

Design and Access Statement – 53 Redhills, Broad Town, SN4 7RD

1.0 Summary and Overview of Proposals

The application involves extension and alteration to an existing residential property at 53 Redhills, Broad Town, Swindon, SN4 7RD. The proposed works deliver a two-storey side extension to the existing property, providing a Kitchen / Family Room on the ground floor and two bedrooms on the first floor. Associated internal alterations within the existing property are kept to a minimum, but are proposed as required to facilitate the works. Associated external works include the provision of a patio area.

Additional works contained within the application proposals relate to the provision of a parking and turning area within the application site boundary and a new vehicular access onto the highway.

2.0 Description of Works

2.01 Existing Dwelling

The existing host dwelling is a two storey private residential dwelling, comprising 3 bedrooms. The ground floor comprises a sitting room and a small dining room (see comments below) and a small kitchen. Access to the kitchen is via the dining room. Off the kitchen is a utility / store area, but this is constructed of single skin masonry and is uninsulated. Upstairs there are 3 bedrooms and a modest family bathroom. The master bedroom is reasonably generous, but the second and third bedrooms are on the small side.

The property is occupied by the applicants and their three children; two boys and a girl. The younger son has special educational needs and as such needs his own bedroom and it is no longer appropriate for the older teenage son and daughter to share a bedroom. As such, the younger daughter has her bedroom in the downstairs dining room, the through route to the kitchen. The proposed extension provides additional accommodation such that each of the children can have their own bedroom and that there is a kitchen / dining space for the family to eat meals in.



Photo of front (principal) elevation. Proposed extension is to the gable to the right of the photo.



Photo of west gable; Proposed extension extends from this elevation.

2.02 Application Proposals – Form, Scale and Mass

The proposed extension is a two-storey extension to the (West) side of the property. The property sits on a generous plot and the extension to the side negates any impact on neighbouring properties as the proposed works are located away from the neighbouring properties. The proposed extension site narrower than the existing dwelling such that the ridge line is also reduces such that the extension is visually less dominant than the host dwelling. This ensures that the dwelling as proposed is architecturally legible, with a coherent massing and form.

2.03 Materials

The existing property is constructed of reconstituted stone facework with interlocking concrete tiles to the roof. Windows are uPVC casement windows in White, with reconstituted stone lintels and cills. The existing gutters are pre-cast concrete gutters with uPVC (Black) downpipes.

The proposed extension will use reconstituted stone and interlocking concrete roof tiles to match the existing. The windows will be uPVC casement windows in White, albeit with slightly different fenestration to the existing. The extension will accommodate typical timber fascias and uPVC gutters (Black) in lieu of the cast concrete gutters. Cast concrete gutters are not typically available / used in domestic construction anymore due to issues around maintenance and water tightness. The new patio door will be in PPC Aluminium (Dark Grey).

The proposed materials mean that the extension will generally match and compliment the existing, but with subtle differences to provide a sympathetic, modern design.

3.0 Access and Parking

There is no parking provided within the application site boundary at present, all parking is on the adjacent highway – Redhills.

The application includes the provision of a parking area for two cars, with associated turning area, within the application site boundary. The access to the parking area will be via a vehicular access directly off the highway.

The parking and turning area will be finished in gravel such that it is a porous surface. The access onto the highway will be fully consolidated in tarmac and actively drained. The access will feature drop kerbs and tactile paving and will be constructed in full accordance with all relevant Wiltshire Highways standards. The works will be subject to a Section 184 application should planning permission be granted.

The proposed parking arrangement will relieve existing parking pressures on the public highway.

4.0 Drainage

There is an existing public foul sewer running through the application boundary as indicated on the submitted drawings. (See drawings P-Site-02 and P-Site-03). The sewer is adopted by Wessex Water as per the asset plan appended to this statement.

The proposed extension clashes with the drainage run and the intention is that the drainage run will be diverted around the extension as indicated on the submitted drawings, assuming the depths are not sufficient to build over the existing drain.

A Diversion (or Build Over) Agreement will be sought from Wessex Water should permission be granted.

New foul connections serving the proposed extension will be made onto the existing runs as indicated on the above referenced drawings.

There is no mains storm drainage on site, or indeed to the wider area. All storm water drainage is via soakaways on site and the additional drained roof area will be discharged to a soakaway within the application site boundary.

5.0 Landscaping and External Works

There are no significant landscape features on site that are affected by the proposed works. The existing tree (identified on the submitted site plans) is outside the site boundary and is not within fall distance of the proposed extension and as such is not affected by the proposed works.

The proposed works area is currently laid to a mixture of grass and hard landscaping pathways.

External works associated with the proposed are limited to the creation of the driveway and parking area described above and the small patio to the rear of the proposed extension. All retained soft landscaping outside of the works areas will be reinstated and made good.

6.0 Ecology and Bio-Diversity Net Gain

A Preliminary Ecological Appraisal (PEA) had been undertaken and is submitted with this application. The PEA identifies there is no requirement for additional survey work, but does make some recommendations for modest enhancements by way of the introduction of bird boxes to the proposed extension. These will be incorporated into the development.

As the works are for a 'Householder Application', Bio-Diversity Net Gain requirements do not apply to this application.

7.0 Flood Risk

The application site sits within a 'Zone 1' Flood Risk area and therefore no further action is required. A copy of the Flood Map is appended to this statement.

8.0 Sustainability

The proposed extension will feature highly insulated structures that achieve U-values that are lower than maximum standards permitted under Building Regulations. The works will also include replacement of the existing boiler with a more energy efficient, modern boiler and as such the proposals will enhance the energy efficiency of the existing property.

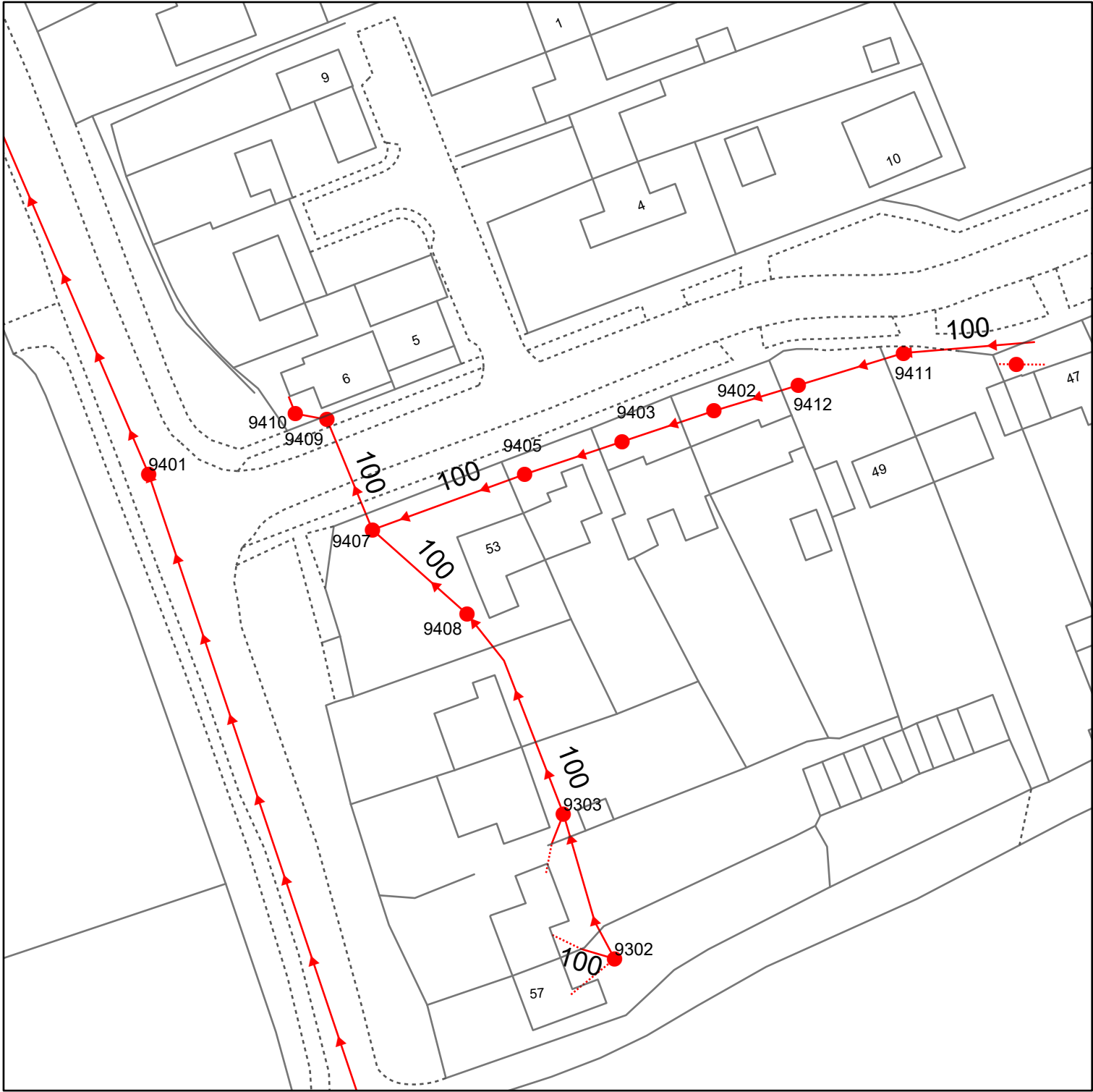
9.0 Summary and Conclusion

The application proposals provide much needed additional accommodation for the applicants and their family. The proposals are sensitive to the form, scale and massing of the existing property and have been developed to negate any impact on neighbouring properties. The proposed dwelling sits comfortably within the existing plot, does not constitute over development and has no negative impact on the immediate, or wider, surroundings.

The proposed parking area will also ease pressure on the existing highway (Redhills) and have no detrimental impact on the highway.

Overall the application proposals reflect well considered development that is in accordance with relevant planning policies.

Wessex Water Network Map



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WATER MAINS	SEWERS	STRATEGIC PUBLIC	PRIVATE	SECTION 104	OTHER WESSEX PIPES	NON-WESSEX / UNKNOWN
- Distribution - Washout - Raw Water - Abandoned - Private	- Foul - Surface - Combined - Abandoned	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).	Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow).	- Rising Mains - Standby Rising Mains - EDM Effluent Disposal - Overflow - Syphon	- Private Rising Mains - Culverted Watercourse - Highway Drain - Use Unknown - Status Unknown
FITTINGS - Hydrant - Other	STRUCTURES - Manhole - Foul - Manhole - Surface - Manhole - Combined - Inlet - Outfall - Lamphole - Bifurcation - Foul - Bifurcation - Surface - Bifurcation - Combined - Combined Sewage Overflow	- Pumping Station - Surface - Pumping Stn - Foul/Combined - Gully - Vent Column - Rodding Eye - Catchpit - Flushing Chamber - Soakaway - Non Return Valve - Air Valve - Hatch Box - Washout				
OTHER STRUCTURES - Attenuation Tank - Storage Tank - Chamber - Tunnel - Interceptor						

Information in this map is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, tel: 01225 526333 or e-mail: developer.enquiries@wessexwater.co.uk to discuss your proposals. Details of assets within Wessex Water's land ownership are unavailable through this service.

Date: 04/05/2026
Centre: 408958E, 178410N
Scale: 1:625
(when printed at A4 size)

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
408964/178427

Created
4 May 2026 14:06

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Flood map for planning

Your reference

Unspecified

Location (easting/northing)
408964/178427

Scale
1:2,500

Created
4 May 2026 14:06

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m