variations in the design development and construction process.



Design Summary

Generator Hostel, Compton Place, WC1

RELEVANT GUIDANCE:

Cabe: Guidance of Design and Access Statements

KEY ISSUE TO BE ADDRESSED	RESPONSE
<ul style="list-style-type: none"> Use 	The minor increase in floor area will be used to improve the layout of the hostel for both staff and guests.
<ul style="list-style-type: none"> Amount 	The Proposals will create an additional 44.5sqm of floor area with the in filling of the two lightwells. The removal of the plant space reduces the floor area by 13sqm giving a net increase of 31,5sqm.
<ul style="list-style-type: none"> Layout 	The amendments will improve the layout of the levels. The proposals will provide accessible toilets for disabled guests along with storage areas for existing facilities.
<ul style="list-style-type: none"> Scale 	The scale of Macnaghten House will remain as existing as the amendments are not visible externally.
<ul style="list-style-type: none"> Appearance 	The appearance of Macnaghten House will remain as existing as the amendments are not visible externally.
<ul style="list-style-type: none"> Access 	Access will remain as existing and is not relevant to this application
<ul style="list-style-type: none"> Landscaping 	Landscaping will remain as existing and is not relevant to this application