

1. Introduction

- 1.1 This document has been compiled for the listed building application for alterations to Southend Lodge (known as North Lodges in conjunction with the Gatehouse) within Beckenham Place Park. The building is Grade II listed.

2. Existing Site

- 2.1 Beckenham Place Park overall covers an area of approximately 240 acres, the majority having public access. The southern portion of the park, including the mansion but not including the North Lodges, is covered by the Beckenham Place Park Conservation Area.
- 2.2 The existing lodge dates from the late C18th. The front two storey section is original to this era. The rear single storey extension with flat roof is post war and offers no architectural value.

3. Brief

- 3.1 The proposals are:

- Provide enhanced accommodation for park staff. This will include providing separate male and female changing facilities and toilet (as the against the current unisex).
- New separate unisex shower cubicle
- New washing sink and washing machine within corridor
- New kitchen units and mess room.

4. Refurbishment strategy

- 4.1 The existing building externally was refurbished in 2018 & 2019 under the main Beckenham Place Park project.
- 4.2 The internal works will be to provide facilities to meet and exceed current standards for park mess facilities. All existing historical features within the building will not be affected by the works.
- 4.3 The original layout of the extension will be affected by the works but these are of no historical importance to the lodge. The existing layout within the two storey lodge building will not be affected by the works.

5. Uses

- 5.1 The existing use of the building is for park staff and this remains unaffected.

6. Design considerations

- 6.1 The proposed layout of the building has been designed to reflect the requirements of the brief, in providing accommodation for park staff with separate changing facilities for males and females. The corridor is to provide a fire escape route from the upper floors and is in the same location as the existing corridor.

7. Proposals for materials

- 7.1 The external materials used following the removal of the external door will be rendered to match existing. There are no other external works required.
- 7.2 Internally the walls to the toilets and the shower will be tiled with a vinyl floor. The remaining rooms will all be plastered walls with a vinyl floor.

8. Quality of design

- 8.1 The proposals do not affect the existing main historical content and design of the building, which is the two storey lodge, either internal and external.

9. Drainage

- 9.1 The existing drainage runs will be reused for the proposed new layout of kitchen and toilets. There are no alterations to the external existing rainwater drainage as this remains unaffected.

10. Access and facilities for people with disabilities

- 10.1 The lodge is an existing Grade II listed building and everything possible will be carried out to allow it to comply with the current Part M of the building regulations. The following improvements have been proposed:
- Level access from external areas to within internal areas
 - Any new door opening and corridor widths will meet regulations

11. Environmental performance statement

- 11.1 The existing fabric of the building remains untouched by the proposals. Where any alterations are proposed then we will use the Part L of the building regulations to improve environmental performance.
- 11.2 Water will be limited by the use of dual flush toilets, spray taps, the shower.