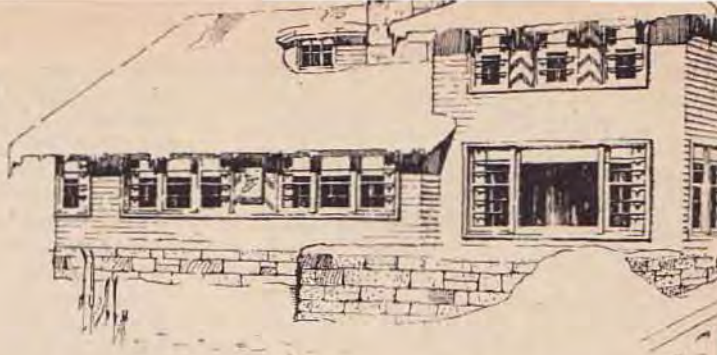


Snow Lodges

F. Thorp



THE Kosciusko State Park Trust's intimation that ski clubs will be given permission to erect lodges in the Kosciusko area has stimulated interest by the various clubs in building plans.

As yet we do not know the conditions to be imposed by the Kosciusko State Park Trust governing the erection of lodges and it will depend largely on their reasonableness or otherwise whether such projects can be successfully carried out. It was on this assumption that the Sydney Ski Club was prompted to prepare plans for a lodge.

We in Australia hope that the relaxation of State Government building control in the N.S.W. Alps will give a great impetus to skiing here, perhaps even similar to that in America where the sport has had such a phenomenal growth over the last few years.

The smaller lodges which have been erected there are of most interest from the Australian viewpoint. An example is the Toll House, Stowe, Vt., which provides separate bedrooms containing two beds, a wash basin to each room and separate common toilet blocks, a dining-living room, kitchen, etc., and also a section for passing skiers, consisting of a warming room and cafeteria meal service.

Another lodge on the West Coast designed by William Wurster, is on a larger scale and provides some bedrooms with bathrooms attached, together with dormitory accommodation.

A different type of lodge was built on Peru Mountain, Vt. This was designed as part of a ski centre in Snow Valley and serves as a recreation building only, with overnight accommodation provided in the adjoining camp. It is designed in a location where 500 to 1000 skiers pass daily on ski routes. The exterior has been simply treated in a very effective manner.

Exterior finishes to these lodges are local stone for foundations and chimneys with stud walls timber covered.

No doubt we will hear of many others in the future which will be of interest to clubs contemplating erecting buildings in N.S.W.

It is such urgently needed lodge accommodation that could fill the gap between the somewhat primitive hut and the more elaborate chalet.

For the successful completion of such an undertaking, considerable thought should be given to methods of finance, selection of site, transport, extent of accommodation, method of administration and to the planning and services of the building.

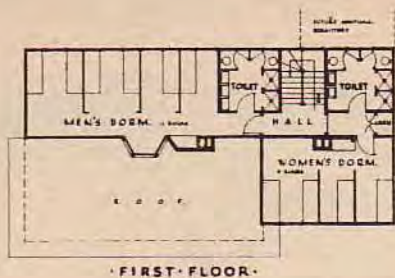
A short summary of the main requirements and objectives may be of help.

Site Locations.

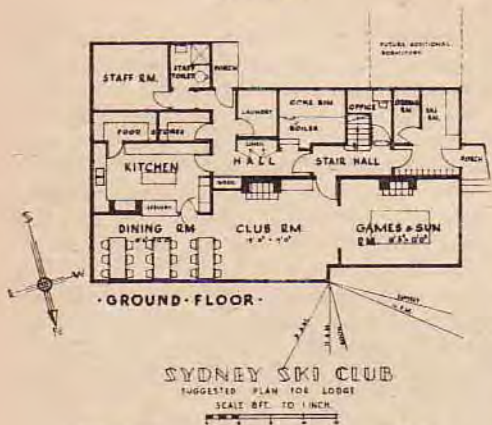
These fall mainly into two groups—

1. Sites accessible to existing roadways on the Hotel to Chalet line.
2. Sites remote from existing transport.

Whilst remote sites open up un-skied terrain and serve a very desirable purpose for the experienced skier, it is for the club interested in developing new and junior members that the former site will take precedence. Other factors are availability of transport for supplies in winter and summer, less difficulty in getting inexperienced members to the lodge in bad weather, nearness of facilities for the conducting of races and tests, accessibility in case of accident and less danger from pilfering and vandalism. Once the general locality is selected, the exact site has to be determined, consideration must be then given to availability of water, and the site should be in a reasonably sheltered position with an orientation that would give the common room an aspect to the sun, together with a view towards the main practice slopes.



FIRST FLOOR



GROUND FLOOR

SYDNEY SKI CLUB

SUGGESTED PLAN FOR LODGE

SCALE 8 FT. TO 1 INCH

TOTAL AREA - 2783 sq. ft.
@ 160 PEE. SQ. = 10000

SCHEME 2
F. THORP.

It is desirable in the layout of dormitories to use 2 and 4 bunk cubicle sub-divisions, thus giving at little extra cost, privacy and less disturbance to inmates at night.

Toilet and shower accommodation should be amply provided for, as there is nothing better (except perhaps a beer) than to be able to get under a hot shower after a day's heavy ski-ing without undue waiting.

The remainder of the accommodation consists of ski room with repair bench, members' ski equipment store, drying room, boiler room, fuel store, laundry, linen store, kitchen, small room for accounts and administration.

Planning and Circulation.

The first unit entered by the skier upon arriving at the lodge would be the ski room, off this would be located the drying room; leading from the ski room a common hall could give access to the common room, service hall dormitory approach; this common hall provides a second buffer between the entrance door and main living sections. Too much emphasis cannot be placed on the advisability of locating the common room to get the sun throughout the whole of the day if possible, and should be so planned as to avoid draughts and from being used as a traffic-way to dormitories or other much-used rooms.

If a games sun-room is provided off the common room, wide sliding or folding doors will increase the sense of spaciousness and improve recreational facilities.

The provision of an unobstructed plate glass view window is desirable. The kitchen could be located off the end of the common room used for dining, with provision for self pick-up of meals from a service counter. Grouped round the kitchen section would be food stores, service entrance, staff quarters, laundry and boiler room. A central position for the boiler room is desirable and fire-places are best placed on internal walls thus avoiding heat losses.

Toilets should be accessible from the living parts of the building without going through dormitories, but should preferably be also accessible from the respective dormitories.

Particular consideration should be given to provision in the plan for future expansion.

Administration.

Tied up with this are—availability of transport, methods of arranging bookings,

Accommodation and Planning.

Factors governing the extent of accommodation to be provided are the amount of finance available, method of administration, of which the extent of self-service is an important consideration affecting staff accommodation and equipment.

It would appear that with partial self-service, a man and wife could handle a maximum of 20 guests.

It would also appear necessary to provide a separate room and toilet accommodation for their use. Living accommodation for the lodge might consist of only one common room to serve all purposes—dining, lounge and recreation.

Where additional finance is available, a sun-games room would be an asset.

Dormitory Accommodation.

A suggested ratio for two dormitories is 12 and 8 with provision in the plan for the future addition of a third of say 10, which would then provide for flexibility in allocating bookings.

payment of accounts, range and type of meal service and range of dormitory service (cleaning, bed making), soiled linen replacements, servicing of boilers and fires, and odd jobs. A suggestion for the problem of bed linen is that each member brings his own sheets or sleeping bag.

Construction.

It is difficult to improve on standard methods of construction. These would comprise local stone for foundations with stud walls above, covered externally with weather boards over Sisalkraft building paper, and covered internally with plywood, fibre board or Masonite. Windows should be double hung box frame type, casements are not satisfactory. Corrugated iron is the most serviceable material for roof covering.

Ceilings should be kept as low as local regulations will permit. 8 ft. maximum would be desirable.

Services.

These comprise mainly water service, lighting, heating for the building, hot water service and septic tank installation for toilets. Water service would be brought by gravity feed from a small dam in a stream above the lodge and precautions need to be taken to eliminate freezing of water pipes, cisterns and pans.

Unless an electrical generating plant is installed individual vapour pressure lamps would have to be used. For heating the building a central system is the most efficient, either oil or coke fired, but the cost of installation and maintenance would exclude it for these smaller lodges. It is then left to open fireplaces, Canadian stoves and wood or coke-fired slow combustion heaters to perform the job. The hot water installation should have ample capacity to supply showers at rush periods and could be oil or preferably coke fired, coke being less costly and the maintenance simple.