

Altman, Rebecca

From: Oliveira, Marta
Sent: 25 May 2023 16:53
To: Altman, Rebecca
Subject: F/23/95140 Monks Lake

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Hi Rebecca

Please see below Urban Design comments to the application above.

The proposal has positively evolved to address previous concerns raised by EBC officers throughout the planning process in terms of lack of landscape strategy, demonstrating that the proposal is of high quality design, materials and detailing as well as, avoiding risk of overheating due to the expanse of glazing. Furthermore, the applicant has positively developed the landscape design to improve the way it visually relates with the surrounding area.

The contemporary approach to the design is acceptable in principle and it is acknowledged that all materials were carefully considered for each purpose.

It is acknowledged that the central courtyard at the front of the building was significantly improved, having developed the landscape treatment to help soften and better integrate the garden wall. Also, around the entrance, there was a lot of thought put into in terms of landscape to reduce the impact of the car parking whilst creating a greater sense of arrival.

Also, the detailing strategy proposed, such as the bespoke steel balustrade, handrail and the steel rainwater spout, helps tying the perception of the building and avoids formal/ materials dispersion.

More information regarding the proposed garage was submitted and the proposal is considered to be acceptable. However, it would be encouraged to consider introducing green roofs to reduce hard surfaces and control water at source.

*The overall scheme presents a good example of how contemporary design can take advantage of the existing landscape and use of contemporary materials to further blend in with its context.
I recommend approval for this application as it will enhance and have a minimum impact on the surrounding area.*

I hope these comments are of help.

Kind regards
Marta