

PINCHINARCHITECTS

DESIGN & ACCESS STATEMENT

LAND ADJACENT TO DRAYTON MANOR LODGE,

TRING, HP23 4LD

April 2023



Image 1: Proposed new ancillary building, view from the access road.

1. INTRODUCTION

Introduction

Pinchin Architects have been commissioned by the applicants to prepare a Design & Access Statement in support of the proposed development at Drayton Manor Lodge, Tring. The development aims to replace existing outbuildings with a new ancillary building to provide for the needs of girl with a disability, offering care and therapy functions.

The purpose of the document is to clearly demonstrate to the reader the rationale behind the scheme. To help explain the preparation of the proposals, the statement has been structured to provide the design basis for the proposed development and then follows into the components that comprise the scheme. The statement explains the context within which the proposal fits. The report will further explain the details of the scheme and should be read in conjunction with the drawings and perspective images and the Planning Statement as supplied by the James Holmes Consultancy.

Site location Tring

Drayton Manor Lodge, Tring Hill, Tring HP23 4LD

The site is on the outskirts of Tring, adjacent to the A41 and Aylesbury Road. The site is within the Chiltern area of outstanding natural beauty. To the north of the site is the new housing development by Cala Homes while the rest of the immediate area are essentially greenfield land.

The site is approximately one mile away from the high street with a varied range of shops, schools, recreational and other community facilities. The site is quite an accessible location for public transport as the house is directly across the bus stop which takes you into town within 3 mins and an 8 min drive to the train station.

2. LOCAL HISTORY AND HERITAGE STATEMENT

Drayton Manor Lodge is a historic building located on the outskirts of Tring, Hertfordshire. It was originally built in the late 19th century and was originally used as a gatehouse for the nearby Drayton Manor. It is built in a Rothschild style architecture, with an asymmetrical facade and casement windows. It consists of a main cross wing with both a front and rear gabled projections and secondary gables that break the eaves line. Drayton Manor Lodge is not listed and is not a designated heritage asset.

It was built from local purple / brown brick multi with a feature red brick for the quoins, window reveals and curved brick arches. The property has a rear mono-pitch porch with a distinctive projecting corner bay window. The roof is made from red clay tiles and has 3 corbelled brick chimneys.

Over the years, the building has had various uses. During World War II, both the lodge and the mansion were used as a military hospital. Currently, the building functions as a private residence. The lodge was extended in 2002, which involved the removal of the garage and the construction of an unsympathetic two-story side extension that has reduced the balance of the original building.



Image 2: Proposed new ancillary building, view from new gate position.

3. PROPOSAL

The application seeks to gain permission for:

Demolishing the existing stable outbuildings and replacing them with a new single-storey ancillary building for care & therapy.

The existing house is of modest size and unfortunately does not meet the requirements of the family. The proposed new ancillary building will serve as a care and therapy facility for the applicant's daughter who has disabilities and needs the space to allow for daily management of her condition and needs.

The new ancillary building will sit in approximately in the same location as the existing stables. The new proposal however is rotated to form a better relationship with the existing dwelling and to pull it in closer to the access road, therefore lessening any perceived impact on the green belt. Its volume, internal floor area and footprint will be less than the existing outbuildings. Additionally, the proposed hard standing will be less than it is currently as the concrete bases to the stables will be re-grassed and the area of gravel driveway reduced due to the rotation of the new proposal.

The northern wing of the building features a hydrotherapy pool, an essential aspect of therapeutical care for the applicant's daughter. The south wing will house a therapy/gym room and storage space to store therapy equipment. The central part of the building will comprise of the carer's room, a small kitchen, a plant room, and a wheelchair-accessible changing room/bathroom. Additionally, there will be a wheelchair charging station located within the entrance hall.

The facility is symmetric in its layout with the porch entrance central to the building. The major rooms are located at each end of the building to take advantage of the natural light while the central spaces of the ancillary building service the main rooms.

The generous amount of glazing is to increase the amount of natural light in the building and allows wider connectivity to the landscape. This enhances the overall suitability of the space for health and therapy purposes. To minimize the impact on the Chilterns' dark skies, the facility will have anti-reflective glazing, even though it will only be used during the day as the user will continue to live in the main dwelling with her family.

The design of the building will reflect that of a traditional outbuilding found in the Chilterns, with its elevation and materials. The barn-like facade will consist of two symmetrical gables as well as a central oak porch. The building will be horizontally clad in shiplap boards in a traditional dark stained

timber. The proposal is designed with a multi-Chesham brick plinth wrapping around the building. The top of the plinth will have a canted brick to separate the base from the cladding. The windows, doors and porch will feature a natural oak frame. The roof will be a Rothschild blend clay tile to match the existing house and maintain the traditional Chiltern barn aesthetic.



Image 3: Proposed perspective view showing the gabled wing housing the hydrotherapy pool.

Access and landscape

The site is accessed by the existing private access track which runs between Aylesbury Road and Drayton Manor. The proposed new vehicle gate will be relocated closer to the house and allow new native planting in the area where the current gate stands to create a more aesthetically pleasing view from the byway by adding a bit of privacy to the ancillary building. Additionally, wildflowers will be incorporated into the landscape, improving the biodiversity of the area.

The site exhibits a gradual incline, with the rear of the new ancillary situated 800mm higher than the north garden in front of the existing property. This slope runs over 40 meters and has an incline ratio of 1:50. This gentle incline, therefore, allows the driveway to remain as existing for wheelchair-accessible parking next to the house. The driveway is also large enough to accommodate several cars.

The external areas will be lit using low level bollard or planter level lighting that will be shaded to just illuminate the essential routes from the main house to the new building. The brightness will be controlled, and the blue light element of the lighting minimised. The lighting will be restricted to night-time only and only used where necessary.

There will be a gently sloping path from the existing house that leads to a levelled path in front of the care facility. The building will be fully part M4(3) compliant and therefore designed and built to give full wheelchair access. This means that all entrances and exits from the building onto any surrounding paths will have level thresholds that lead onto level external areas.

The corridors within the facility will be a minimum of 1200mm wide. Door openings are a minimum of 1010mm, and all major habitable spaces have enough space for turning, to facilitate ease of access for wheelchair users.



Image 4: Proposed perspective view showing the materials, path, and wildflower planting.

3. CONCLUSION

We feel the proposal has been designed in an effective and considerate way to ensure that there is little impact on the Greenbelt and its immediate context. The scheme has been designed in close accordance with the planning policies and the Chiltern design guide.

Both the Chilterns Society and the Chiltern Conservation Board have been consulted and neither group has objected to the proposal and the Chiltern Conservation Board have given us useful comments in relation to the Chilterns (rural area) 'Dark Skies' objective and we have taken this onboard and designed a light controlling glazing specification into the scheme.

The scheme has been sensibly and sensitively designed specifically to its immediate context and respects the existing dwelling, the green belt, and the wider Chilterns area.

The amount of proposed development in terms of floor area, volume and hardstanding will be less than current buildings. The scheme, therefore, improves the overall openness within the Greenbelt.

In environmental terms, the proposed new native planting and wildflowers will add to the biodiversity of the area. The building is also of a higher quality than those currently on the site which have very low pitched or flat roofs and do little to enhance the area.

Bearing the above in mind, we now respectfully request that planning permission be granted for the proposed scheme.



Image 5: Proposed perspective view showing the oak framed porch and elevational materials.