



# The hideaway

The Hideaway incorporates innovations and intelligent features across a wide spectrum that set the standard for the next generation of lodges. By focusing on design and construction longevity, environmental sustainability and emotional and physical wellbeing, Wessex designers have created what is, quite simply, the ultimate holiday lodge and the vanguard for the lodges of the future.

We passionately believe that your lodge should be a special place that heightens your emotions and sense of wellbeing. Our interior designers have focussed on creating pure, cohesive, atmospheric interiors through their selection and use of colour, material and texture that compliment the carefully planned space. To accommodate our customers' wide ranging tastes, three very distinctive schemes have been created, Scandinavian, Indian Ocean and Marrakech, each inducing its own unique emotional experience.

**Sustainable by design** To fully appreciate what makes the Hideaway 'sustainable' we need first to define what is an increasingly overused word. In this context it acknowledges that in developing the design of this lodge the growing demands on the earth's finite resources have been considered and are, as a consequence, reduced. The Hideaway incorporates more natural timber components than any other lodge we know. From the cedar cladding to the oak peninsular bar, and even the oak flooring, we have tried to use FSC or similarly reputable accredited sources of timber. Attention to detail has not only resulted in eye-catching design but has also created a beautiful lodge with very low maintenance requirements. The windows, in addition to being powder-coated aluminium framed, are recessed into the walls to provide greater protection from the elements. Energy costs associated with the running of the lodge, its ongoing maintenance, and the need for replacement of materials and components over the whole life of the Hideaway have been the key drivers of the design brief.





With many parks now extending their licence term to 99 years and, in some cases, up to 125 years, it became increasingly clear that our product range should include solutions to extend the life of the lodge to suit these longer terms but also protect against rapid obsolescence. We felt these solutions should reflect the Government's programme of improved standards for the traditional build sector. Which is focused on reducing CO<sup>2</sup> emissions and protecting the planet's finite resources. Whilst our products are not currently regulated to the same extent as bricks and mortar buildings, they are loosely related and it is inevitable that these tightened standards will be reflected in revised standards for lodge construction before long.

A significant event that allowed us to improve the thermal performance of our new concept without reducing the available interior space was the statutory introduction of revised maximum lodge dimensions. Most significantly, the maximum width was relaxed from 20ft to 23ft, allowing us to greatly increase the structure and insulation of the walls.

Committing to embracing environmentally sensitive design necessitated a long and complex journey of establishing those features that would offer genuine financial and environmental benefits for our lodge owners, as distinct from solutions that make over-exaggerated claims or are still too early in their development for commercial application. A lot comes down to common sense but the journey can, at times, be contradictory and confusing. The solution for Wessex was to develop the right business partnerships with those that are best in their field.

The story of how the Hideaway concept became reality would be incomplete without touching on the intriguing subject of 'emotive interior design'. Since the launch of the Deckhouse in 2005 we have been increasingly aware that a well designed lodge is much more than the collection of fixtures and equipment it contains. The enduring demand for the Deckhouse reflects the honesty of its design and the practicality of its space planning. It proves, as we knew it would, that well conceived design will outlive initial notoriety.





## Life Expectancy

**Chassis** – In bricks and mortar buildings, the fundamental structure, i.e. those parts which cannot realistically be replaced without the complete renovation and rebuild of the dwelling, is regarded to have a life expectancy of 60 years. With the Hideaway we were determined to ensure we could offer a chassis that would offer a sound and lasting bedrock in the context of the greater weight bearing on it and provide a certified 60 year minimum life. Atmospheric conditions, location, geographical regions and the “hostility” of some locations such as exposed coastal positions, all dramatically affect the protection required. In order to achieve our objective of a certified design life of 60 years we turned to The Galvanisers Association who tabulate and publish information on the minimum hot dipped zinc coating required relative to life expectancy and hostility of the location. The result is that we are able to offer the Hideaway with a certified 60 year design life chassis if required and you can be safe in the knowledge that your investment is based on the appropriate sound foundation. It is important to draw the distinction between design life and actual life and it is generally recognised that, being science based, the design life is a cautious estimate and actual life can be considerably longer.

**Timber superstructure** - After the chassis we regard the fundamental timber structure as the next most critical element. The Hideaway model benefits from FSC (Forest Stewardship Council) accredited structural timbers, which have been thickened to create deeper voids for insulation. Wall studs are 120mm, floor joists and roof rafters are 145mm. Highly insulated and with its cladding intact, this structure should well exceed the 60 years.

**Risk of obsolescence** - We believe the next most significant factor in determining the life expectancy of a lodge to be the risk of obsolescence. This may not have appeared on your checklist but the EU is committed to a programme of change to address the global impact of harmful carbon dioxide (CO<sub>2</sub>) emissions from fossil fuels and it is clear that the standards of thermal performance and energy efficiency of dwellings are going to be raised dramatically in a very short period of time. The Hideaway, with its thicker wall construction and triple glazing, has a thermal performance greater than the majority of traditional bricks and mortar buildings currently being constructed to Building Regulations standards.





## Thermal performance

In the Government's 'Code for Sustainable Homes', a timetable is laid down for achieving zero carbon rating for new homes, as standard, by 2016. Buildings consume 40% of all energy generated and energy consumption from heating buildings accounts for in excess of 27% of the UK's CO<sub>2</sub> emissions (Energy Saving Trust). With the rapidly escalating cost of fuel, we are all compelled to take the thermal performance of our buildings far more seriously. Energy performance certificates have been introduced to communicate the energy efficiency of a home to prospective buyers with houses measured on a SAP rating scale of A-G, with A representing the most energy efficient homes. In making the most intelligent choices for the Hideaway, we have been particularly keen to cut through the manufacturers' hype and base our material selection on arguments with substance, with the aim of achieving a lodge with a SAP rating of B, which is in excess of that generally being achieved by bricks and mortar buildings constructed to current Part L of the Building Regulations.

The building envelope - One of the most widely agreed principles in the pursuit of energy efficiency is that if the performance of the building envelope is maximised, the requirement for heat input is reduced. And this, in turn, allows more versatility and choice in the technology you can use for your heat source. The 2007 revision definition of a mobile home (contained in the Mobile Homes Act) increased the width dimension from 20ft (6.096 metres) to 23ft (6.8 metres). Rather than perpetuate the same 125mm depth external walls more generally used in the industry, Wessex have used this opportunity to thicken the structure and insulation of the walls and consequently enhance their thermal performance. The walls constitute the single largest elemental area in the building envelope so this is very significant. At the same time we have upgraded the insulation material from the traditional fibreglass to a high performance rigid foil-backed insulation board. This helps ensure the ongoing thermal performance over the life of the lodge. A similar approach has been taken in the roof where, through the use of enhanced insulation materials, insulation values have been substantially increased.

The envelope is, however, incomplete without consideration of the windows, which are an extremely important factor by virtue of glass offering the lowest thermal resistivity. For this reason we have incorporated the option of triple glazing that, combined with low maintenance aluminium frames and argon-filled low-emissivity glazing units, achieves a U-value of 1.55W/m<sup>2</sup>K. The energy performance of the lodge has been calculated based on a tested air tightness of 3.94/HRM<sup>2</sup>@50pa.



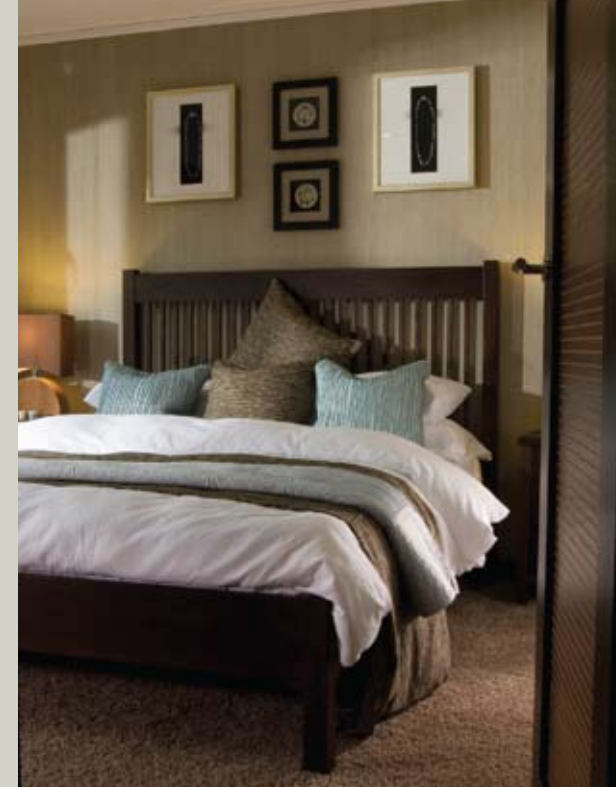


The design of the Hideaway has also been considered in terms of airtightness and solar gain. It is a sign of the climatic conditions we are currently experiencing that the biggest challenge has been to manage the risk of unwanted solar gain from glazing. As part of our strategy for managing heat build up from increasingly intense sunlight, the thicker walls have allowed us to set the windows back, thus providing a greater degree of solar shielding. This principle has been carried through to the front of the lodge where the full width bi-fold doors, affording a wonderful panoramic view, are shielded by the canopy, which also provides an area of shaded decking.

Add to this the choice of 'A' rated appliances, predominantly low energy lighting and natural gas powered under-floor heating, and you have what we believe to be the best thermally performing structure in our industry.

### **Energy efficiency**

With the advantage of a very thermally efficient building envelope, the demand for heat input is considerably reduced. We have calculated that the heating demand of the Hideaway is 5.58kw to maintain an internal temperature of 21°C or 18°C (depending on the room) when the outside temperature is -1°C. Whilst involving a greater capital cost than conventional radiators, under-floor heating provides a more pleasant, uniform, heat source. Having more area than radiators, it requires a lower water temperature to achieve the same heat input to the room, which allows for more efficient use of the boiler to heat it. Taking this principle further, the installation of a thermal store i.e. a programmable intelligent water storage cylinder, provides a body of stored water that is heated to temperature more gradually than the instantaneous burst required from a typical combination boiler configuration. This steady heat demand allows the boiler to operate in condensing mode for more of the time, which is more efficient, more economical and allows the specified boiler size to be reduced from the typical 30Kw for instantaneous heating to 15Kw.





There are other benefits of a thermal store including improved flow rates for showers and filling baths as the hot water is preheated and not therefore limited by the speed at which the boiler can heat the instantaneous requirement, and the option of having a thermal store that is solar compatible. Solar collectors can be mounted on the roof to provide the first source of heating to the stored water. The boiler then just tops up any additional heat requirement as regulated by a thermostat. With escalating energy costs, renewable energy sources such as solar are becoming increasingly viable and solar water heating of this type is now widely regarded as a sound investment. Over the course of a year, depending on geographic locations and orientation of the solar panels, you can expect to generate 50% of the hot water heating for your lodge from the renewable source.

Rather cleverly the system has also been designed to utilise the solar collection system to provide a background heat source for the under-floor heating, so that when you are not occupying your lodge you can be secure in the knowledge that the sun's energy is being used to prevent damp and maintain a background warmth.

**Energy efficient appliances** - In 1995 the EU introduced a compulsory energy labelling scheme for household appliances, covering refrigerators, freezers and fridge-freezers. This scheme has since been extended to include washing machines, tumble dryers, washer-dryers, dishwashers, electric ovens and lamps. Energy labels are displayed on these products to show the estimated fuel consumption (based on standard test results) and an energy grading from A to G where A is the most efficient (A++ for cold appliances). In specifying the appliances for the Hideaway their relative ratings have been considered and they are predominantly rated A with the washer/dryer achieving a B rating. The Worcester Condensing Boiler has a SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of A.

**Low energy lighting** - Typically lighting accounts for between 15 and 20% of our electricity bill (Energy Saving Trust). The lamps used in the Hideaway are predominantly low energy with the result that, under full lighting load, the lodge draws just 5.72 amperes of energy whereas it would require 15 amperes using a combination of tungsten filament and halogen bulbs. Low energy lamps use as little as 25% of the energy required by tungsten lamps.





## The experience of wellbeing

Whether it's waking up to blue skies through the carefully positioned expansive glass roof, enjoying the panoramic view through the picture frame bi-fold doors, or ending the perfect tranquil evening in your luxurious Teuco hydro massage bath, there is no question that the Hideaway takes the lodge to uncharted heights and will very soon become your favourite place.

## Intelligent Features

In summary, 'Intelligent Features' that can be incorporated in (52 x 22ft version) are:

- Optional hot-dip galvanised chassis
- Thicker, more highly-insulated, walls
- Integral shaded decking requiring less depth of additional decking and providing solar shielding to glazed aspect
- Maintenance-free hardwood cladding
- Low maintenance powder-coated aluminium triple-glazed windows
- Under-floor heating
- Solar water heating
- Stored hot water for more efficient heating and higher flow rates
- Low-energy lighting
- 'A' rated appliances
- Separate wet weather entrance/boot room
- Oasis wellbeing room including Teuco hydro massage bath
- Blue skies vista

With such attention to the life of the product and the energy efficiency of its operation it could be assumed that the atmosphere and emotional aspects of the lodge have been relegated to second place. The reality is quite the opposite. The Hideaway represents the epitome of barefoot luxury. Natural materials, carefully positioned glazing to maximise the sense of space (without the loss of privacy), thicker, more solid walls and beautifully cohesive interior design with three very distinctive options, set the Hideaway apart from other lodge designs currently available.





**Specification** - The standard specification of all Wessex holiday lodges is impressive and reflects the importance we place on quality, functionality and concern for the environment. Each individual lodge, however, has a number of additional features as standard that give it its special identity. The Hideaway offers the following:

**Floor Plans** - The Hideaway has a choice of four standard floor plans in sizes ranging from 42 x 22ft to 52 x 22ft. A selection of layouts are shown below, with the full range available on our website **(other sizes and layouts can be designed by request)**:

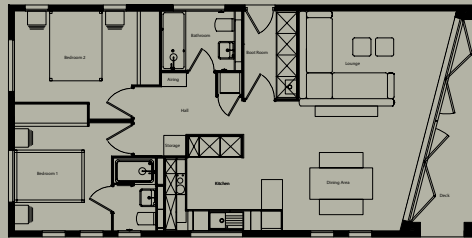
- 42 x 22ft with shower over bath in bathroom
- 42 x 22ft with family bathroom and en-suite (reduced kitchen)
- 44 x 22ft with family bathroom and en-suite (standard kitchen)
- 52 x 22ft with family bathroom and Oasis wellbeing room



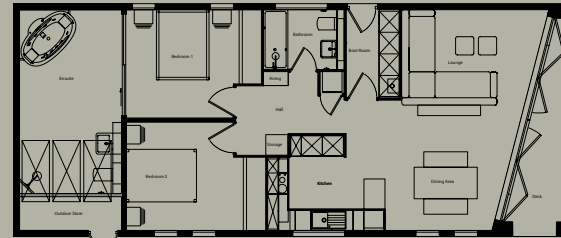
Overall size: 42 x 22ft 2 Bed. En-suite. Gross Internal Area: 835sqft (77.59sq/m)



Overall size: 42 x 22ft 2 Bed. Shower over bath  
Gross Internal Area: 835sqft (77.59sq/m)



Overall size: 44 x 22ft 2 Bed. En-suite. Shower over bath  
Gross Internal Area: 879sqft (81.65sq/m)



Overall size: 52 x 22ft 2 Bed. Oasis  
Gross Internal Area: 1053sqft (97.84sq/m)

### Exterior Features

- Cedar or Larch exterior cladding with vertical feature panels
- Integral shielded decking area with brise soleil

### Interior Features

- Vaulted ceiling to living/dining area
- Engineered wooden oak flooring to non-bedroom areas
- Painted oak shaker-style kitchen and boot-room units, and oak peninsular bar to kitchen
- NEFF integrated appliances including washer/dryer and slimline dishwasher
- Dining table with two benches
- Modular corner sofa unit and two matching footstools to lounge in mirror velvet
- Painted oak lounge console unit
- Concealed cistern WC with wall-hung basin, overhead drencher shower above bath with separate body jet handset
- 5ft x 6.6in oak four poster bed to master bedroom
- 2 3-drawer nightstands to each bedroom

### Optional Upgrades (\*standard in 52ft version)

- Hot-dipped galvanised chassis
- Aluminium inset windows
- Under-floor heating
- Thermal store
- Solar collectors
- Bi-fold panoramic doors\*
- Oasis wellbeing room with Teuco corner bath with hydro-massage function, overhead drencher shower in fully tiled wet area\*
- Additional furniture items, bed throws and scatter cushions



DISCLAIMER - Due to our policy of continual improvement occasional changes to specification and layout may occur. The photographs shown in this brochure are for illustrative purposes only and are not intended to form part of a contractual agreement. Interior design images act as a guide only and interiors may vary from those shown. Some photographs may include optional upgrades. To avoid confusion or disappointment, please discuss your precise requirements with a member of our sales team by calling 01258 860455 – they are there to help you.