



Design and Access Statement

Proposed single storey rear extension and change of external material finishes at Elm Cross House, Broad Hinton, Swindon, SN4 9PF

Job: 2505

Date: 17th February 2026

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1.0 INTRODUCTION:

- 1.1 Elm Cross House is a two-storey detached house on an extensive plot adjacent to Magee Equine to the south of Broad Hinton, near Swindon.
- 1.2 The building is a two story detached dwelling, brick built and set under a pitched interlocking tile roof. The original building has been extended with a modest single storey side extension, brick built and all set under a flat roof.



1: Elm Cross House – NW elevation



2: Elm Cross House– NE elevation

- 1.3 There have been no applications for Planning Permission associated with the dwelling within the past 40 years.
- 1.4 The proposal is to extend the property with a single storey rear extension on the south-east elevation with associated internal alterations, and to improve the performance of the external walls with a proprietary render finish with horizontal board cladding on the first floor of the north elevation.

2.0 THE PROPOSAL AND LOCAL PLANNING POLICY CONSIDERATIONS:

2.1 THE SITE CONTEXT:

- 2.1.1 The site falls within the settlement of Broad Hinton and lies within the borders of the North Wessex Downs National Landscape area. The property is accessed by a minor road known as Cottage Lane which runs parallel to the A4361 from the junction at the Bell Inn and opposite Post Office Lane.
- 2.1.2 The building sits to the west of the stables and other buildings which constitute Magee Equine. The nearest adjacent dwellings, Anvil Cottage; White Horse Cottage and Stable Cottage, are all over 60m distant.
- 2.1.3 The space around the house is open to the south-east with extensive views across the Magee Equine training gallops to the North Wessex Downs.
- 2.1.4 The trees and shrubs lining Cottage Lane effectively screen Elm Cross House from the A3461 and views from the north and west; The buildings associated with Magee Equine and the leylandii hedge screen New Cross House from the east. The proposal site is only visible from the south across the Magee Equine gallops.
- 2.1.5 The property has an existing single storey side extension and a planning application for the extension was approved in 1989. There have been no further applications relating to the property since that time.

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2.2 SITE ANALYSIS: MATERIAL PLANNING CONSIDERATIONS:

- 2.2.1 The building lies in the North Wessex Downs National Landscape and it is understood that all new building works in this area are given special consideration and should be of a good design standard.
- 2.2.2 The existing built form is very conventional based on simple rectangular forms all set under gable ended duo-pitched roofs with the west end - living room - pulled forward and enlivened with a single storey bay window set symmetrically in the south facing gable. The fenestration pattern is georgian barred and conventional with the minor exception of the bay window on the south elevation.
- 2.2.3 The main building had been extended to the east (under PD rights - assumed) with a single storey side extension set under a flat roof.

- 2.2.4 The applicants wished to create a kitchen/dining/family room with direct access to the garden and to take advantage of the open views across the Magee Equine training gallops to the North Wessex Downs. They also wanted a simple porched entrance to be set in the north elevation and to improve the layout of the north end of the kitchen/utility spaces, which were underused and poorly laid out.
- 2.2.5 The proposed single storey rear extension has been designed to have subservient appearance and link directly with the side extension. Given its location it will be largely screened from north; west and east and visible only from the south across relatively long distances (see 2.1.4 above).
- 2.2.6 Where the rear extension abuts, and stands forward of the bay gable, this has been slightly offset so that the proposed extension does not adversely impact on the symmetry of the existing bay gable.
- 2.2.7 Roof lights are used to maintain natural light levels in the heart of the building, particularly the stairs and central ground floor circulation space.
- 2.2.8 The decision to use a flat roofed solution gives the visual appearance of the newer (side and rear) extensions wrapping around the original house which, other than the addition of a simple porch on the north elevation, remains as existing. A pitched roof solution was considered, but it had to be contrived to work around all first floor windows on the east and south elevations of the existing building to maintain both light and views, and quickly became unnecessarily complex so was discarded as an idea.
- 2.2.9 The use of flat roofs means that the first floor fenestration is not impacted by the extension with views and natural light levels retained. A pitch of 5 degrees is applied to the flat roof beyond the line of the three roof lights so that internally the space naturally opens up to the south and to the long views to the North Wessex Downs. It also serves, coupled with the tapered oversailing south edge, to give the overall finished form a dynamic which a more conventional flat roof solution would lack.
- 2.2.10 So the design principle is to create contrasting built forms and fenestration patterns, so that the new stands clear from the old, and a dynamic design form which serves both the client and, being entirely invisible from the public domain, will not impact adversely on the North Wessex Downs Landscape Area.
- 2.2.11 The existing external walls are in a poor condition with internal water damage occurring in a number of locations as evidenced in the following photos:



2.2.12 In order to deal with these insidious defects for the foreseeable future and to give the building an enhanced presence for Magee Equine the external walls of the existing building and the proposed extension will be rendered with a proprietary render system (K-rend or similar) to give a smooth finish in a cream/white colour, and the upper half of the north elevation will be clad in a horizontal board finish (Cedral Klik Ocean Blue) with a woodgrain finish.

2.2.13 The extension will create a discrete elegant addition to the existing dwelling. The upgrade in the external finishes will further serve to uplift the appearance of the building as well as managing the deteriorating brickwork. Given the discrete location of Elm Cross House in Broad Hinton we consider that the proposed extension and changes to the external finishes will improve the design quality of the building but otherwise will have no detrimental impact on North Wessex Downs National Landscape.

2.2.14 For the avoidance of doubt, note 2 on all the drawings submitted will be deleted and not form part of this application.

2.3 SITE ANALYSIS: AMENITY AND LANDSCAPING:

2.3.1 There is more than ample amenity afforded this property. The proposed extension will have no relevant impact on the amenity space available to the house.

2.3.2 The extension will have no impact on the existing boundaries and no changes to the existing boundaries are proposed as part of this application.

2.3.3 The proposed extension will have no impact on the existing parking provision, and no additional provision is proposed as part of this application.

2.3.4 No additional hard or soft landscaping is proposed as part of this application.

2.4 SITE ANALYSIS: ACCESS:

2.4.1 No changes to the existing access is proposed as part of this application.

2.4.2 There is no change proposed to the current provisions for the recycling and general waste bins and the existing storage and collection areas.

2.4.3 No additional bike storage is proposed.

2.5 SITE ANALYSIS: FLOOD RISK ASSESSMENT:

2.5.1 There are no flood risks associated with this proposal neither fluvial; surface water nor emerging ground water.

2.6 SITE ANALYSIS: IMPACT ON ADJOINING PROPERTIES:

2.6.1 Given the location and size of the proposed rear extension and its relationship to the neighbouring properties there are no issues in terms of overbearingness; overshadowing or overlooking which arise from the proposal.

2.7 SITE ANALYSIS: MATERIALS:

2.7.1 The materials proposed currently are:

Roof:	Single ply Membrane (EPDM - black
Roof windows:	Conservation style low profile Velux roof windows .
Rainwater goods:	Powder coated aluminium gutters and downpipes – black
External walls:	Proprietary render (K-Rend or similar) – white/cream finish. Proprietary horizontal boarding with woodgrain finish (Cedral Klik or similar) Ocean Blue/
Windows (proposed):	Powder coated aluminium sills and frames - white
Folding sliding doors:	Powder coated aluminium sills and frames - white

2.8 SITE ANALYSIS: BIODIVERSITY:

- 2.8.1 Given the current intensive domestic use of the site area and surrounding gardens it is very unlikely that the biodiversity of the site will be affected by the proposal in the short, medium or long term.

2.9 SITE ANALYSIS: TREE REPORT:

- 2.9.1 There are no substantial trees or shrubs with 20 metres of the proposed extension and it is considered that no trees/mature shrubs will be adversely impacted by the proposal.

3.0 CONCLUSIONS:

- 3.1 The applicant wishes to extend the existing property at Elm Cross House at Magee Equine in the village of Broad Hinton.
- 3.2 The building is located in the North Wessex Downs National Landscape area and the proposal does not impact adversely on the setting of the property within this national landscape area.
- 3.3 The remedial changes to the external finishes enhance the overall design appearance of the building in line with North Wessex Downs National Landscape area policy.
- 3.4 The proposal has no impact on nearby trees; local biodiversity nor protected wildlife. There are no flood risks.
- 3.5 The proposal retains ample amenity, there are no changes to the parking provision and there is absolutely no impact on the amenity of the immediate neighbours.
- 3.6 We consider that there are no other planning or National Landscape related issues that would militate against the proposal under consideration.
- 3.7 In the light of the above therefore, we trust that the Planning Authority will look favourably upon this proposal and that householder consent for the development will be granted in due course.

IFOR RHYS arb,
17th February 2026