

**Design Statement**

**Alterations to  
Dollarbeg Lodge, Dollar, for  
Mr and Mrs Ritchie**

**April 2022.**

**STARAN**  
ARCHITECTS

### Property Details

The existing residential dwelling is B-listed but is not located within any Conservation Area. The existing property is made up of two distinct parts, the original stone lodge house and a more recent extension (2001).

The property sits within a generous plot with high boundary stone walls to the east and south east, along with established trees, providing privacy from the road. Woodland screening is present on all remaining boundaries.

### Brief

The clients were keen to create better living spaces for them and their family. At present, the kitchen and living room sit within the existing lodge which has a relatively small footprint. The accommodation within the existing extension is split into four rooms (2no. Bedrooms, a utility & bathroom) and has a large central stair and hallway which is mostly unusable space. Upstairs, the open-plan room is split by the central stair and has limited head height, despite the apex height of the structure.

The proposed extension will provide more contemporary living and family space for the clients. Connection to the large garden is improved whilst better quality accommodation will be provided. This will allow the property as a whole, to function better as a family home.



Image of site location



1



2



3

### Context

1 – Image showing existing property from the north on Devon Rd

2 – View of property from the private road to the north-west

3 – View of property from Devon Rd & B9140 junction.

These images were taken in late January 2022. This is when the existing tree and 'green' screening would be at it's most minimal. As can be seen, despite the winter season, the property is almost entirely screened by the existing landscaping.

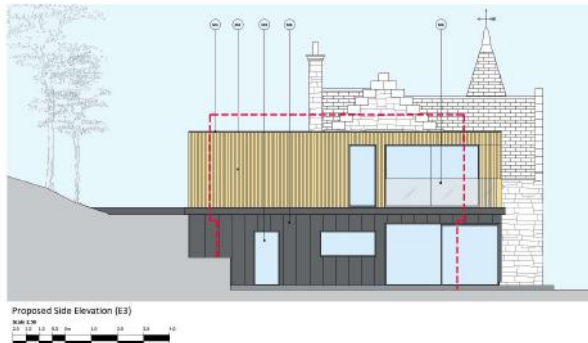
The most visible part of the building is the original stone lodge house.

## Existing Extension



The existing extension has a relatively Traditional form and mimics elements of The existing property. The materials are of Relatively low quality with render which does not relate to, or compliment the Traditional stone of the existing Lodge house.

## Proposed Replacement Extension



### Key planning points for proposed replacement extension:

- There are no overlooking or overshadowing issues due to the rural location and site size.
- The views of the proposal from the public realm are extremely limited due to the existing boundary walls and 'green' screening.
- There is no pavement on the roads around the property so the only public views will be from vehicles.
- The design and materials are of a high quality and will compliment and enhance the existing lodge house.
- Proposed materials include timber at first floor level, glass and standing seam metal on the ground floor.
- The contemporary design creates a contrast with the existing lodge house and allows the existing building to be read more clearly.
- The massing of the proposed extension sits comfortably to the existing property and remains subservient to the lodge.
- The height of the proposed extension sits lower than the existing extension.

We believe the proposed extension will enhance the character of the existing lodge house and will create a family home suitable for modern living, whilst also providing better quality, more energy efficient accommodation.