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DESIGN & ACCESS STATEMENT & PPG 15 STATEMENT
KINGSTON LODGE

Kingston Lodge is a modest house of about 100sq metres built as a secondary gatehouse to The Towers, when that building was the home of a wealthy businessman and his family. The original use was lost when The Towers (later the Shirley Institute) became a business park and Kingston lodge has been vacant for a significant time. The building has settlement problems in the South West corner, which must be addressed before the building can be considered suitable for habitation. This cost represents a major burden on such a small building.

This house is unusually small in this location and most of the houses of the same era on Kingston Road are much larger. Our proposal seeks to add sufficient additional floor space to create a family home, commensurate with its location, and generating enough value to cover restoration costs.

The lodge in its current state gives a disproportionate amount of floor space to vertical circulation and the resultant rooms are very small for modern family living. Our proposal seeks to place this circulation into the new extension allowing the living accommodation the opportunity to enjoy the characteristics of the lodge building in a contemporary manner. The glazed link will act to unify the disparate floor levels whilst establishing a clear division between the old building and the new.

From Kingston Road the sizeable extension is understated [see West elevation] and every effort has been made to ensure this succeeds without compromising the efficiency of the property. When viewed from The Towers the proposal is not wholly inappropriate in size or scale and from Kingston Road the extension will be largely invisible, hidden as it is behind the existing restored building. From the street, therefore, the proposal will not effect the character of the Conservation Area.

The design of the extension is wholly contemporary, acting as a foil to the traditional architecture of the existing building, and uses a simple white rendered geometry as opposed to the existing Manchester Red, brick structure. This will clearly define the new element as being an extension to the original thus avoiding any confusion or ambiguity to the history of the resultant building.

These works, carried out to a high standard, will bring Kingston Lodge in line with the other family homes in the area. Reinstating family life in a vacant building with only small alterations to fenestration makes it an efficient property for the modern family yet at the same time appropriate for the proven cliental for the area and bringing this near-derelict building back to active use will preserve and enhance the Conservation Area.

The proposed works will affect no existing trees and the landscaping for the new garden area will be lawned, with planting left to the discretion of the future potential occupiers. The unique wooded character of the Conservation Area will be preserved.

The levels from West to East have been maintained and as little change to the exterior has been made as possible. The property can be accessed by foot from the North at road level [+10.000] and the South [+7.860] via a vehicle ramp at an approximate ratio of 1:8. Bathrooms are present at the following levels; basement [+6.900] lower ground [7.860] ground [+9.400] first floor [+12.100 and +12.950.]. The bedroom at lower ground level, together with the bathroom at the same level, makes occupation by disabled people possible and there are a number of locations in the extension where a lift could be installed to link all levels in the house. The staircase configuration makes a stair lift more problematic.

In summary, this proposal will ensure that Kingston Lodge is given a new life, in this popular residential district, whilst preserving and enhancing the quality of the existing Conservation Area.