

Scope Of Works

The construction of this lodge is to create additional estate accommodation used for holiday let and contributing to the financial running of the estate, a replacement of the original Heather Cottage that has long since been demolished. The design will mimic those lodges planned for the east driveway gate lodges, refer to the plans and elevations. This type of lodge / cottage provides a low but projecting eaves with exposed rafter ends and low pitched roof - pavilion / woodland cottage affect. It is intended that access to this cottage would be by woodland track capable of taking a golf cart, the courtyard of the main house would act as the car park for whoever occupied this cottage.

Heather Cottage
 Accommodation of 2 bedrooms one with an ensuite, open plan lounge / dining / kitchen, separate bathroom and a small laundry. Approximate floor area of 90 sq.m. External materials:

Pitched Roof (25deg.) - natural reclaimed slates with lead flashing to the ridge, hips and valleys.
 Brick with wet dash render finish to the chimney stack. Beaded cast iron gutters along the perimeter of the overhanging eaves, 600mm overhang, with exposed end rafters with slight profiled ends.
 Extent of the pitch roof is the natural line where the 45deg hips intersect with the eaves line, the remainder will be flat roof, this helps to keep the mass of the roof down and mimic the pavilion feel of the original gate lodges.

Flat Roof - either lead colour Sama single ply membrane or lead sheet with torus rolls.

External walls - traditional wet dash render with a paint finish, opening surrounds will receive smooth render bands of 150mm face width to the jambs and lintels. Dress re-constructed stone cills with stools sitting under the render bands. The bay window from the lounge will be clad in timber lining boards, clear finish intended - larch or cedar. The bay window will also break the line of the main roof guttering to make it feel subservient to the main roof.

Windows - sash and case style timber windows with double glazing and astragals. Timber framed screens to the sides of the bay window with astragals to match the sash and case. Painted white.

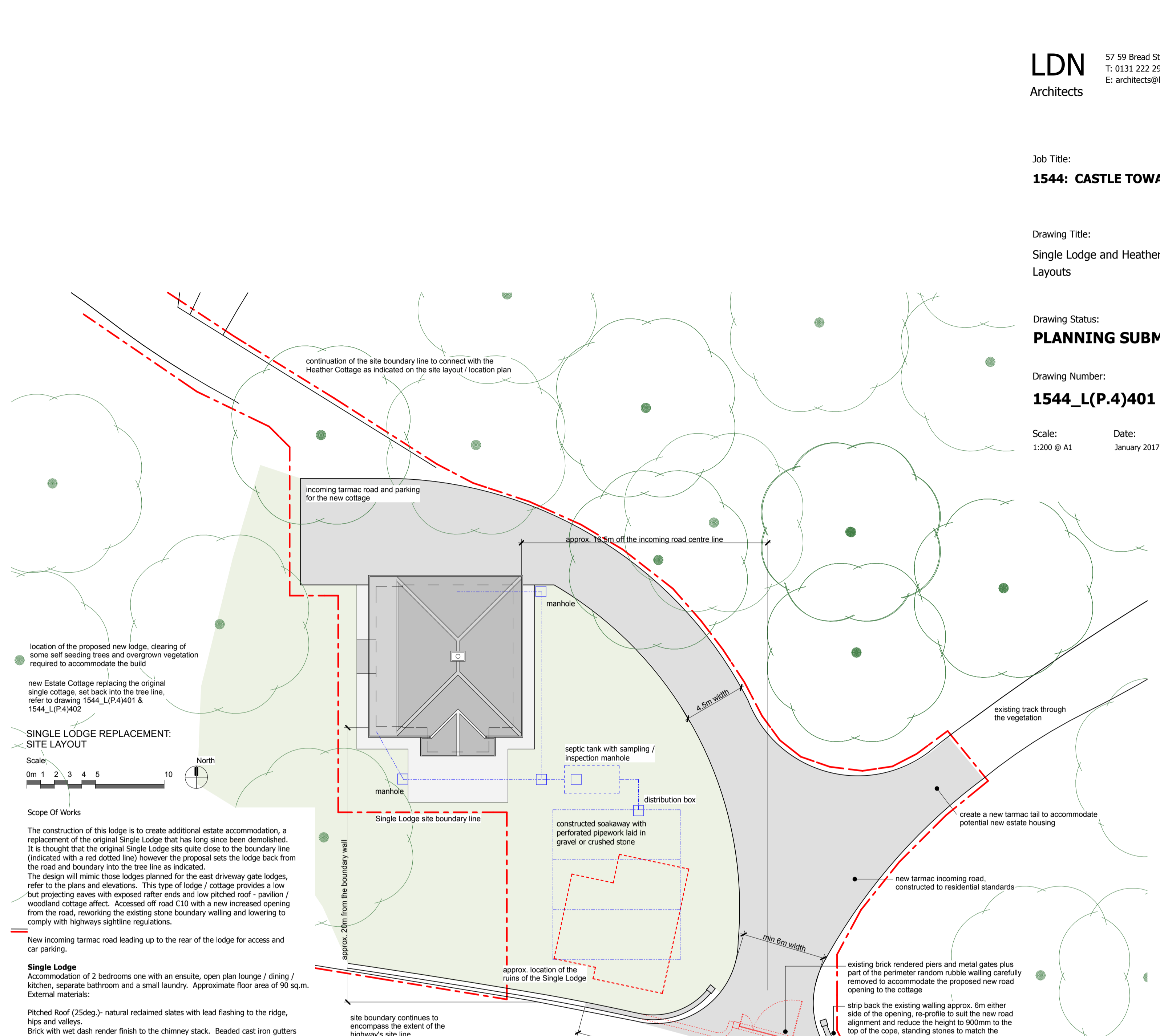
Doors - front and rear entrance doors with timber lining boards, clear finish to match the bay window. Bay window doors, french style with astragals, timber framed and painted white to match the windows.

access to the new cottage is by woodland track by walking or golf cart, main car parking for this cottage is at the main house

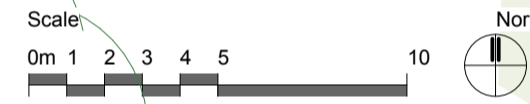
HEATHER COTTAGE REPLACEMENT SITE LAYOUT



new Estate Cottage built over the original location of Heather Cottage refer to drawing 1544_L(P.4)401 & 1544_L(P.4)402



SINGLE LODGE REPLACEMENT SITE LAYOUT



Scope Of Works

The construction of this lodge is to create additional estate accommodation, a replacement of the original Single Lodge that has long since been demolished. It is thought that the original Single Lodge sits quite close to the boundary line (indicated with a red dotted line) however the proposal sets the lodge back from the road and boundary into the tree line as indicated. The design will mimic those lodges planned for the east driveway gate lodges, refer to the plans and elevations. This type of lodge / cottage provides a low but projecting eaves with exposed rafter ends and low pitched roof - pavilion / woodland cottage affect. Accessed off road C10 with a new increased opening from the road, reworking the existing stone boundary walling and lowering to comply with highways sightline regulations.

New incoming tarmac road leading up to the rear of the lodge for access and car parking.

Single Lodge
 Accommodation of 2 bedrooms one with an ensuite, open plan lounge / dining / kitchen, separate bathroom and a small laundry. Approximate floor area of 90 sq.m. External materials:

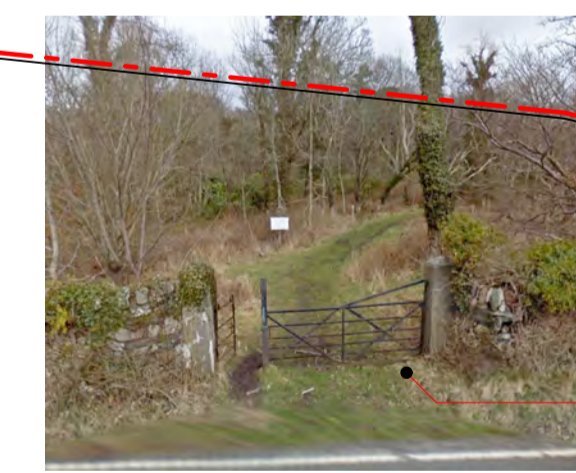
Pitched Roof (25deg.) - natural reclaimed slates with lead flashing to the ridge, hips and valleys.
 Brick with wet dash render finish to the chimney stack. Beaded cast iron gutters along the perimeter of the overhanging eaves, 600mm overhang, with exposed end rafters with slight profiled ends.
 Extent of the pitch roof is the natural line where the 45deg hips intersect with the eaves line, the remainder will be flat roof, this helps to keep the mass of the roof down and mimic the pavilion feel of the original gate lodges.

Flat Roof - either lead colour Sama single ply membrane or lead sheet with torus rolls.

External walls - traditional wet dash render with a paint finish, opening surrounds will receive smooth render bands of 150mm face width to the jambs and lintels. Dress re-constructed stone cills with stools sitting under the render bands. The bay window from the lounge will be clad in timber lining boards, clear finish intended - larch or cedar. The bay window will also break the line of the main roof guttering to make it feel subservient to the main roof.

Windows - sash and case style timber windows with double glazing and astragals. Timber framed screens to the sides of the bay window with astragals to match the sash and case. Painted white.

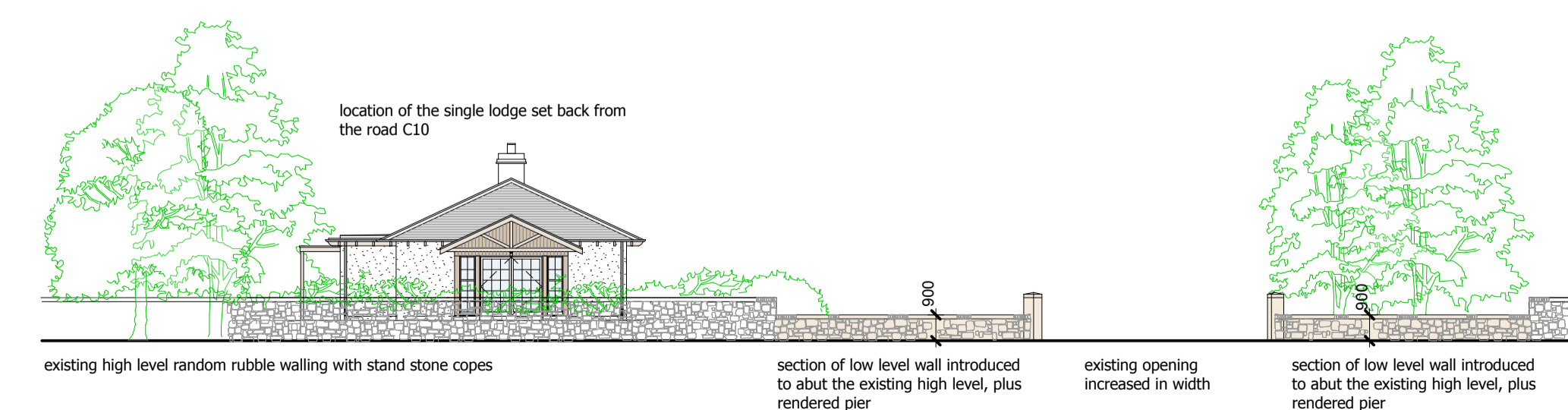
Doors - front and rear entrance doors with timber lining boards, clear finish to match the bay window. Bay window doors, french style with astragals, timber framed and painted white to match the windows.



View of the existing gate opening



View of the existing trees / vegetation



ROAD SIDE ELEVATION OF THE SINGLE LODGE
 Scale 1:200

existing high level random rubble walling with stand stone copes

section of low level wall introduced to abut the existing high level, plus rendered pier

existing opening increased in width

section of low level wall introduced to abut the existing high level, plus rendered pier