

Amendment A - Design and Access Statement
for
proposed building work at
Green Acres, Charlton, Shaftesbury, Dorset SP7 0EN

Version:		
Amendment A	24/3/2026	• Change of form from 'Barn' type property to conventional 1.5 story dwelling with dormer windows. • Additional information about construction style and materials. • Additional information on consideration to privacy and street view



Background

Green Acres is a detached dormer bungalow situated towards the edge of the small village of Charlton. The property was built in 1964 and remained in the same family until 2024, very little improvement or renovation was made to the property over that period. The property currently comprises 2 bedrooms on the ground floor, along with a bathroom, kitchen and living room with a rear dining area in a flat roofed rear construction, upstairs there is an open plan en-suite bedroom. It is situated centrally in a fair size plot surrounded by mature gardens containing shrubbery and small fruit trees and has a driveway which can accommodate 3-4 cars. The property is cavity wall constructed with a textured render, and with a roof of cement tiles. Where there are flat roofs (dormer and rear construction), these are sealed with a Bitumen felt. Investigations of the property have demonstrated that the current electrical installations may be unsafe, that the plumbing is inadequate and there may be extensive asbestos in the form of textured ceilings and wallpaper, as well as floor tiles. The property is located in a rural village on the Wiltshire/Dorset Boarder which comprises a range of mixed style detached and semi detached properties, some are full height 2 story buildings, many have roof rooms with dormers, and many of which have been extended. It is located in the Cranborne Chase and West Wiltshire Downs National Landscape (formerly Area of

Outstanding Natural Beauty). The majority of properties in the village are primarily of sandstone construction and adjacent properties to Green Acres have been rendered.

Proposal

Due to changes in family circumstances, we wish to modernise and extend the property to enable and create the accommodation and facilities for multigenerational living for 3 generations of our family who have lived in (and around) the area for over 40 years. This will involve extending the roof area to provide an additional bedroom, bathroom and living space.

In summary, the work we intend to carry out are to:

- Partially reconfigure the downstairs floor area to provide more accessible bedrooms and provide open plan living accommodation
- Remove the existing roof structure and replace with half story dormer extension with the roof apex height no higher than the existing roof. This will provide room for an additional bedroom, bathroom and a living area
- The upper floor and roof will be constructed using Structurally Insulated Panels (SIPs) which will enable expedited construction times, have enhanced insulation and will be clad stone coloured render to blend in with properties within the village.
- The roof will be M Shaped to maintain the height of the property this also reduces the perception of building Mass from the gable ends
- Enhance existing ground floor walls by removing existing degraded foam cavity insulation and filling with thermal bead allowing improved thermal transmittance and reducing the risk of penetrating damp, existing render will also be removed and replaced with stone coloured render
- Replacing existing double glazing with argon-filled, low e coated double glazed units with trickle vents to improve internal ventilation and air quality
- Remove any identified asbestos ceilings with standard plasterboard
- Move the existing staircase from the centre of the property to the living room
- Add a skewed dormer on top of the existing flat roofed dining area to provide views over farmland with picture window and Juliet balcony
- The footprint of the property will remain unchanged.
- The existing oil central heating will be replaced by an Air Source Heat Pump
- Solar Photovoltaic panels and a storage battery will be installed to provide additional energy to the property.
- The total floor area of the property is only increased on the first floor and this increases the total property floor area by 28%

Design Principles

The existing property is dated, unattractive and not in keeping with surrounding traditional build properties. The prominence of the building on a corner plot and elevated approximately 1m above the road needs a better building rather than an apologetic response. Given the existing build, we are unable to mimic surrounding properties, however we have drawn from features within the village accommodation in the design of this extension. At the heart of the external design is the wish to respect the aspect of the village and minimise impact on neighbouring properties.

FORM

We have considered the original building and taken inspiration from other properties in the village through the design process:

- We will maintain the ground floor structure, with improvements to external windows and doors throughout to improve access and ventilation in the property. All windows will be kept in the same position, and 2 windows will be turned into doors for easier access.
- The design does not extend beyond the existing footprint of the property which sits centrally in a mature garden.
- The property will continue to be in a dormer style, respecting the original building, but also reflecting other buildings within the village which have in-plane dormer construction, the dormers will have pitched roofs to replace the existing flat roof dormer windows.



Figure 1 - Examples of Gable Windows in Charlton

- The walls of the house will be raised to 1.5 stories (currently 1 story) emulating the other dormer properties in the village (see above) and will be rendered with a stone coloured render finish to reflect the sandstone build of other houses in the village and the rendered elevations of the two immediate neighbouring properties.



Figure 2 – Rendered immediate neighbours (images from Rightmove)

- We have proposed a rear 'skewed' dormer extension facing West to provide views over surrounding countryside and oriented so that there are no views over neighbouring properties.
- The proposed first floor will have an M shaped roof to ensure that the current roof height is maintained and to reduce the overall perceived mass of the property, and to ensure that it does not exceed the roof height of the property to the South West. The proposed M shape will ensure that the external roof plane is pitched to approximately 45° matching other buildings in the village. If there is further concern regarding overlooking, metal slatted screening can be attached to the relevant parts of the perimeter of the flat roof to a height of 1.8m

- The property is already higher than the neighbouring property to the North, however it is offset, and approximately 15-20 meters in distance from that property. There are other existing properties in the village in prominent positions and significantly larger than Green Acres (existing or proposed) that are raised up from the road.



Figure 3 – Example of building in prominent raised position in centre of village

- In order to maximise internal space we propose to remove the hipped aspect to the roof and install vertical gable walls to each end of the property which is in keeping with the other gabled properties in the village including the immediate neighbour to the South West.



Figure 4 - Examples vertical gable walls within Charlton

- The property is being extended to provide accommodation for an elderly relative, and one of the downstairs bedrooms is to be reconfigured in order to provide more accessible sleeping accommodation, all other living space will be shared within the property.

- Given the points above, we have considered the characteristics of the surrounding architecture, materials, scale and changes in levels and believe that the modifications proposed to Green Acres will not make a significant impact on the street scene as the property is not going to be any higher than it currently is, the footprint of the building is not increasing and using the M shaped roof, the perceived mass of the building will be lessened.



Figure 5 – Artists Impressions of proposed development overlaid on existing street scene (not to scale) Top two pictures from East, and bottom from North East

- Significant efforts have been made to ensure that this design does not overly affect or overlook neighbouring properties. Since the last design, and on discussion with a neighbour, there are now no windows on the South West elevation. The Living room Window, which originally faced North East has now been skewed so that it does not overlook neighbouring properties or gardens and the full size balcony has been reduced to a Juliet balcony in front of the west facing window See Detail below. There are 2 windows from the non habitable hallway and bathroom which will be obscured glass and bottom opening so that there will be no view to either the neighbouring North East houses or gardens.

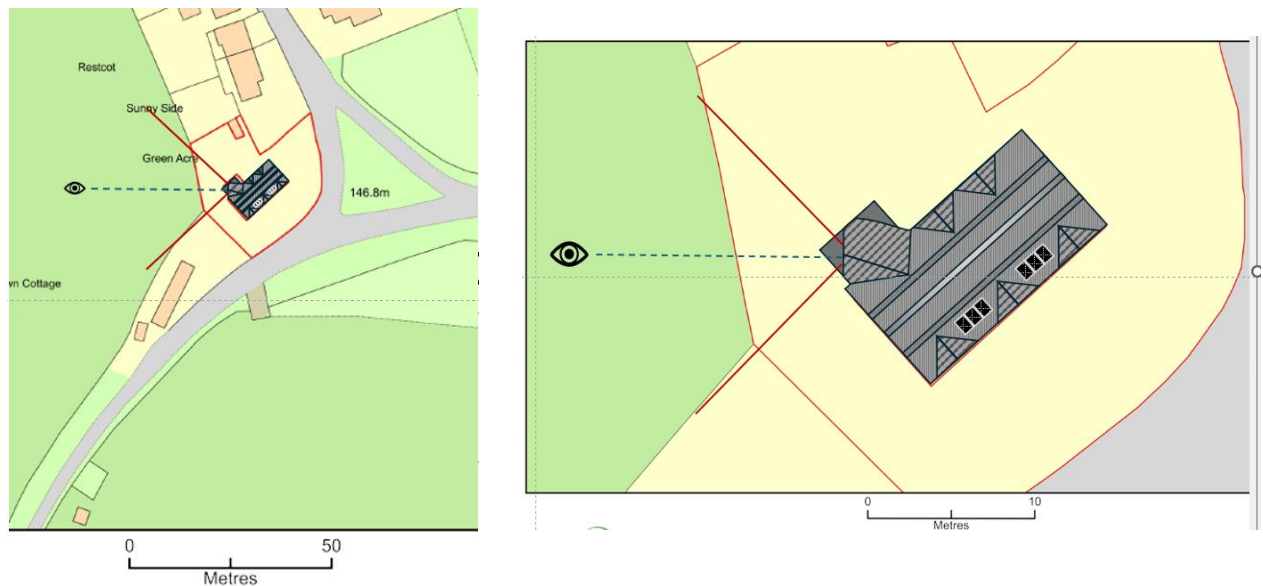


Figure 6 - Details of positioning of window so as not to overlook neighbouring properties

WINDOWS

- The existing windows are UPVC double glazed with top opening panels.
- Windows on the ground floor will remain in their existing positions with one converted to a glass door on the South East elevation to allow for improved and level access, and the South West Kitchen - Diner window converted to French doors, and the dining area windows being converted into bifold doors to allow improved access to the rear garden.
- On the first floor there will be no windows on the South West face to provide privacy to the immediate neighbouring property.
- The dormer windows at the front of the property will be centred over the downstairs windows.
- The picture window facing the West has been positioned so as not to overlook the neighbouring properties and will have a Juliet balcony to enhance views over local farmland. This extension and window will not be visible from the road
- Windows to the non-habitable rear rooms will be obscured and bottom opening to ensure that neighbouring properties are not overlooked
- The bathroom window to the North East will be aligned with the front door and the Bedroom window will be centred over the ground floor window.
- The majority of the windows (except those stated above) will be casement windows opening out and will either be UPVC or Aluminium powder coated frames.
- The dormer structures will be in line with the lower walls and rendered, the sloping roof area of these dormers will be the same slate as the main roof and have metal lined gullies for rainwater drainage

DETAILS

The property currently has a white textured cement render which is not in keeping with any other roadside buildings in the village. The existing render will be removed and all vertical elevations will be rendered with a stone coloured render to emulate the vernacular of the village and blend in more sympathetically with neighbouring properties. Windows on the ground floor will remain in their existing positions with the aforementioned modifications to glazed doors. Upper windows will align with those on the ground floor and where they face neighbouring properties will be obscured glass and bottom opening so as not to overlook these properties

Energy efficiency is essential in this build. We intend to improve the existing ground floor walls by removing the existing expanding foam insulation, which is already degraded, and replacing it with thermal bead insulation which should improve the thermal envelope of this part of the building to a U Value of 0.3 W/m²K. The structural insulated panels to be used in the upper floor walls and roof are intended to have a U value of less than 0.15 W/m²K. The new windows and glazed doors will have a U value of 0.16 W/m²K or less. The property will be heated by an Air Source Heat pump in place of the existing Oil Boiler and Solar Photovoltaic Panels will be installed along with a battery system which will reduce energy consumption considerably. The size of the Photovoltaic array has yet to be determined, but will likely be on the South East elevation of the property.

Water efficiency is important and flow restrictive taps and showerheads will be used to keep water usage down to below 125l per person per day. Water butts will be attached to all drainage downpipes and provisions will be made for a future installation of rainwater harvesting for internal property use, although this will not be part of this planning process.

Biodiversity is also key in developing and enhancing the property. The existing shrubbery and small fruit trees will remain and be maintained, and shrubs will be planted to the full perimeter of the roadside to screen the house and garden from the road. The banks abutting the road will be planted with wildflowers, and wild bird-housing and bird feeding structures will be established. If required, bat boxes, hedgehog housing and insect friendly structures can be installed.

Accessibility

The access to the road and parking capacity of 3-4 cars on the property will remain the same (please see parking plans).

As the property is being converted to enable multigenerational living, it has been key to provide accessible ground floor living and sleeping accommodation, and the width of the moved staircase will allow for a potential stair-lift to be installed. All new electrical sockets and switches will be installed to current building regulations.

Level access to the property will be installed as required after development of the property as disabled access is not currently required. It is however being considered and designed

Conclusion

The development to Green Acres will enhance the aspect, the accessibility, the energy efficiency and the modernity of the building and enable multigenerational accommodation. We believe that the plans, although increasing the floor area of the building will make the existing building into a dwelling more in keeping with the village by emulating the local building styles, structures and finishes.