

Construction Method Statement

Garden Annex

Construction Method Statement

This annexe/mobile home is specifically designed and constructed to comply with the statutory definition of a caravan under Section 13 of the Caravan Sites Act 1968 (as amended), namely a structure designed for human habitation which is composed of not more than two separately constructed sections and which, when assembled on site, is physically capable of being moved.

The construction method has therefore been developed to ensure that:

- the structure is formed from no more than two separately constructed sections; ● each section is constructed independently prior to final assembly; ● the final on-site stage is the joining of the two sections, rather than the construction of a single continuous building in situ;
- the structure is installed on a non-permanent foundation system;
- all service connections are demountable; and
- the annexe can be separated, lifted, and removed from the site in the future without demolition and without permanent impact on the land.
- Annexe itself is easily demountable from ground screws

Each annexe is designed to suit its particular site, layout, and service requirements, but the same construction principles apply across all twin-unit installations.

Statutory Basis

The annexe is designed to meet the relevant statutory tests for a twin-unit caravan, namely:

- compliance with the dimensional limits applicable to twin-unit caravans;
- construction from two separately constructed sections only;
- physical capability of being moved in those sections; and
- installation in a manner that does not result in permanent attachment to the land.

At no stage is a single continuous structure built across the site. The completed annexe is formed by the final joining together of two independently constructed sections.

Foundations



The annexe is supported on a system of removable ground screws.

These are installed directly into the ground and avoid the need for traditional excavated foundations, concrete strip footings, or permanent foundation slabs. The use of ground screws provides a stable and level support system while ensuring that the annexe is not permanently affixed to the land.

The two annexe sections are supported by a steel subframe which rests on the ground screw system. The foundations are designed so that:

- they can be installed with minimal disturbance to the site;
- they can be removed at a later date;
- the ground can be reinstated with minimal lasting impact.

On removal of the annexe, the ground screws can be extracted and the site restored without the need for demolition of permanent foundations.

If the ground conditions turn out not suitable for the installation of ground screws (for example, due to particularly hard or obstructed ground), an alternative foundation solution in the form of pre-cast modular plinths (e.g. Swift Plinths or equivalent) may be used.



These plinth systems:

- are pre-manufactured and placed on or just below ground level, requiring little to no excavation;
- do not rely on continuous concrete foundations or permanent substructures;
- support the annexe via the same steel subframe system used with ground screws;
- can be removed in full without demolition;

- allow the land to be reinstated with minimal disturbance.

In both cases, the foundation system is designed to ensure that the annexe is not permanently affixed to the land. The structure remains a freestanding unit supported by a removable foundation system rather than a building fixed to permanent foundations.

Construction of the Two Sections

The annexe is constructed as two separate structural sections from many parts, referred to in this statement as Section A and Section B.

Each section is formed around its own independent steel frame. These frames are fabricated separately and are not formed as one continuous frame at any stage.

Each section is then built up independently so that it forms a distinct and self-supporting structural unit. This includes:

- its own steel frame;
- floor structure;
- wall structure;
- roof structure;
- sheathing, insulation and lining;
- weatherproof envelope
- internal first-fix and fit-out as required.

Each section is capable of standing and being handled independently of the other. Neither section relies upon the other for its structural stability prior to final assembly.

At no point prior to final assembly is a single continuous load-bearing frame, wall, or roof structure formed across both sections.

Final Assembly

Once both sections have been positioned on the foundation system, the final stage of installation is carried out.

This final stage consists of:

- alignment of the two sections;
- fixing of the two steel-framed sections together using bolts, brackets, and/or other mechanical fixings as specified in the structural design;
- completion of non-structural junction detailing;
- weather sealing of the joint;
- finishing of any internal or external trim at the junction between the sections.

The final assembly stage is the joining together of two pre-existing, separately constructed sections. It does not involve the creation of a single structure from multiple components in situ.

Any overlapping or interfacing roof, wall, or cladding elements at the junction between the two units are part of the final joining and weatherproofing detail only. They do not amount to the prior construction of a single continuous structure before the units are joined.

Roof Construction

Each section includes its own independently formed roof structure.

Where the design includes overlapping roof coverings, trims, flashings, or mating edge details, these elements are treated as part of the final junction and weatherproofing works only. They do not provide structural continuity between the two sections prior to final mechanical fixing.

The roof structure of each section is therefore constructed independently, and any final connection between roof elements takes place only once both sections are in position and ready to be joined.

Structural Integrity and Lifting



Each section incorporates an engineered steel frame with integrated lifting points or other designed lifting provisions.

<p>STEEL FRAME ARRANGEMENT</p>	<p>STEEL FRAME DETAIL OF LIFTING POINT</p>	<p>STEEL FRAME DETAIL</p> <p>STEEL FRAME DETAIL</p>
<p>STEEL FRAME DETAIL</p>	<p>STEEL FRAME DETAIL</p> <p>STEEL FRAME DETAIL</p>	

Capability of Future Relocation

The annexe has been specifically designed and engineered so that each of its two sections can be independently separated, lifted, transported and re-sited if required.

The physical capability of movement is an inherent characteristic of the structure and has been incorporated into the design from the outset through the use of independent steel-framed sections, removable foundations and demountable service connections.

The future relocation or removal of the annexe may require the use of specialist lifting and transportation equipment, together with a site-specific lifting methodology prepared by suitably qualified contractors. The precise equipment and lifting arrangements would be determined having regard to the circumstances prevailing at the time of any future relocation.

The presence of surrounding buildings, boundary treatments, landscaping, access constraints or other site-specific features does not prevent the structure from being physically capable of movement. Such factors relate only to the practical arrangements required to undertake a lifting operation and do not alter the fundamental ability of the structure to be separated, lifted, transported and re-sited.

The annexe has therefore been designed and constructed so that it remains physically capable of being moved in its constituent sections without demolition, thereby retaining the characteristics of a twin-unit caravan.

Services



The annexe requires connection to electricity, water, and drainage.

Service runs are taken from the host dwelling and extended to the annexe location prior to installation. Once the two annexe sections are assembled in their final position, the services are connected using standard demountable connections.

These connections are designed so that:

- the annexe remains functionally linked to the main dwelling;
- the services can be disconnected if the annexe is to be relocated or removed; ●
- removal does not require permanent alteration to the land or irreversible structural work.

Connection to services does not alter the annexe's status as a caravan. On removal, services can be disconnected, capped, and made safe in the usual way.

Internal and External Finishes

Any internal and external finishing works undertaken after final assembly are limited to non-structural works, including:

- joint trims;
- plasterboard making good;
- decoration;
- cladding trims;
- weatherproof sealing;
- connection of fittings and finishes.

These works do not form part of the structural construction of the annexe. Their purpose is solely to complete the finish and weatherproofing of the two sections once joined. The structural integrity of each section exists prior to these finishing works being carried

out. **Future Removal**

If the annexe is to be removed from the site in the future, the process would be as follows:

1. disconnect and make safe all service connections;
2. remove trims, seals, and other non-structural junction finishes as required;
3. unbolt and separate the two sections at their designed junction;
4. lift each section independently using the integrated lifting system;
5. place each section onto suitable transport equipment;
6. remove the ground screw foundation system;

This process does not require demolition of the annexe. The two sections remain capable of separation and independent lifting, and the foundations are removable.