

Design and Access Statement

Site address

Postling Green,
Roman Road,
Aldington,
Kent.
TN25 7EP

We are submitting a full planning application to install a mobile unit constructed by Hobbit House Ltd. The unit has one bedroom will be used as holiday accommodation.

Site details

The unit will be placed in an area that was dug out in the 1920's at the rear of the garden. There is a gate into the rear of the garden that provides access to the site.

The vision

The area of the garden that we will be placing the mobile unit has stunning views over Romney Marsh. This will bring tourism to the local area, especially as this is such a unique type of unit, especially having views over the Romney Marsh.

The structure will be completely integrated into their surroundings, incorporating existing site features including banks and trees. Once positioned, the structure is covered in soil and grass, leaving only windows and doors visible. The front door will not be visible from the road.

There will be a secure store room for bicycles or other items that the guests may bring, we have included this as the area has some very popular cycle routes.

As the site matures, wildlife will thrive and diversify, as we will be encouraging wild flowers to grow on top of the unit. Guests will enjoy the pleasure of staying in luxury five star accommodation while appreciating the nature and views surrounding them.

Local Priorities

One of the great things about the addition of the holiday let is that 3 out of the 5 local government priorities priority's will be met, these are

- create sustainable new or existing rural visitor attractions to increase the range of activities available and extend the tourism season beyond the usual period of May to October
- create new quality visitor accommodation, at least 4* rating or equivalent
- invest in events which focus on local culture, heritage, environment, food and drink and bring sustainable economic benefits to the area

Construction

The structures are made from High Density Polyethylene formed from recycled waste plastic. Tubular in shape and constructed using a twin wall system, each unit is capable of supporting loads of 6.5 kN. The structure has a guaranteed lifespan of 125 years.

Internally, timber stud is used to form floors and walls. Electrics and plumbing are run through walls and under the floor in the service void.

Wall and floor coverings include of a variety of materials such as ply-lining, flexible brick slips, micro cement wall covering, laminate flooring, tiles, melamine board and timber cladding.

The structure will arrive on site ready for use including kitchens, bathrooms, bedroom, electrics, plumbing, etc.



Interior space including laminate flooring and brick slips, to seating area and kitchen facilities

The structure is designed and built to comply with BS EN 1647:2018 caravan holiday homes (includes: fire precautions, electrical installations, ventilation, design and construction, etc.).

Units arrive tested and ready for push-fit service connections.

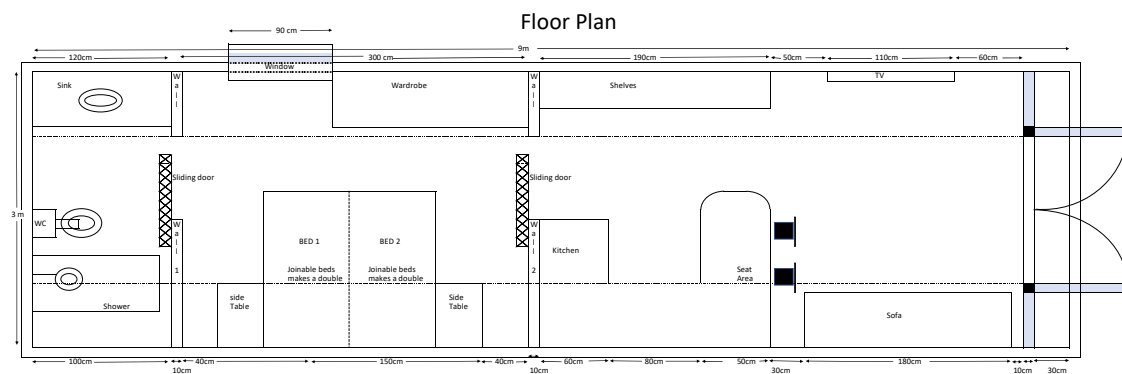
Design

The unit itself is 9m length x 3m wide with an approximate height of 1.9m from the raised area of ground floor level. There is also a storage area 3m in length and 1.5m in height at the side for storage.

The internal door will be sliding allow good utilisation of space.

There is only one bedroom in the unit.

All the windows and the doors are double glazed.



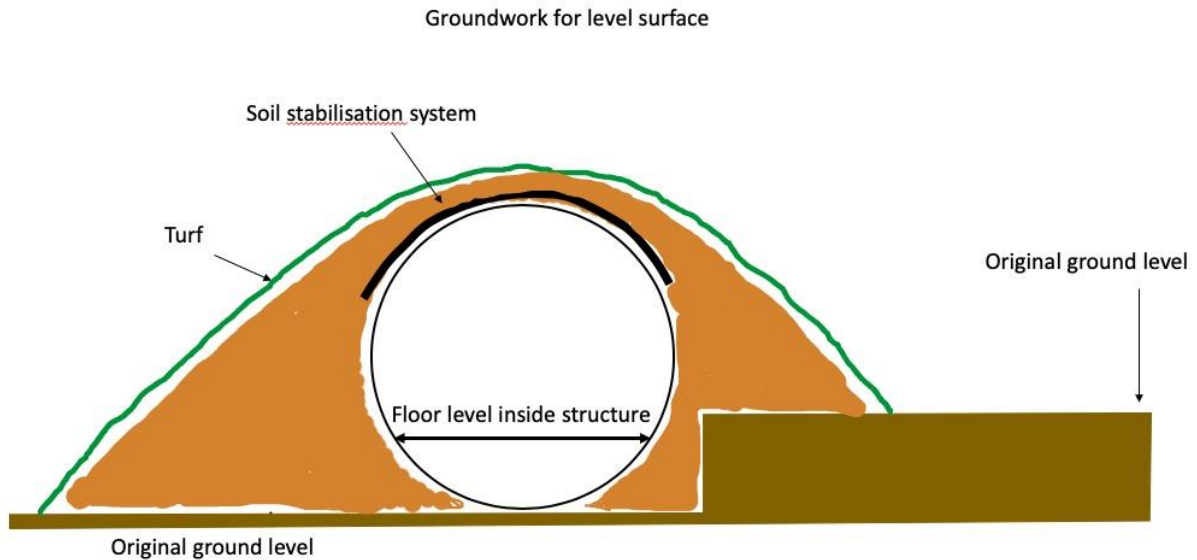
Access

There is access via an existing gate to the site. This is suitable to crane the unit into place. This same access will provide access to guests for parking.

At full capacity, 2 car parking spaces will be required for guests, easily accommodated within existing car parking provision.

Groundworks and services

There is no Excavation work required for the unit, as it will be placed into the sunken area of the garden. The unit will be then covered with soil. The surrounding soil will be removed to the same level as the entrance.



No foundations are required. The structure is self-supporting.

Services and groundwork will be conducted by local contractors with advice from Hobbit House Ltd.

Services will be taken from Postling Green including water, electrical supply and sewage. Sewage will be pumped from the unit to the existing tank of Postling green

Electrical supply will run to an isolation post, then into the unit will plug via a commando plug.

Water will run in MDPE piping and push-fit into stop tap.

Installation

The structure will be delivered to site by a specialist haulage contractor utilising flatbed HGVs and lifted into position as shown below:



A completed unit arrives on flatbed HGV and is lifted into position by specialist contractor

The unit will arrive on one lorry.

Once sited, services including water, sewage and electricity will be connected to the units via quick release push-fit connections.

Excess soil from ground works is then used to back-fill to the side walls of the structure.

A soil stabilisation system is fitted over the top of the unit.

Soil is used to cover the structure before turf is laid from ground level up and over the structure.

The structure is not fixed to the ground, the backfilling of excess soil providing sufficient stability and insulation.

Landscaping

The structure will form a significant part of the landscape to the south eastern boundary, forming a large grass bank, with a window facing east and door openings facing the southern boundary.

All boundaries of the property will remain untouched.

Rain water will drain naturally - no soakaway required.

No heritage assets are located near the site.

The storage unit will also be covered with soil forming part of the grass bank.

Removal from site

If in future, the site was required to be cleared, disassembly could be completed in a timely manner with the structure lifted onto an HGV for removal, leaving soil and grass which would be levelled.

Other than the remaining services, there would be no lasting effect on the environment.

