

# LAYOUT & SCALE

WHERE WE WERE  
CONSULTATION 2024



WHERE WE ARE  
CONSULTATION 2026



CONSULTATION 2024  
Proposed Number of Lodges  
200



CONSULTATION 2026  
Proposed Number of Lodges  
84



# DALKEITH MASTERPLAN

Heritage and landscape led design development where preserving the character of the Park's listed buildings, designated garden and designed landscape has informed the development of the layout in this unique setting and surrounding context



Terrace views where lodges sit within contours to look over River South Esk and Old Wood

Landscape amenity areas with interpretive visitor trails celebrating history and landscape setting

Historic beech hedge lined lane retained

Visual containment by planting woodland belts along boundaries and tree planting between lodges

Masterplan proposal involves re-instating the historic North Avenue, with feature lime tree planting along the route

Footpath and cycle links to wider estate

Visual containment by planting woodland belts along boundaries and tree planting between lodges

Proposed path to link up with the wider estate

Well spaced lodges of bespoke designs to suit topography and context

Network of landscaped rural lanes, tracks and pathways

Screened car parking strategy with sensitively placed and accessible spaces

Welcome/reception area with car parking for lodge guests

Area of restored woodland planting adjacent to existing stone boundary wall

Total number of lodges  
**84**

KEY	
	Proposed lodges (5 lodge types)
	Proposed access roads
	Proposed footpaths
	Proposed parking space
	Proposed swale network
	Proposed SUDs feature
	Existing trees/planting
	Proposed trees/planting/screen planting
	Views from lodges
	Lodge entrance doorway
	Proposed bin store



# LODGE ACCOMMODATION

Sustainable, high quality, bespoke eco-lodges created by THC Homes for Dalkeith Country Park

**THC** HOMES



## FIVE BESPOKE LODGE TYPES



LODGE TYPE 1



LODGE TYPE 2



LODGE TYPE 3



LODGE TYPE 5



LODGE TYPE 4

- Five bespoke lodge types of 1-4 bedrooms
- Lodge design supplier selected on grounds of high quality, sustainable design that would assimilate into and respect the Dalkeith landscape and setting
- All natural, heat treated Sugi-ban charred timber external cladding
- Triple glazed wooden windows and doors
- Steel, fully recyclable roof panels
- Passivhaus design principles ensure high standards of sustainability
- Built form seamlessly interfacing with detailed landscape plan to ensure a non-urban feel

## PROPOSED VIEW



# HERITAGE & LANDSCAPE

## LANDSCAPE PROPOSAL



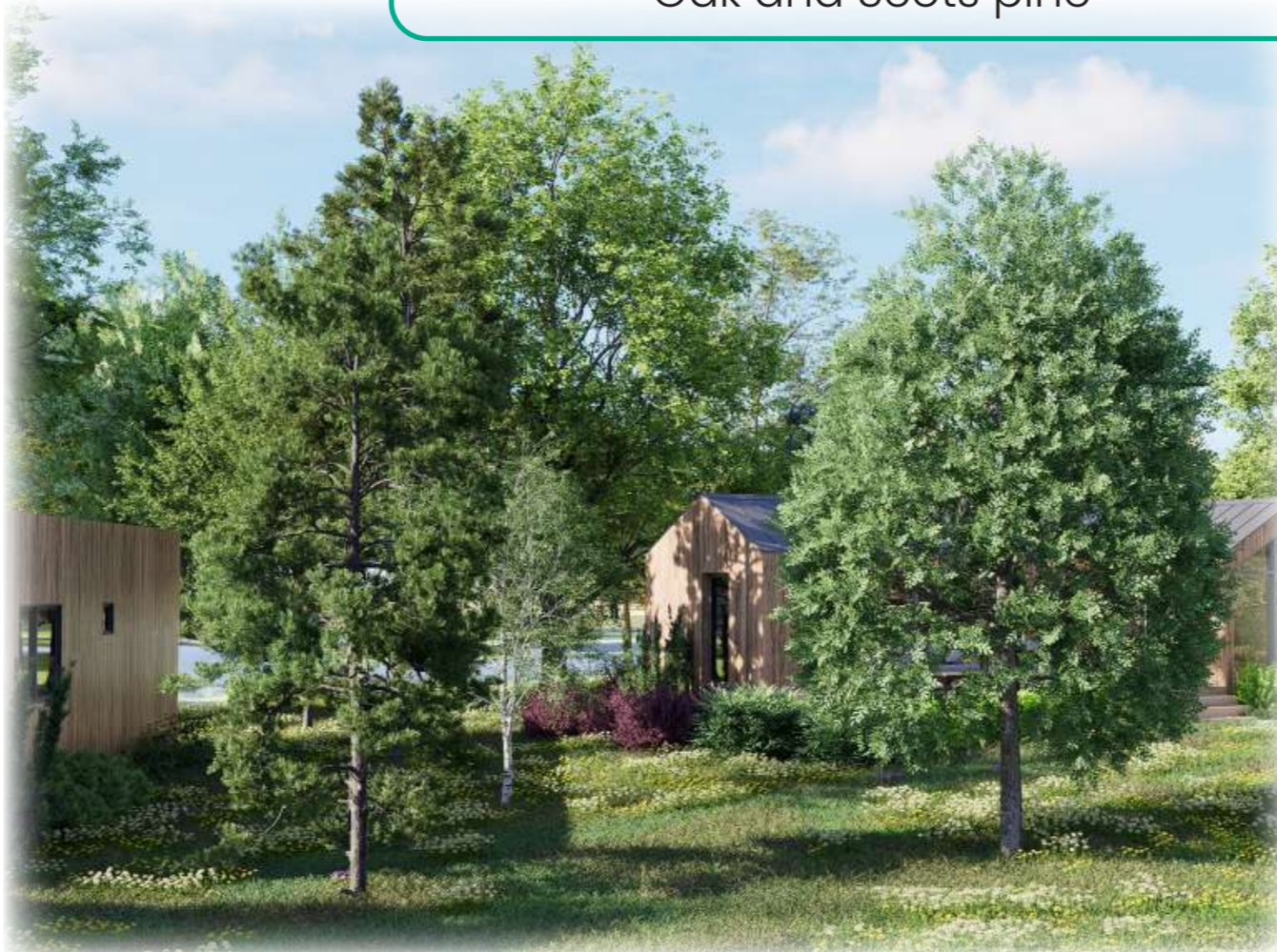
- New informal landscape of native woodlands, individual trees, hedges and flower rich grassland to provide shelter, screening and an attractive setting for the proposed holiday lodges
- Does not intrude on core landscape or views to/from heritage assets
- Beech hedge, 19th century trees, tree belt and pasture to east and north retained
- Uses the line of the former North Avenue and reinstates planting on either side
- Reinstatement of boundary planting
- Lanes and tracks minimized, sinuous in form to reflect topography
- Low density lodge layout with planting between
- Car parks distributed and screened by planting
- Appropriate materials
- Reversible - low impact development methodology

Careful site selection and design avoids intrusion on core Designated Garden and Designed Landscape

## PLANTING



**Screen Planting:**  
Parking arranged in screened landscape settings using Beech hedges to compliment existing hedges that line the lanes



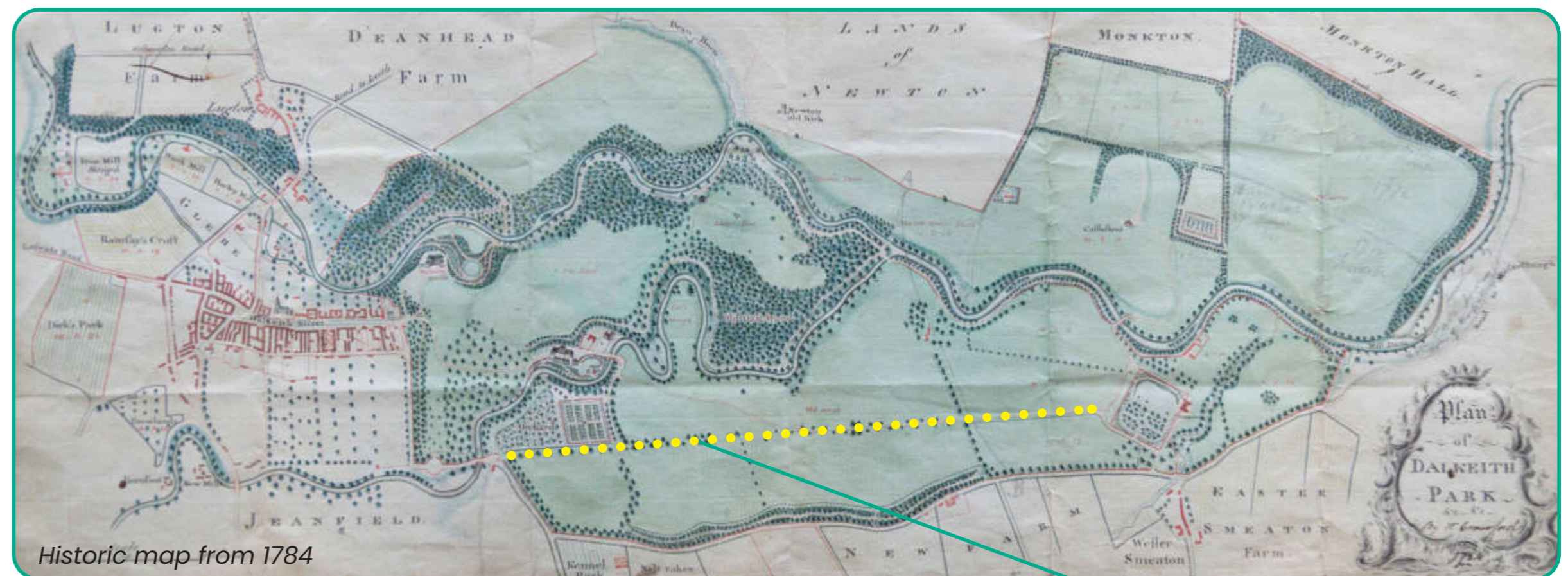
**Tree Planting:**  
The restored North Avenue to be lined with Lime trees. The smaller tree groups and new woodland belt will be mixture of Silver birch, Rowan and Alder plus a few Oak and Scots pine



**Pasture Planting:**  
A covering of buttercups, daisies and clover in the grass sward



**ARCHAEOLOGY:**  
Heritage and Archaeological assets celebrated with paths and trails including interpretive boards and wayfinding to link to the wider Dalkeith Historical Tour and established Trails and waymarked walking routes



Tree lined North Avenue



## HERITAGE