

Ms Kim Blunt
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Hants. SO21 1NN

Ref: FJB/sh/Denning
16th December, 2020

Dear Kim

Site address: 81 Southbourne Gardens, Ruislip HA4 9TZ

I write in response to the planning officer's request for the manufacturer's technical specification and a construction method document.

The information below should be read in conjunction with my letter of 12 October 2020 (submitted at **Appendix Fa** to the Planning Statement). There are no available technical specifications as such, but I can confirm that the proposed lodge would be prefabricated in the factory at Crawley. This can be as a singular volumetric unit, two separate bays (sections) or as separate components and then brought to the site on the back of a lorry or low loader.

As advised in my letter of 12 October, there are 4 Options for installing the unit at the site at the above property and, whilst it would be perfectly possible to install the units under any of the identified Options, our preference would be Option 4 which would be to construct it as a single unit in accordance with the 1960 Regulations and the Windsor and Maidenhead appeal decision.

However, for the avoidance of doubt, the unit proposed for the above site is, once assembled in accordance with any of the Options (1 to 4) outlined in my letter of 12 October, structurally capable of being lifted and craned as a single volumetric unit. This is confirmed in writing by an independent structural engineer (see attached letter from Braeburn Structures Ltd) and an independent crane hire company (see attached letter from Sparrow Crane Hire Ltd).

The unit would be delivered as prefabricated cassettes which would be assembled on site either in accordance with Option 2 which would first be in to two completely separate halves with the final action being to join the two together along a single ridge, wall and floor beams fitted to one half (section) (Option 2), or as single unit (Option 4). The unit would be fitted with metal shoes and placed on pad stones and would not be bolted or fixed to them in any way. This provides a minimum ground clearance of circa 80mm, and allows for lifting straps to be placed under the unit so that it can be lifted by crane and removed from the site as shown in the

photograph submitted at **appendix Fc** (to the Planning Statement) of a similar size lodge being removed from a site.

In this case, the proposed unit would be a small unit and would not need to be constructed in to two separate halves/units on site. Instead, a single unit could be assembled on site as outlined at Option 4. It is logical that if a twin unit can be constructed on site from various components (albeit that there must be a final act of bolting of the two separate bays together) then a smaller single unit can likewise be constructed on-site from its various components. There is no regulatory requirement that the process of creating a caravan or mobile home must take place away from site.

I trust the above is satisfactory but should there be any queries please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Felix Bolger', with a long, sweeping horizontal stroke extending to the right.

Felix Bolger
Managing Director