


HARVIESTOUN ESTATE

PROPOSED DOLLAR GOLF CLUBHOUSE REPURPOSING & ASSOCIATED GLAMPING ACTIVITIES

INTRODUCTION.

This document outlines our proposal for enhancing select areas on the northern edge of Dollar, part of Harviestoun Estate, which until recently hosted Dollar Golf Club.

Though Dollar Golf Club closed in December 2019, Harviestoun Estate has kept the western nine holes of the 18-hole course open, and it is now called the Dollar Golf Course - <https://www.dollargolfcourse.com/>.

Harviestoun Estate, as the owner of the buildings and land, seeks to preserve and improve the area to extend the life of these assets while also enhancing amenities available to locals and visitors at the foot of Dollar Glen.

The former clubhouse, a three-story structure, was previously occupied by the golf club on the lower two floors, while the top floor remains a private apartment with a long-term tenant. Currently, the clubhouse's lower floors are vacant, presenting an opportunity for a light touch refurbishment to allow fresh uses. The building sits at a significant location within Dollar, at the convergence of Dollar Town and Dollar Glen, with a striking view of Castle Campbell in the background. Given the economic context of a town like Dollar, it is crucial for any proposals to be viable, sustainable, and sensitive to the area. Therefore, planned physical changes to the clubhouse aim to achieve vibrant, flexible use with minimal visual impact on the town setting.

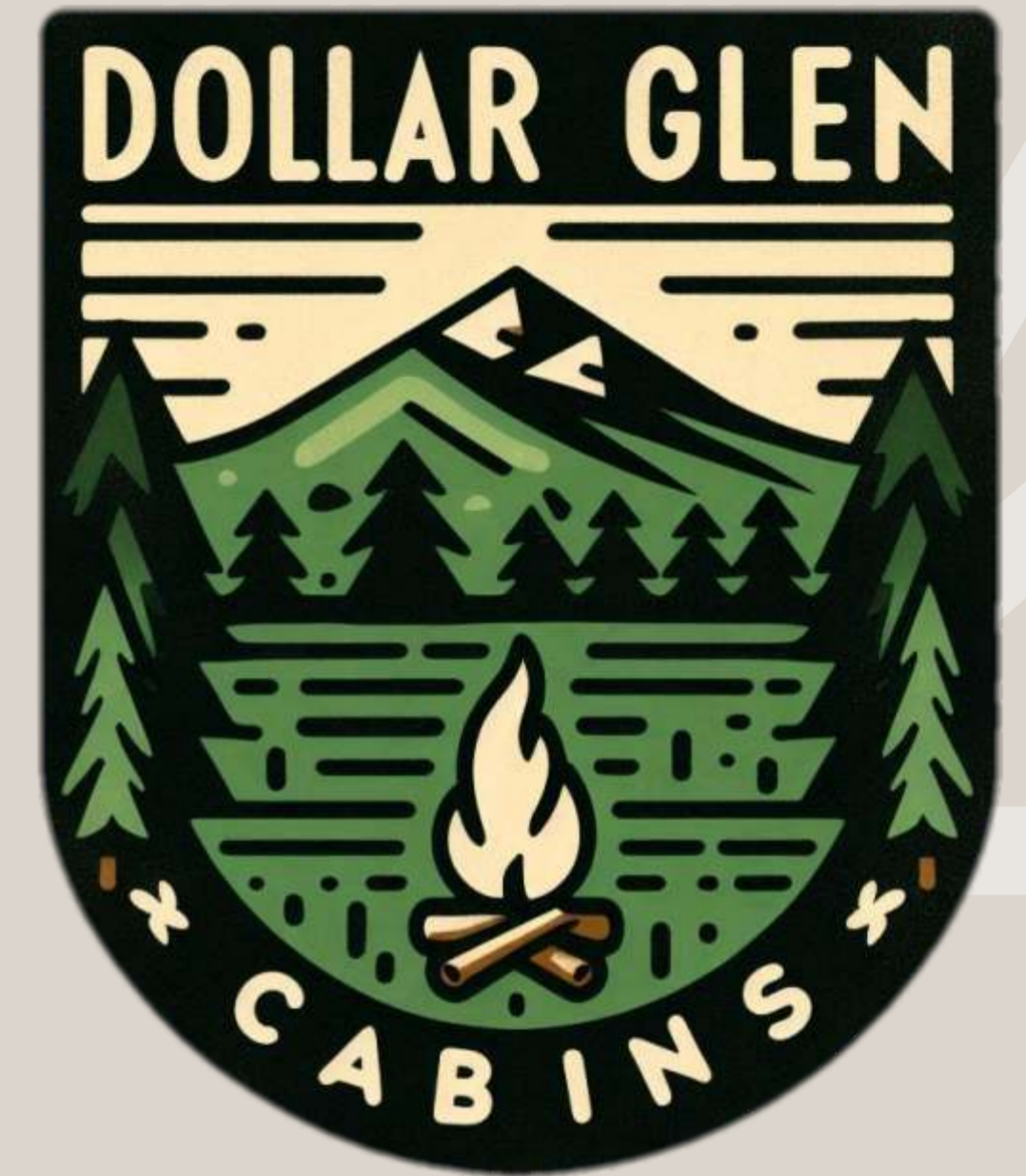
The envisioned uses for the clubhouse include a café, a flexible space for an evening pop-up restaurant, an organic deli/shop, studio space, and a small business / co-working unit. Alongside the clubhouse renovation, we propose placing small, bothy-style cabins within the former golf course area to the north, complemented by tree planting and rewilding efforts to increase habitat diversity and biodiversity net gain. These cabins, designed for short-stay 'glamping,' will offer a tranquil, low density hillside experience with easy access to the town center and the revitalised clubhouse facilities.

Additionally, the greenkeeper's hut, located on the hillside northwest of the clubhouse, will be converted into self-contained holiday let accommodation, and the former visitor's changing room will serve as a reception area for both the cabins and the remaining nine-hole golf course. This facility will support the continued use of the golf course and provide a welcoming entry point for visitors.

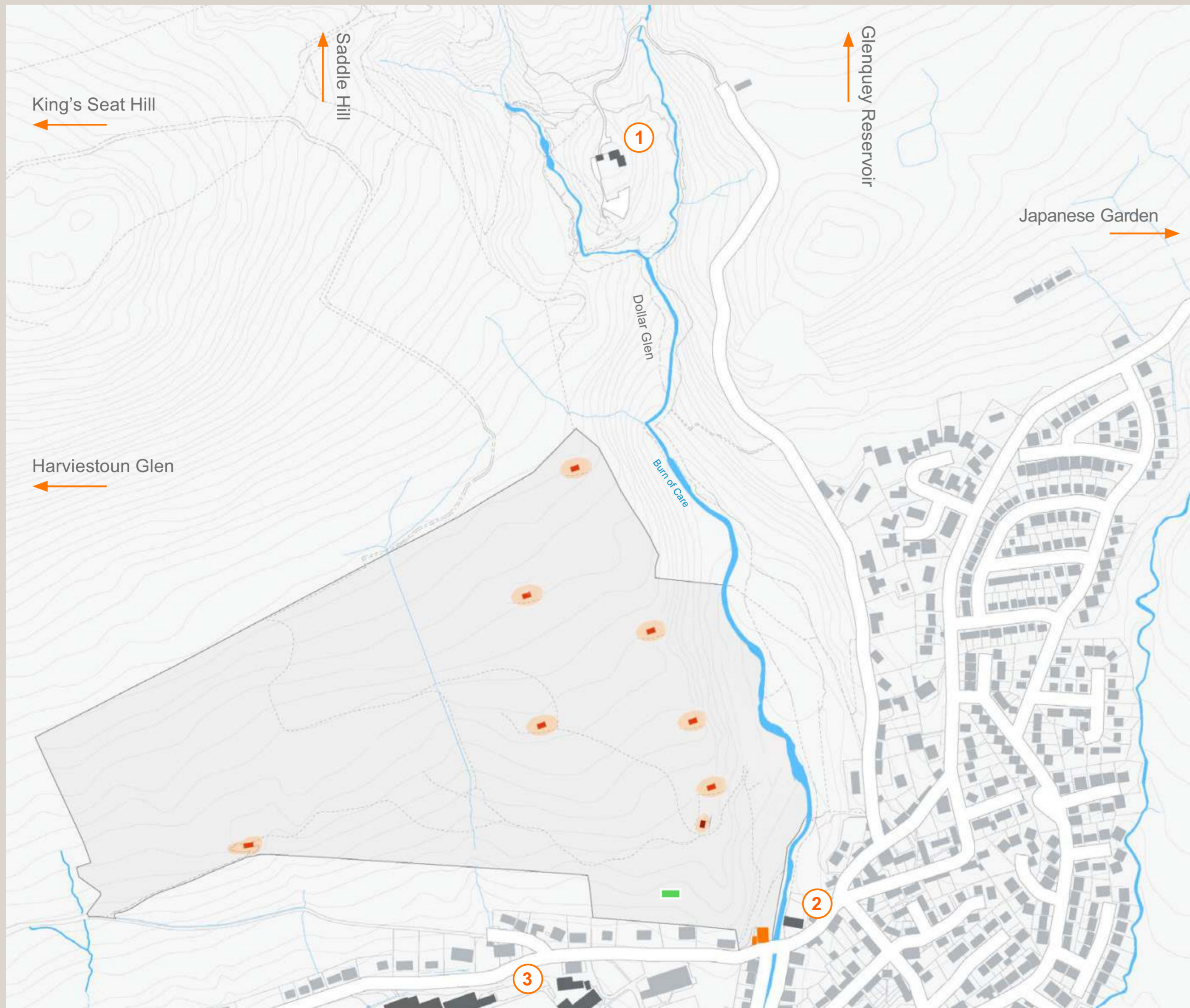
With environmental, social and economic sustainability the main focus of the project the opportunity also presents itself to incorporate a solar panel installation to provide enough renewable power for the new facilities and more, aiming for a zero carbon model.

The different elements of this project are intended to work in harmony, enhancing the appeal of Dollar as a destination and bringing various benefits to the community. The new facilities will attract visitors likely to engage with local businesses and extend their stay, while also offering much-needed refreshment and rest room amenities for those who have walked through Dollar Glen and visited Castle Campbell. Local residents will have access to café, dining, studio, and business spaces, further connecting the village with the new facilities. Enhancements to the existing clubhouse car park will include removing overgrown cypress trees to improve visibility and natural light, as well as adding electric vehicle charging points, visitor parking, accessible spaces and low key lighting for improved security.

Our overarching aim is to create a vibrant micro-tourism destination focused on sustainability, ecology, and rewilding, with benefits that flow back to the community through enhanced facilities, job creation, and support for other local businesses.



OUTLINE MASTERPLAN.



WIDER SITE CONTEXT

- Water features
- Footpaths
- Former golf Clubhouse: cafe/restaurant/small business use } P3-5
- Cabins
 - Golf Course Cabins / Bothies } P6-13
 - Communal / Educational Shelter
- (Former) Dollar Golf Course
- Solar Installation
- Notable buildings
 - ① Castle Campbell
 - ② Dollar Museum
 - ③ Dollar Academy

DOLLAR GOLF CLUBHOUSE.

Proposed Interior Changes

A multi-functional space for the community and more...

Dollar golf clubhouse has sat redundant now for over 2 1/2 years. While the 2nd floor of the building still offers a long term residential let the lower floors, which once supported golf club activities are no longer used and as such present the opportunity to be sympathetically repurposed to offer space for local businesses and the community to benefit from.

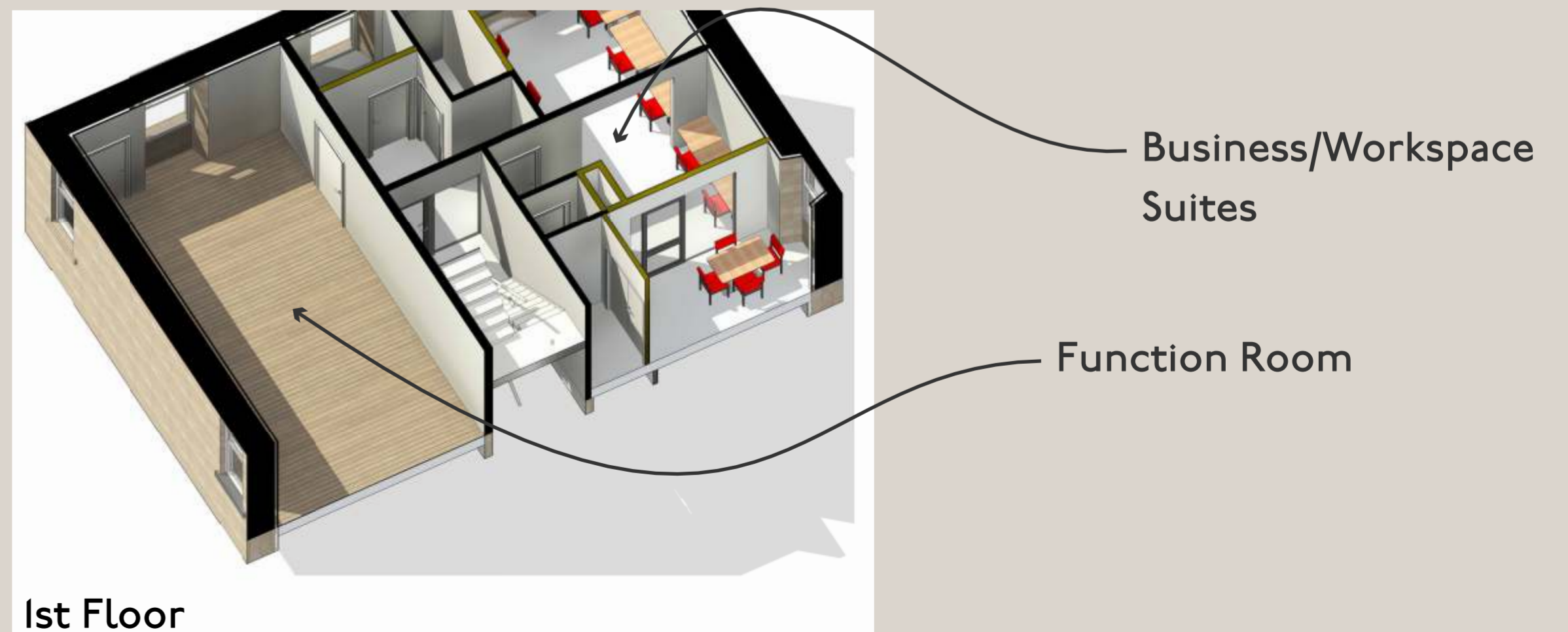
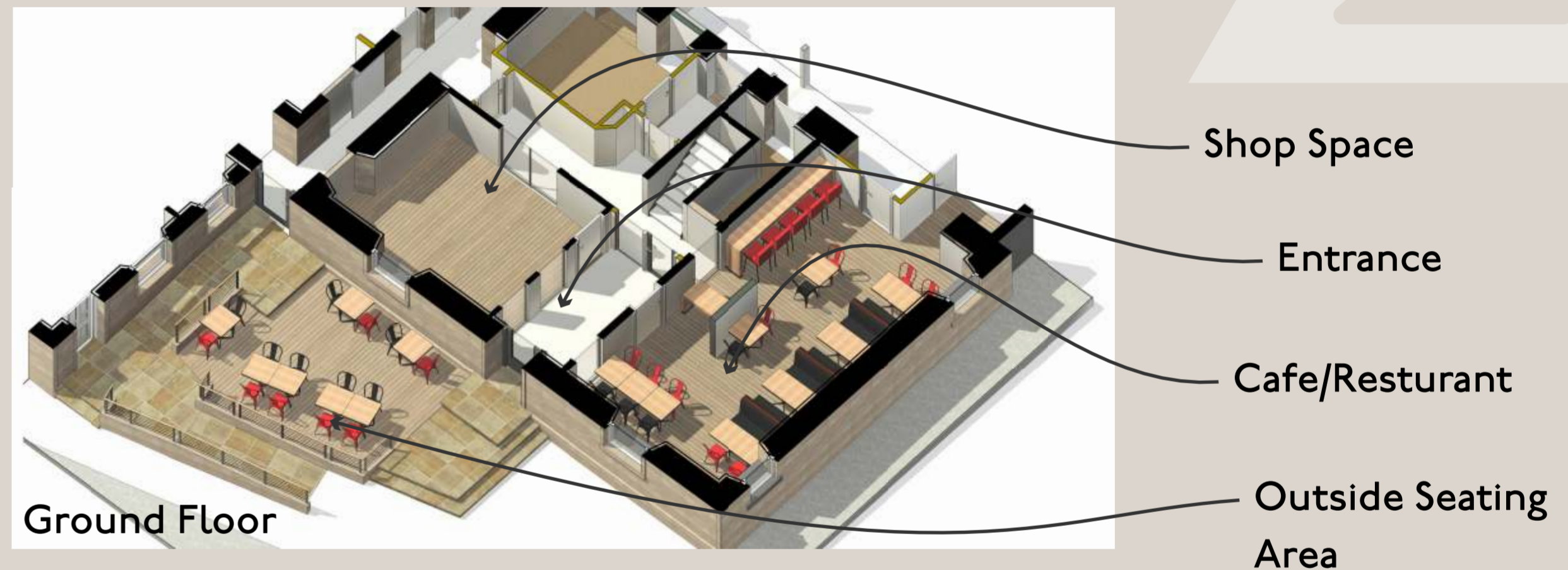
On the ground floor we propose space for the inclusion of a cafe/resturant and an organic produce shop making use of the existing kitchen provision, bar and dining space which once served the club. Improved access, toilet facilities and welcoming entrance will all be included in the refurbishment.

To the west of the main entrance to the building sits a smaller single story building which was once the visitors changing room which we propose to return to use as a combined reception for the remaining 9 hole course and the proposed hillside cabin/bothy business. Where each business may not independently support the inclusion of a staffed reception due to their small size and economics the combined use can offer a viable and important facility for users of the golf course and cabins. As previously impressed, the different elements of this project are intended to work in harmony, enhancing the appeal of Dollar as a destination and bringing various benefits to the community and visitors alike.

The first floor of the building also provides an exciting opportunity to create a small business suite or co-working workspace (whichever deems more sought after) along with further space for a function room available to hire for a wealth of community projects, educational use or activities such as yoga or other such classes.

CLUBHOUSE CHANGES - THE BENEFITS:

- New cafe/resturant & organic produce shop
- Improved toilet facilities and accessibility
- Combined use facilitates more support to the remaining 9 hole golf course
- New business suite/workspace
- New function room space
- Employment opportunities
- Revived 'gateway' to Dollar Glen
- Improved parking facility
- New, self contained small business unit
- Improved access and footpaths to the hillside



DOLLAR GOLF CLUBHOUSE.

Proposed Exterior Changes - South Frontage

The Dollar Golf Clubhouse sits at a significant location within Dollar, at the convergence of Dollar Town and Dollar Glen, with a striking view of Castle Campbell in the background. Given the economic context of a town like Dollar, it is crucial for any proposals to be viable, sustainable, and sensitive to the area. Therefore, planned physical changes to the clubhouse aim to achieve vibrant, flexible use with minimal visual impact on the village setting.

Our proposal for changes to the exterior of the building are minimal, general refurbishment of exterior windows, doors, guttering and stonework to offer a fresh and revitalised feel to the building. To the front, south entrance, we'd also like to propose a complementary stone paved section to allow accessible access and create a defined exterior seating area to support the café. We feel this change will create an inviting welcome, multi-functional space and important hub for the community, walkers and visitors to Dollar Glen.



DOLLAR GOLF CLUBHOUSE.

Proposed Exterior Changes - Car Park & Groundkeepers Store

PARKING:

To the rear of Dollar Golf Clubhouse we propose some changes to the current car parking to offer extra spaces for visitors, staff and guests along with provision for accessible spaces and electric car charging. The existing parking space to the rear of the clubhouse will look to be made slightly larger by removal of the large and imposing Leyland cypress trees and creating a larger eco-hardstanding area at the foot of the Glen just past the existing fence.

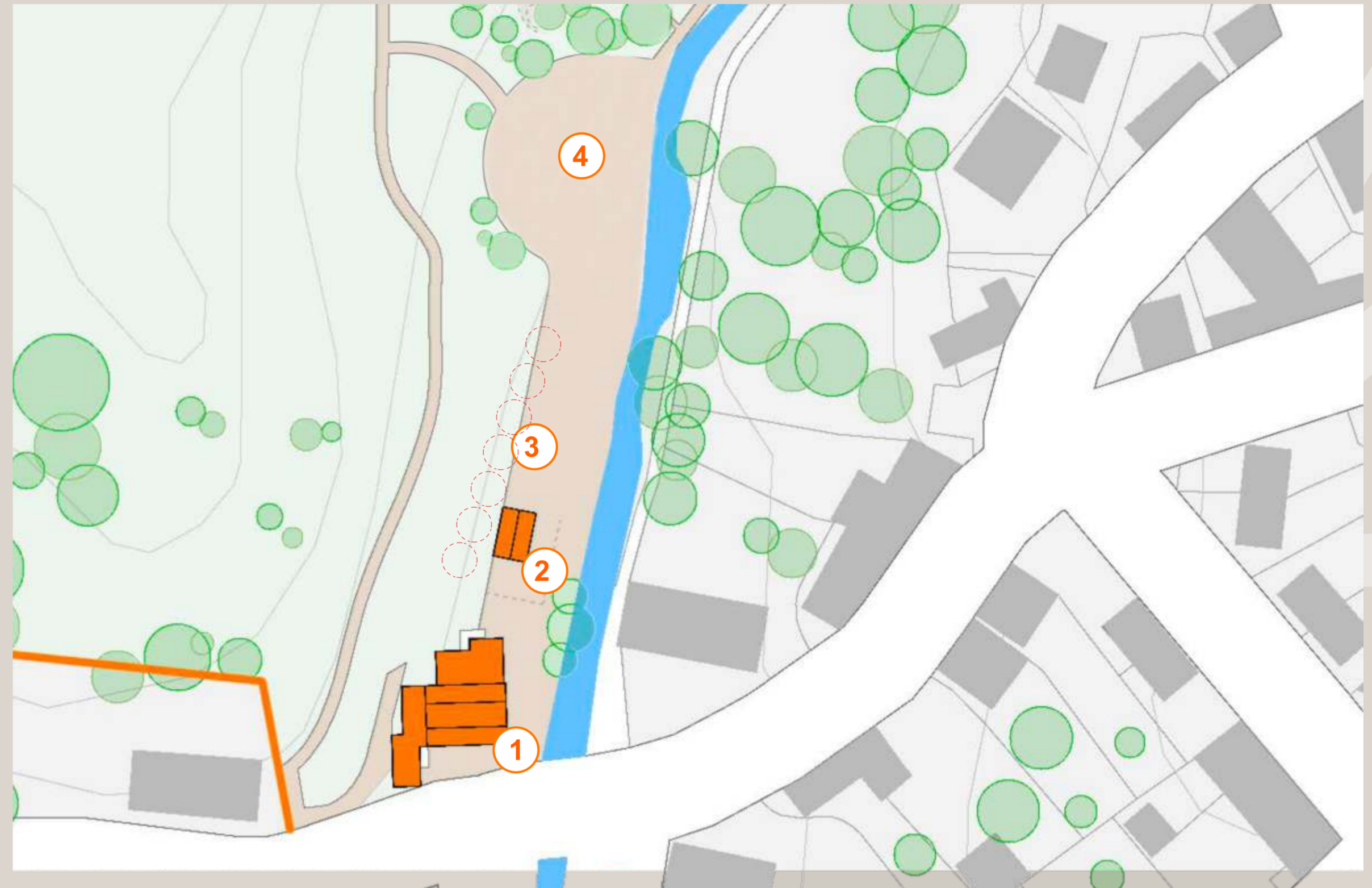
The removal of the Leyland cypress trees will bring in light and greater visibility of the foot of the glen for those arriving by vehicle and for walkers alike. New planting with lower impact and less imposing tree species will follow.

Improved lighting, marked spaces, 2 disabled spaces and to support sustainable transport schemes the addition of electric vehicle charging stations (for 2 vehicles), cycle stands and marked mini bus space is proposed all together making for a safer, more efficient and welcoming parking area.

GREENKEEPERS HUT:

The current greenkeepers hut to the rear of the clubhouse is also proposed to be refurbished to create a small business unit aimed towards but not limited to outdoor recreation interests such as electric cycle hire, walking/hiking outfitters and/or guides and similar. These improvements would offer a more welcoming and secure feel to the parking area and gateway to Dollar Glen.

Along with the changes to the clubhouse, parking & groundkeepers hut, improved pathways and dedicated footpaths to and on the hillside for walkers, we feel, will improve this area for all.



1 Repurposed golf clubhouse

2 Greenkeeper's hut converted to business unit

3 Existing line of fir trees removed

4 Expanded parking for cars and coaches



1 existing greenkeepers hut
not to scale



2 existing view of carpark
not to scale



4.0 HILLSIDE CABINS.

4.0.1 Introduction.

A micro tourism business with sustainability, ecology and rewilding at its heart...

Harviestoun Estate are proud to work alongside the award winning structure and wilderness escapes company Tree Tents International in the proposal to incorporate a small scale cabin/bothy stay development on the former golf course to the north of the clubhouse.

Tree Tents International was born from a passion for the great outdoors - creating unique and architecturally amazing installations in some of the worlds most idyllic places for travelers to explore and unwind, and working with like minded clients and landowners to diversify and grow micro tourism businesses with sustainability, ecology and rewilding at the heart of what they do.

The proposed site is set amongst the Dollar Golf Course located on the southern slopes of Bank Hill overlooking the town. The original golf course - once 18 holes - has been reduced down to a 9 hole course on the western and lower half of the hill with the upper section now part of Harviestoun's rewilding programme. The intention is to incorporate the eco cabin / bothy site to enhance the quality of facilities and accommodation that's available to visitors. The inclusion looks to economically support and work in harmony with the rewilding efforts of Harviestoun Estate with negligible visual impact or intrusion and include the planting of native trees, wildflowers and shrubs to diversify habitats and ecology.

Our proposed plan also looks to repurpose the existing ground keepers hut on the hillside to a self-contained family accommodation unit and a central, communal site hub which would retain the existing forms and materiality. Additionally a collection of new hillside bothy style cabins would be introduced on the site sympathetically detailed to reflect the character of the surrounding glen.



Low Impact, responsible tourism.

Dollar attracts thousands of visitors each year, drawn by its rich history and the natural beauty of Dollar Glen and Castle Campbell. The Glen is a dramatic and secluded spot, easily accessible from Dollar and central Scotland. While most visitors currently come for day trips, Harviestoun Estate sees an opportunity to allow some guests to extend their stay and fully immerse themselves in the Glen's serenity through a small, carefully placed collection of 'glamping' units on the redundant north east section of the golf course.

For Harviestoun & Tree Tents, 'glamping' goes beyond luxury camping; it's about reconnecting with nature, slowing down, and experiencing a simpler, quieter lifestyle. This approach aligns with the rise in shorter, more frequent getaways and the lasting appeal of Scotland's wild landscapes. Their proposed cabins, a modern interpretation of the traditional bothy shelter, use natural materials and blend seamlessly with the surroundings. These compact, low-impact structures provide a simple and peaceful retreat while promoting a deep appreciation of the landscape.

With the decline of Dollar Golf Club, Harviestoun Estate is exploring ways to re-energize the area and support the local economy. Bothy style accommodation, paired with a revitalised clubhouse café, would attract longer-stay visitors who contribute to Dollar's businesses and engage responsibly with the Glen. This project represents a sustainable vision that harmonises tourism with preservation, supporting the Estate's role as steward of this unique landscape.



4.0 HILLSIDE CABINS.

4.0.2 Cabin Overview.

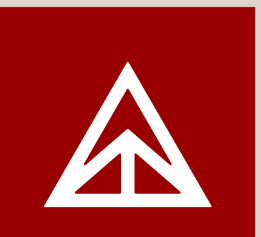
Simplicity is the key with the bothy style cabin structure proposed... A comfortable, lightweight structure that requires no permanent foundations incorporating a large, circular window to take in the view and immerse in nature.

The cabins can be covered with a choice of external cladding from a coated corrugated steel cladding for a contemporary feel to a slatted timber cladding for a more cabin like aesthetic. Inside layouts offer single bunk bed or double bed layouts with convertible seating areas, kitchen modules and fireplace or wood stoves.

As with all Tree Tents structures sustainability is at the forefront of the design and manufacture using ultra durable plywood from sustainable fast-growing wood sourced from European plantations, 100% wool fabrics and fully recyclable steel cladding sheets all manufactured in a zero waste manufacturing system.

MATERIALITY / VISUAL IMPACT:

To continue the aesthetic of the greenkeepers huts already on the hillside it is proposed to clad the exterior in a corrugated corten steel cladding giving an immediate aged and settled presence with modern fresh detailing and to blend in with the natural colours and hues on the hillside. All structures will be placed in and around natural depressions and secluded areas to retain privacy and limit visibility on the hillside alongside new planting of native tree and wildflower species.



4.0 HILLSIDE CABINS.

4.0.3 Cabin Locations.

CABIN / SITE #1 (24m²):

2 PERSON & ACCESSIBLE CABIN WITH EN-SUITE:

- 1 x 2 person wheelchair accessible cabin structure incorporating en-suite shower & WC.
- 1 x Exterior decking area incorporating seating, dining space & cooking area.

CABIN SITE #2 (32m²):

4 PERSON CABIN & SEPARATE SHOWER/WC UNIT. :

- 1 x Family cabin structure incorporating double bed & twin bunks
- 1 x Exterior decking area incorporating seating, dining space & cooking area.
- 1 x Facilities cabin structure - incorporates shower, WC & wash basin.

CABIN SITE #3 (56m²):

2 PERSON CABIN WITH EN-SUITE:

- 1 x 2 person cabin structure incorporating en-suite shower & WC.
- 1 x Exterior decking area incorporating seating, dining space & cooking area.

CABIN SITE #4 (50m²):

2 x 2 PERSON CABINS & SEPARATE SHOWER/WC UNIT.

- 2 x Separate 2 person cabin structures.
- 1 x Exterior decking area incorporating seating, dining space & cooking area.
- 1 x Facilities cabin structure - incorporates shower, WC & wash basin.

CABIN SITE #5 (56m²):

2 PERSON 'BIRDHOUSE' CABIN & SEPARATE 'OUTHOUSE' SHOWER/WC UNIT :

- 1 x 'BIRDHOUSE' CABIN STRUCTURE - SLEEPS 2.
- 1 x OUTSIDE DECKING INCORPORATING SEATING, DINING SPACE & COOKING AREA.
- 1 x 'OUTHOUSE' FACILITIES CABIN STRUCTURE - INCORPORATES SHOWER, WC & WASH BASIN.

CABIN SITE #6 (24m²):

4 PERSON CABIN & SEPARATE SHOWER/WC UNIT. :

- 1 x Family cabin structure incorporating double bed & twin bunks
- 1 x Exterior decking area incorporating seating, dining space & cooking area.
- 1 x Facilities cabin structure - incorporates shower, WC & wash basin.

SITE #7 - HILLSIDE HUB (34m²):

- Communal cooking, dining & educational space shelter.

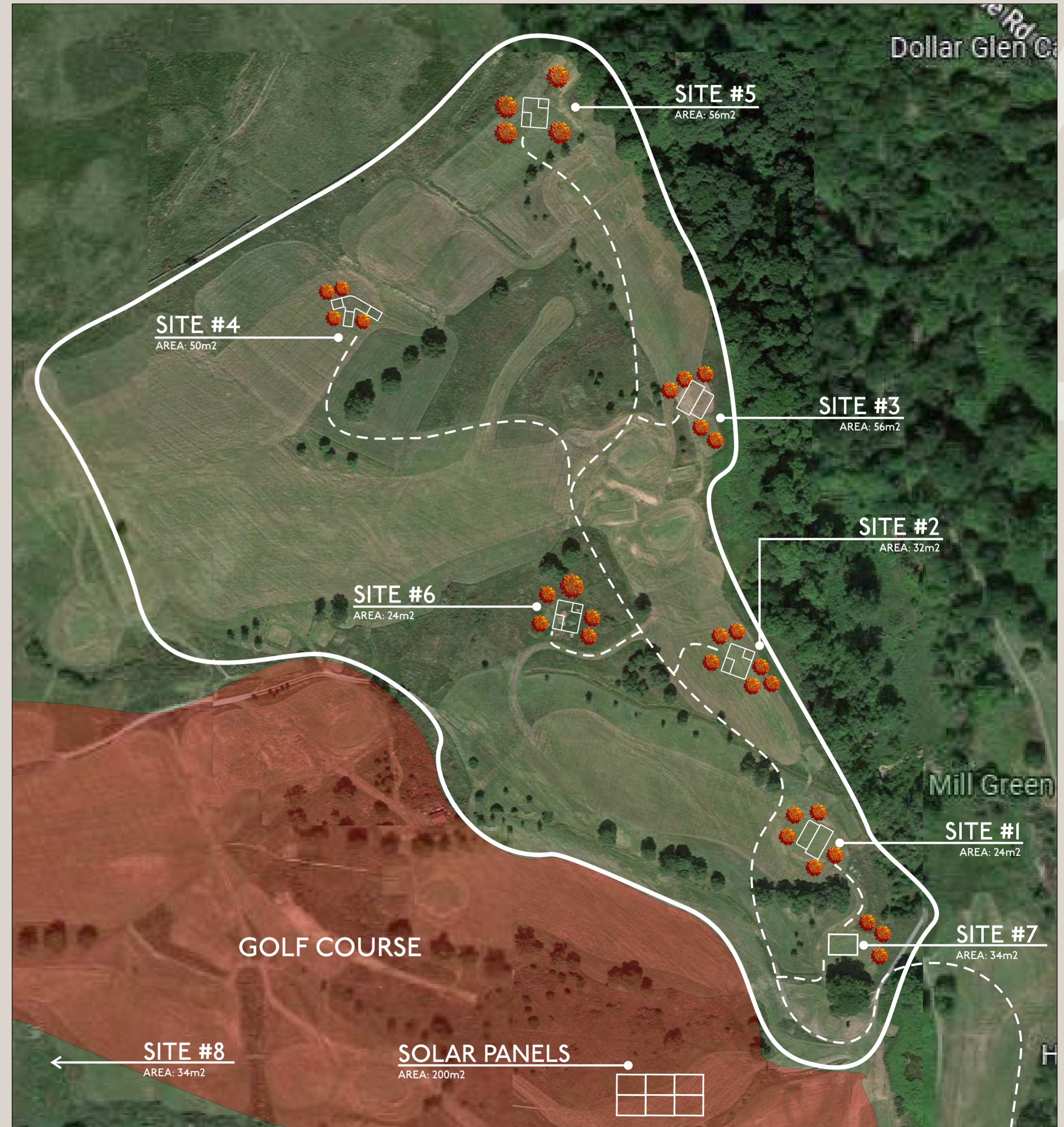
SITE #8 - GREENKEEPERS HUT (34m²):

- Repurposed greenkeepers hut to provide 4-6 person, self-contained accommodation.

TOTAL CABIN & COMMUNAL SITE AREAS: **586m²**.

TOTAL AREA OF RE-PURPOSED GOLF COURSE : **131,690m²**.

APPROX. DENSITY: **1 CABIN/STRUCTURE PER 4.7 ACRES**



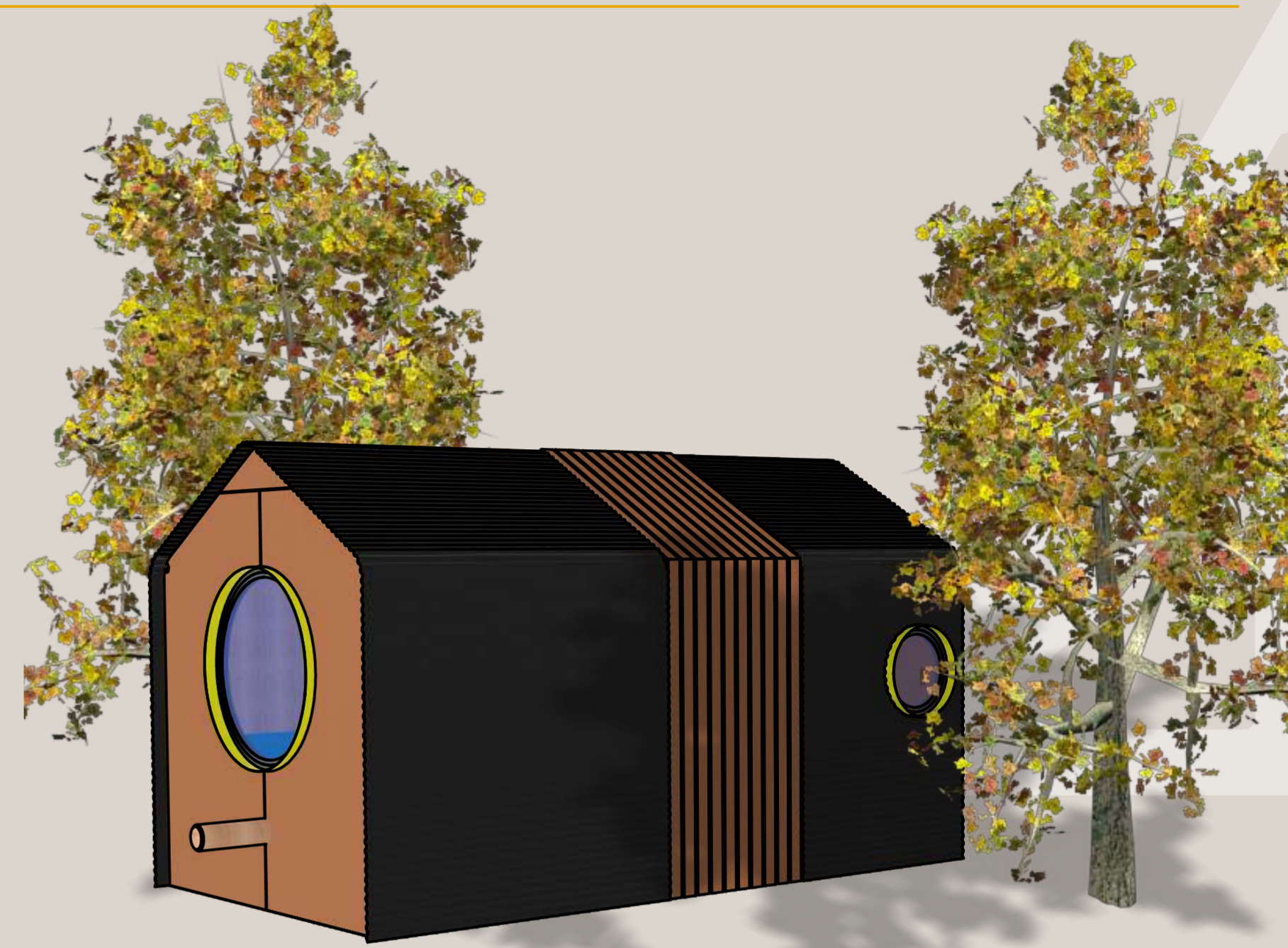
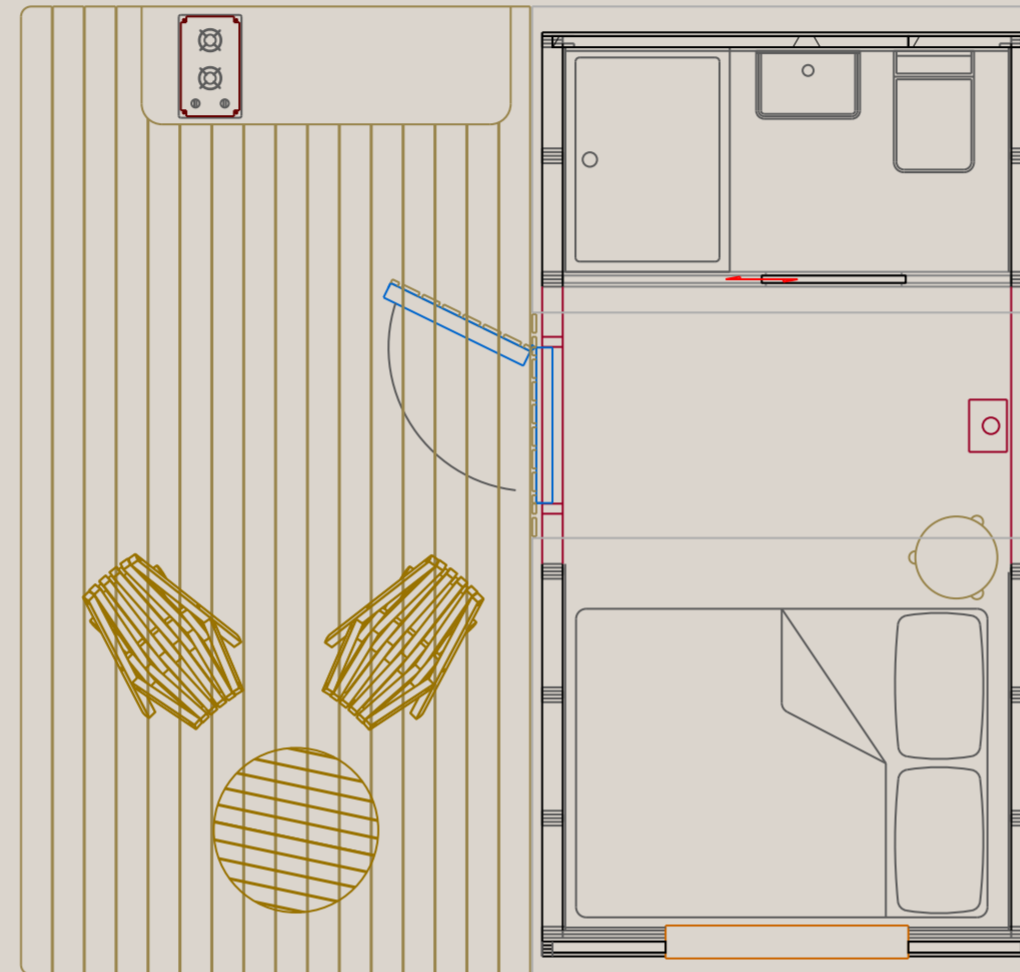
4.0 HILLSIDE CABINS.

4.0.4 Cabin Details - Elevations, floorplans & visual impact.

It is proposed to incorporate three cabin variants into the scheme all following the same visual aesthetic on the outside but offering variable internal layouts to accommodate couples, families as well as a wheelchair accessible cabin.

Each cabin will include an exterior deck area to the side with established native trees and shrubs planted strategically around to offer privacy to the guests as well as hiding the units from view looking onto the hillside.

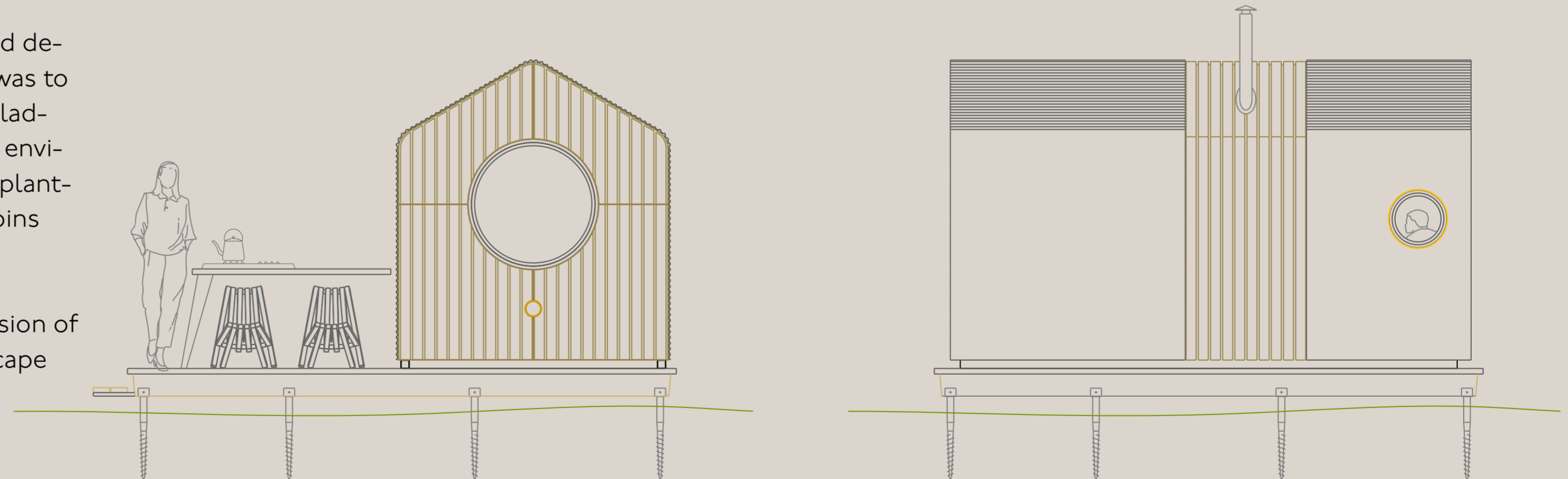
Cabins and decks will be installed upon low impact ground screws requiring no digging or permanence. Incorporated facilities will be self-contained such that no foul water discharge will be required. Toilet waste will be incinerated or composted and grey water will be filtered and treated in situ before discharge into a local, small underground soakaway pit.



Visual Impact.

One of the overriding efforts within the conception and design of the cabins and their placement on the hillside was to keep visual impact to an absolute minimum. External cladding and materials have been chosen to blend into the environment and key consideration has been given to new planting to further disguise and conceal any signs of the cabins themselves.

On the following page we've presented a visual impression of how the proposed cabins will integrate with the landscape alongside extended tree planting and re-wilding.



4.0 HILLSIDE CABINS.

4.0.4 Cabin Locations - Visual Impression.



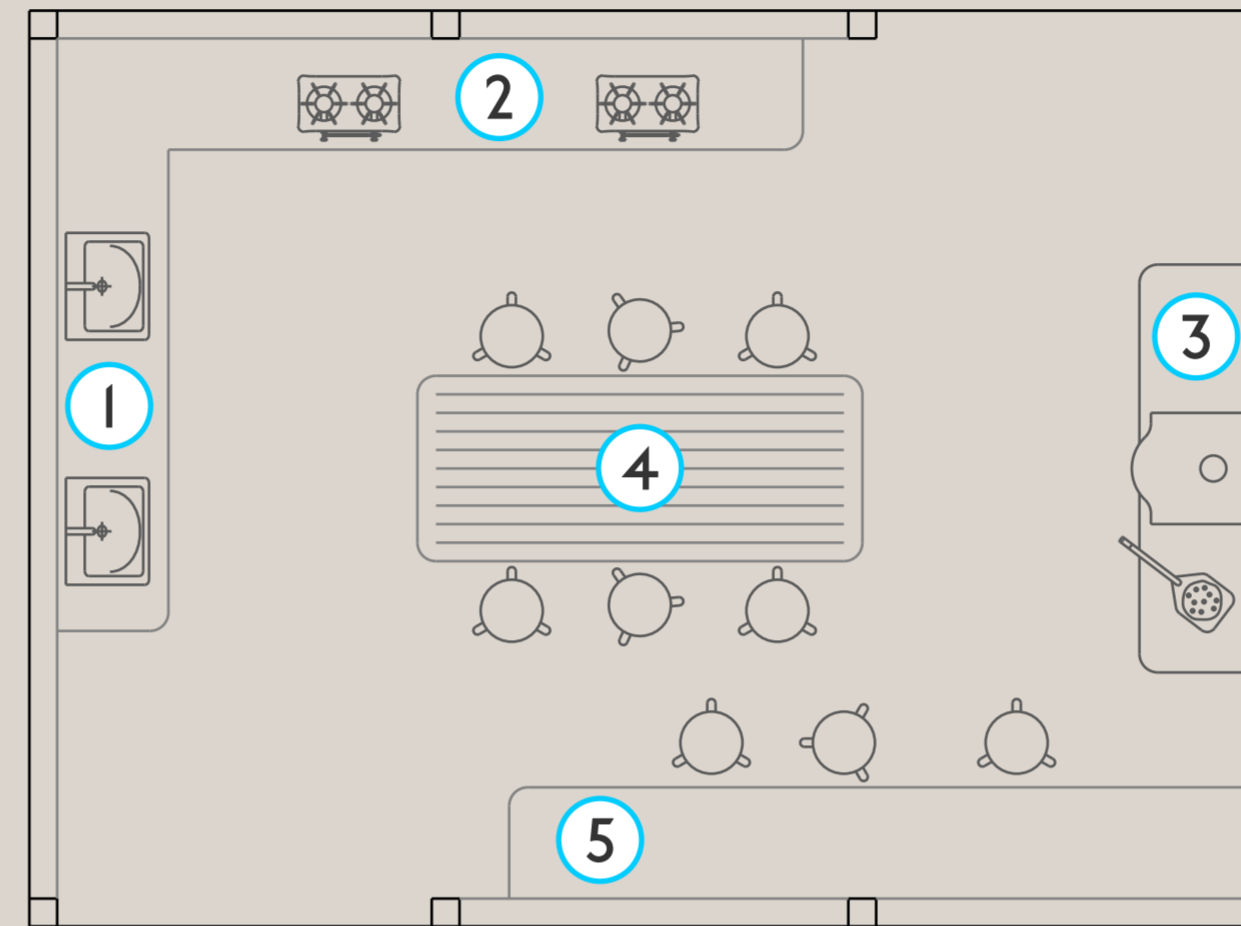
4.0 HILLSIDE CABINS.

4.0.5 Cabin Details - Hillside Hub.

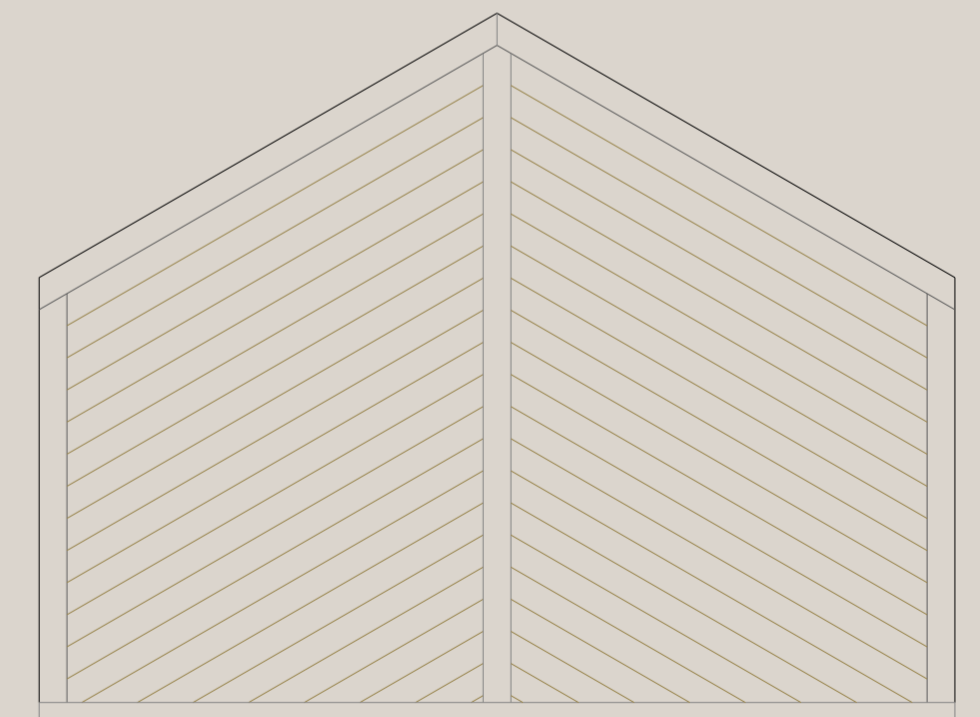
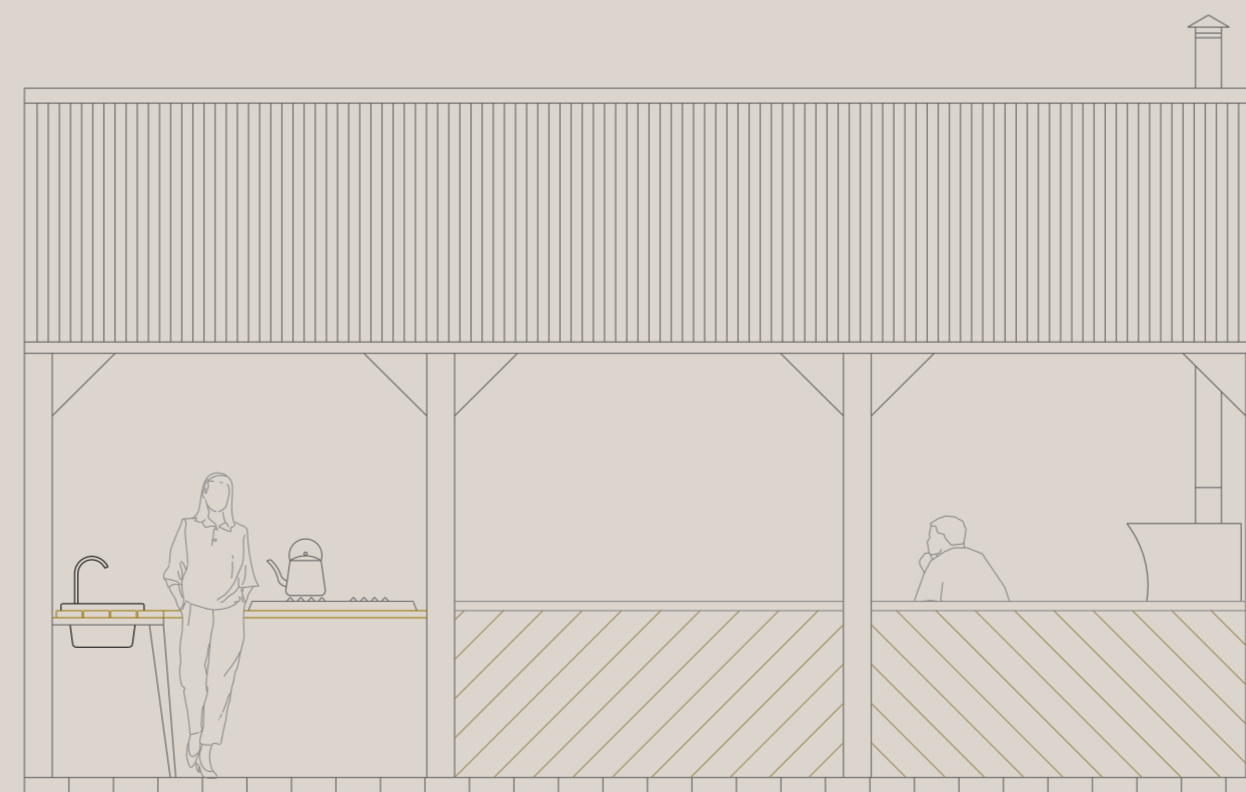
An important aspect of the cabin scheme is to bring people together. While the cabins offer refuge and seclusion the Hillside Hub is proposed to be incorporated to give guests the chance to convene, share stories and information as well as sheltered space with further cooking facilities.

Additionally the hillside hub presents itself as an educational space for ad-hoc community use and activities such as foraging and craft courses and a meet-up point for guided walks.

The Hillside Hub structure looks to copy the same form and materiality as the existing greenkeepers huts on the course.



- 1 WASHING UP AREA
- 2 COOKING AREA
- 3 PIZZA OVEN
- 4 DINING TABLE
- 5 DINING BENCH



4.0 HILLSIDE CABINS.

4.0.6 Cabin Details - Greenkeepers Hut.

To the west side of the golf course lies a disused greenkeepers hut which we propose to repurpose into a self-contained family holiday let accommodation unit.

The sympathetic and light touch renovation will look to keep the existing exterior form and materiality retaining the essence of the old building with the majority of new works concentrated on the interior.

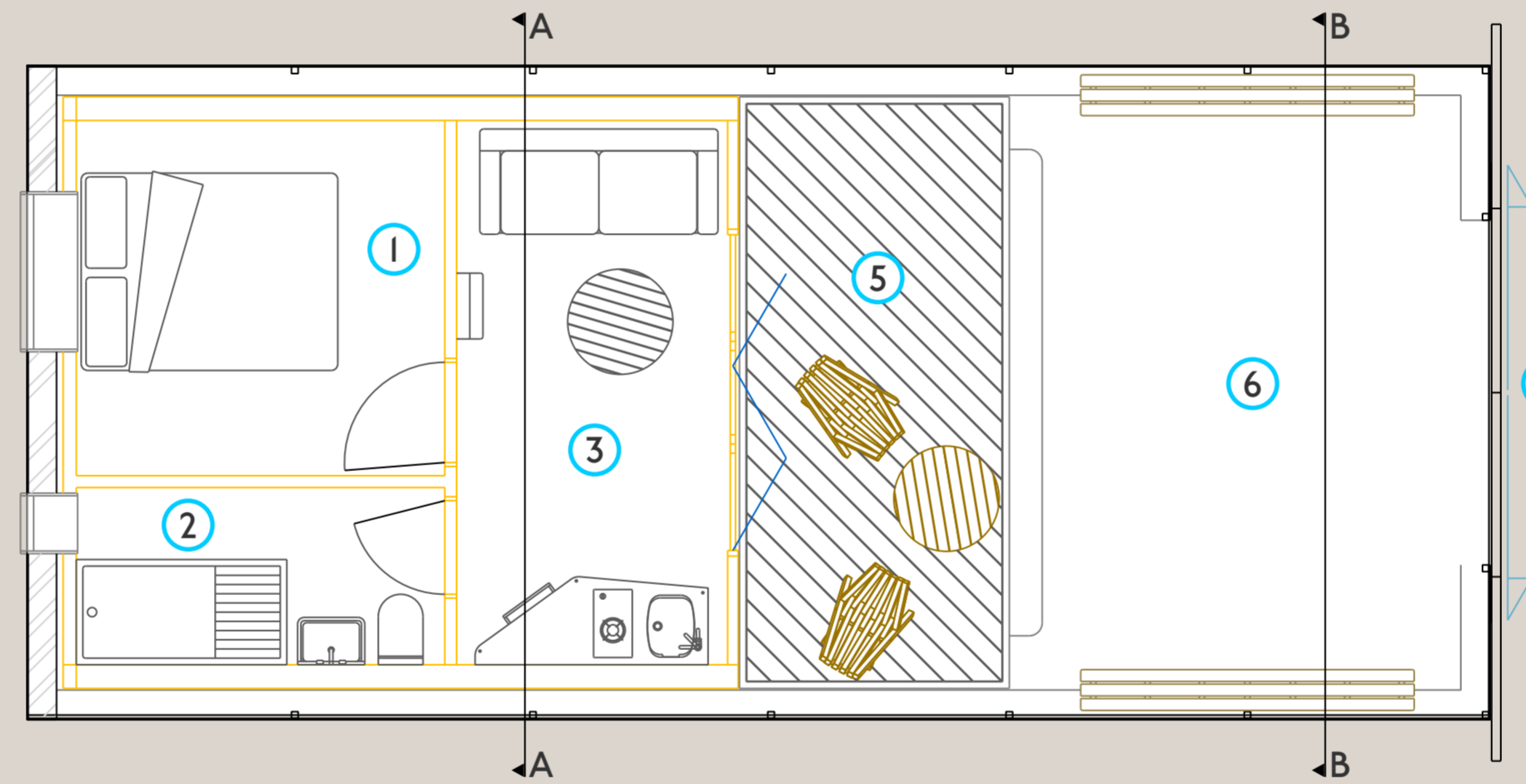
Exterior doors and windows will be renovated while still keeping the original charm while sympathetic landscaping around will create a neat and cared for character.



NORTH EAST VIEW - existing



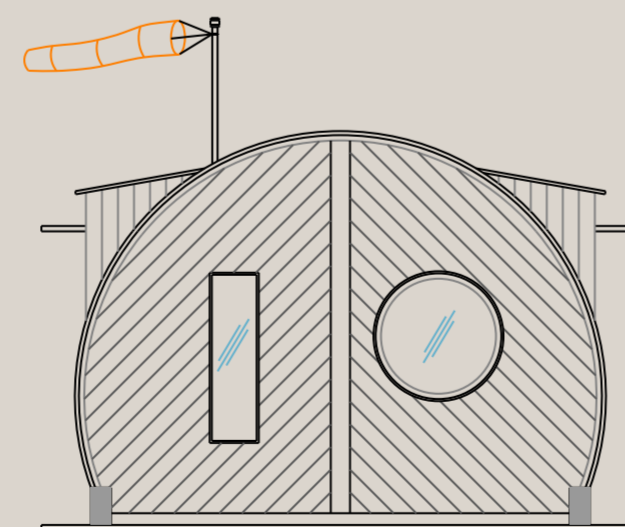
SOUTH EAST VIEW - existing



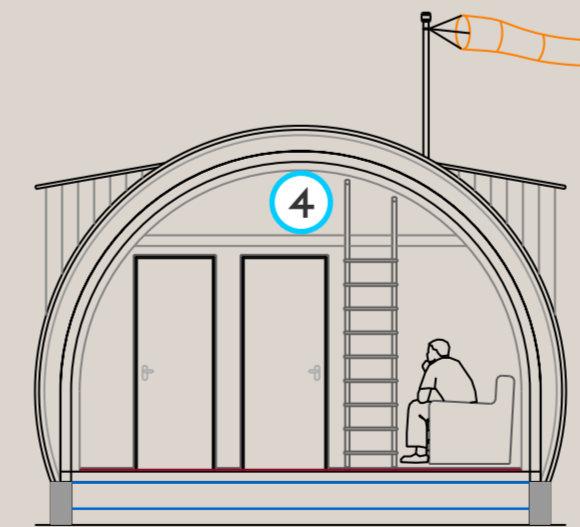
- 1 **BEDROOM:** SPACE FOR DOUBLE BED WITH CIRCULAR WINDOW TO REAR.
- 2 **SHOWER ROOM:** WITH WALK-IN SHOWER, WC AND WASH HAND BASIN.
- 3 **LIVING ROOM:** SPACE FOR SOFA AND SMALL KITCHEN AREA WITH ACCESS LADDER TO MEZZANINE SLEEPING.
- 4 **MEZZANINE:** SLEEP AREA WITH SPACE FOR 2 x SINGLE BEDS.
- 5 **DECK SPACE:** A RAISED DECK SPACE WITHIN THE MAIN SHELL TO OPEN UP LIVING AREA.
- 6 **PLAY SPACE:** AND INSIDE / OUTSIDE ASTRO TURFED 'PLAY' SPACE WITHIN THE MAIN SHELL.
- 7 **FRONT ENTRANCE:** WITH SLIDING, HANGER STYLE DOORS.
- 8 **REAR ELEVATION:** WITH GLAZED OPENINGS FOR BEDROOM AND SHOWER ROOM.



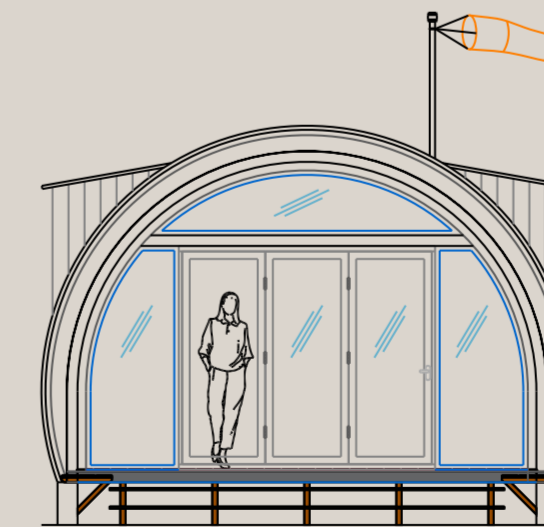
SOUTH ELEVATION - existing



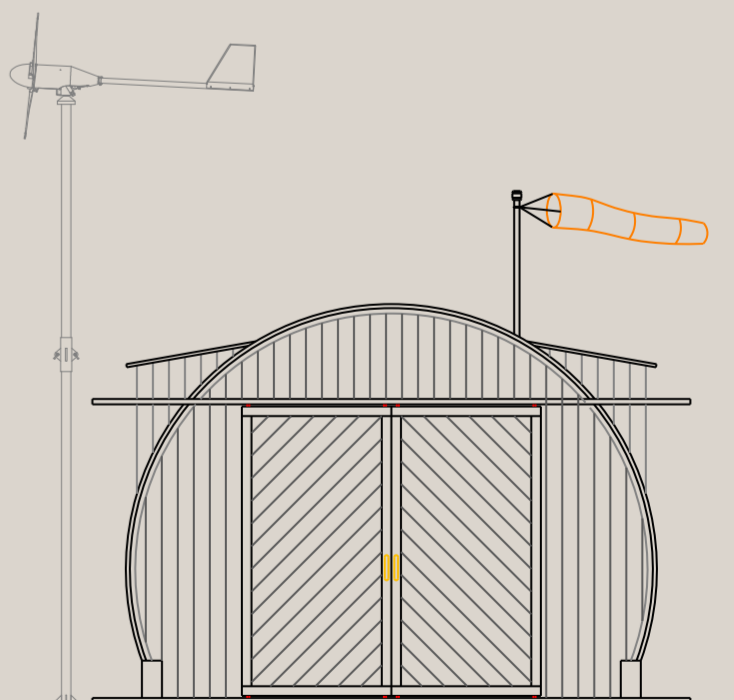
REAR ELEVATION - proposed



SECTION VIEW A-A - proposed



SECTION VIEW B-B - proposed



REAR ELEVATION - proposed



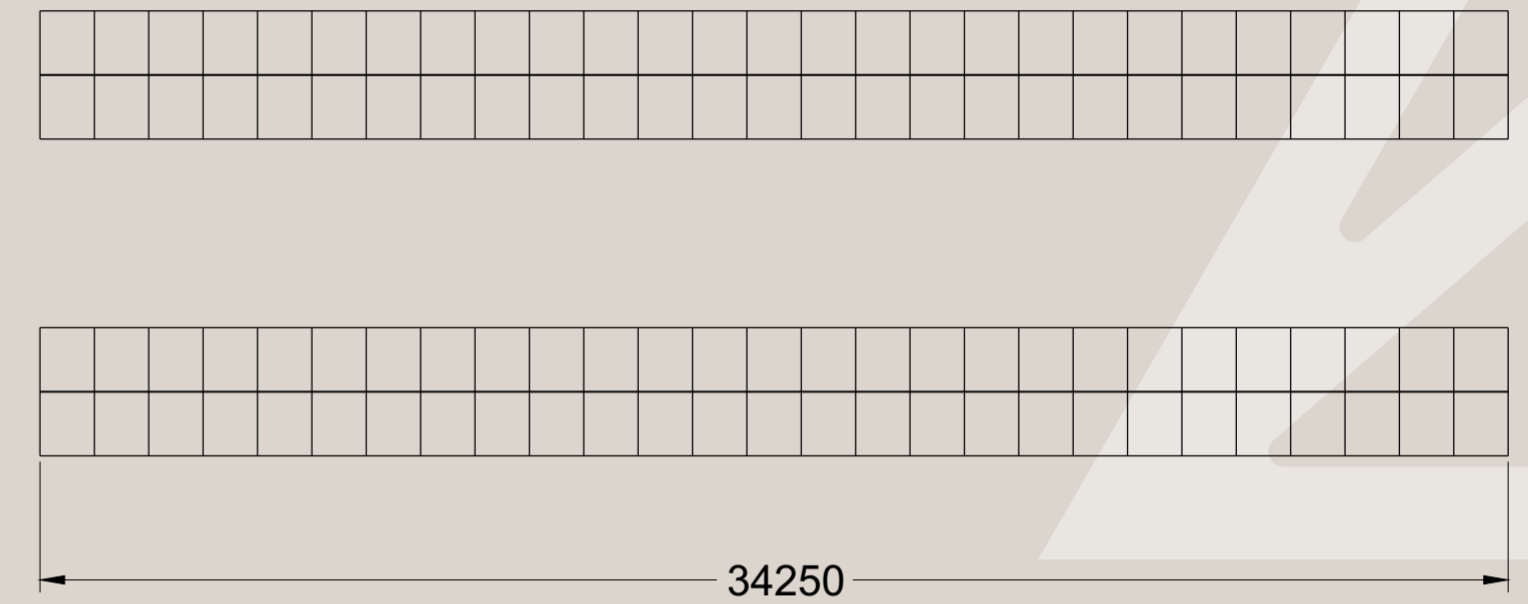
5.0 SOLAR INSTALLATION.

5.0.1 Solar Installation Overview.

As the world collectively strives towards achieving net zero carbon emission targets, the adoption of clean, renewable energy sources has become increasingly important. Among these sources, Solar PV systems stand out as a remarkably effective solution for reducing carbon emissions and progressing towards a sustainable, low-carbon future.

In our proposal we look to incorporate a 40kW Solar PV array, strategically located on the lower slopes of the golf course north west of the clubhouse. The panels will be ground mounted on low-impact ground screws to avoid any large groundworks of concrete foundations and have been positioned for minimum visual impact on the hillside as viewed from the town.

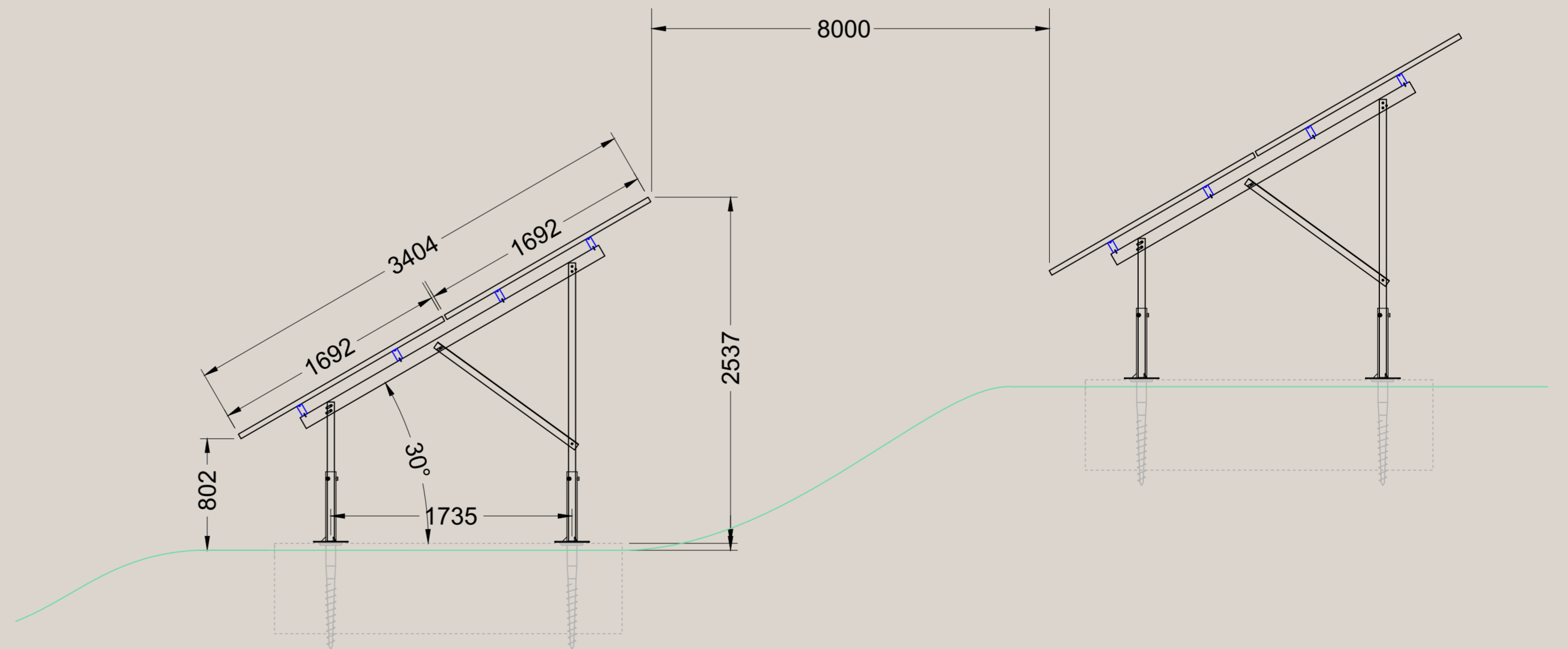
The resultant power supplied will go to serve the clubhouse functions with ease with the remaining fed back into the grid.



PLAN VIEW



EXAMPLE INSTLLATION



SIDE ELEVATION



5.0 EPILOGUE.

Dollar is changing, as is the way we live, work and take our recreation as a society. The unfortunate decline of Dollar Golf Club seems unlikely to be reversed unless supported by other activities – it follows a general trend, sadly, of other similar golf clubs facing difficulty throughout the country. Doing nothing is not an option: the clubhouse building and its ancillary greenkeeper's huts are already quite tired and jaded and even had they still been in use their fabric would need to be upgraded and enhanced in the near future, but lying vacant they will quickly deteriorate and become a visual and physical blight on what is one of the most beautiful parts of Dollar.

To repurpose the clubhouse building makes a great deal of sense, both practically and commercially. Its location at the boundary between town and Glen could not be better suited for a café/food offer, providing an opportunity for visitors to the Glen to pause and have refreshments after a walk or day trip, and also providing further variety of offer to locals. Other rooms in the building could provide flexible studio space for such uses as yoga, pilates, a bridge club, art classes: an endless list of possible community functions and the small self-contained business units providing a great location for existing or new business to grow from. In short, the building could become a very well utilised new additional resource for the town, and also for visitors.

On a different, parallel, strand of thought, Harviestoun Estate also wish to encourage and promote responsible use of the Glen and visits to Castle Campbell whilst generating modest income which could support and perpetuate the improvements they propose. This could be realised by the sensitive siting of a small number of small contemporary bothy style cabin structures on the site of the redundant section of the golf course, offering visitors short stays in what feels like a genuinely remote location yet on the very edge of the town. Cabin visitors could help support the clubhouse café use, and a low key expansion of the existing parking area behind the clubhouse will enable more people to enjoy and experience the Glen and the castle without having to burden the narrow road up to the castle which has limited parking.

There are, then, really quite different aspects to this proposal, and whilst each of them could quite readily in fact be delivered in isolation they do actually complement and support each other intrinsically and sustainably. Taken as a whole, it is proposed that this opportunity would safeguard, enhance and promote responsible use of this part of Dollar into the future, for both locals and visitors.

