

Sky Mountain Lodge Neighbouring building works

Current Build Schedule:

House is wind & water tight with all the heavy external construction completed
Subsequent trades will essentially be internal until end of November 17
Building work Monday to Friday 8am until 4.30 pm approximately, no weekend working, small teams plus owner. Light trades such as plumbing, electrical and decoration now in progress

Location:

Building plot is located to rear (NW) of Sky Mountain lodge. The new house sits down in an excavated area approximately 2 – 3m below current ground level. The closest approach of the house is approximately 12m from the boundary fence at Sky Mountain Lodge. Main views from SML deck area are to the South which means that new building works are not visible from SML windows

Mitigations:

Trades will be internal to new house

Fence screening (willow) has been constructed at boundary to help preserve SML privacy

New house has no windows facing SML, and is set 3m below adjacent ground level, views from SML are un-affected

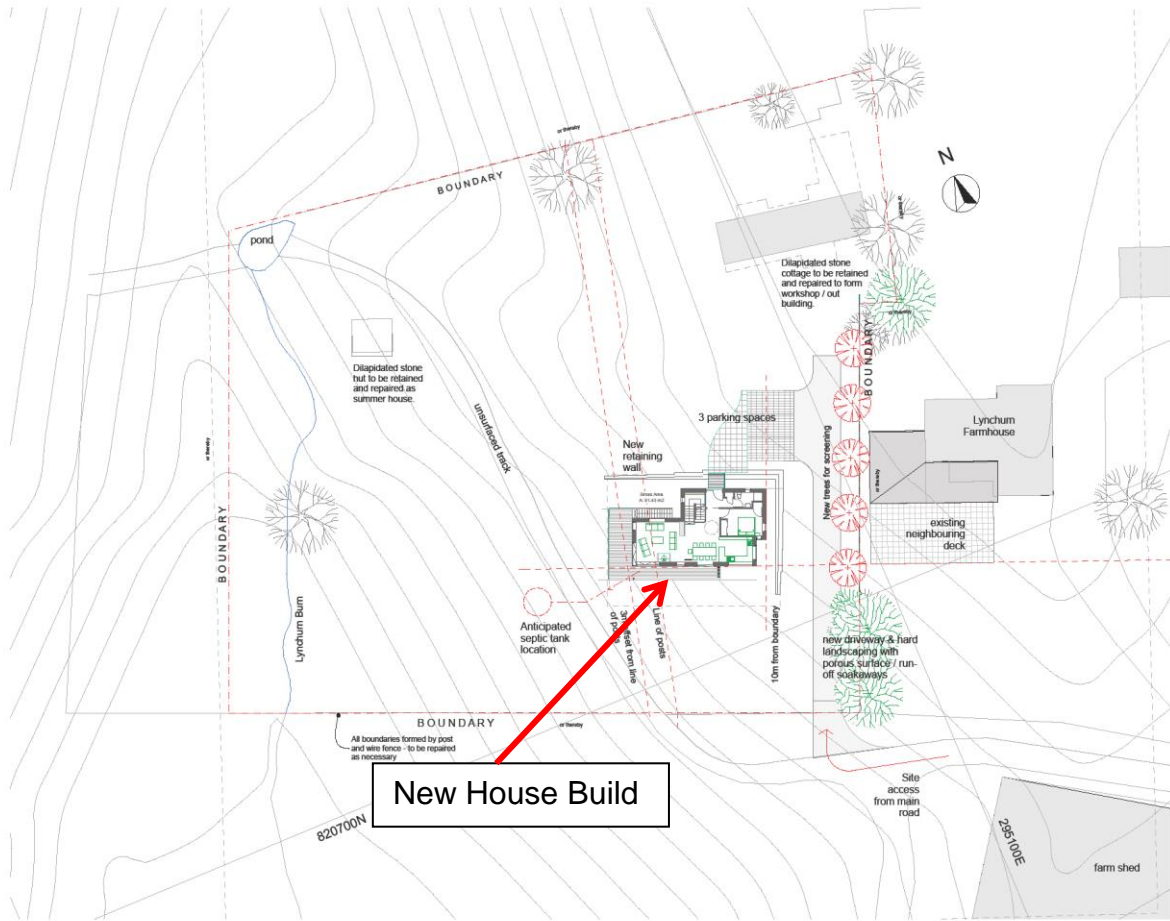
New house is partially obscured by existing mature trees

No weekend building work will take place

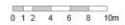
To date guests have had no issues with the building works, as they have not affected their stays, and heaviest part of construction work is now past

Plans

The following plan helps illustrate the above. Full planning documentation can be found on highland planning portal ref 16/04254/FUL, Erect dwelling and associated works | Land 30M North West Of Lynchurn Farmhouse Boat Of Garten



New House Build



1:200

Notes / Key

For information clients should be advised that the plan is a site layout plan and does not constitute a contract. It is the responsibility of the client to ensure that the plan is in accordance with the relevant planning and building regulations.

John Gilbert ARCHITECTS

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THE LYNCHUM HOUSE, BOAT OF GARTEN

THE SITE LAYOUT

DATE: 12/12/2024
DRAWN BY: JG
CHECKED BY: JG

Scale: 1:200
Date: 12/12/2024

Draw No: [PP]01/RevA