
From: The Holtbeck Team
Sent: 26 April 2022 10:16
To: Lucy Gibson
Subject: Re: NYM/2022/0122 - Darncombe Farm, Langdale End

Hi Lucy,

We are glad that the Parish Council have had a chance to review, and that there aren't any significant concerns. We are happy to justify the size.

As you are aware we have already adjusted the scheme to bring it in line with what the Planning Department deems to be appropriate with regard to the local planning guidance on scale, form and materiality.

In terms of the justification of the size to the Parish Council. Please see our primary justifications below.

- we have reduced the canopy already at the Council's request, this is designed to reduce excessive sunlight entering the space on its southerly aspect, and forms part of the environmental design strategy for the scheme. Reducing the canopy further will impact the shading provided and affect the sustainability of the proposal.
- The living area created is in line with the existing room dimensions of the house and recommended room sizes. This has been designed to accommodate the clients, and their growing family (grandchildren on the way) and seeks to provide a space where the whole family can congregate for special occasions.
- We originally looked at a 2 story extension (which would have had a larger volume when designed with the SPD guidance in mind), but opted for a single story development as the clients (now retired) favoured the accessibility of the single-story approach. The single-story proposal was also deemed to be more subservient to the main dwelling.
- The extension width and depth are in line with the SPD guidance. The materiality and form have also been adjusted to bring the project into compliance with the approved design guidance.
- The extension is significantly smaller than the house, and the adjacent barn (of similar materiality and form), and its size has been driven by the requirements of the internal space and the requirement for solar shading.
- The extension is replacing an out-of-place, and poorly designed, uPVC extension. Whilst it is longer than the original (but still in line with the National Park SPD), its depth has been reduced when compared with the existing building. The overall massing and aesthetic has also been designed to be more closely suited to the original property, and bring the overall scheme into compliance with the Park's SPD guidance..

In conclusion, we believe that the extension has drawn its design and scale from the guidance set out by the National Park, as well as from the amenity requirements of the family. We hope the above justifies the current proposal.

Kind regards,

Charlie