

61, Akeman Street

Design Access Statement

Tring

31st January 2024



Contents

Overview

Purpose of this report
Background - Heritage Statement

Site Context

Conservation Area
Access Strategy

Proposed Design

Design Principles x Concept
Materials x Inspiration
Sustainability Statement

Overview

61 Akeman Street
Tring

Overview

Purpose of this report

This document is the Design and Access Statement prepared and submitted in support of a planning application for the extension & renovation of the site known as 28 Akeman Street, Tring.

Article 4 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires that planning applications for major developments, or developments in designated areas, in England, need to be accompanied by a Design and Access Statement. In this case we have elected to accompany the detailed planning application for the extension of 28 Akeman Street with a Design and Access Statement. This is in response to Tring Conservation Area which take a keen interest in matters of Planning and conservation within the local area.

This Design and Access Statement aims to clarify the following:

- explains the design principles and concepts that have been applied to the design;
- demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- explains the access, and how access in relevant local context;
- explains how any specific issues which might affect access to the development have been addressed.

It is recognised that the level of detail required in a Design and Access Statement will vary depending on the complexity of the proposal. In this regard, 28 Akeman Street is not particularly complex application. It has several distinct development components and is centred on a site with minimal technical, physical and environmental constraints. As a consequence, the Design and Access Statement (DAS) is relatively concise.

Background - Heritage Statement

Situated in the Tring Conservation Zone as highlighted in Figure 1.0. Determined as an area of Common En-croachments in 20th century the house and plot hold little architectural character or significance.

28 Akeman Street is a medium sized two story ter-raced period dwelling constructed in the 1800s. Opened as a public house with the earliest landlords recorded in 1851 (post office directory). The dwellings to either side of the property as of similar age give or take 50 years. Akeman Street lies within the Tring Conservation area and is in Character 1 area as per the 2018 Conservation Area.

Akeman Street is densely built-up, with buildings rising from the pavement edge. An exception to this pat-tern is the Baptist Church, set back from the road in its own churchyard. There are also open spaces in the form of small car parks to the north and west. As a street Akeman Street contains many 19th Century properties terraces particularly towards the High Street end of the street.

Akeman Street steadily climbs past the property to-wards the zoological museum at the end of the street. The road opens out and more piecemeal development has evolved over the years. In the nineteenth century it was a commercial and industrial area on a small scale, and it retains that char-acter, although the functions of its buildings have changed, and are now mostly dwellings. It is a narrow street, densely built, with buildings rising from the pavement edge, and little greenery. It is characterised by slight variations in height and width between build-ings. Historical and architectural interest tends to tail off toward the south end (zoological museum).

61 Akeman Street is located at Zoological end of the street, part of a series of terrace housing and adjacent to No 60 Akeman Street which is Grade II listed and now subdivided into a series of flats. To the other side of 61 is two small Victorian eta terrace houses making up the row of dwellings. No 61 is presumed to be Victorian in age with simple brickwork details like fanned bricks above the entranceway and windows reveals.



Figure 1.0 - Tring Conservation Area Plan, Site location in Orange.

Site Context

61 Akeman Street
Tring

Site Context - Conservation Area

Context

61 Akeman Street is a 3 bedroom dwelling, made from brick walls and tiled roofs the original dwell's front facade has some original features. At the rear unfortunately no original details remain. A late 1980s early 1990s double storey extension to the property with mismatching brickwork was added by previous owners,

The long and mature garden adjoins a rear access point with gate and hardstanding for several vehicles'. The outbuilding located here, is a single storey building with Victorian era brickwork. This building has seen a lot of modifications since being built. Modern 20th century steel doors and roller doors have been retrofitted. The roof is made from concrete asbestos sheeting and will need carefully removing by a specialist contractor. The roof is sagging and in serious need of replacement with rotten timbers and trusses below. The client is aware of the situation and keen to replace the roof structure with something safe.

The original features that have survived on the outbuilding are, a wooden service hatch where perhaps a goods hoist was present remains with some old ironmongery. **See Figure 4.0.**

Conservation Area

In terms of the conservation area the site sits within the Tring Conservation area and is in Character 1 area as per the 2018 Conservation Area.

The significant buildings nearby are 60 Akeman Street, now a series of flats this building is registered as a listed building grade II.

No Tree protection Order exists on the site or adjacent sites. We intend to maintain and keep all mature scrubs and trees to the rear of the site to maintain the appearance.

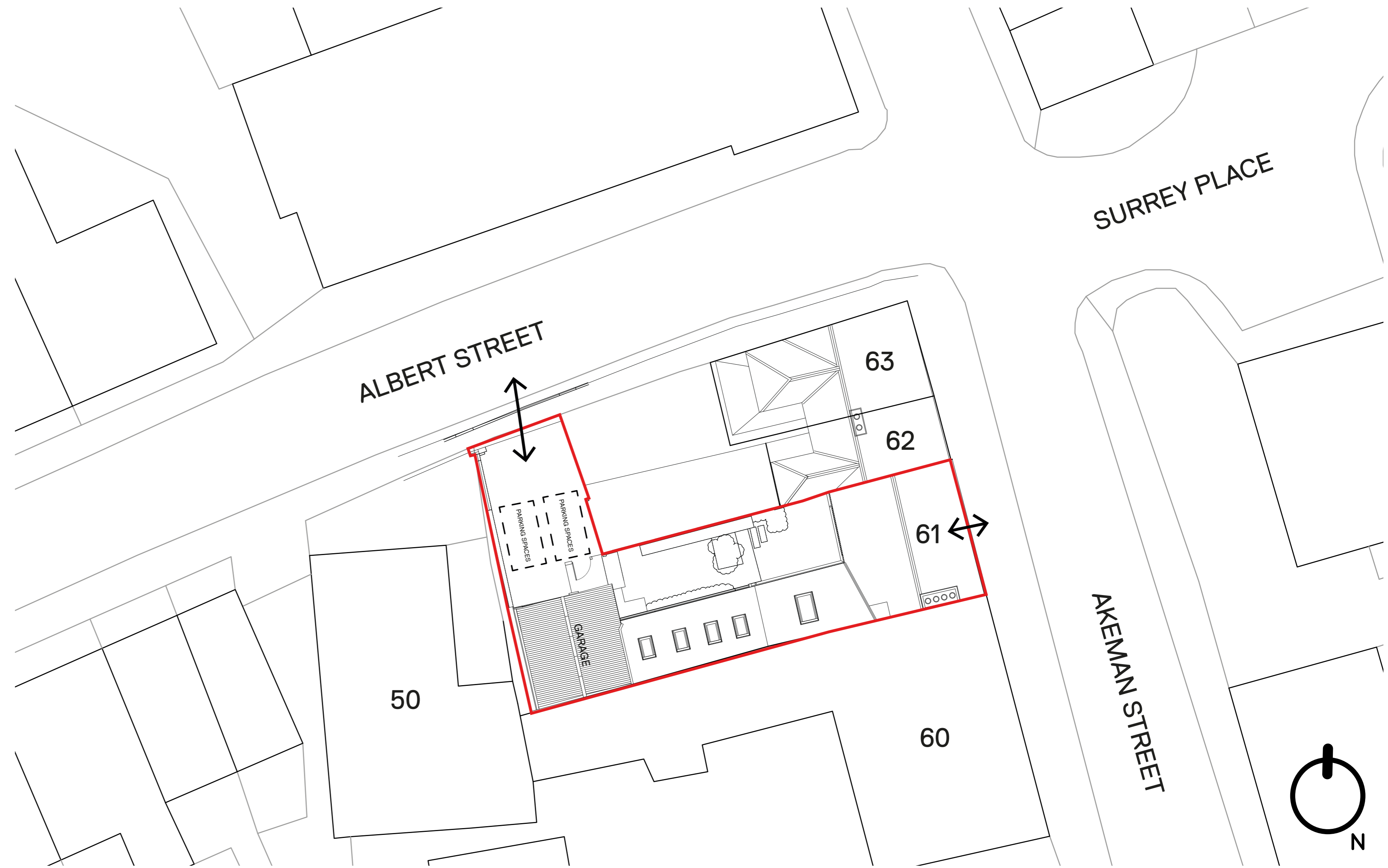


Figure 2.0 - Site Context & Access Plan - Akeman St.



No 61

Figure 2.1 - Street View from Akeman St, Tring.

Site Context - Access Strategy

Access on to the Akeman Street

61 Akeman St has a front entranceway on to Akeman Street which opens away from the pedestrian pathway. This access is historic and no change is proposed to this front access route in our proposals.

Access on to Dwelling from Albert Street

As noted in the context and heritage statement 61, Akeman Street has access from the rear of the property via Albert Street.

61 Akeman Street has a rear parking spaces directly adjacent to the back access gateway on the hardstanding in front of the outbuilding. Currently its used for two vehicles as per the owns requirements however this harding standing can fit three cars as per the bedroom count of the dwelling house.

Access via Proposed Garden Studio

Access will be gained from rear access via Albert Street to and from the garden studio / building and the dwelling house.

All access to and from the rear garden to comply with Building Regulation Part M. Ensuring the approach is over 900mm wide. The path gradient is to be between 1-15 and 1-20. The threshold on the front door will be flush using a accessible threshold. The rear door will have a minimal opening of 775mm.

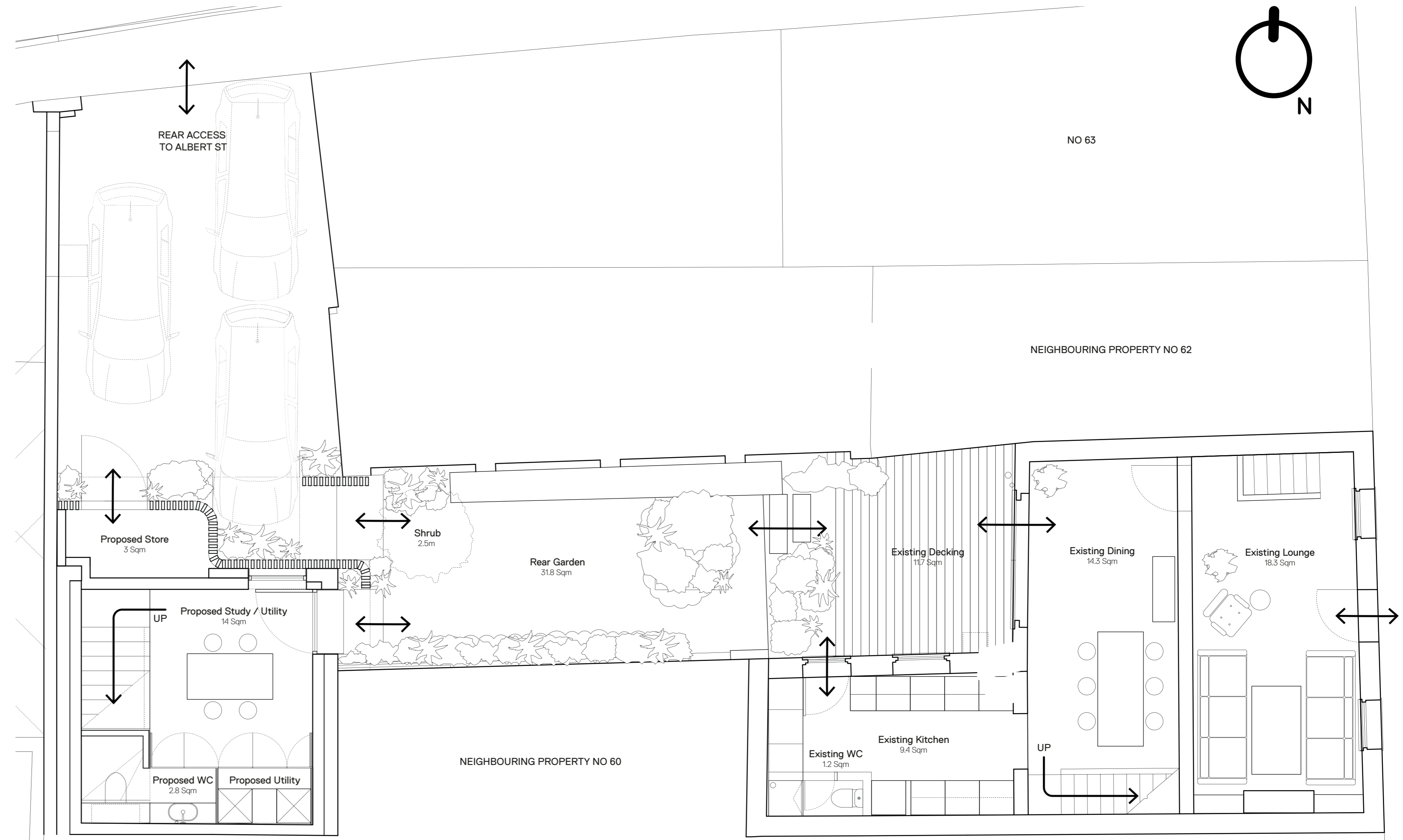


Figure 3.0 - Proposed Roof Plan showing Driveway Configuration



Figure 4.0 - Current Access at rear garden from Albert Street & Akeman & original features.

Proposed Design

61 Akeman Street
Tring

Proposed Design - Concept x Design Principles

Concept x Design Principles

A modern design referencing the past

The proposed works will not affect the principal features of the building at the front or the rear of the dwelling house. The proposal references the old outbuilding which is envisioned to be transformed into a working from home study or garden building. The old Victorian era building will be stripped of its hazardous roof, the original gable end will be strengthened and restored to maintain as many original features as possible. A second floor will be added to create the space for a working from home office / study. On the ground floor the building will continue to provide a space for a utility and storage for the main dwelling house.

At the front of the outbuilding an overhung roof is proposed which forms a front outside store for bicycles as well as a covered section for access to No61's garden and the working from home studio / garden building. The timber wraparound facade at this point is inspired by the old timber beams that are present in the historic gable end. This modern interpretation of this historic detail creates texture and warmth to the lower half of the building setting a modern design into the street setting of Albert Street.

Carefully Considered Design

The design has been carefully considered to reflect the setting. Using a facade of Corten sheets we aim to blend the new addition into the setting of the post industrial old architecture. We like the idea that over time the material will weather, taking on the aesthetic of the industrial past of the area.

We have worked hard to ensure no overlooking occurs. Windows are cleverly designed to not allow direct sightlines in or out. Both no 62 & 63 are more than 10m away from the proposal and won't be affected. No 50 of Albert Street is adjacent to the proposal this building is predominantly used as a commercial entity "Tring Yoga". We have ensured the proposal meets the 45 degree rules as used by Dacorum in reference to light to the side windows of no 50. The proposal meets the 45 degree rule in elevation which is the most important aspect for light. The 45 degree rule in plan is already breached by the existing historic Victorian 3m high brick wall and therefore won't be affected either or have further detrimental effect.



Figure 5.0 - Design Concept X Principles - Rear Visual

Proposed Design - Materials & Inspiration

Material Context

The proposed design at 61 Akeman Street will take inspiration from the existing town. We are inspired by the many historic industrial buildings within the town's conservation area.

These Victorian store buildings and industrial relics are often brick and timber buildings. Many of them have old details that have decayed, rusted and weathered and this is our inspiration for the new elements of the proposal. We believe Corten steel sheeting will introduce subtle colourways and textural attributes which will sit well within the context of an historic street setting.

Materials

Patina facade

By using Corten the facade will patina overtime giving the sense of age blending with the older parts of the store building and allowing harmony between elements.

Restored facade

The original brick gable end and store hatch will be restored, brickwork will be made safe and repaired where needed. A series of tile creasings will be added to cap the gable end and harmonise the facade and brickwork. Embedded timbers will be treated and sealed so that the original details will be historically preserved.

Timber facade

Stacked timber elements at the lower half of the proposal will use locally charred timber to naturally seal and preserve the timber from the elements. This facade is designed and inspired by the original timber details on the gable end.



Figure 6.0- Existing Industrial historic buildings in the town that have inspired the proposed materiality of Corten & Timber.



Figure 6.1 - Visualisation of proposed East Elevation, including tiled and shingle facade

Proposed Design - Sustainability x Biodiversity

Sustainability Statement

Our aim is to construct the most sustainable proposal to any property in the town of Tring. We intend to construct this extension using timber as the primary structure. Minimising all concretes, bricks and high carbon emitting materials. We aim to produce a very low carbon embodied building which will be a great example of how good modern design can enhance sustainability in the town. By using timber as the primary structure we can take advantage of prefabrication techniques limiting the need for excessive days on site and labour allowing a quicker, cleaner and less intrusive construction period.

Hyperspace architects specialise in low carbon buildings and aim to specify this extension with the highest standard possible for the environment. Orientating the proposals skylight on a sun path we intend to use the strategy to its fullest by capturing as much light as possible throughout the winter and summer. Minimising the use of additional energy. Any concrete used on the project will use Cem-free Cement which is 75% less carbon emitting than regular cement. Timber cladding will be sourced locally (Aston Clinton) to minimise logistics and carbon emissions.

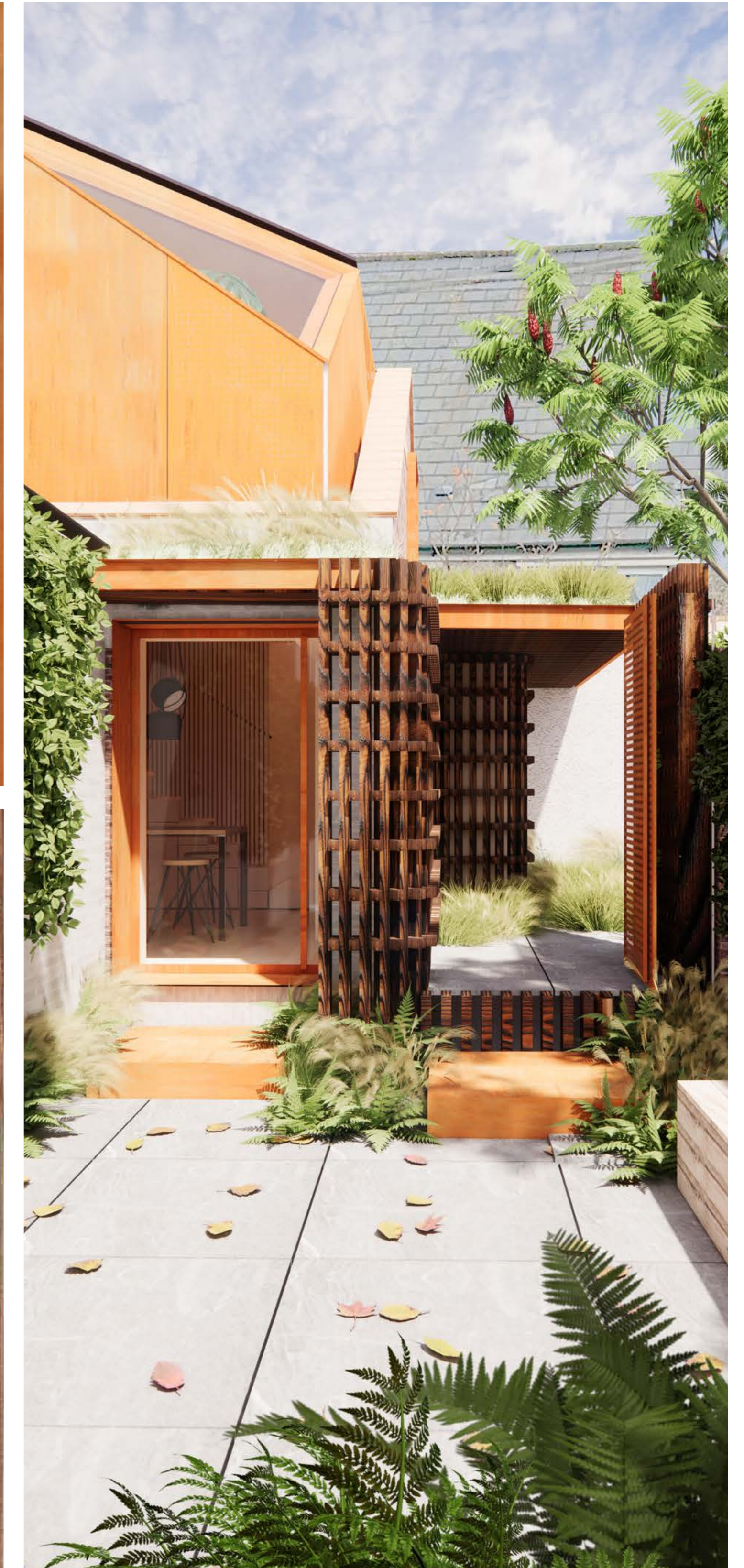
The proposal will be insulated to above the minimal standards for building regulation in combination with triple glazed window and doors. Making a highly efficient design that is future proofed for years to come.

Biodiversity

Sustainable Biodiversity Boosting Roof

The proposed extension will use a flat roof design with a skylight, this roof is also envisioned to be a green roof to promote and boost biodiversity. The low maintenance green roof will feature blossoming sedum and wild flowers to encourage pollinators boosting biodiversity in the area.

A green roof also acts as a rainwater harvesting filtration system reducing water into the drainage system and mitigating the system being overwhelmed in storms. The proposal also includes natural planting at the base, to help blend the building into the garden and surroundings. Using native perennials and evergreen grasses and ferns will ensure the site is never without foliage year round.





HYPER