

20 September 2012

Erik Kruzel,
EKA Arch Ltd,
13 Stanley Road
Criccieth
Gwynedd
LL52 0EH

Dear Erik,

Re: Bryn Refail, Mynytho, Pwllheli

The above scheme was the subject of a desk-top review by DCfW on 12th September 2012. Pre-review material was provided by the architect, EKA Arch Ltd, and comments were received from Gwynedd CC. The Design Review Panel commented as follows:

- More visual context should have been provided, eg on the built form within the village settlement and this proposal's impact on the landscape
- The proposed extension is not subservient to the existing cottage and the view from the south reads as two distinct dwellings. The stated design aim, of keeping the cottage as the dominant element, has not been satisfied.
- Any departure from policy would need to be justified by exceptional design quality, carefully articulated and beautifully detailed, and we do not think that this has been demonstrated here.
- We do not object to a distinctive contrast with the existing vernacular style, but this proposal does not respond sensitively to the original. It would be possible, for example, to support a contemporary design that made reference to but did not replicate or overwhelm the existing cottage.
- The number of bedrooms seems unrelated to the amount of living space provided. The latter would appear insufficient for four double bedrooms and one single.

- The existing front door would lead directly into one of the bedrooms, and would need to be well sealed and insulated.
- We suggest that reference is made to good examples of contemporary extensions to listed buildings in the countryside, for example the following case study from our website:
http://dcfw.org/casestudies/view/the_nook_oxwich/

I hope the above comments are useful. Please keep us informed of the progress of this project.

Regards,

Cindy Harris
Head of Design Review

Cc Eryl Williams,
Gwynedd CC