

**Generator Hostel, McNaughton House, Tavistock Place, WC1H 9SE**

**Application for Planning Permission**

By: Generator Hostel London Ltd

For: Erection of a new entrance to the building, incorporating covered loggia entrance along the front façade of the building and enclosed acoustic glazed entrance including a new platform lift for luggage & disabled guests, and erection of staircase to provide additional access to external courtyard

At: Generator Hostel, McNaughton House, Tavistock Place, WC1H 9SE

**STATEMENT OF COMMUNITY INVOLVEMENT**

April 2015



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## 1.0 Introduction

- 1.1 This document sets out the levels of community and stakeholder engagement in the lead-up to the submission of the planning application for *“Erection of a new entrance to the building, incorporating covered loggia entrance along the front façade of the building and enclosed acoustic glazed entrance including a new platform lift for luggage & disabled guests, and erection of staircase to provide additional access to external courtyard”* the Generator Hostel, McNaughton House, Tavistock Place, London. It highlights the groups consulted, how information on the planning application was made available to the community, and details the events designed to promote the awareness of the development proposals
- 1.2 Camden Borough Council (CBC) has prepared a 'Statement of Community Involvement' (SCI) as part of its Local Government Framework, which provides suggestions for planning application consultation. In light of this and national guidance, Generator Hostel has developed its own strategy of consultation and engagement for its proposals for the Compton Place site

### A) Government Guidance

- 1.3 'PPS1: Delivering Sustainable Development' (January 2005) identifies public consultation at the pre-application stage as a key component of the new planning system (paragraph 11). In particular, PPS1 identifies the importance of pre-application discussions in the preparation of development proposals (paragraph 12).
- 1.4 PPS1 also states that community involvement should not be a reactive process (paragraph 43) and that it should enable the local community to express the sort of place in which they would like to live, at a stage in the process when this can make a difference. This requires an approach which:
- Tells communities about emerging policies and proposals in good time;
  - Enables communities to put forward ideas and suggestions and participate in developing proposals and options. It is not sufficient to invite them to simply comment once these have been worked up;
  - Consults on formal proposals;
  - Ensures that consultation takes place in locations that are widely accessible; and,
  - Provides and seeks feedback.

1.5 The Government also stresses the importance of public consultation in other documents. Both ‘Community Involvement in Planning: The Government’s Objectives’ and ‘Creating Local development Frameworks: A Companion Guide to PPS12’ state that local authorities cannot simply refuse to accept valid applications because they disagree with the way in which an applicant has consulted the community. The guidance also stresses that the aim of the process should be to encourage discussion before formal applications are made to avoid unnecessary objections at a later stage.

**B) Consultation Approach to the Generator Hostel Proposals**

1.6 The application has been prepared acknowledging the Council’s SCI and the guidance contained within ‘Creating Local Development Frameworks: A Companion Guide to PPS12’. This outlines a variety of methods of community involvement that may be used for certain planning applications. In this instance, methods were agreed during pre-application discussions with officers at Camden Borough Council (CBC). The key methods comprised the following:

Method	Event
Public Exhibitions	Public Exhibitions held in 37 Tavistock Place WC1H 9SE on 9 <sup>th</sup> December 2014 and 12 <sup>th</sup> January 2015
Stakeholder Meetings	Meetings with Members of CBC & Local Residents have been held locally on 6 <sup>th</sup> September 2013, 10 <sup>th</sup> October 2013, 9 <sup>th</sup> June 2014, 7 <sup>th</sup> October 2014, 9 <sup>th</sup> December 2014 and 3 <sup>rd</sup> March 2015.  Meetings with Vicky Wallas, Noise and Licensing Enforcement Manager at CBC have been held on alternate months
Newsletters and Meeting Invites	Posted to local residents in November 2014, December 2014, and January 2015  <i>See Appendix 1</i>
Dedicated Website	Updated regularly since October 2014  <a href="http://generatorlondonbeat.blogspot.co.uk/">http://generatorlondonbeat.blogspot.co.uk/</a>
One to One Stakeholder Meetings	Pre-application meeting held between Orbit Architects and CBC on 16 <sup>th</sup> September 2013 Pre-application meeting held between Generator Hostel and CBC on 22 <sup>nd</sup> January 2015

Table 1.1: Public Consultation Methods

1.7 The following sections of this report set out how the above methods were used in the community and stakeholder consultation undertaken by Generator Hostel.

## 2.0 Consultation Meetings with Stakeholders

2.1 The proposals for the redevelopment of the site Compton Place have been subject to inclusive public consultation. Following the preparation of initial proposals developed in parallel with ongoing discussions with appropriate stakeholders including CBC Officers, stakeholder and public consultation events were held as detailed in table 1.1 in the previous section.

2.2 All of the events were well attended by a range of parties. Details of each of the events, including the feedback received is set out in this section. Details of the public exhibitions are reviewed in section 3.0.

### A) Meetings and Briefings

2.3 Generator Hostel and its project team held a meeting with local residents on the 6<sup>th</sup> September 2013 which led to feedback requesting changes to the original design proposal.

Following feedback from the local residents' meeting, Planning Consultant DP9 and Orbit Architects had a pre-application meeting held on 16<sup>th</sup> September 2013 with Planning Officer Ben Le Mare and the design Officer Alan Wito . On design Alan Wito commented that it would be better if the existing entrance had more visibility from the street corner which Orbit Architects is to explore. He considered that the new design is much better, that it may still be harmful to the conservation area but agreed this could be outweighed if there is sufficient public benefit to local residents identified e.g. in terms of noise and landscaping.

As a result of this meeting the side walls to the entrance were amended to become glazed and the height was lifted to encapsulate the existing canopy so that it is freestanding and visible with a glazed roof.

2.4 Generator Hostel had a meeting with local residents on 10<sup>th</sup> October 2013 where concerns about means of escape for hostel users was raised. New plans to incorporate this feedback was to be drawn up.

2.5 Revised drawings in light of comments from Planning and Design Officers addressed on 16<sup>th</sup> September 2013 and further comments from residents, were issued to Ben La Mare and Alan Wito on 05<sup>th</sup> December 2013 by the Planning Consultant DP9

2.6 Planning Consultant DP9 had received a feedback from Senior Planner (Conservation) Alan Wito on 22<sup>nd</sup> January 2014 stating that revised scheme is showing a good progress by addressing comments from September 2013. Alan Wito has suggested if glazing on the west elevation can turn the corner onto south elevation to reveal the entrance better which was anticipated by the further design revision by Orbit Architects accordingly.

2.7 First Consultation Meeting with residents of Knolly's House was held at the Holiday Inn Bloomsbury with Vicky Wallas (Camden Council), Ben le Mare, Cllr Hai, Ricci de Freitas, Scott Bradfield Richard Ekins and six additional residents whose names were not recorded, Carl Michel, Lenny Hughes, Justin Mack (Generator Hostel), Phil Atkinson (Orbit Architects) and Sam Hine (DP9). Plans and statement of principals were presented to the local residents. The residents expressed concern about the access width of the entrance as it looked narrow. This meeting was held on the 9<sup>th</sup> June 2014.

2.8 Local residents' meeting took place at the Lumen Centre with Cllr Simpson, Vicky Wallas (Camden Council) Helen Rosner, Luke Andrew, Ricci de Freitas (local residents), PC Mick O'Grady (Met Police), Justin Mack, Lenny Hughes (Generator Hostel). Concern was expressed about the impact of any future refurbishment work on people living close by. Further to this meeting the Generator Hostel team confirmed it would:

- send information about their proposals for the changes in Compton Place to the freeholders of Knolly's House and to residents in Leigh Street, to start their consultation with these groups.
- organise future liaison meetings to be carried out by Generator Hostel
- to plan a public exhibition planned, and invite ward councillors.

This meeting was held on 7<sup>th</sup> October 2014

2.9 Local residents' meeting took place at the Lumen Centre with Vicky Wallas, Cllr Simpson (Camden Council) Annika Bosanquet (local resident), Emma Rickett (local resident representing Knolly's House Residents' Association), Carl Michel, Justin Mack, Lenny Hughes, Belen Gumiel and Emma Dingle (Generator Hostel):

- Mixed feelings about the proposed works had been raised by members of Knolly's House
- Generator Hostel team answered a number of queries and advised public consultations would be taking place.
- At the request of Cllr Simpson Generator Hostel team agreed to hold two public consultations and that they would be communicated by post and online to local residents.
- Generator Hostel team confirmed that no additional capacity for guests was being added and that the works were solely to improve the exterior entrance of the property.

This meeting was held on 9<sup>th</sup> December 2014.

2.10 Meeting took place at Camden Council Offices with Vicky Wallas (CBC), Lenny Hughes and Emma Dingle (Generator Hostel). Schedule of local residents' and CBC meetings confirmed as well as best methods of communicating with all parties involved to ensure planning application is communicated as efficiently and transparently as possible to all parties. This meeting was held on the 22<sup>nd</sup> of January 2015.

2.11 Local residents' meeting took place at Generator Hostel London with Vicky Wallas (Camden Council), Emma Rickett (local resident representing Knolly's House Residents' Association), Lenny Hughes and Emma Dingle (Generator Hostel):

- No further issues had been raised about Generator Hostel at a recent Knolly's House Residents Association meeting.
- Generator Hostel team confirmed that the public consultation period for the on the planning proposal had ended.
- Generator Hostel team confirmed that residents would be advised as soon as the planning application had been put to CBC and where to find the information.

Meeting took place on 3<sup>rd</sup> March 2015.



### 3.0 Neighbours consultations

3.1 Generator Hostel held two public neighbours consultations of the planning proposal one in December 2014, the other January 2015. The exhibitions were organised in partnership with Orbit Architects.

3.2 The events took place at 37 Tavistock Place, London WC1H 9SE between 3pm and 8pm on Tuesday 16<sup>th</sup> December 2014 and Monday 12<sup>th</sup> January 2015.

#### A) Objectives

3.3 The overall aim of the Generator Hostel neighbours consultations was to promote the proposal to build a new entrance to and relocation of the smoking area at Generator Hostel, McNaughton House, Compton Place, London. It was hoped that support and feedback could be gathered from key stakeholders and the wider local community, in advance of the submission of the planning application in April 2015. The exhibitions were the first opportunity to release the revised proposals into the public domain.

#### B) Key Messages

3.4 The neighbours consultations enabled Generator Hostel to deliver a number of key messages to stakeholders and members of the public in the Kings Cross Ward and Bloomsbury areas of the London Borough of Camden.

- The scheme will deliver positive social and environmental benefits to the area surrounding Compton Place.
- The proposed new entrance to, and relocation of the smoking area to the Hostel will reduce noise and light pollution in the immediate area.
- The proposed new entrance will conserve the building's original features behind a façade.
- The proposed new entrance, with a user-controlled access lift will significantly improve accessibility for guests and visitors with mobility problems.
- The proposed new entrance will bring the external appearance of the building up to the high design standards that have been employed within the hostel building.

### **C) The Exhibitions**

3.5 The exhibitions were located in the vacant shop at 37 Tavistock Place; this property is located in an easily accessible prominent position at the top of the alleyway leading to the Compton Place courtyard in front of the Hostel. This offered the opportunity to make a very short walk to the courtyard to answer questions about the proposed work in situ.

3.6 Eight display boards were prepared by Orbit Architects and presented at eye level on the walls of the shop. For accessibility reasons a laptop was available to use to view some of the computer renderings as the display screen brightness could be increased and image increased in size as required.

3.7 The professional advisor manning the exhibitions was Philip Atkinson, Managing Director of Orbit Architects. David Williams, Senior Associate Director of Planning Resolution was also present at the January 2015 meeting.

3.8 They were supported by Generator Hostel senior management team members comprising:

- Ivan Pavlovic – Development Manager
- Lenny Hughes – General Manager
- Justin Mack – Operations and F&B Director (December 2014 meeting)
- Emma Dingle – Communications & Engagement Manager

3.9 All team members engaged with people who visited the exhibitions and explained Generator Hostel's proposals for the new entrance to the hostel, and the relocation of the Smoking Area. The public were encouraged to complete a feedback form or to email Generator Hostel staff directly. Generator Hostel team members also made notes of comments during conversations.

### **D) Invitations**

3.10 Following the Local Resident's meeting of the 9<sup>th</sup> of December where Cllr Simpson of CBC encouraged Generator Hostel to hold two public consultations, invitations were posted to local residents advising them of the December and January public consultation exhibitions at Tavistock Place. (See Appendix 1 for a sample of the invites)

## E) Website

3.11 A website was set up specifically for the benefit of local residents and any other interested parties to update people about the proposed building work and plans to improve the area directly surrounding the hostel.

[www.generatorlondonbeat.blogspot.co.uk](http://www.generatorlondonbeat.blogspot.co.uk) Details of this were enclosed with each newsletter posted to local residents.

## F) Feedback

3.12 Positive comments included

- The proposed scheme is impressive.
- Happy with the proposed scheme.
- Positive about the relocation of the smoking area
- Pleased that the fire staircase will no longer be used as the night entrance and exit.
- Will place contact details for the hostel in the communal area of their building so that other local residents can see the care and attention that has been paid to the interior of the property.

3.13 Concerns included

- That the new entrance may cause queuing outside due to being quite narrow.
- That people possibly still will smoke in front of the new entrance.
- That the green wall will enclose the view to the Art Deco entrance.

3.14 Other comments included

- Supports landscaping plans for the pedestrianised corner of Compton Place.
- Bringing 37 Tavistock Place back into use would be a good thing as long as it is used as a “community space”.
- That the proposed Landscaping area should have wider paths incorporated into the design to allow for the movement of large objects such as household waste bins and deliveries.

*3.15 Detail comments from local residents recorded during both sessions:*

Notes from neighbours consultation held on 16<sup>th</sup> December 2014:

**Emma Ricketts & Peter** (residents, Knolly’s House)

### **General comments:**

- Assure manoeuvrability for access to the communal garden of the Knolly’s house by dimensioning properly pedestrian path via proposed landscaping area
- Positive towards the proposed changes

Notes from neighbours consultation held on 12<sup>th</sup> January 2015:

1) **Richard Ekins** (resident, Knolly's House)

**Like:**

- The fire staircase won't be used anymore for the night exit/entrance
- Relocation of the smoking area inside the hostel
- Shop is good thing as long as it's used as the community space (he had referred to discussions held in the past)

**Dislike:**

- Think that people still will be smoking in front of the new entrance
- New entrance looks too narrow on the drawings and people may be queuing outside
- Proposed green wall reduces light, but also the view to Art Deco entrance

**General comments:**

- Generator need to demonstrate how will mitigate construction impact during the works execution

2) **Yvone Awbery** (resident, 11 Leigh Street)

**General comments:**

- She is happy with the proposed scheme

3) **Gerry Martis** (resident, Judd Street)

**General comments:**

- Generator to keep tidy the back door entrance from Judd Street
- Very positive on the landscaping
- Importance of treating the shop street's front via new design proposal

4) **Sue Draheny** (resident, Judd Street)

**General comments:**

- The proposed scheme is impressive
- Supports landscaping to the area

**G) Summary**

3.15 Though turn out from residents was lower than expected, generally a feedback was very positive.. Key members of the Knolly's House Residents' Association, which represents the building closest to the proposed works, did attend and were positive about the plans. Generator Hostel is confident that the low attendance is indication on general positive attitude and support from local residents, following number of previous consultations that have taken place since the process started from September 2013 and that mostly of the comments from the Planning and Design Officers as well as reasonable comments from the residents were captured in the final design scheme as presented during most recent public consultations.

#### 4.0 Summary and Conclusions

- 4.1 Generator Hostel has paid particular attention at the pre-application stage to present the proposals for *“Erection of a new entrance the building, incorporating covered loggia entrance along the front façade of the building and enclosed acoustic glazed entrance including a new platform lift for luggage & disabled guests, and erection of staircase to provide additional access to external courtyard”* at Generator Hostel, McNaughton House, Compton Place to the local community and key stakeholders in advance of the submission of the planning application. The overall attendance at and reaction from the stakeholder events and the neighbours consultations has been extremely positive. Some concerns were raised and these issues have been investigated to ascertain whether amendments and improvements could be made to the proposals.
- 4.2 The feedback from the neighbours consultations demonstrates that there is genuine local support for the construction of a new entrance and relocation of the smoking area at Generator Hostel, McNaughton House, Tavistock Place.
- 4.3 The key comments from the overall consultation exercise have been carefully considered, responses have been given and the design amended as appropriate. It is therefore considered that Generator Hostel has undertaken a robust consultation exercise and that the scheme now submitted reflects the majority of overall views expressed by the public and key local stakeholders.

## Appendix 1 Newsletters & Invitations

# GENERATOR LONDON UPDATE

November 2014

This is our latest Generator local newsletter, created to keep you updated with all the news relevant to the community around Generator London.

This month we have some future improvements and an invitation to an open forum. Keep reading!

### Future improvements

In order to try to reduce the noise from suitcases being pulled along the cobbles on Compton Place, we are meeting a number of contractors. This is an ongoing discussion to cover the cobbles with an industrial grade matting.

A wider plan to move the smoking area, provide new planting and create a new night entrance is being developed and reviewed by independent consultants. The objective is to reduce any inconveniences caused to residents living close to Generator London. We will shortly announce the date of an open day for you to come in at your leisure, see the plans, talk to our experts and tell us your thoughts and comments.



### Let's have a chat

Generator would like to invite you all to the first Generator London open forum. We would like you to join us for a chat and a cup of tea on 9th December from 6.30pm at Lumen United Reformed Church & Café (88 Tavistock Place, WC1H 9RS).

We look forward to hearing all your questions and ideas and telling you more about us.

If you would like to attend please send us an email on [feedback@generatorhostels.com](mailto:feedback@generatorhostels.com) stating your name and address.

If you can't attend but have any questions, please send your queries over to that same address. We will send a summary of the meeting, including all questions and answers soon in the next newsletter.

### Getting in touch

We have just launched a new blog, [www.generatorlondonbeat.blogspot.com](http://www.generatorlondonbeat.blogspot.com) where you can check our latest news, newsletters and full feedback policy.

For urgent matters, there is a free phone mobile number specifically for local residents. If you need to contact the duty manager for an immediate response, please call 07881 108512.

For other, less urgent matters please email [feedback@generatorhostels.com](mailto:feedback@generatorhostels.com) and we will respond within 72 hours.

Generator London, 37 Tavistock Place, Russell Square, WC1H 9SE London  
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**GENERATOR  
LONDON FORUM**

We would like to share with the local community our plans to further reduce noise levels and improve guests flow in and out of Generator. We are holding two open consultations where everyone is welcome to take a look, ask questions and give feedback.

**WHEN:**  
16th December and 12th January, between 3pm and 8pm

**WHERE:**  
Generator shop, 37 Tavistock Place

**WE LOOK FORWARD TO SEEING YOU AND  
HEARING YOUR THOUGHTS.**

## GENERATOR LONDON UPDATE

January 2015

This is our latest Generator local newsletter, created to keep you updated with all the news relevant to the community around Generator London.

### Local meeting news

On 9th December we were very pleased to meet with local residents, Councillor Jonathan Simpson, and Vicky Wallis to discuss the improvements that have been made to the hostel over the last year since the refurbishment, and our continuing plans to improve our shared environment immediately outside the hostel. This is a recap of what was discussed:

– We are making every effort to find a suitably hardwearing and safe surface to **reduce the noise** of wheeled suitcases being pulled over the cobbles at Compton Place. The Council have requested that the chosen solution is fully removable and the residents suggested a number of recyclable materials. We thank everyone for their input and will keep you updated.

We communicated our intention of holding two **open consultations** in December and January to share the plans to bring the exterior of the hostel up to the exceptionally high design standards found inside the hostel. The plans involve improved access for all guests, sound proofing to reduce noise pollution, a green space for the local community, and the relocation of the guests' smoking area to a courtyard within the hostel building.



### Find out more

Thank you to those residents who were able to join our team and architectural partners for the December and January consultations. It was great to meet everyone and hear your opinions.

If you were unable to make these meetings and would like to know more, please get in touch! Contact Emma Dingle our Generator London Communications and Engagement Manager on [emma.dingle@generatorhostels.com](mailto:emma.dingle@generatorhostels.com) or call 07788 319 290.

### Getting in touch

Our local blog for residents can be found at [www.generatorlondonbeat.blogspot.com](http://www.generatorlondonbeat.blogspot.com). Here you can check our latest news, newsletters, details of local meetings, and full feedback policy.

For **urgent matters**, we have a free phone mobile number specifically for local residents. If you need to contact the duty manager for an immediate response, please call **07881 108512**.

For other, less **urgent matters** please email [feedback@generatorhostels.com](mailto:feedback@generatorhostels.com) and we will respond within 72 hours.

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## GENERATOR LONDON INVITE

February 2015



### Local Meeting Invite

Generator would like to invite you all to the first Generator London open forum of 2015. We would like you to join us for a chat and a cup of tea on 3<sup>rd</sup> March from 6.30pm at Lumen United Reformed Church & Café (88 Tavistock Place, WC1H 9RS).

To confirm please email [feedback@generatorhostels.com](mailto:feedback@generatorhostels.com) or contact Emma Dingle, our Communications and Engagement Manager by phone or text on 07788 390 219 stating your name and address.

If you are unable to attend but have questions, please send your queries to the above email address, by post to the address at the foot of this invite, or through our contact form on our blog <http://generatorlondonbeat.blogspot.co.uk>. We will send a summary of the meeting to you in our next newsletter.

We will be holding future meetings on the 5<sup>th</sup> May, 7<sup>th</sup> July, 1<sup>st</sup> September, and 3<sup>rd</sup> November. To make sure that no one who'd like to attend one of these meetings misses out, we will be send reminders in the intervening months.

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