

F/23/95140 – Monks Lake, Grange Road, Netley Abbey, SO31 5FF.

Context.

The site is situated on the eastern side of the northern arm of the Netley Abbey Conservation Area approximately mid way between the two nearest listed buildings - the church of Edward the Confessor to the south and Netley Grange to the north.

More important still and slightly closer however are the Scheduled Ancient Monuments of the Abbey, its precinct and wall together with an element of the eastern aqueduct close to the rear of the houses fronting Grange Road some three doors down of the houses facing the fishponds. On the opposite side of the lake is the closest SAM, that of the western aqueduct behind the houses also separated by protected trees, as is the Abbey, but this by more extensive protected woodland.

If the original building dates from 1954 it would have been modest, as there were still government limitations on building materials following WWII, probably a bungalow with rooms in the roof, the rear roof slope matching that of the front. The subsequent extensions have sadly done nothing to enhance its appearance, so combined with its probable low thermal performance, replacement would be no bad thing.

The Proposal.

Set as it is in a sylvan setting of a large plot with protected trees overlooking the lake, the proposal will look good and be an enhancement to this plot but hardly seen by others and be in stark contrast to the two new proposed housing developments on the eastern and southern boundaries.

A clean, modern, contemporary design of not only a house but linked to the garage by a wing wall, which is continued round the third side of the entrance courtyard. The building is firmly anchored to the site with the front wall of the house at ground floor level continued across to the western boundary and integrated hard and soft landscaping within the courtyard.

The north-western private aspect of the house toward the lake is a complete contrast and apart from the modest terrace immediately adjacent to the house, is a soft mown lawn down to the waters edge.

Conclusion.

No objection, as this will be vastly superior to what exists on this site and a well considered built form with landscaping to match making a good piece of modern architecture set in a generous plot, an equal to that on the north side of the lake.

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