

Generator Hotel, Tavistock Place, London, WC1H 9SE

**DESIGN & ACCESS
STATEMENT**

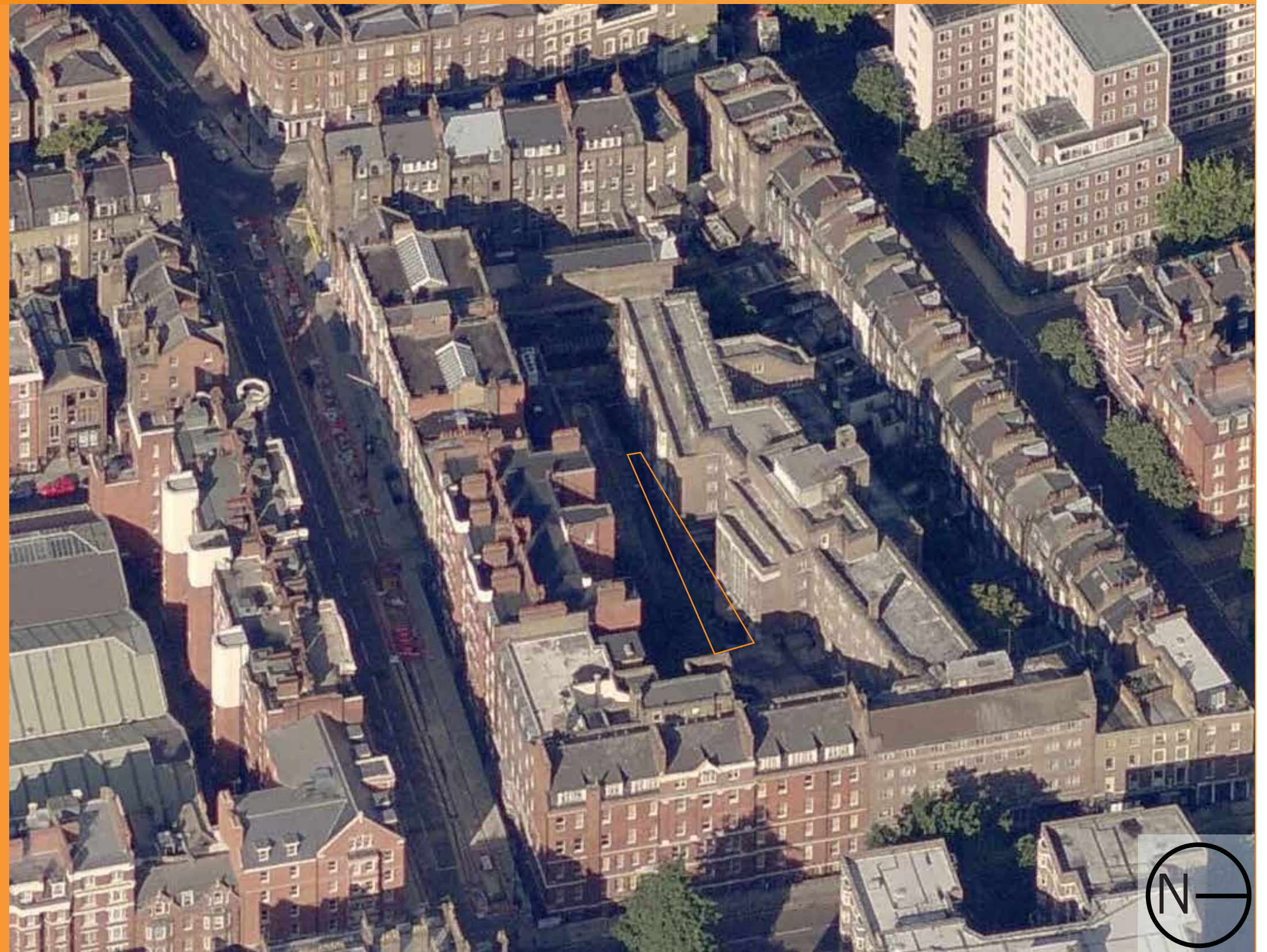
MARCH 2015



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Project No.	1068
Date:	23 th March 2015

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Background & Executive Summary

Generator Hostel, Tavistock Place, London WC1H 9SE

Background

The Generator Hostel has operated over 20 years, it's current owner has sought that the Hostel contributes to, and is well integrated within, the local community.

To that end it has been working with the local residents' association and the London Borough of Camden with the aim of making beneficial changes to the interface with neighbouring properties.

Recent major refurbishment

The Compton Place hostel - with 212 rooms accommodating up to 872 guests has recently undergone extensive interior renovations.

An improved hostel entrance area

This proposal aims to improve the guest flow in Compton Place and the quality of the public realm by:

- Extending the entrance along the front of the building within the property boundary
- Introducing a 'green wall' to create a more aesthetic look for neighbouring properties which overlook the building
- Creating an entrance closer to the covered alley into Compton Place to channel Generator guests

Added to this we propose to relocate the smoking area from the side of the building in Compton Place to an external courtyard. This will reduce the flow of people in and around Compton Place and reduce the potential for noise impact on local residents.

In summary, we believe that these proposals will bring a number of real benefits to the local community, including;

- An improved appearance to Compton Place
- A well managed approach to the hostel
- A more pleasant and quieter environment for local residents.

The images and drawings within this document are indicative only at this stage and will be developed from the feedback given.

EXECUTIVE SUMMARY & BACKGROUND

This statement is submitted in support of a detailed application for Planning Permission made on behalf of Generator Hostels Limited. It improves the main entrance and night entrance to the Generator Hostels which sits within the Compton Place Mews and improves accessibility.

These proposals are in direct response to concerns from local residents which were expressed at various meetings held since 2011. At the meetings concern was raised that some guests were noisy. While the hostel is to remain in operation it was clear that action was needed to improve the relationship between the hostel and residents over and above the current liaison which takes place regularly and other measures that have been taken by the hostel in the past.

This proposal therefore seeks to manage activity in Compton Place by providing a clear, easily accessible and contained entrance, an improved and more direct night entrance, and relocating the current smoking area to the rear where it can be better managed and reduce the need for guests to be in Compton Place.

The smoking area that is currently in Compton Place will be relocated to a external courtyard to the rear of the Hostel. This means that the hostel will be able to remove the signage and cease using the area currently designated for smoking in the west of the mews and therefore reduce the through traffic.

The proposal will be a positive addition to Compton Place. The treatment of the elevation treatment responds to its setting in Bloomsbury Conservation Area.

The materials will be of the highest quality and a crisp detailing will enhance both the building and the mews.

This statement should be read and considered in conjunction with the drawings submitted.

The proposal aims to improve the amenity for local residents by mitigating the noise and light pollution from the hostel and its customers.

It must be stressed that these proposals have little or no commercial benefit to the hostel they are purely to help

RELEVANT POLICIES AND GUIDANCE

to improve the quality of life for its neighbours. The design and Design & Access Statement is in accordance with local, regional and national policies, in particular its format is based on **Cabe: Guidance of Design and Access Statements**.

Site Location

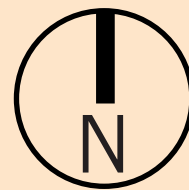
Generator Hostel, Tavistock Place, London WC1H 9SE

The site is located along the south elevation of Macnaughton House (the Generator Hostel) within Compton Place mews. The site is within the Bloomsbury Conservation Area.

To the west of the mews there is a single storey building that used to provide garage/workshop space that was once used by the Metropolitan Police. The building has recently been refurbished. To the south are residential buildings at the same scale as Macnaughton House. To the north is the rear of residential properties to Leigh Street, some of which have commercial uses at lower levels. The properties to the north and south are separated from the Hostel by gardens.

The site for the proposal currently houses the existing main entrance and the night entrance. The Generator Hostel's smoking area lies within the mews.

- 1 Aerial view
- 2 OS Site Location Plan



0 31.25 m 62.5 m 125 m

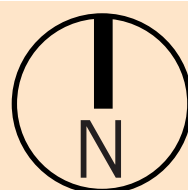
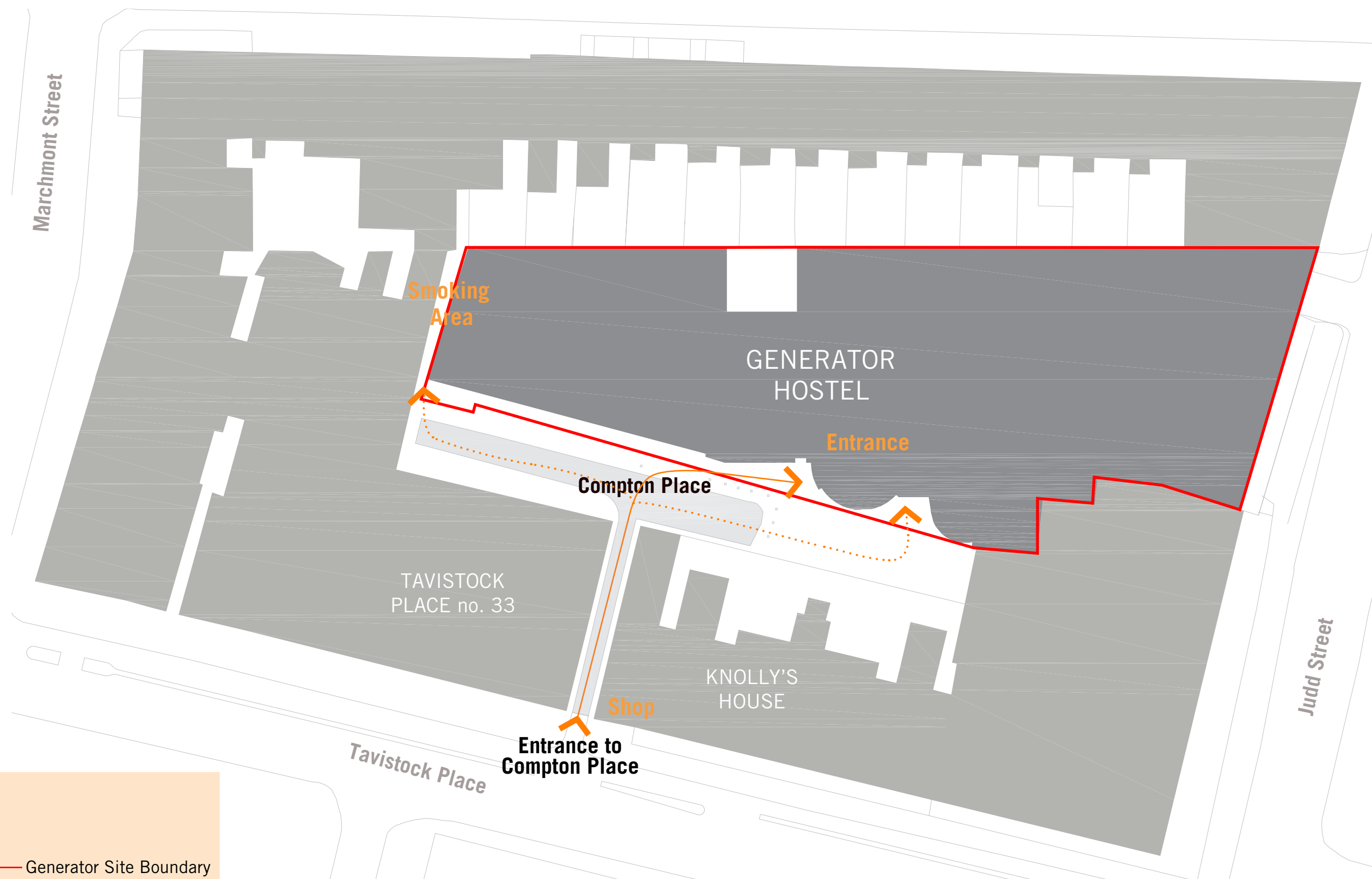


SCALE: 1:1250

Site Ownership

Existing Site Plan

Generator Hostel, Tavistock Place, London WC1H 9SE



Generator Site Boundary

Site Context

Generator Hostel, Tavistock Place, London WC1H 9SE



1 View of existing entrance & back of Knollys House



2 View of entrance to Compton Place



3



4 View of accessible entrance to Generator Hostel

Site Context

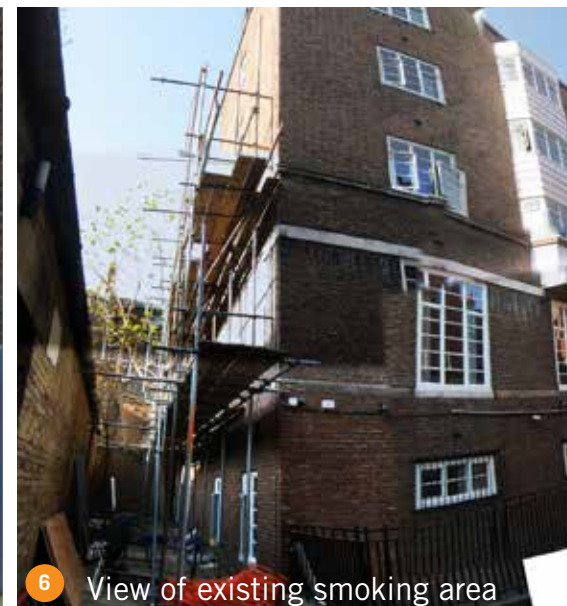
Generator Hostel, Tavistock Place, London WC1H 9SE



5 View of existing night entrance and Compton Place



6 View of existing night, main entrance & back of Knollys House



6 View of existing smoking area



Generator
Site Boundary

Bloomsbury Conservation Area

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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 adjacent examples are shown to demonstrate how contemporary designs can successfully address the criteria above (see image 3&4) and how contemporary additions can harmonise with the historic fabric (see image 2).



- 1 Facades at Cartwright Gardens
- 2 Church refurbishment on Tavistock Place
- 3 The new UCL Cancer Institute
- 4 Urban design in Amsterdam

Site Opportunities

Generator Hostel, Tavistock Place, London WC1H 9SE

Summary

In looking at the current issues five areas were identified where improvements can be made, these are:

Zone A Entrance Route

Reduce the length of time Generator guests are in Compton Place by shortening travel distance outdoors.

Zone B Main Entrance

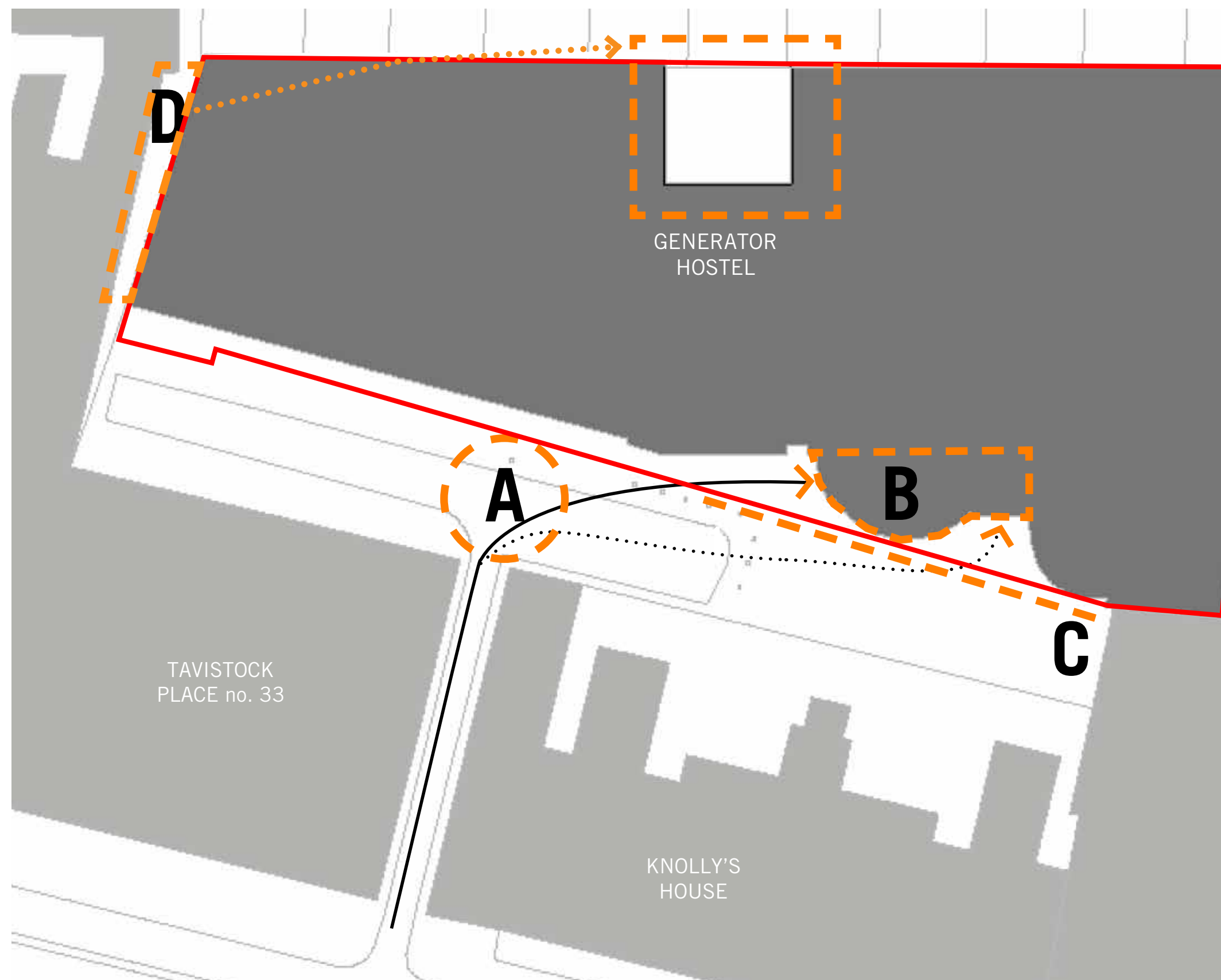
Contain the entrance area to stop noise and light spill to neighbouring properties. Remove the need for a separate night time entrance (yet maintain all fire escape routes).

Zone C Open Area

Improve outlook to the rear of Knolly's House

Zone D Smoking Area

Removing the designated smoking zone from Compton Place to remove Generator guest use of the space

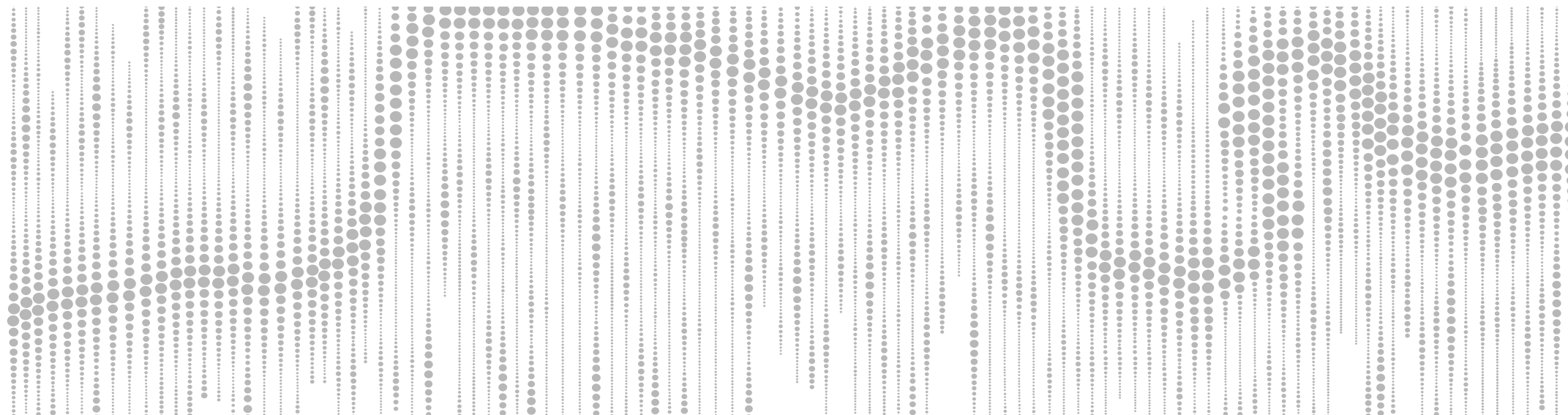


COMPTON PLACE

The proposal is to create a unified structure which guides hostel guests into the building. It also deals with the noise nuisance and light pollution as well as the poor access for wheelchair users, people with disabilities, and mobility problems.

The proposal creates a new main entrance and a new night entrance. These are linked via an enclosed loggia which leads the guests into the building.

The proposal includes a landscaping strategy with the aim of softening the mews, reducing the noise and echo through absorption. This also helps to prevent people gathering to the rear of Knolly's House.



Existing

Generator Hostel, Tavistock Place, London WC1H 9SE

MAIN ENTRANCE:

The existing main entrance is on a raised semi circular platform on the upper ground floor, this access is via two staircases. Disabled persons can't currently access this entrance, a separate access via a side door is provided to the east, once inside the guest travels along two long corridors and a lift to reach the reception.

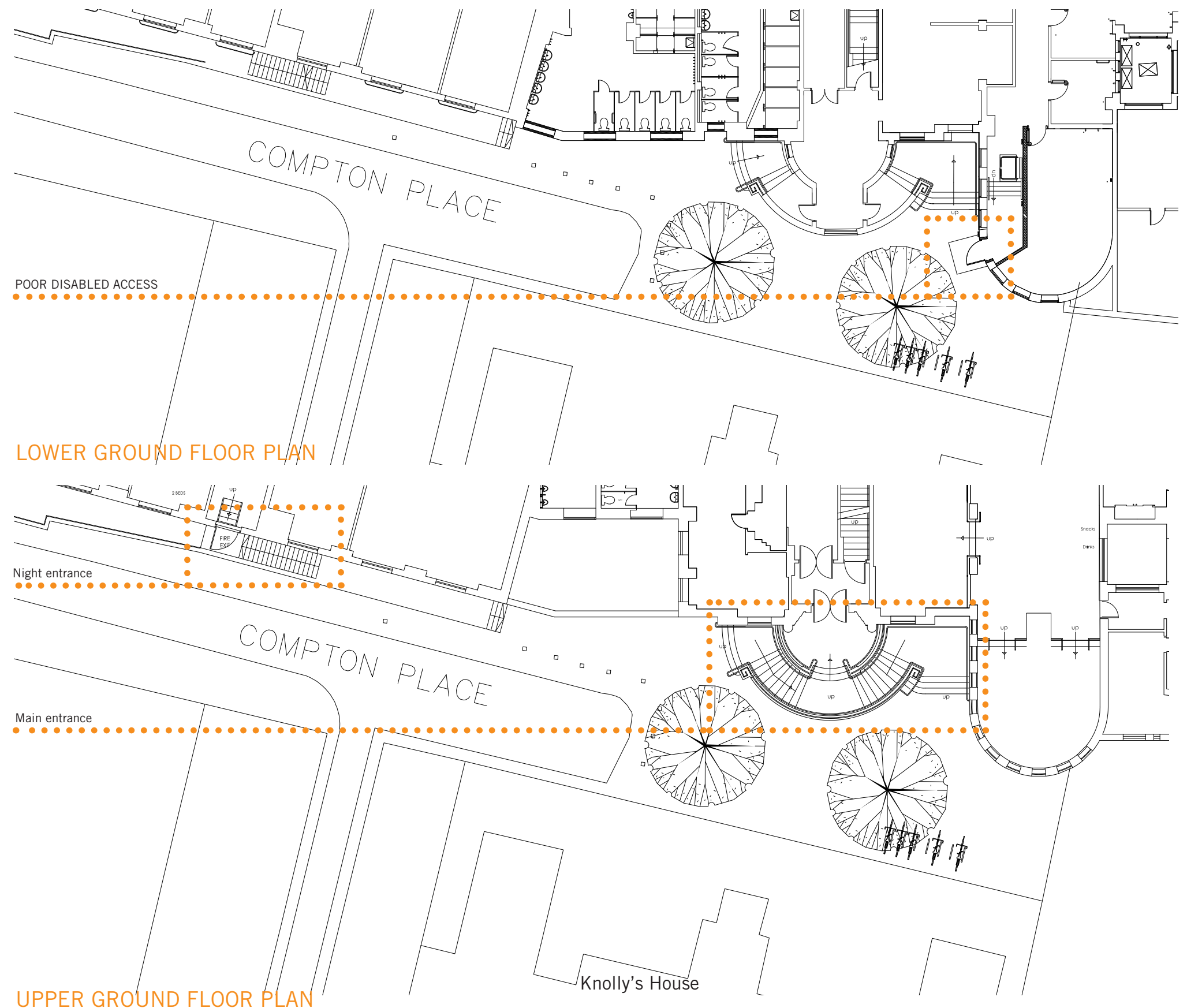
The entrance also creates issues with noise and light pollution about which the Generator Hostel has received many complaints about. Guests sometimes gather in large numbers to the rear of Knolly's House which can often create noise and general nuisance. Light from windows and doors can be seen from Knolly's House. These problems are exacerbated by the poor acoustic quality of the materials and lack of planting and soft absorbent materials in the mews.

EXISTING NIGHT ENTRANCE:

The night entrance is used from 10pm and aims to prevent hostel customers from having to travel too far into Compton Place to the entrance to the rear of Knolly's House. The night entrance was introduced in direct response to complaints from the residential neighbours, particularly those in Knolly's House.

The night entrance is on the upper ground floor, this is accessed via a black painted steel stair which is of low quality and is itself noisy. Access to the building is unnecessarily convoluted both on the lower and upper ground floors. On the lower ground floor the guests descend four steps before traveling along to reach the stairs. Once the guest reaches the top of the stair they have to descend five steps.

The night entrance is not obvious, being offset from the route through Compton Place from Tavistock Place.



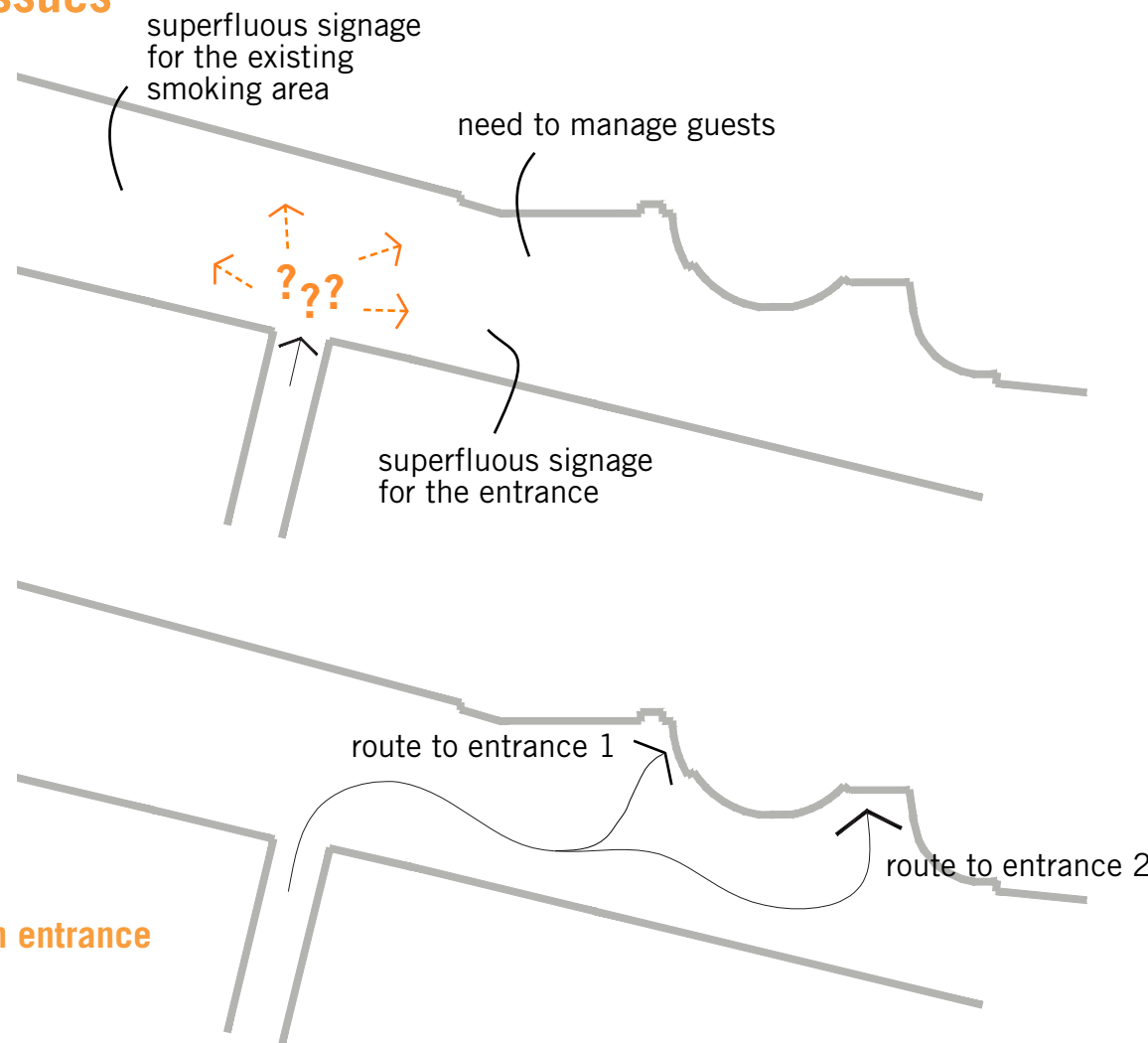
Proposed Strategy

Generator Hostel, Tavistock Place, London WC1H 9SE

Current Entrance Issues

Existing

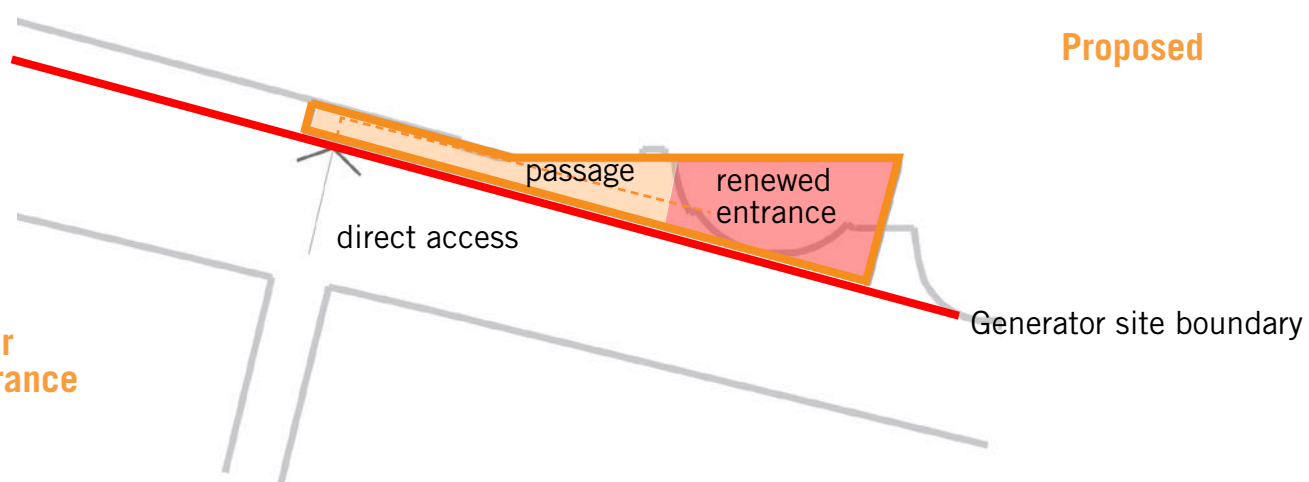
00
Route unclear



01
Long distance to reach entrance

Proposed

02
Entrance moved closer to Compton Place entrance



Entrance Route Strategy

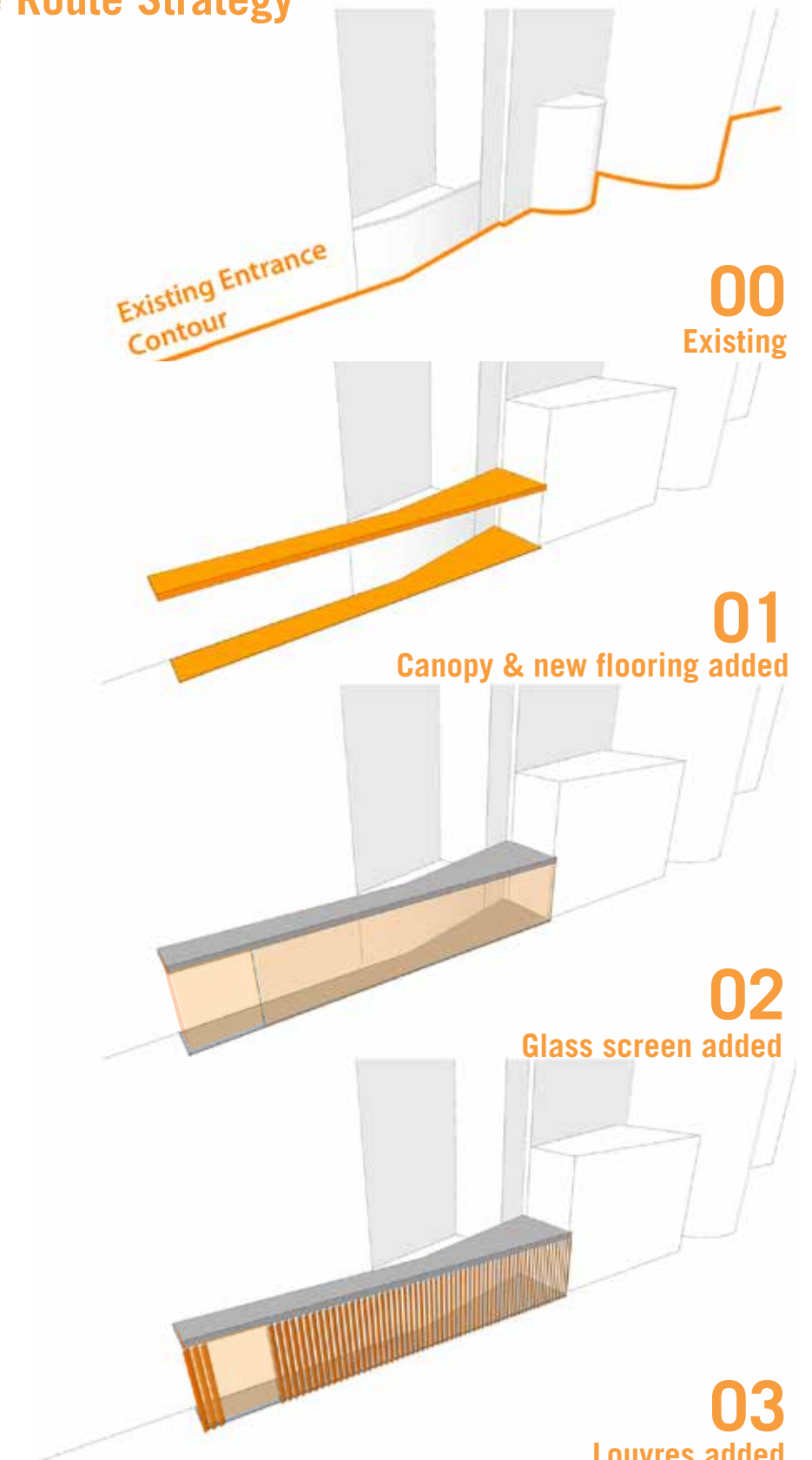
Existing Entrance Contour

00
Existing

01
Canopy & new flooring added

02
Glass screen added

03
Louvres added



Proposed Strategy

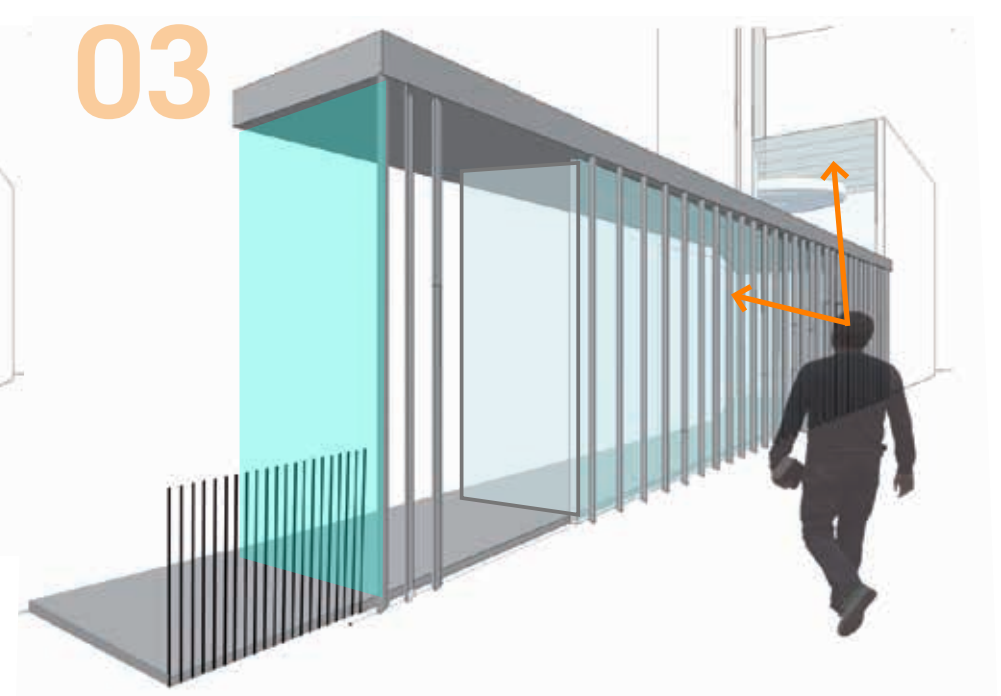
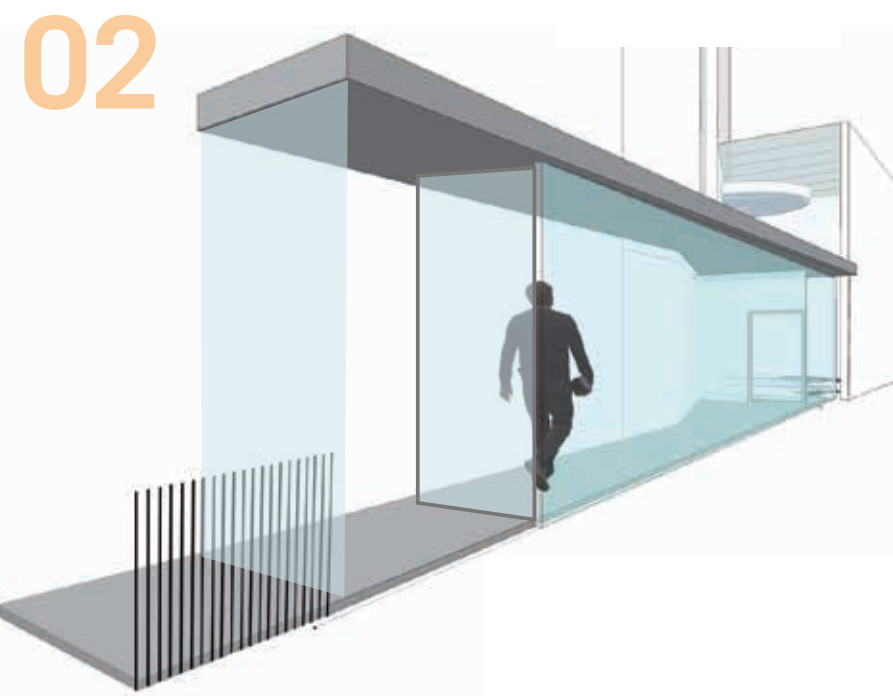
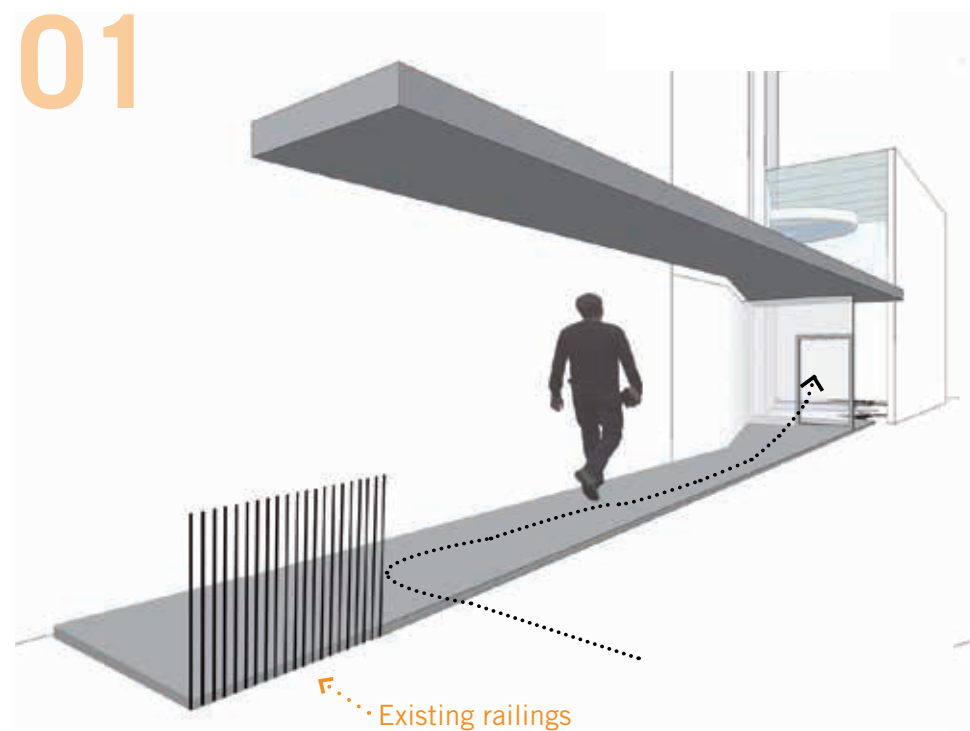
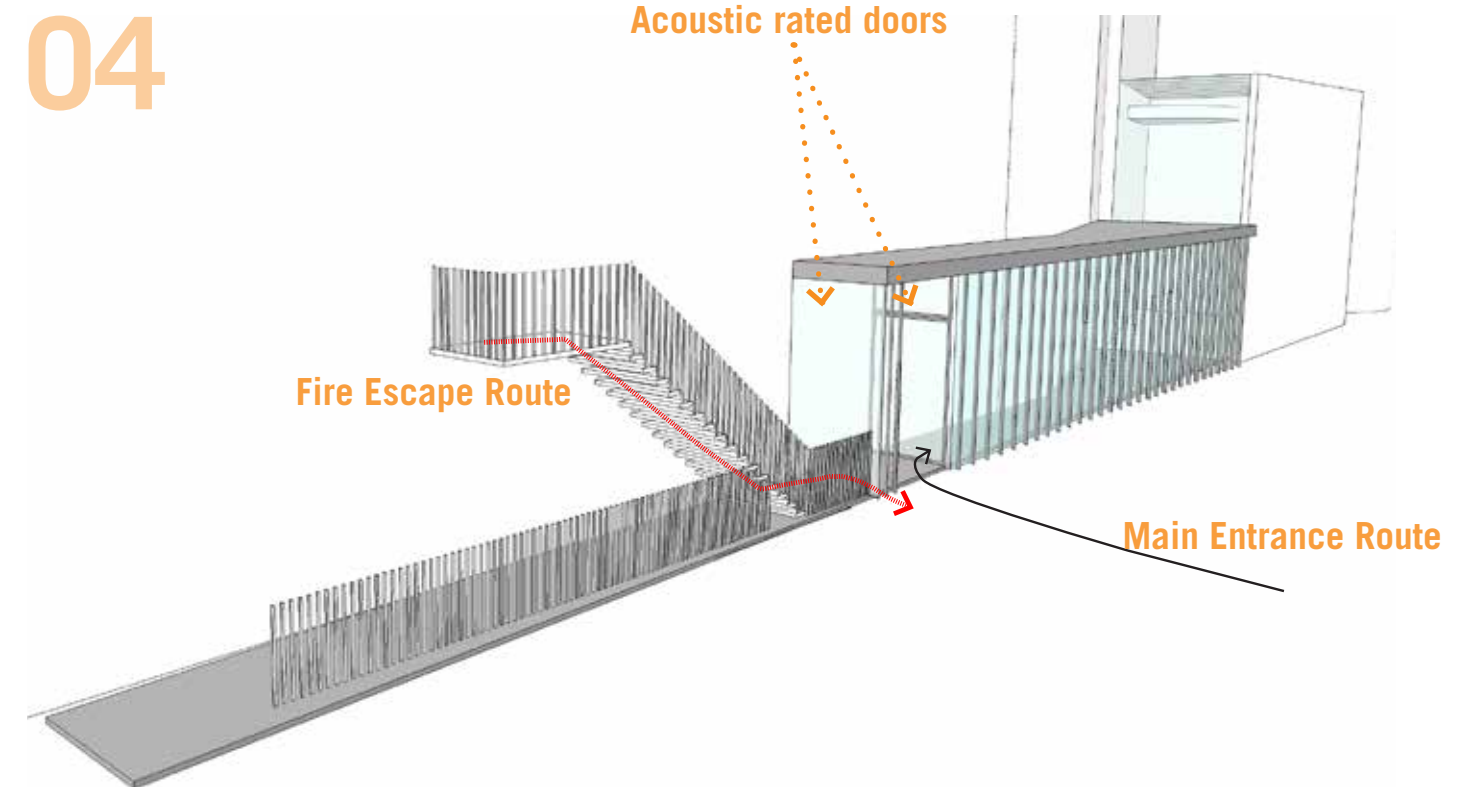
Generator Hostel, Tavistock Place, London WC1H 9SE

Canopy and new flooring added to define the route into the hostel. The canopy highlights the route for users. New flooring will be smooth to dampen and limit the noise from wheeled suitcases

Glass screen added to further define the route and force guests into the Generator site boundary as early as possible. The glass wall encloses the area below the canopy and stops sound leaving this area.

Louvres added to prevent light spill towards Knollys House. The angle of the louvres still allows views of the existing entrance from the passage to Compton Place.

Means of Escape The existing means of escape routes from the hostel will be safeguarded to accord with legislation



Proposed Strategy

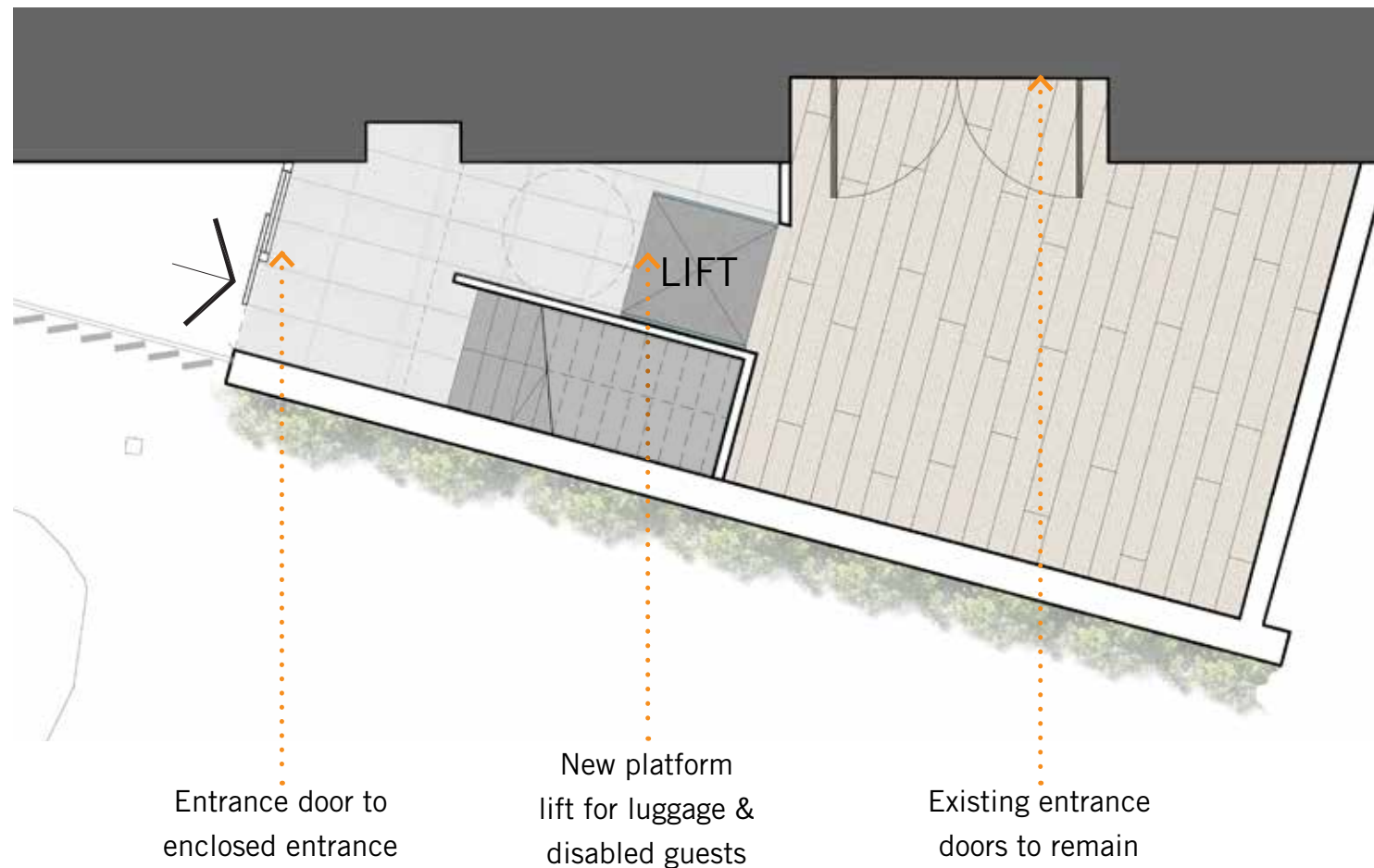
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An Enclosed Entrance Enclosing the hostel entrance area will contain the noise at the main guest access point. A solid wall, with attractive planting facing Compton Place shall ensure the main hostel entrance does not impact on the surrounding buildings. A simpler stair and lift method will reduce the time guests will take to enter and exit Generator, as well as providing a more accessible entrance for wheelchair users with disabilities and mobility problems.

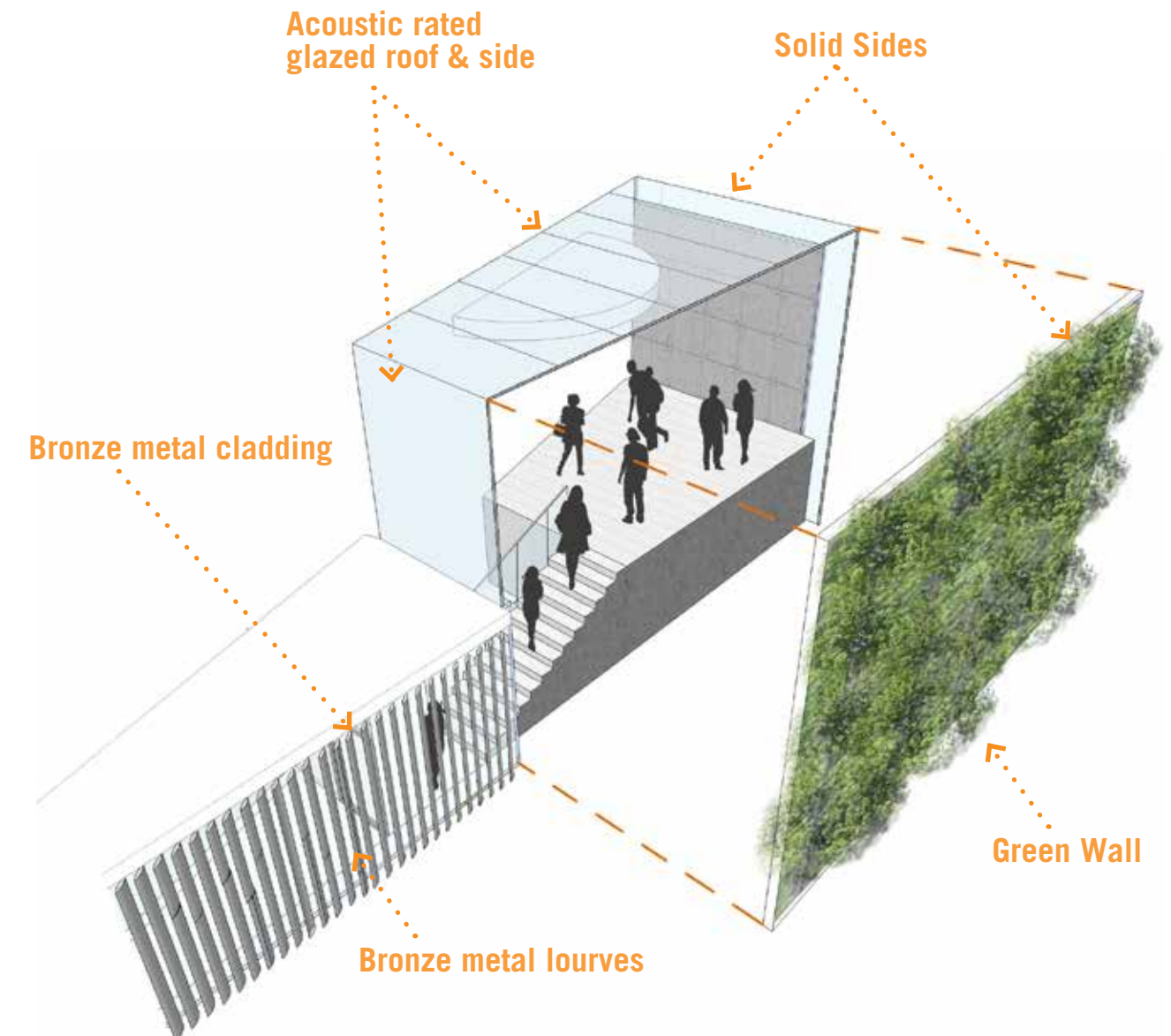
Materials are of high quality with clean crisp detailing. All metal work is to be bronze and with a irrigated green wall system with a regular maintenance strategy. A structurally bonded curtain walling system will be used to enable a light touch to the existing building.

The green wall will assist with the acoustic environment as described in the Sandy Brown Acoustic Report.

Enclosed entrance plan



Precedent images



Proposed Strategy

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Landscape strategy A simple landscape scheme that requires minimal maintenance and creates a private space for access to the rear of Knollys House and the surrounding yards. Hard wearing planting will provide a visually attractive space and deter users from gathering due to the lack of benches, seating areas or bicycle racks.

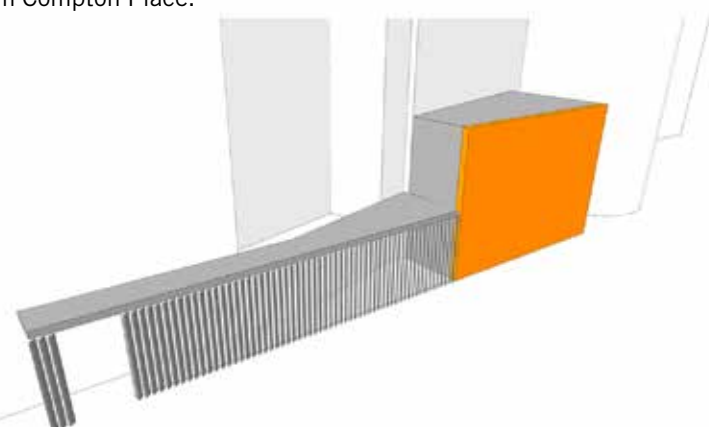
The landscape area is not under the ownership of the Generator Hostel but discussions with Camden are ongoing to undertake these works.

Green Wall Added to the proposed main entrance to help absorb sound from Compton Place.

Precedent images

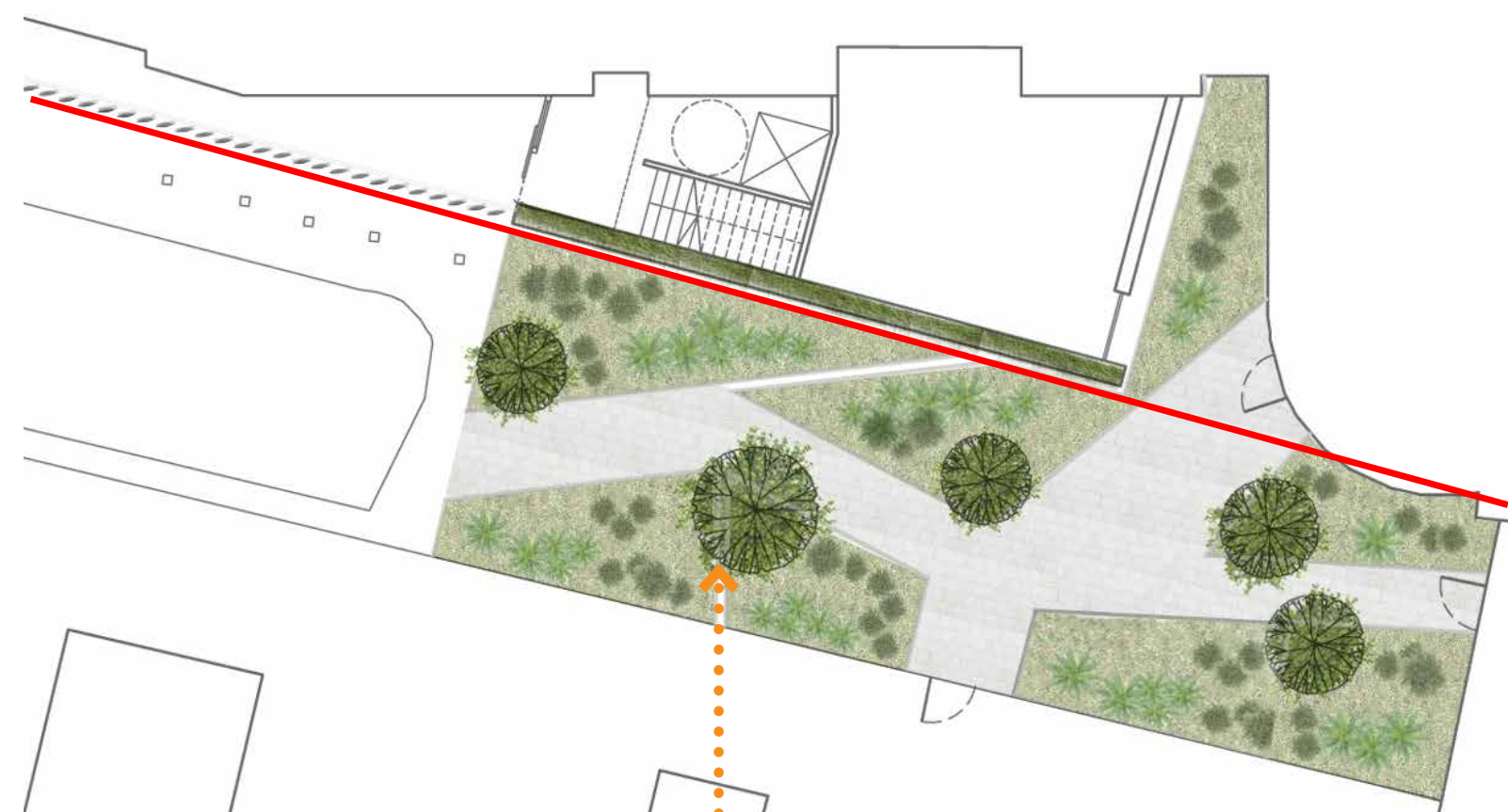
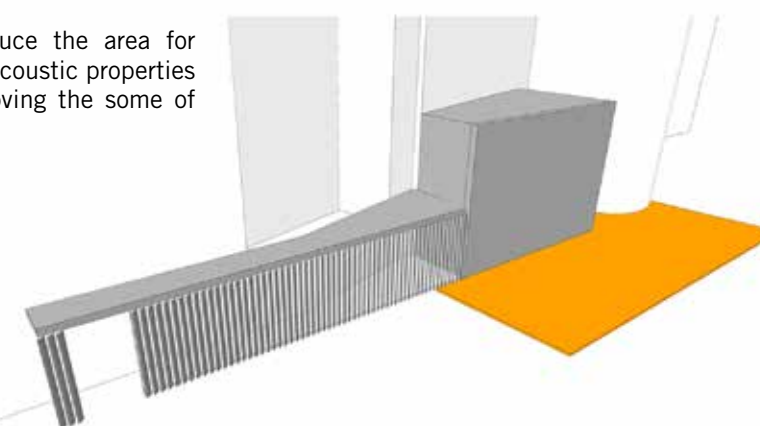


05



Landscape added to reduce the area for people to gather and to help the acoustic properties and reduce noise levels by removing the some of hard elements.

06



Landscape shown for illustrative purposes only

Proposed Strategy

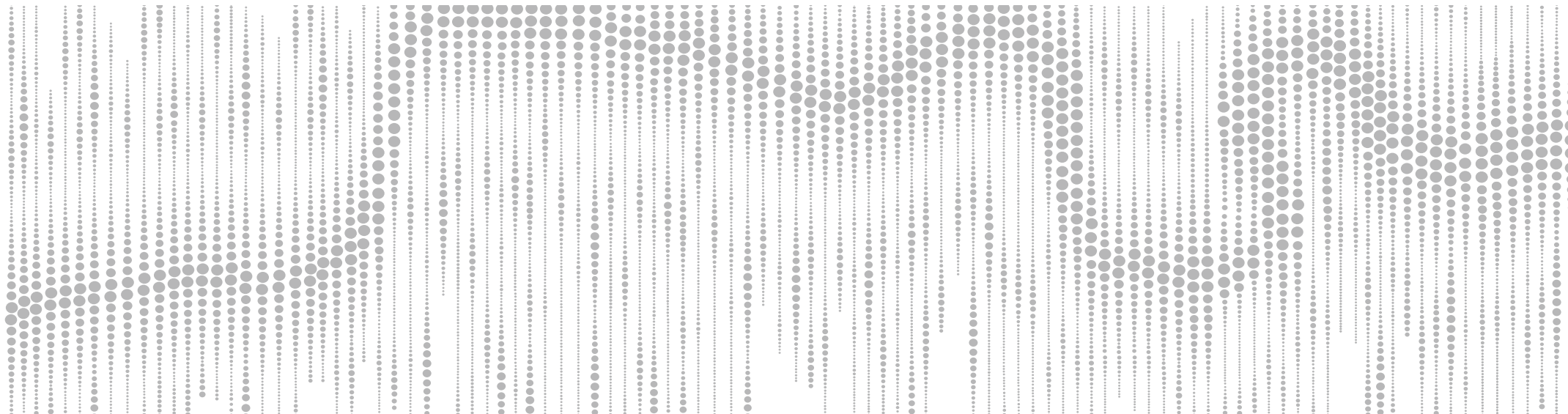
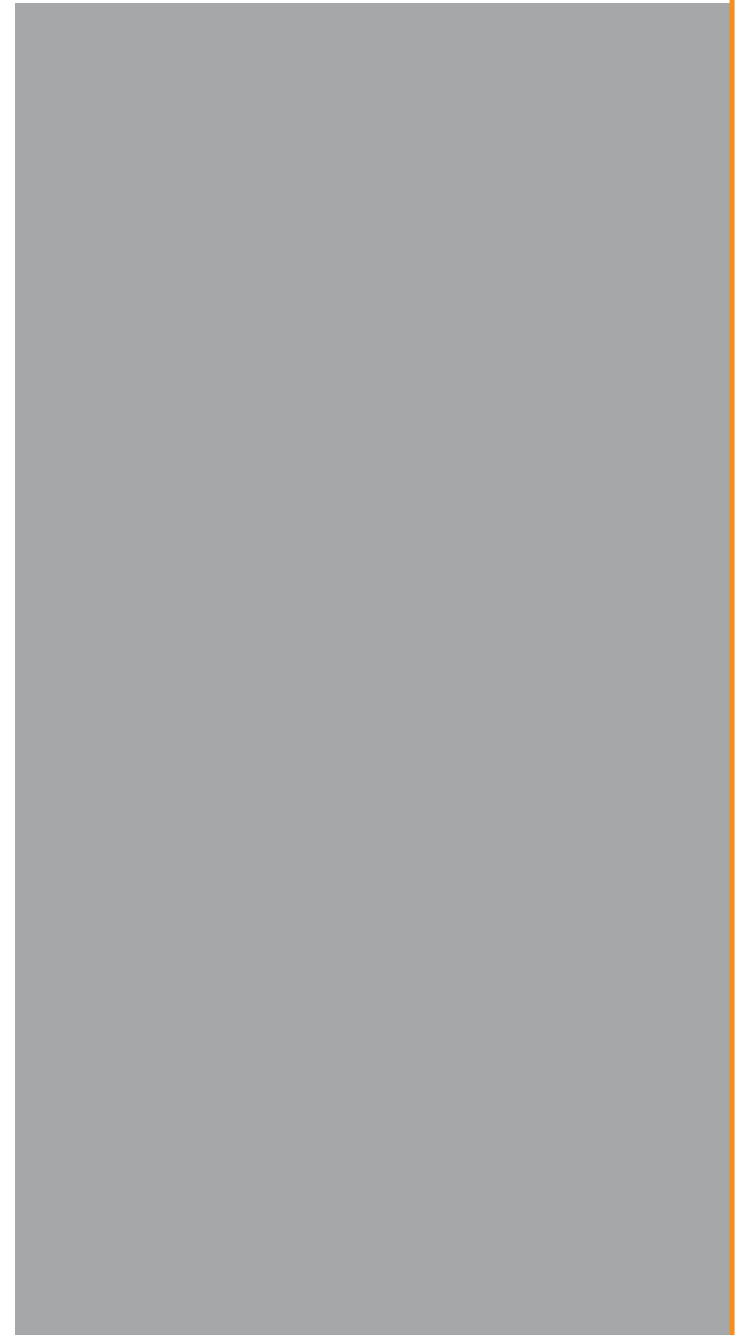
Generator Hostel, Tavistock Place, London WC1H 9SE

Precedent images



SMOKING AREA

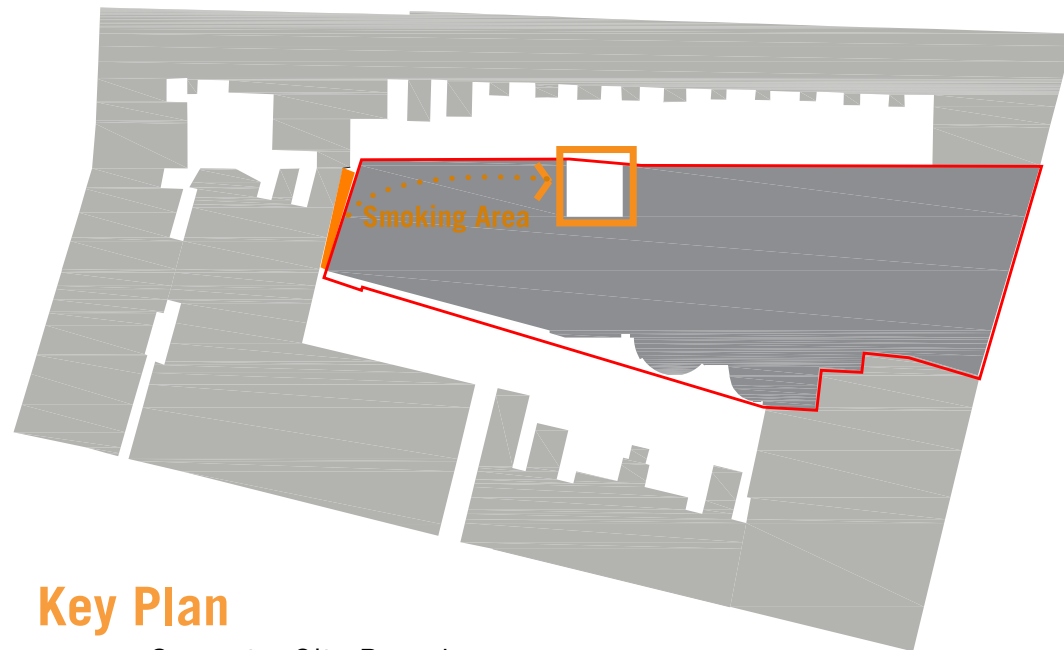
The smoking area currently in Compton Place will be relocated to an external courtyard to the rear of the Hostel. This will improve the mews for the other residents by preventing guests from gathering in the west corner of the mews and reducing through pedestrian traffic.



Proposed Strategy

Generator Hostel, Tavistock Place, London WC1H 9SE

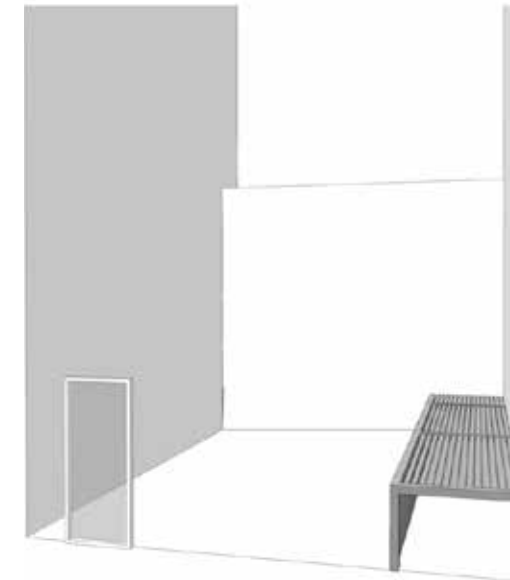
Smoking Area Strategy Generator proposes to move the designated smoking area onto the property, to reduce the impact of guests smoking in the public spaces. It is intended to be a managed space with controlled security for short-term use only, in a contained service yard on the site.



Key Plan

— Generator Site Boundary

00 Existing



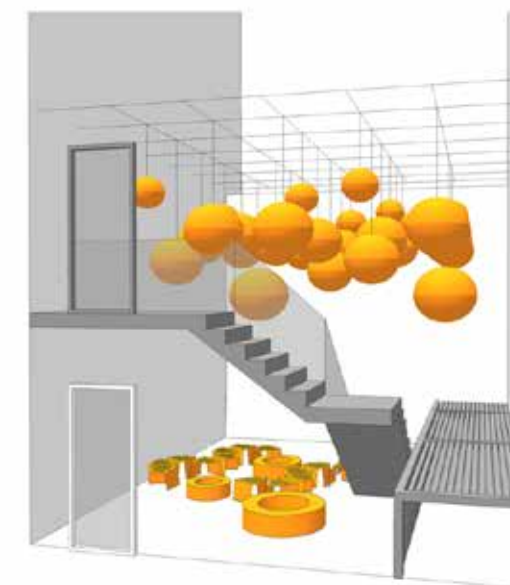
01

Access from Level 1 added to ensure guests have quick access in and out from the common spaces of the hostel



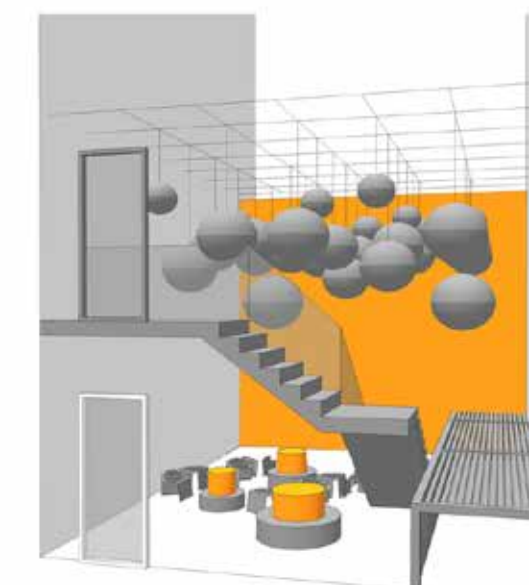
02

Furniture and low level lighting design to ensure the space is a short term functional destination only



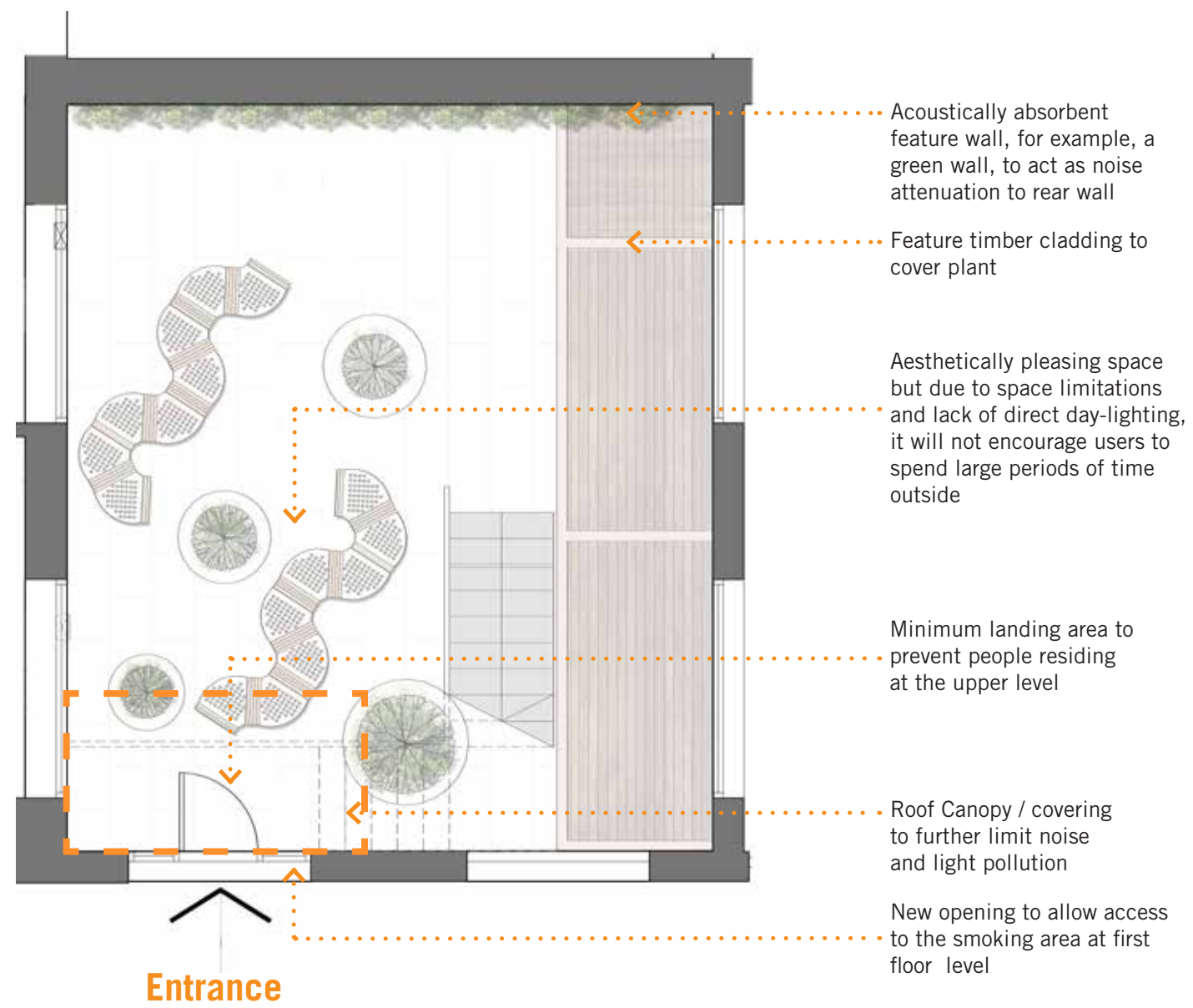
03

Plants, trees and green walls added to minimise hard surfaces and absorb sound

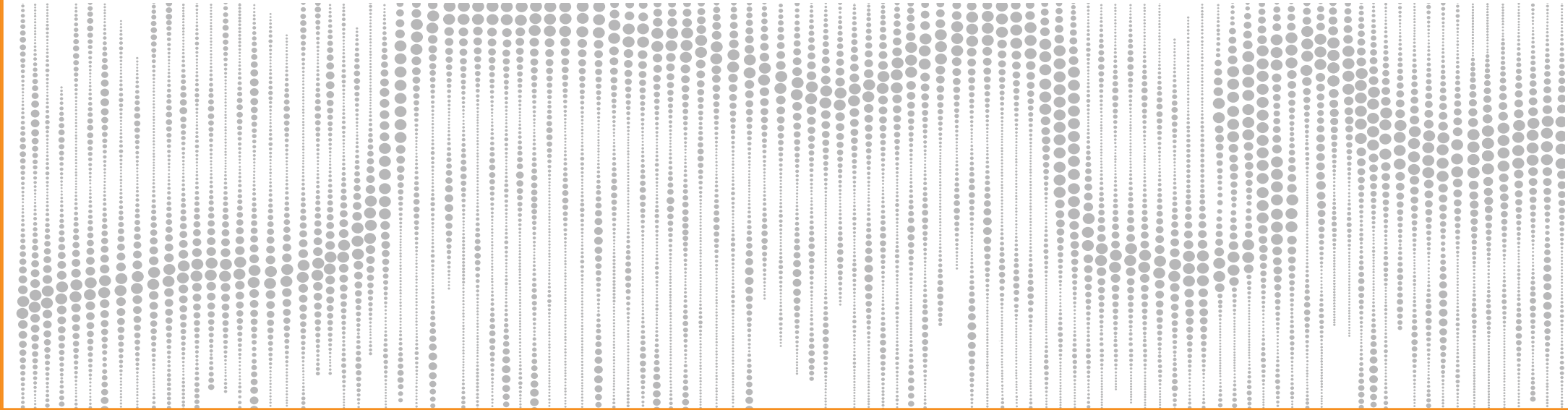


Existing

Generator Hostel, Tavistock Place, London WC1H 9SE



DESIGN SUMMARY



Access

Generator Hostel, Tavistock Place, London WC1H 9SE

Executive Summary - Access

This part sets out the standards that have been incorporated into the design, taken from the documents listed, and how inclusive design has been addressed.

Improving the access in one of the main aims of this application. Improve access for the disabled has been created in the main entrance with a self operated platform lift, this is internal to the new entrance. The night entrance /fire escape has been simplified with the removal of steps.

The development facilitates safe pedestrian movement and a design for equal opportunities.

INCLUSIVE DESIGN ISSUES

Approaches

Approach to the buildings remains the same via Tavistock Place.

All entrances on and off the site are designed to have wheelchair access with level access and appropriate opening widths.

There will be level access to all entrances. External lighting will be provided to ensure that the routes to the entrances and the entrances themselves are sufficiently lit to allow safe and accessible entry to the building.

RELEVANT STANDARDS AND GUIDANCE:

Building Regulations Part M (2004) & Part B (2006)

AD Building Regulations: Part M and Part B are the only standards relevant to access. It is essential to understand that these standards require Building Control approval. The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets all reasonable standards in respect of physical access for disabled people with regard to the DDA.

British Standard 8300:2009

Design of buildings and their approaches to meet the needs of disabled people. British Design Standards for accessibility were, until recently, conspicuously outdated. They were entirely reviewed and republished in October 2001. As such this Code of Practice is considered good practice. Where practical and reasonable it is recommended that BS 8300 standards are applied to new buildings.

British Standard 5588 Part 8

This standard, published in 1999, provides guidance for the safe evacuation of disabled people from buildings in an emergency.

The Disability Discrimination Act 1995 (2005 as amended).

Relating to the Act in respect of physical barriers to access.

The additional following documents have and will be referenced in the development of the designs for this project:

- The Disability Discrimination Acts 1995 and 2005 including the relevant Codes of Practice
- Designing for Accessibility, CAE/RIBA Enterprises, 2004

- BS 5588 Part 8 Fire Precautions in the Design and Construction of Buildings: Means of Escape for Disabled People, British Standards Institution, 1999
- Wheelchair Housing Standards
- Wheelchair housing design guide (Second edition), Habinteg Housing Association
- Scheme Development Standards (Fifth edition), Housing Corporation
- Meeting Part M and Designing Lifetime Homes, Joseph Rowntree Foundation

These standards will be applied where it is reasonable and practicable to do so. The access statement for detailed design will provide details of how these standards have been applied.

Design Summary

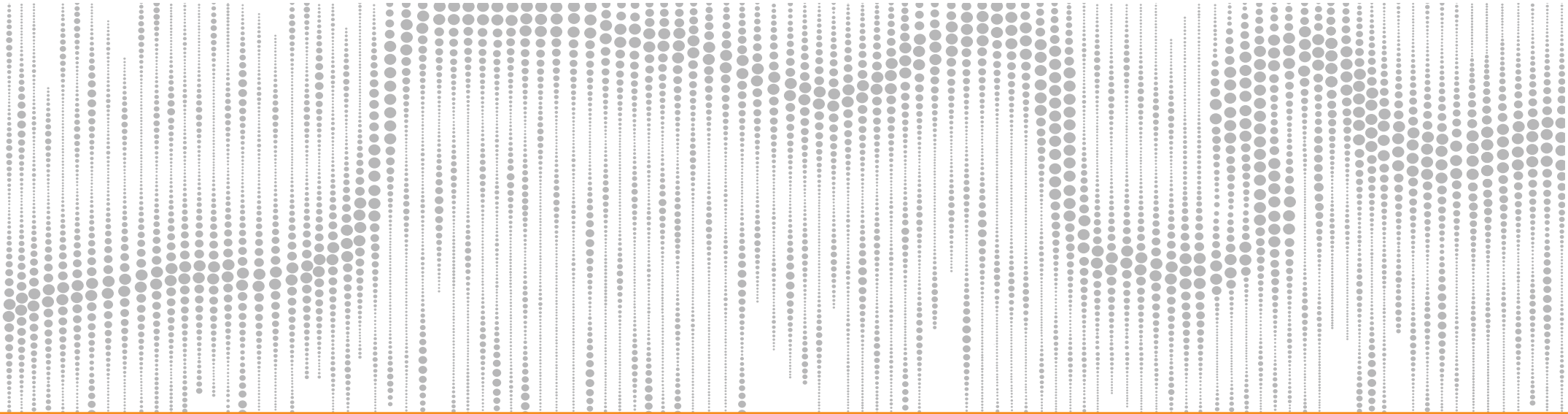
Generator Hostel, Tavistock Place, London WC1H 9SE

RELEVANT GUIDANCE:

Cabe: Guidance of Design and Access Statements

KEY ISSUE TO BE ADDRESSED	RESPONSE
Use	The use will be for access. Below the main entrance platform there is a maintenance/ store room which replaces the existing.
Amount	The Proposed will create an additional 48sqm of enclosed floor space, the rest of the structure is open.
Layout	Simple elegant addition to the building that allows better access for guests.
Scale	The scale of the proposal responses to the existing entrances, the scale of the building and its surroundings.
Appearance	<p>The appearance will be a contemporary crisp detailed design with reference to the surrounding buildings and conservation area. The building will be an exciting addition within this courtyard. High quality finishes will enhance the area from close up as well as seen from afar.</p> <p>The proposed has been carefully size and located not to clashed with the existing windows and to tie in with the buildings elevation.</p>
Access	All access is via Compton Place entered from Tavistock Place.
Landscaping	Landscaping strategy is for illustration purposes only

CONCLUSION



Conclusion

Generator Hostel, Tavistock Place, London WC1H 9SE

This integrated set of proposals seek to improve the exterior of the building and bring a number of real benefits to local residents, the environment and the community;

- **Benefits for local residents**, effective changes which address concerns from the local resident in relation to the entrance to the premises and smoking arrangements.
- **Environmental benefits**, through improvements to the Compton Place appearance and amenities, for example, by relocating the smoking area to an external courtyard and by 'greening' the hostel entrance area.

Over recent years we have worked hard with the Council and our neighbors to create a hostel that contributes to the economic and community life of the area.

Proposed Site Plan — Application Site



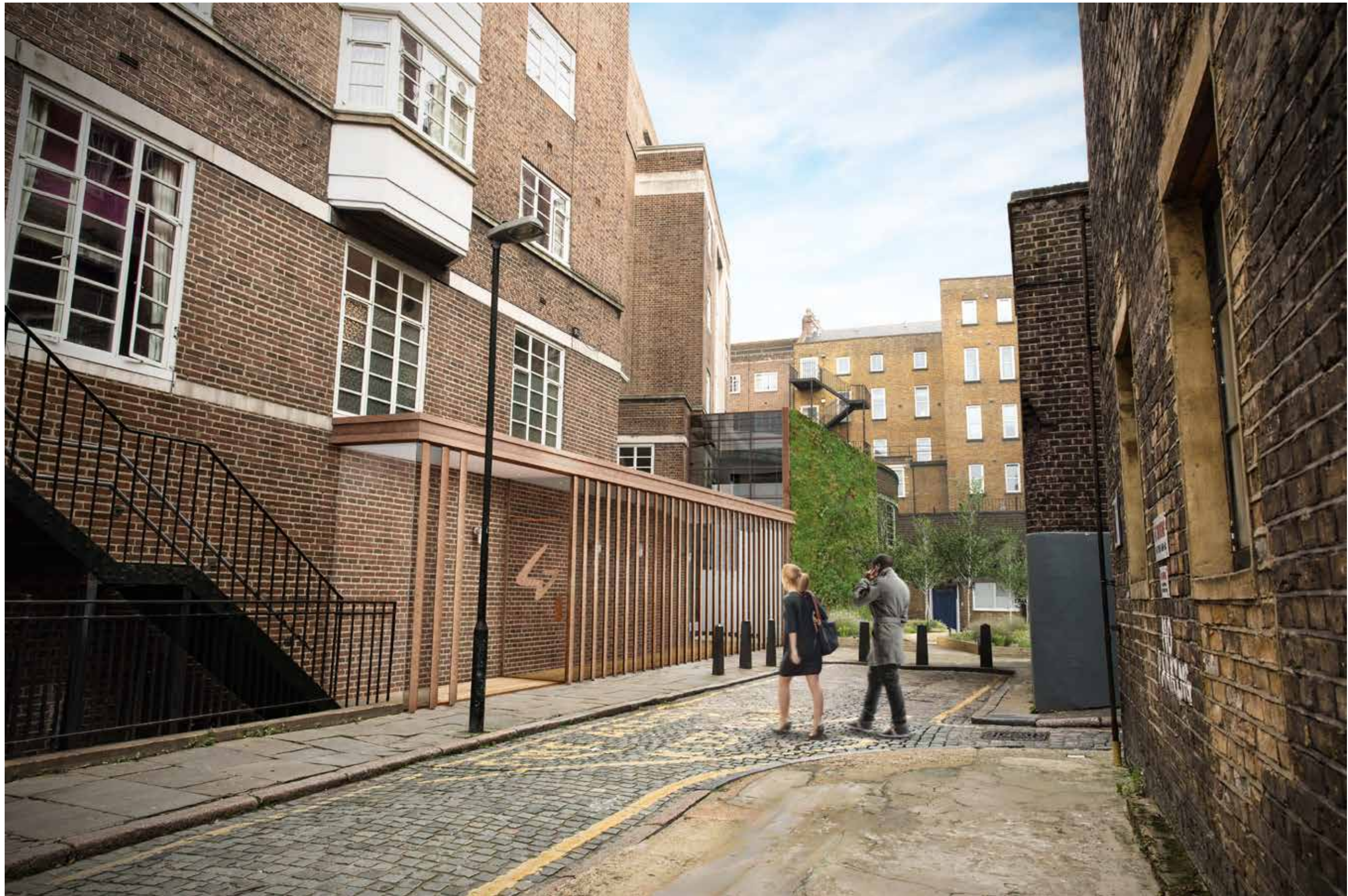
Existing Entrance

Generator Hostel, Tavistock Place, London WC1H 9SE



Proposed Entrance

Generator Hostel, Tavistock Place, London WC1H 9SE



Existing Entrance

Generator Hostel, Tavistock Place, London WC1H 9SE



Proposed Entrance

Generator Hostel, Tavistock Place, London WC1H 9SE

