



SITKA

www.sitkalodges.co.uk

Luxury Timber Lodges



For our latest designs, specifications and prices, visit www.sitkalodges.co.uk

Welcome to Sitka Lodges

Sitka is a family run business based in the English Lake District, specialising in beautifully made luxury timber lodges. After years of refinement and development, we offer a product that is, we believe, second to none. By resolutely adhering to the very highest standards, we can offer you the best in modern craftsmanship, quality and efficiency.

The best way to compare our outstanding quality and value is to come and look for yourself – feel free to call or email and we will happily show you around.

Our luxury lodges have as standard:

- A natural slate roof
- Cedar cladding
- External door and window frames made from Accoya which is guaranteed for 50 years.
- Fantastic insulation
- Bespoke design and finish to your personal specifications
- Or use one of our 20 designs as a guide

Three generations of craftsmanship along with outstanding value for money – contact us now for an appointment to view a Sitka lodge or read on for more details and specifications.

Email us on info@sitkalodges.co.uk
or phone 07904 095874.

“I wanted to create a luxury lodge where I would be happy to live myself with my family, built to last and made from high quality natural materials at a fair price.”

Tim Higgins, Founder of Sitka Lodges





Luxury Living the Natural Way

Our Green Credentials & Quality

Everyone who enjoys escaping to the country wants to protect it! Beauty, therefore is not only about design but also sustainability. For us, design and green credentials are always linked. We are small enough to care about the impact our lodges have on the environment and, with that in mind, we have designed our lodges with the following:

- Outstanding insulation. Our lodges have a 'u' value of 0.23 or 0.14 – this is the equivalent of 450 mm of glass wool insulation! (See the box below.)
- No uPVC windows. We absolutely will not fit uPVC windows: our Accoya wood external doors and windows are low maintenance, last in excess of 50 years and come from sustainable forests.
- Cedar cladding. A natural low maintenance material that weathers beautifully with age.
- Natural slate roof. Virtually maintenance free, wind and storm resistant and so much better looking than the alternatives offered with most lodges.
- Solar panels or collectors can be installed to harvest electricity or heat your water.
- RICS certificate. Lodges can be provided with a RICS certificate if required.



We encourage you to compare these specifications with those of our competitors. If you need any more information feel free to talk to us in person. Call: 07904 095874

U Values Explained

The lower the u value, the less heat is lost into the environment and therefore less heating is needed to keep warm. At a u value of 0.14 you could heat a Sitka lodge on the energy required to boil a kettle.



“The finished product is so much better than we ever thought it would be. The fittings and finish are second to none. We would recommend Sitka and Tim’s team to anyone.” Andrew & Zarina Cretney





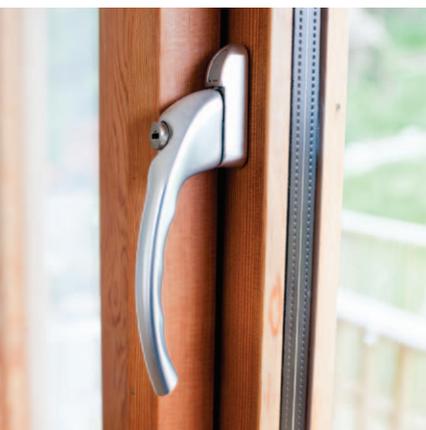
Design

We tailor our lodges to suit your requirements. However, if you want to design your own, creating something completely bespoke and unique, that's fine by us! If not, we can help by talking you through one of our existing designs, adjusting it to fit your needs perfectly.

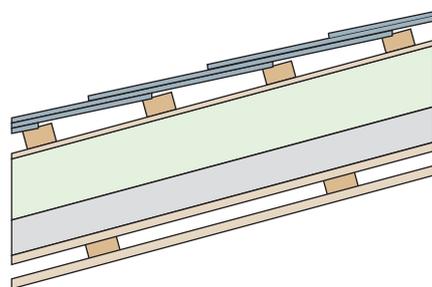
After years of refinement and development, we are now able to offer a portfolio of more than 20 elegant, efficient and beautifully crafted designs – come and see for yourself. We're confident that you won't be able to find quality like this anywhere else at comparable prices.



For our latest designs, specifications and prices, visit www.sitkalodges.co.uk

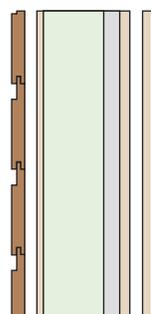


Specification



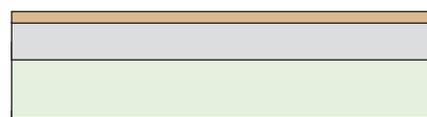
ROOF SPECIFICATION

- Natural Slate to BS EN 12326
- 25x50 Battens & 11mm Counter Battens
- Breather Felt
- 11mm Class 3 OSB Sarking
- 150x50 Rafters
- 100mm Foil-faced Polyurethane Insulation
- 50mm Air Gap
- Super Foil Insulation & Vapour Barrier
- 25mm Battens
- 12mm Dry-Lining, or other options are available.



EXTERNAL WALL SPECIFICATION

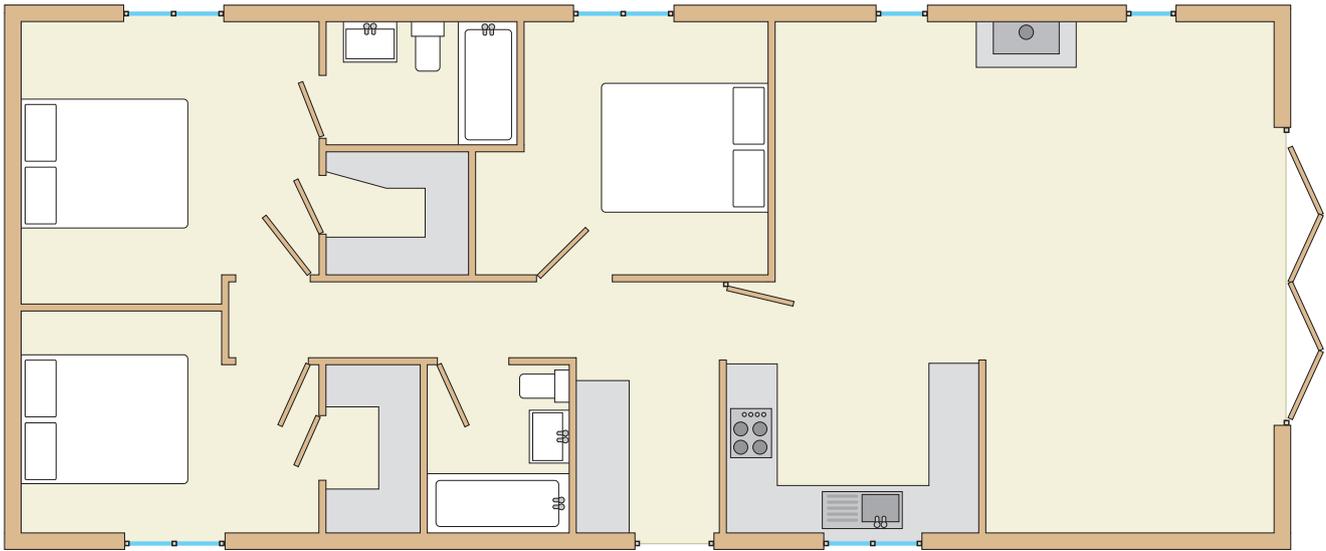
- 20mm Cedar Cladding
- 25mm Air Gap
- Breather Paper
- 11mm Class 3 OSB
- 125x50 Studs
- 100mm Foil-faced Polyurethane Board
- 20mm Air Gap
- Super Foil Insulation & Vapour Barrier
- 25mm Battens
- 12mm Dry-Lining, or other options are available.



FLOOR SPECIFICATION

- 22mm Protec Floor Deck
- 150x50 Joists
- 50mm Air Gap
- 100mm Foil-faced Polyurethane Insulation
- 11mm Class 3 OSB

Choose one of our most popular designs...



Adjust one of our designs...



Or create your very own design.



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