



Monks Lake
Design & Access Statement

April 2023
Revision: P01

Monks Lake

Contents

1.0	Introduction
2.0	Site Location
3.0	Surrounding Context
4.0	Existing Dwelling
5.0	Site Photos
6.0	Planning History
7.0	Netley Abbey Conservation Area
8.0	Pre-application Feedback
9.0	Pre-application Response
10.0	Materiality
11.0	Conclusion

Monks Lake

Introduction

1.0

Lewis and Mallon Architects have been appointed by the applicants to design a new contemporary home to replace the existing dwelling.

The applicants wish to create a house of high architectural merit, requiring minimal energy to run and designed to be a lifetime home, with accessibility considered from the outset.

Pre-application advice was sought in November 2022 and a meeting held with a planning officer in January 2023. The advice received has had a positive contribution to the scheme and is explained further in this document.



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Site Location

2.0

The property is located on a secluded plot with access via a private track located off Grange Road. The plot is relatively flat with significant mature trees and greenery. A key feature of the plot is the pond which forms the focal point of the site

The site is located on the edge of the Netley Abbey Conservation Area.



Site Location- Zoomed Out



Site Location- Zoomed In

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Surrounding Context

3.0

The wider area is typified by large detached dwellings set in generous plots. The fish-ponds and Netley Abbey are key features of the area. There are approved planning applications for residential developments on two adjacent plots.



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Existing Dwelling

The existing house is of a two storey pitched roof construction and features a roof terrace to the rear and conservatory to the side. The house is approximately 257m² and dates to 1954. It has previously been extended but there is no documented history as to when this was carried out.

Planning permission has previously been granted for change of use of the garage to accommodation in the form of the annex at the front of the site.

Further detailed information on the house and site can be found in the following documents submitted as part of this application:

- Archaeological desktop study
- Heritage Statement

4.0



View of front of house



View of rear of house

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Site Photos

5.0



View of entrance from private track



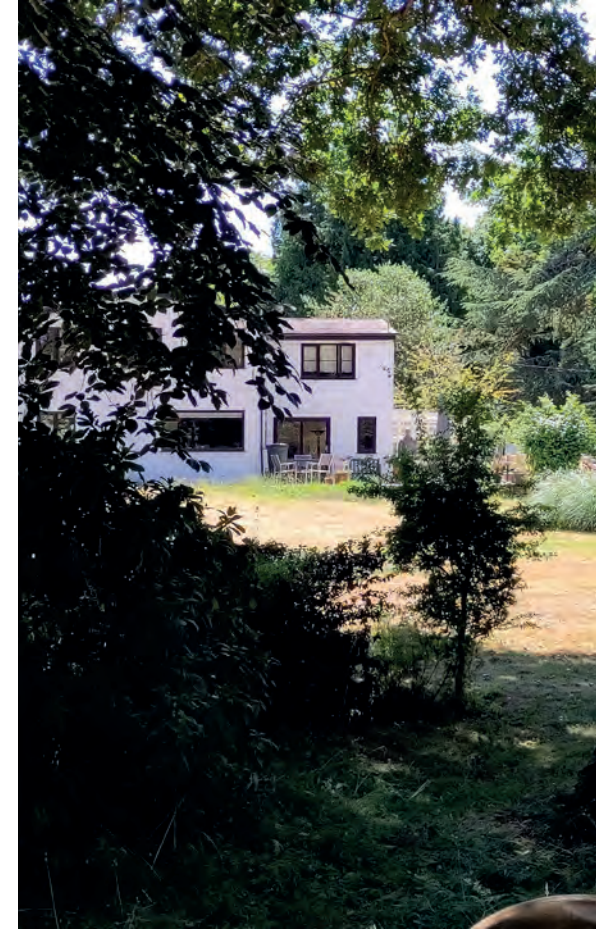
View side of garage and house beyond



Eastern boundary



View of house from front driveway



Rear elevation from edge of pond

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Site Photos

5.0



Shared Private Track at junction with Grange Road



Grange Road Street scene



View to Abbots Way across the pond



Rear Terrace



Greenhouses & Planting enclosure



Ponds edge

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Planning History

6.0

There are two neighbouring planning approvals that are relevant to the application site. These are identified on the map below and further details of each are outlined in the adjacent notes.

Reference is also made to an application that was granted on the opposing bank of the pond. This demonstrates how high-quality contemporary architecture can have a place within the conservation area.



Abbots Way

Demolition of an existing bungalow and replacement with a contemporary dwelling:

- Located across the fishpond in a similar setting and within the same Character Area of the conservation area. Contemporary styling and similar architectural form.
- Project completed
- Planning Application C/10/66734 - Approved 21/05/10



Adjacent Land

Large scale residential development of greenfield site into 89 homes:

- Consideration to be given to the amenity value of approved residences
- Covenant in-place to protect applicant site (Monks Lake) with no dwelling or public space permitted within 12m of boundary
- Under-construction
- Reserved Matters Application RM/19/86186- Approved 10/02/20
- Outline Planning Application O/16/78014- Approved 08/01/18



Adjacent Paddock

Residential development of former paddock into 9 dwellings

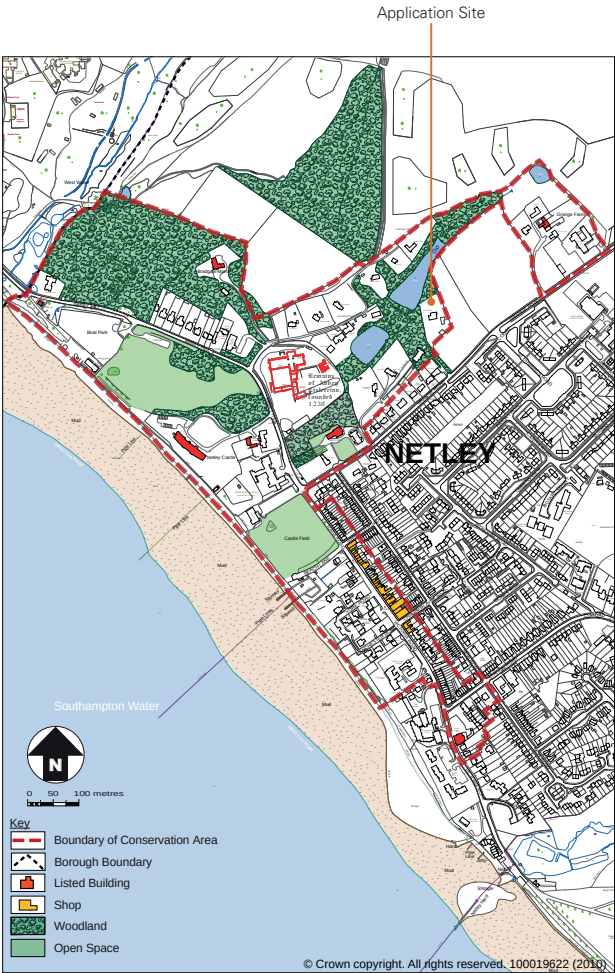
- Consideration to be given to the amenity value of approved residences
- Full Application F/21/92098- Approved 27/05/22



Monks Lake

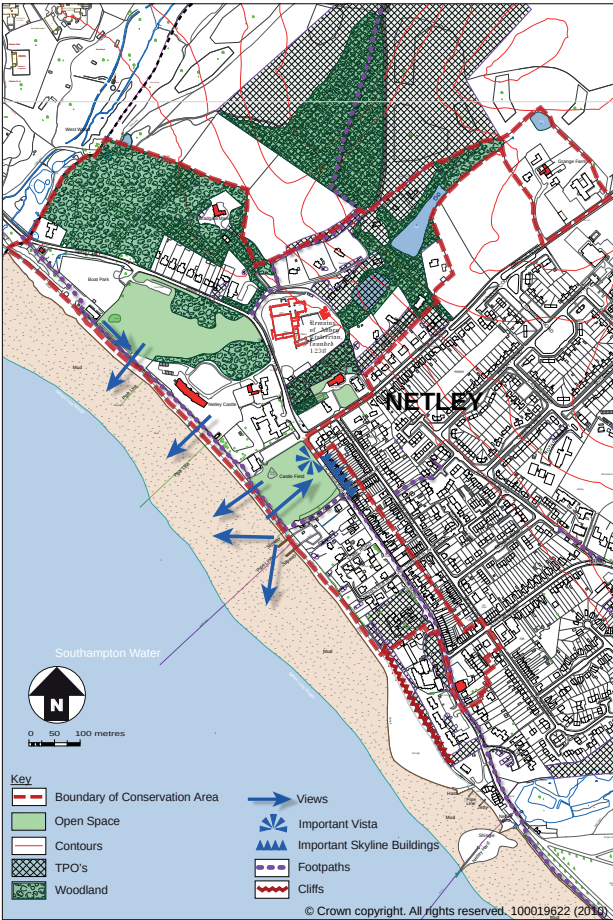
Netley Abbey Conservation Area

Monk's Lake is located within the Netley Abbey Conservation Area. The following are extracts of maps included in the local authorities Appraisal and Management Proposal SPD. These highlight the location of the site within the conservation area and key characteristics of the setting.



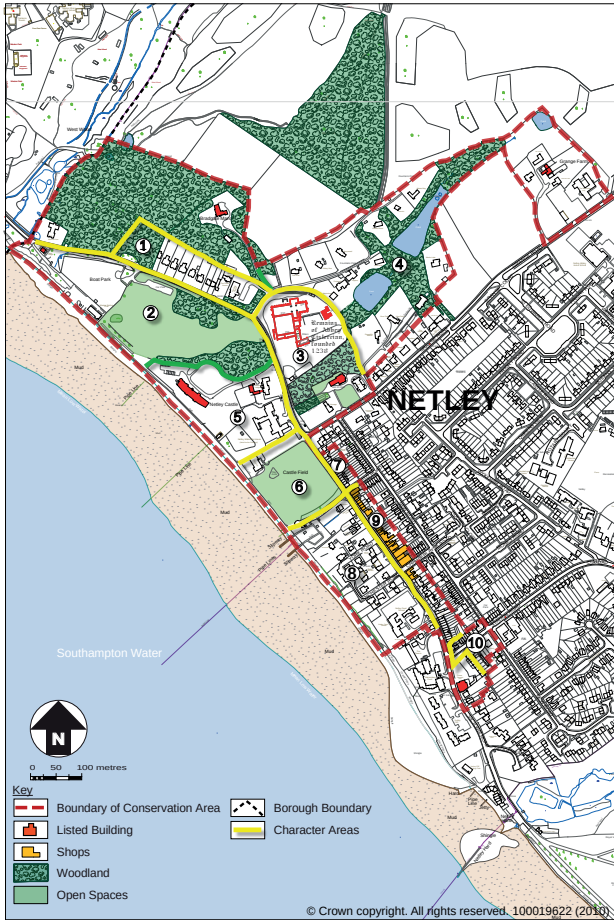
Netley Abbey Conservation Area - Overview

- The application site is in the north east of the conservation area and borders the boundary
- The immediate area is characterised by the fishponds and woodland setting. The immediate architecture is not representative of the Victorian development which is a key element of the conservation area
- The application site is secluded, screened by vegetation and the ponds.



Landscape Character

- The application site does not benefit from the important views and vistas identified above
- The existing dwelling or any replacement dwelling will not negatively impact on any of the important views or vistas.
- The key character of the application site is the woodland setting with a zone of TPO's extending into part of the site



Character Areas No. 4- Fishponds & Netley Grange

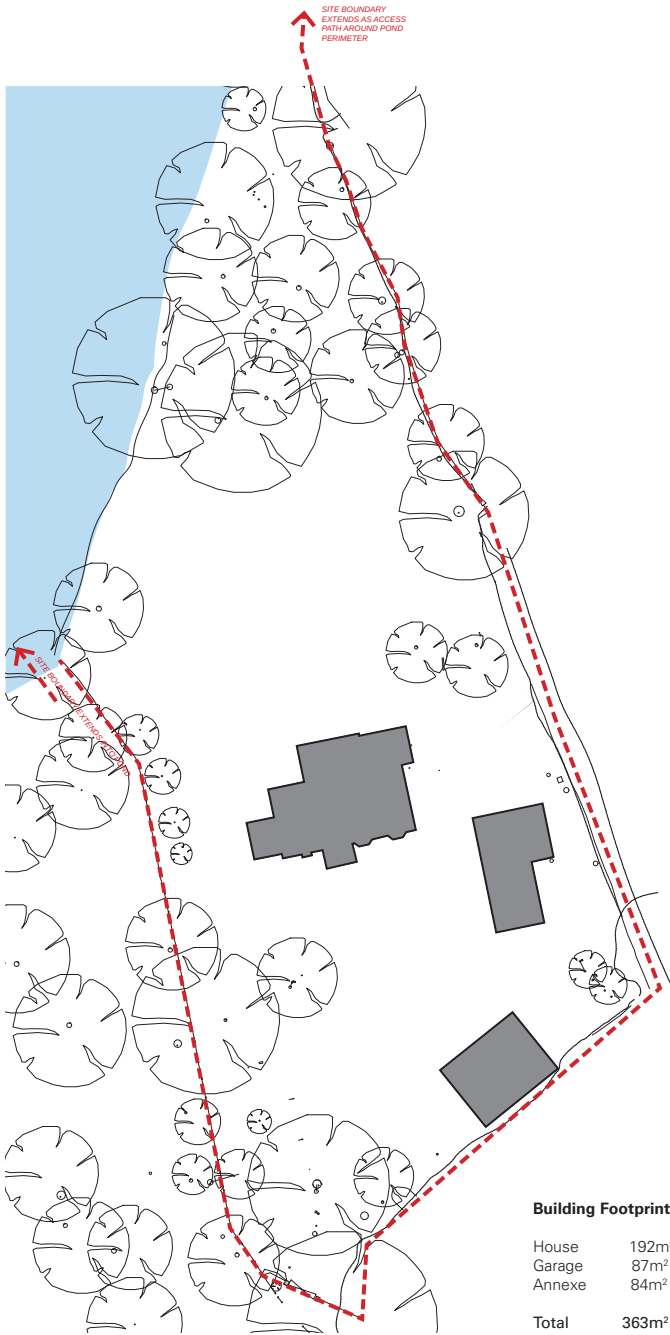
- The application site is situated in Area 4- Fishponds and Netley Grange
- The historic ponds which supplied the Cistercian monastery with fish are sited within a woodland setting
- Design of houses in the area is noted as being 'varied in style and age and are unified by a setting of mature trees and hedges'

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Plot Ratios

The conservation area SPD notes in section 4.9 concerns over existing plots and the pressure for sub-division. This application proposes a like-for-like replacement in terms of dwelling numbers. The proposed built-footprint on site will only marginally increase the plot ratio. The built footprint of the current structures occupy 4.92% of the existing site. The proposed footprint will increase this by 0.49%.

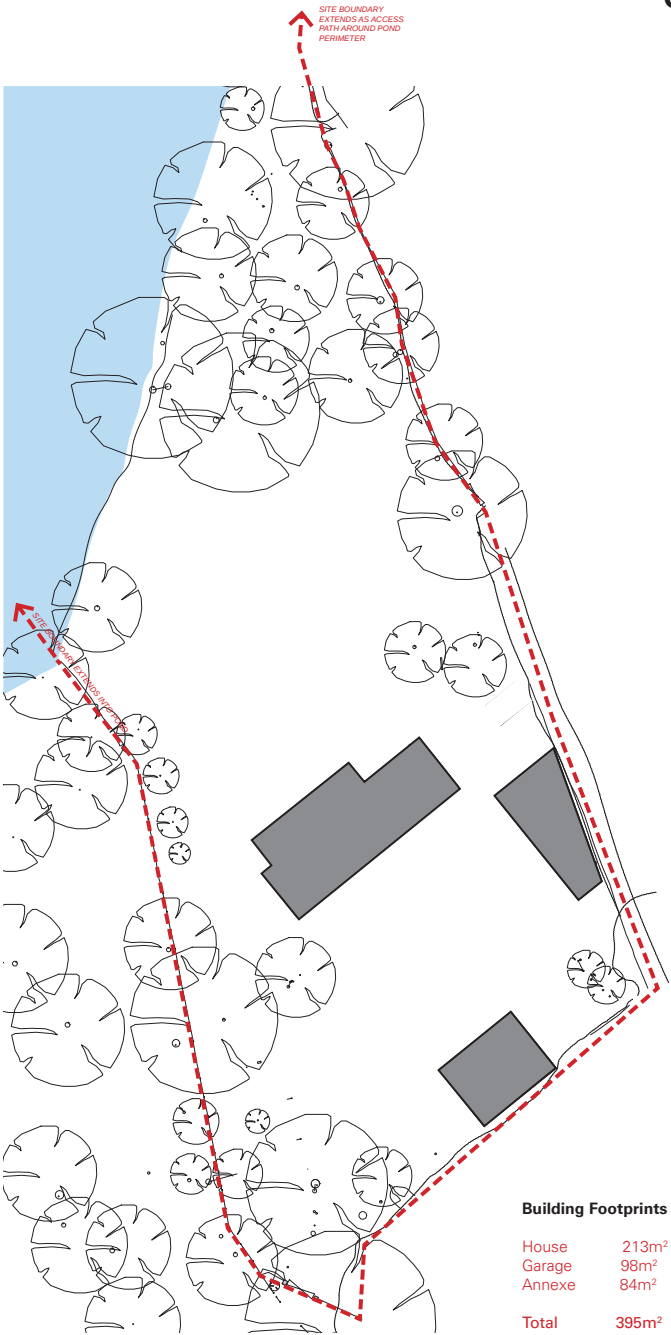
The pre-application response acknowledged that the enlargement is not considered a significant increase in built form and that, whilst the house has been re-orientated, it largely sits within the existing built area of the plot and retains the character of the settlement gap.

As requested by the pre-application response, a plan overlaying the existing and proposed footprint has been provided in section 9.0.



Existing Site

Site Area including fishpond
0.73 hectares



Proposed Site

A request for pre-application advice was sought in November 2022 with a meeting held on-site with Planning Officer Rebecca Altman on the 11th January. Formal written advice was received on the 20th January. The key themes outlined in the pre-application response are outlined below:

Principle of the proposal

The written response acknowledged that the marginal increase in footprint and minor re-orientation are considered acceptable in principle. Key to this conclusion was that the settlement and its character would be maintained. An overlaid plan was requested as part of any formal submission and this is included on page 13.

Design and impact on Heritage Assets

The proposal was reviewed by both the Heritage and Design Officer with both being generally supportive. They concluded that further information should be provided to substantiate the design quality. This is set out on page 14. The response acknowledges that the use of high-quality materials and detailing has the potential to enhance the character of the site and the conservation area.

Proposed Materials

The conservation area appraisal document states that materials used in developments are traditional to the area. It was requested that a detailed contextual analysis is carried out to inform the material and colour selection. This can be seen on page 15.

Glazing & Overheating

The report identifies the risk of over-heating due to the expanse of glazing. The design team have taken the council's concern on-board and a detailed response outlining the refinement can be seen on page 16.

Landscape Proposals

The council identified that the landscape strategy should be integral to the design. In response to this a garden designer has been appointed and a landscape strategy has been submitted as part of the application.

Design Review Panel

The council advised it might be beneficial for the scheme to go through a Design Review Panel process. However due to the positive pre-application response it was decided that the process of refinement and ensuring design quality was best achieved through an in-house review process and the appointment of a specialist garden designer to ensure the landscape is integral to the proposal.

Garage Design

Limited information on the garage was included at pre-application stage. Full drawings are included in the application and the height has been limited to single storey due to the proximity of the boundary. A maintenance zone has been left to the boundary.

Trees & Ecology

No specific issues were raised by the council's tree officer, however a specialist arboriculturalist has been employed due to the number of mature trees. Their detailed report and plans are included in the application.

A Phase 1 ecology survey has also been undertaken.

Drainage

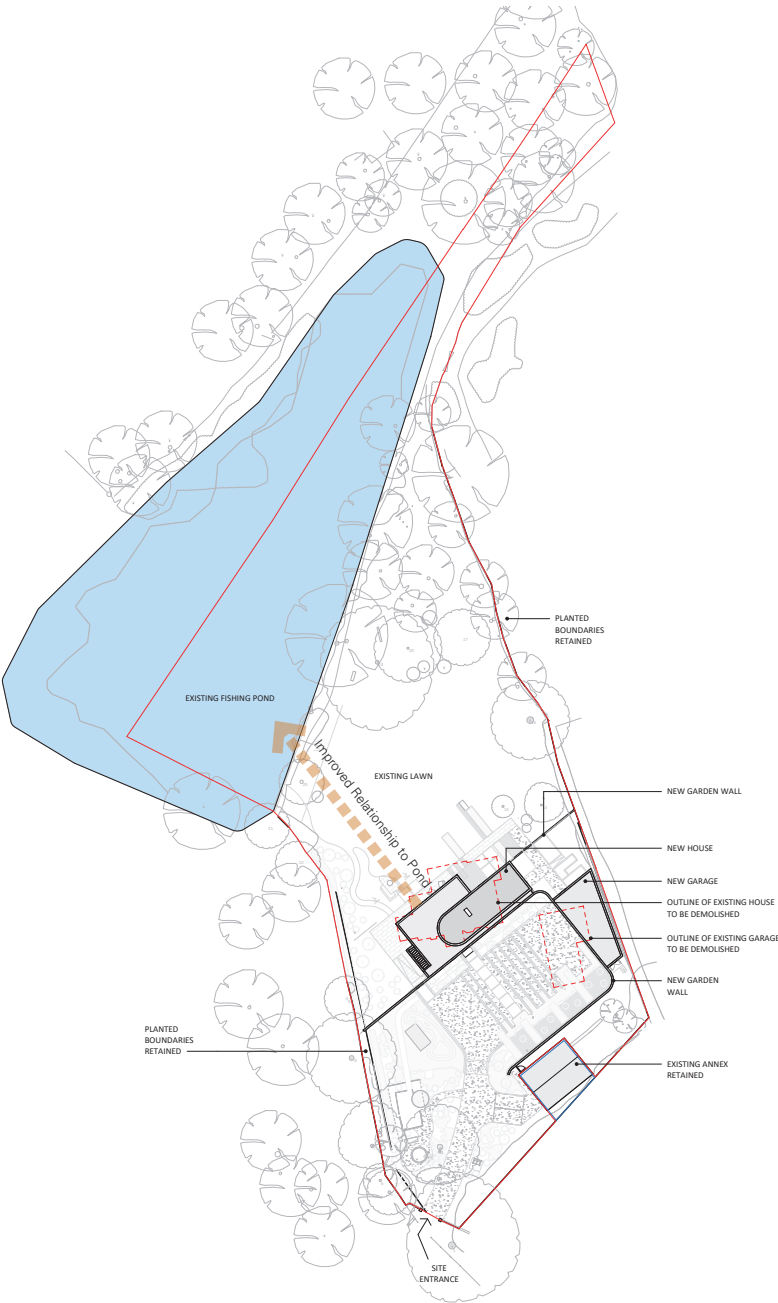
The scheme follows the SuDS hierarchy and a drainage strategy is included in the main planning drawings.

Monks Lake

Principle of the Proposal

As requested in the pre-application feedback, an overlaid plan of the existing and proposed footprint can be seen adjacent.

The re-orientation of the footprint creates a more cohesive layout for the buildings and improves the relationship between the house and the lake.



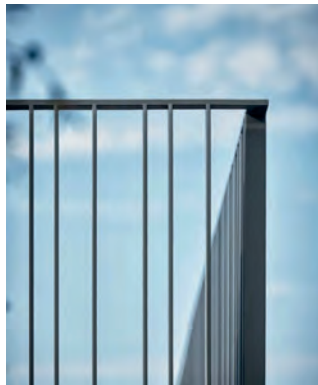
----- Outline of existing buildings

The design aspirations for the project are to create a house of high architectural merit, requiring minimal energy to run and designed to be a lifetime home, with accessibility considered from the outset. Some of the key considerations and design features are outlined below:

Bespoke Craftsmanship

The proposal features many bespoke crafted elements, primarily made of steel, including:

- Bespoke steel balustrade and handrail
- Bespoke steel rainwater spout



Unifying the Site

The proposed garden wall is a key architectural statement and provides the following benefits:

- Acts to unify the collection of buildings into one cohesive piece of architecture
- Provides an element for integrated bio-diversity habitats such as integrated swift, swallow and bee boxes and bricks
- Adds thermal mass to ensure good heat regulation of the house



Iterative Design Process

The design team embarked on a substantial design process with the client. This involved a number of different design options which varied in massing, scale and orientation. The developed design was chosen for the cohesive layout and benefits for solar orientation.



High-quality Landscape

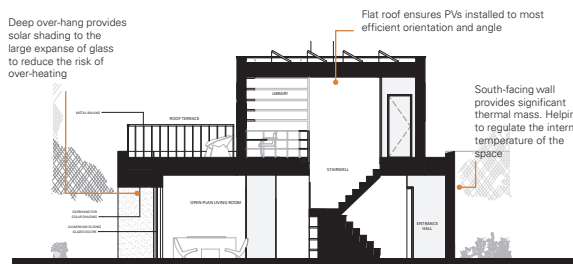
A holistic landscape design has been completed for the site. The new landscape considers habitats and natural filtration from the onset. Features include:

- New wildlife pond
- Rain Garden
- Planted swale
- Wildlife Garden
- Stumpery
- Wildlife habitats integrated into landscape and architecture



Low-energy design

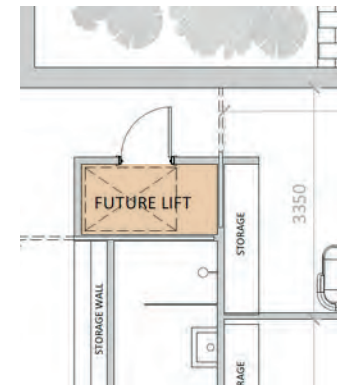
The design has evolved to incorporate the following strategies:



A Lifetime Home

The house has been carefully designed to ensure it can be easily adapted as the lifestyle requirements of the occupants change. Key considerations have included:

- Zone for a future lift identified and the shaft incorporated into the structural design
- One bathroom on the ground floor and one at first floor sized so they can be converted to an accessible wet-room



Monks Lake

Materials Palette- Contextual Analysis

The conservation area appraisal document states that materials used in developments are traditional to the area. The pre-application advice requested that a detailed contextual analysis is carried out to inform the material and colour selection. The principal finish of render has been selected for the following reasons:

- Sculptural qualities that will allow free-flowing, soft curves to the wall that defines the new courtyard. The same elegance would not be easily achievable in stone or brick due to the angular nature of these materials
- Historical reference to render as a material in the conservation area, with render noted as an architectural feature to be preserved on a number of buildings (as identified below):



Buildings where render is noted as an architectural feature to preserve



Other buildings with render



Contemporary rendered building

9.0

Extract from Conservation Area Appraisal document:

3.41 Apart from Coastguard Cottages and some larger houses in brick, the earliest buildings are rendered under slate roofs, enabling simpler construction to resist the prevailing weather that they all face.



1. Victoria Road



2. Victoria Road



3. Beach Lane



3. Beach Lane



4. Fountains Park



4. Fountains Park

Monks Lake

Glazing & Over-heating

9.0

The pre-application response identified the risk of over-heating due to the expanse of glazing. The design team have taken the council's concern on-board and have reduced the amount of glazing on both the front and rear elevations. In addition, a 1200mm overhang was added to the feature sliding door-set. It was felt more appropriate to incorporate a solar shading system as part of an integrated design, instead of looking at bolt-ons such as external louvres.

Post planning, a thermal analysis will be undertaken as part of Building Regulations, which will inform the g-values and solar coatings of glazing to ensure over-heating does not occur.

Pre-application



Developed Design



Openings reduced in width

1200mm deep over-hang introduced to shade glazing at peak of summer



Openings reduced in width

Openings reduced in width and height

Monks Lake

Materiality

9.0

The proposed materials palette has been selected to ensure contemporary detailing using materials and tones found within close proximity of the property and adjacent area. The following materials palette was discussed during the pre-application meeting with the conservation officer.

Render has been chosen as the main architectural material primarily for the seamless and sculptural quality it will give to the garden wall which unifies the structures on the site. A high quality silicone render will provide good resistance to plant growth and its inherent flexibility will reduce cracking.

The material palette for the house is intentionally minimalist, with the render walls accompanied by bespoke fine steelwork and slim profile glazing. The roofs will have pebble ballast covering; solar panels will also be incorporated.

Detailing



Dark grey metalwork

Walls



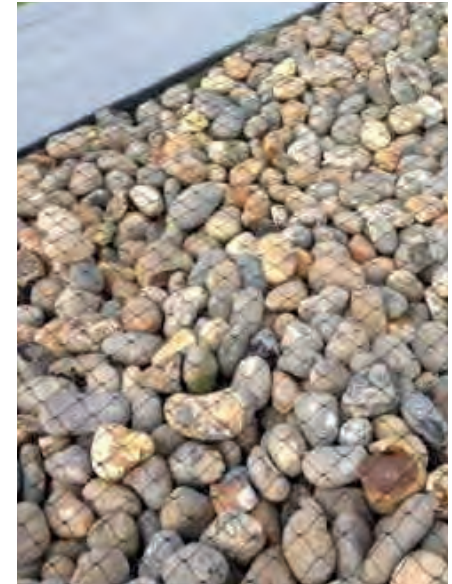
Light coloured aggregate silicone render

Glazing



Contemporary slim profile aluminium glazing allows the primary elevation fronting the pond to fully open

Roof



Pebble ballast flat roof with zones for solar panels

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Design Inspiration

9.0

The design process to date has included research of the immediate context and also wider afield. The monolithic remains of the abbey wall and the art deco shelters at nearby Weston seafront are key influences that have subtly manifested in the proposed design.

Netley Abbey Monolithic remains & 'outdoor' rooms



'Garden Wall' House Devon Passivhaus RIBA House of the Year Short-listed



Local Contemporary Architecture Dwelling on opposite side of the pond



Southampton Water Maritime heritage



Architectural Precedent Lakeside home



Local References Weston Shelters & Ocean Terminal



Note landscape is indicative- refer to landscape plan for further information



Note landscape is indicative- refer to landscape plan for further information

Monks Lake

Access & Refuse

10.0

Vehicular Access

Access to the site is via a track located off Grange Road. The existing entrance into the site will be retained with the existing wall and ironwork renewed to improve the street scene.

The provision of parking has been designed with the Eastleigh Residential Parking Standards in mind. Six parking spaces will be provided, as per the following schedule:

- 2x car parking space in the garage
- 4x car parking spaces in the driveway
- 4x cycle spaces in the garage

The proposed parking numbers comply with the local authority requirement of three spaces for a 4+ bed dwelling.

The garage has been sized to allow adequate space for car parking and storage requirements.

A turning area has also been incorporated into the design to ensure that vehicles can leave the site in a forward gear.

Pedestrian Access

Pedestrian access is via the shared vehicular gate, no changes are proposed to this arrangement. However the gates and boundary wall will be refurbished.

Refuse

Currently, refuse provision is a series of bins within an area of hardscaping. No changes to this strategy are proposed but the bins will be stored in a new screened area near the site entrance.

Key

1. Vehicular Access - Existing entrance retained
2. Driveway parking (x4 space)
3. Garage parking (x2 spaces)
4. Turning area
5. Refuse & Recycling



Monks Lake

Conclusion

11.0

The application submitted has benefited from early engagement with the local authority through the pre-application advice service. In conclusion, it is believed the proposal would make a positive contribution to the site through:

- Replacing an existing outworn dwelling which makes no positive contribution to the character of the Conservation Area
- Constructing a new dwelling demonstrating high quality design, carefully set within a secluded spot
- One-for-one replacement of an existing dwelling on broadly the same footprint which complies with the requirements of the conservation area appraisal document
- Whilst the design is of its time, the use of render is supported by the contextual analysis which demonstrates the historic use of this material in the conservation area

