



**PROPOSED EXTENSIONS**  
**AT**  
**WADDINGTON NEW HALL**  
**DESIGN AND ACCESS STATEMENT**

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 6612

DS.1.00

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant, Mr and Mrs Nuttall, to support a householder and listed building application to provide a contemporary extension to Waddington New Hall. This report is to be read in conjunction with all planning drawings and supporting documentation.
- 1.2 Project Address:  
WADDINGTON NEW HALL  
EDISFORD ROAD  
WADDINGTON  
BB7 3HU
- 1.3 EXISTING  
Waddington New Hall is located on the west fringe of the village and is situated on the west side of Edisford Road which runs north to south between Belle Vue Lane to the north and the roads intersection with Twitter Lane to the south.



## EXISTING PHOTOGRAPHS

## PROPOSED DESIGN AT WADDINGTON NEW HALL

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## 2.0 PROPOSAL

### 2.1 DESIGN APPROACH

The location of the proposal is to the east boundary of the main house and sensitely abuts the earlier part of the existing building.

The extension expresses modern needs and has been designed in contemporary architectural language so as not to detract from the historical provenance of the listed building and avoids confusion as to its origins, whilst adding a new layer to the historical development of the building. The extension is a creation of its time and is relevant to current architectural styles and trends rather than being an imitation of the past.

The design has been sentively designed to be subservient and ensure a minimal impact on the existing building. It is set back 5m from the principle elevation, 700mm from the side elevation as well as set at a lower level into the ground to reduce visual impact and meet the existing kitchen floor level. The factors all combine to reduce the visual impact of the extension both on the existing property and from the conversation area. The transparaent nature of the design ensures the listed building elevations are fully visible from each view point.

Existing landscpaing will further ensure the intergration visual reduction which will provide private spaces for the applicants.

A more traditional rear porch is proposed to reflect the existing layout to provide an external entrance feature in natural materials.

### 2.2 LAYOUT AND USE

The extension will be accessed from existing kitchen where a 19th Century window will be replaced with a new doorway, externally there will be a new set of steps set within a sensitve landscaped courtyard.

### 2.3 APPEARANCE

Materiality is an important aspect to ensure the functionality and incorporation with the sensitive site parameters.

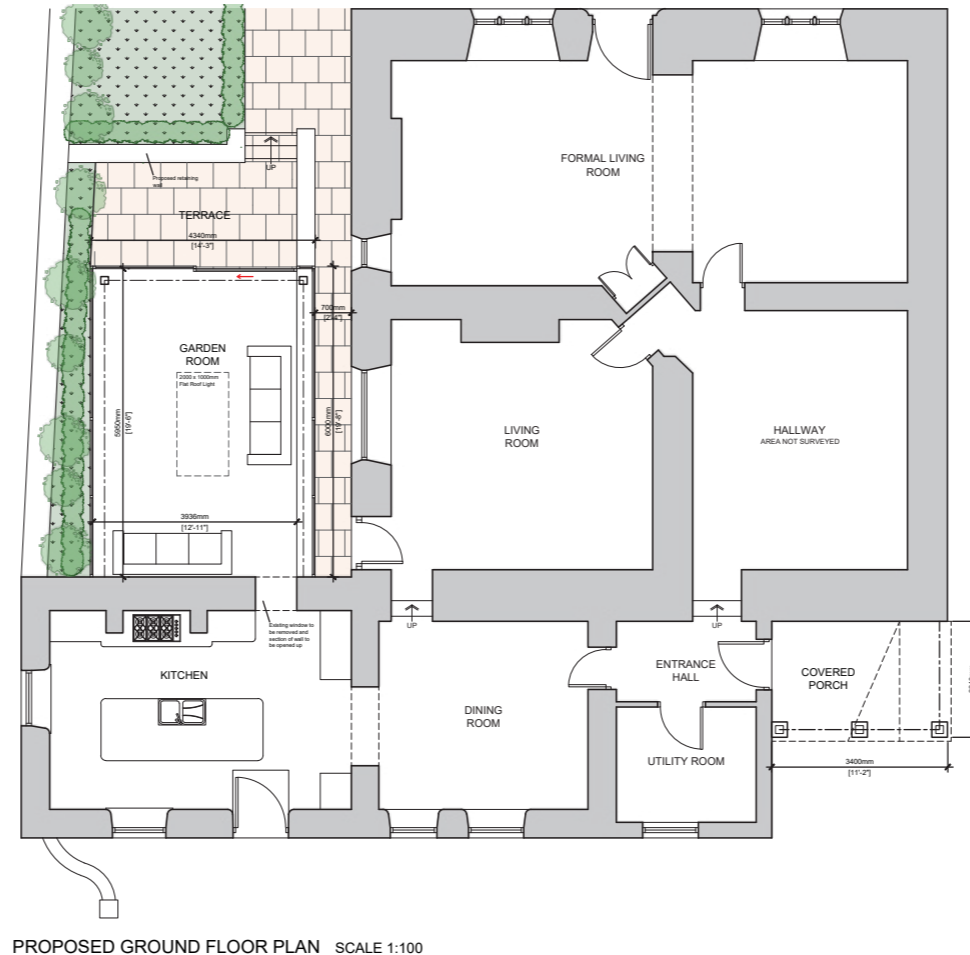
The proposed materials on the extension are:

- Grey Aluminium Windows and Doors
- Aluminium standing seam roof with slate roof to the rear porch.

All of the above materials have been chosen in order to maintain a contemporary aesthetic and appearance.

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Proposed visualisation from Edisford Road illustrating the sunken building position and landscaping of the proposal.

## 3.0 CONCLUSION

3.1 This report is to be read in conjunction with supporting information, which includes a detailed Heritage Report which outlines the minimal impact of the design proposals.

The scheme has been designed to sensitively to provide a contemporary extension which maintains the existing integrity and views of the building through the design and position.

The proposed extension has a very limited impact upon the aesthetic or character of the existing building as well as the conservation area.

This submission is enhanced through a detailed design and supplementary reports to ensure a complete and fully considered planning application.



