

**21.168**

**DESIGN STATEMENT**

**FOR**

**PROPOSED EXTENSIONS AND ALTERATIONS  
AT  
WOODFOLD PARK STUD  
MELLOR  
BB2 7QA**

**MAY 2022**

The proposal seeks to extend and alter the existing 5 bedroom property to a more generously proportioned 6 bedroom home.

The existing ground floor layout is organised along an east – west axis with a central corridor providing access to subdivided accommodation. This arrangement not only subdivides and compromises available living space, it also prevents light from permeating the central spaces of the home and slices through a more appropriate north-south axis of the plan which would otherwise focus the property front to back.

The proposal seeks to rectify these layout issues at ground floor by opening up the plan to permit a free-flowing family space of lounges, sitting rooms and kitchen areas, more in-tune with the current owners' preferred lifestyle. Small, contemporary conservatories are proposed to the rear sitting room and kitchen areas in the form of frameless glass boxes.

The western most garage is proposed to be converted into a gym and linked to the main property by a glazed link building. This forms an access point to a proposed leisure complex, ancillary to the house, and contained within the converted western stable. It is proposed that the western stable block be extended by approximately 1m to the west to permit inclusion of a swimming pool. The area immediately in front (garden side) of the stable is proposed to be infilled with an oak framed glazed link, with a grass roof contributing to biodiversity.

Providing symmetry both in plan and across the north and south elevations a further link is provided between the main house and the eastern stable block, which is also to be converted. Here, an entrance WC and shower will be provided from the principal family entrance from the garage, with an adjacent workshop to house family hobby and craft interests.

The principal use of the converted eastern stable is to provide additional living accommodation for visiting guests, providing a comfortable and fully facilitated living area, remote from the main house. It is envisaged that in future years, this space presents the opportunity for 'whole life living' for the family, within the property; maintaining sleeping areas at ground floor level and negating the need for vertical circulation in elderly years.

Like the western stable, an extension of 1m is proposed to make the internal spaces slightly more generous whilst an oak framed glazed link is provided, giving symmetry to the garden whilst promoting connection between the former

stable and the adjacent landscaping. Both eastern and western stables are provided with 'glass box corners' to permit views southwards down the valley.

At first floor, extensions are proposed over the east and west wings to form additional bedroom accommodation and access into the east and west glazed links from where further bedrooms are provided, extended over the retained garage (east) and proposed gym (west).

Visually, the extensions and elevational treatment aim to re-balance the existing elevations which are both asymmetrical and poorly proportioned. The additions of the first floor wind extensions assist in correcting the proportions of the principal elevations, as does the replacement of the windows to provide clear glazed sash windows, free of glazing bar fenestration.

The glazed link to the existing garage areas are proposed to be fully glazed, to retain clear views through the building. The introduction of timber cladding, alongside the glazing ties these extensions visually to the oak framed glazed additions to the gardens which provides a holistic and coherent appearance to new elements of the design.

The proportions of the garage 'wing' extensions are kept minimal, through a sleek, low profiled roof – maintaining a step in level of the roof to maintain the hierarchy of building mass in the elevation and clearly highlighting the additions as new, modern, subsidiaries to the principal building and maintaining separation of the existing stone mass of house and garages.