The Wee House Co.





Self-Catering Cottages

Ayrshire Coastal Path, Seamill

Design Statement

The proposal is for 7 high-end self-catering cottages with a nature reserve and observation walkway linking to the Ayrshire Coastal Path.

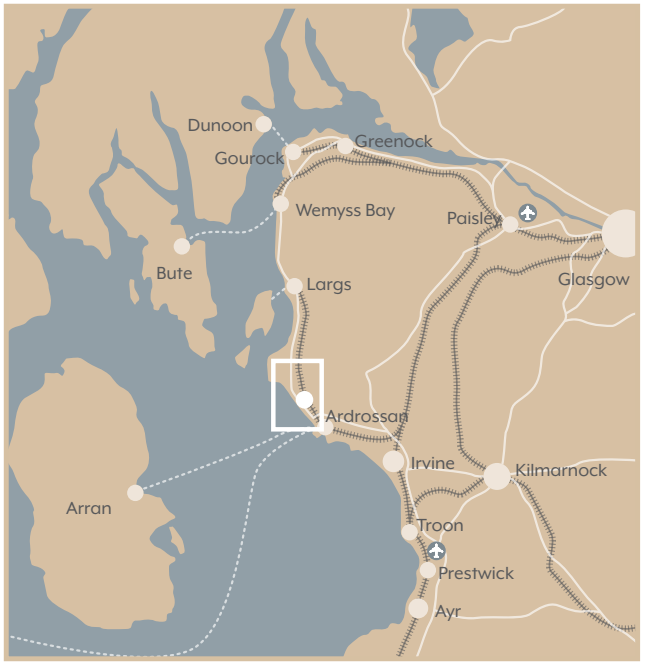
The cottages would be design and built by local modular construction firm The Wee House Company. The use of modular construction means 80% of the works will take place off-site which, combined with the use of block pier foundations, means minimal disruption to the local flora and fauna.

Having constructed over 40 homes as part of the Chapelton development immediately to the East of the proposed site, The Wee House Company are uniquely placed to be able to design and build cottages which are in-keeping with the local built environment. The materials, colours and proportions of the homes demonstrated in this booklet follow the same principles as this widely-admired development- timeless homes, built to last, that will continue to add beauty to their setting for decades to come.






Key
1 bed Wee House
2 bed Wee House
Wild life observation cabin
Pedestrian paths
Raised timber walkway
Car park
Bin store
Sand and Boulders
Issues
009 start
Sewage Works
Tk
Chapelton Mains
10
7
4
3
1
2
A78
Cycle Track
Boulders and Shingle
Mean High Water Springs
MLWS
Issues
Tidal Pond
North Inch
Boulders
Boulders
Rock

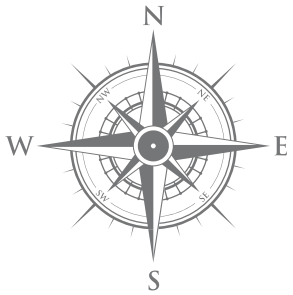



1 - Portencross Castle


2 - Golf Course and Beach


4 - West Kilbride Main Street


3 - Seamill Hydro Hotel and Resort



Cottage Styles

One Bedroom

Internal room sizes

Lounge: 3.8m x 3.3m
Bedroom: 3.1m x 3.1m
Kitchen: 2.1m x 3.1m
Shower room: 2.3m x 1.80m
Overall floor area: 40m²
All sizes are approximate



Key Features

With an overall internal floor area of 40m², the One Bedroom Wee House includes:

Entrance porch • Quality fitted kitchen with dining space for two
Lounge with French doors • Double bedroom with French doors
Large storage cupboard and loft storage • High levels of insulation
Three piece bath or shower room



Floor plans not to scale

Two Bedroom Open Plan



Internal room sizes

Kitchen/Lounge: 5.2m x 6.3m

Bedroom 1: 5.2m x 2.7m

Bedroom 2: 3.1m x 3.1m

Bathroom: 2.1m x 3.1m

Overall floor area: 68m²

Key Features

With an overall floor area of 68m², the Two Bedroom Open Plan Wee House includes:

Entrance porch • Quality fitted kitchen with dining space for six
Lounge with French doors • Four piece bath and shower room
Two double bedrooms • Large storage cupboard and loft storage
High levels of insulation



Floor plans not to scale

Technical Excellence

Wee Houses are designed and constructed to achieve the highest standards in engineering, safety, security, sustainability and energy efficiency.

Controlled factory conditions improve quality control in both workmanship and the materials used in our modular construction. The Wee House Company Ltd has been assessed and approved in accordance with IS0 9001:2015 quality management systems, standards and guidelines.

Benefits of Modular build

- Build periods are minimised as site foundations and factory modules can be prepared simultaneously
- Project timelines can be accurately predicted as off-site construction is not affected by adverse weather
- Controlled factory conditions improve quality control and sustainability
- Waste is reduced by recycling and proper storage and protection of materials
- Use of dry materials eliminates the potential for high levels of moisture being trapped in the structure
- Reduced on-site time minimises construction traffic and disruption to neighbouring residents

Training & Apprenticeships

We are dedicated to nurturing new talent in the construction industry. Apprenticeships can offer a great career path for young people and our factory is the perfect environment for them to learn from our skilled and experienced workforce. We are proud to have a number of 1st, 2nd and 3rd year joinery apprentices currently working in our factory.

Sustainability and Energy Efficiency

Our enhanced building envelope insulation means that utility bills are low. On average it costs just £1 a day for heating, hot water and electricity*.

Solar photovoltaic panels are included, as standard, as a renewable energy source.

Many of the materials used in the construction of your Wee House are natural and recyclable. Our factory also recycles cardboard and plastic waste.

**Calculations based on an Energy Performance Certificate for 2 bedroom Wee House.*

Safety & Security

Every Wee House comes ready-fitted with safety features including smoke, carbon and heat detectors.

Wee Houses come with a high level of security. All windows are fitted with locks and a multipoint locking system secures all external doors.

Factory build reduces waste

Cardboard and plastic factory waste recycled

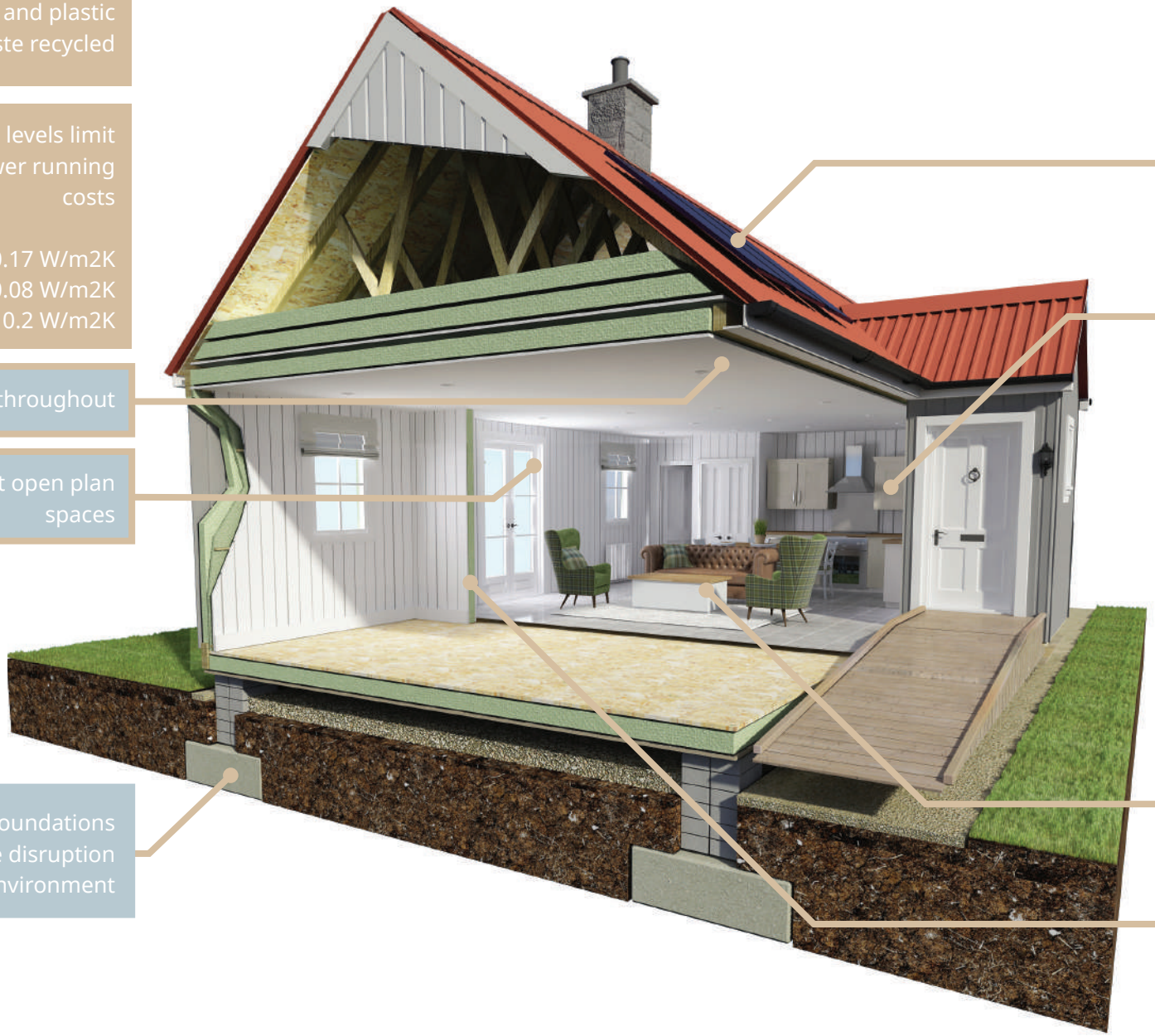
High insulation levels limit heat loss and lower running costs

Wall U-Value 0.17 W/m2K
Roof U-Value 0.08 W/m2K
Floor U-Value 0.2 W/m2K

Low energy lights throughout

Light & bright open plan spaces

Block-work pier foundations minimise disruption to the environment



Wee House orientated to maximise solar gain

Solar photovoltaic panels generate electricity for your home

'A' Rated combination boiler or, upgrade to a renewable heating system

Timber sourced from sustainably managed forests with FSC Certification

Flexible living spaces can be arranged as your family's needs change

High levels of insulation betweens rooms









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