

**DESIGN STATEMENT – HOUSE EXTENSIONS TO THE SMIDDY, AUCHNARROW, BALLINDALLOCH,  
AB37 9JQ**

Date 11<sup>th</sup> June 2021

Clients – Mr and Mrs Paul Draycott



View of existing house from North

## EXISTING PROPERTY

The existing property comprises a small single storey stone cottage with slate roof. The downstairs comprises separate living room/dining room, kitchen, single bedroom, utility with shower room off. The attic space has been developed and includes 2 further bedrooms (one single) and a bathroom which has a flat roof extension orientated to the rear of the property. Clearly some sort of redevelopment of the original building has been carried out, but the character of the original building appears to have been largely retained. There is evidence of the heads of both gable ends having been replaced, but it is not possible to tell what the original detail would have been. I imagine it was an upstand in sandstone which has required replacement due to weathering

## LOCATION

The Smiddy is in an extremely remote location, set down in a natural dip, with an area of planted forest behind to the South and open fields sitting largely above the property to the West. It lies towards the end of a dead end road with the nearest property being over 300m away. The property is therefore mostly unseen except by the occupants and the few properties that lie beyond who would be driving past in a vehicle. The setting means that the property is only visible from the road when approached from the north.

## BRIEF

My clients have recently purchased the property, which was previously used a holiday home. Their family comprises a husband and wife, their son and an elderly relative who is living with them and requires some degree of care. The existing accommodation is inadequate and needs altered and extended to provide something more appropriate for modern living.

The existing issues are as follows

- 01) The downstairs bedroom is extremely small and not suitable for an elderly person to access and move around – it is however, the only option currently available
- 02) The kitchen is small with no dining area
- 03) The upstairs space is extremely limited due to the low ceilings and barely adequate as bedroom space

## THE PROPOSAL

In order to resolve the above it is proposed to do the following:

- a) Erect a single storey extension perpendicular to the main building to form a new open plan kitchen/dining room
- b) Extend beyond the existing east gable to provide a decent size downstairs bedroom and create a more spacious bedroom space over by dropping the ceiling level below
- c) Open up the existing downstairs bedroom to provide access through to the new 1.5 storey extension and form a decent size family shower room and store (currently the only storage is a tiny space below the stair)
- d) Form a utility room and back entrance in place of the existing kitchen
- e) Add a velux cabrio balcony window to the small upstairs bedroom to facilitate creation of a larger space when the window is open
- f) Convert existing upstairs double bedroom to ensuite and dressing area

The form of both extensions mimics the existing building by retaining the continuity of roof pitch, and line of gutter. In addition, there is little alteration required of the existing structure, other than a door opening in the Eastern gable to access the proposed extension, therefore leaving the original

building virtually entirely intact. Furthermore, the majority of the original building is still clearly visible and the addition of painted vertically boarded timber cladding is very much in keeping with the local rural vernacular.

The proposed extensions will integrate in very well with the existing building both in terms of their appearance and by nature of their location. The 1.5 storey extension is screened behind by a forest of trees which sit well above the height of the main house, and the fact that the land rises steeply behind the proposed single storey extension to a field sitting some 1.5m above the floor level of the house, further reduces the relative impact of the extension.

## **POLICIES**

This development comes under the jurisdiction of the Cairngorms National Park. The primary policies that are applicable here are

### **Policy 1: NEW HOUSING DEVELOPMENT**

#### **1.7 Alterations to existing houses**

Proposals will be supported where:

- a) the appearance and character of the dwelling and the surrounding area is protected or enhanced; and
- b) appropriate and proportionate provision of private garden is maintained; and
- c) adequate off street parking and vehicular access to the property is maintained

### **Policy 3: Design and Placemaking**

#### **3.6 Alterations to existing building stock**

Alterations to existing building stock will be considered favourably where they:

- a) respect the design, massing, proportions and general visual appearance of the building and area; and
- b) maintain an appropriate level of private ground, including space for off-street parking

## **CONCLUSION**

I would note that existing parking on site is entirely unaffected by the proposal and there is still plenty of garden ground available. The proposal is therefore fully in accordance with the above policies.