

CONSTRUCTION METHOD STATEMENT

Twin-Unit Garden Annexe / Mobile Home

Prepared in Support of Certificate of Lawfulness Applications

1. Introduction

This Construction Method Statement explains the methodology used for the construction, transportation, installation and future removal of a twin-unit garden annexe/mobile home.

The annexe has been specifically designed to comply with the statutory definition of a caravan under Section 13 of the Caravan Sites Act 1968 (as amended). The completed structure is formed from no more than two separately constructed sections and is physically capable of being moved once assembled.

The construction methodology ensures:

- Construction from no more than two separately constructed sections.
- Independent fabrication of each section before final assembly.
- Installation on a removable foundation system.
- Demountable service connections.
- Future separation and removal without demolition.
- Minimal permanent impact on the land.

2. Statutory Basis

The annexe has been designed to satisfy the statutory requirements applicable to twin-unit caravans, including dimensional compliance, construction from two separately manufactured sections, physical capability of movement and installation in a manner that does not permanently affix the structure to the land.

At no point is a single continuous building constructed in situ.

3. Foundation System

The preferred foundation system consists of removable ground screws supporting a galvanised steel subframe.

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 level support system while ensuring that the annexe is not permanently affixed to the ground.



Ground screws:

- Require minimal or no excavation.
- Avoid traditional strip foundations and concrete slabs.
- Can be completely removed.
- Allow the site to be reinstated with minimal disturbance.

Where site conditions prevent the use of ground screws, removable modular plinth foundations may be used. These provide the same engineering performance whilst remaining fully removable.



4. Construction of the Two Sections

The annexe is constructed as two separate structural sections, referred to throughout this statement as Section A and Section B.

Each section is built around its own independent engineered steel frame. The frames are fabricated separately and are never formed as a single continuous frame at any stage of the construction process.

Each section is then independently assembled to create a complete, self-supporting structural unit. This includes:

- Independent engineered steel frame
- Floor structure
- Wall structure
- Roof structure
- External sheathing
- Thermal insulation and internal lining
- Weatherproof external envelope
- Internal first-fix services and fit-out, where required

Each section is capable of standing, being lifted and being handled independently of the other. Neither section relies on the other for structural stability prior to the final on-site assembly.

At no point before final assembly is a single continuous load-bearing frame, wall or roof structure constructed across both sections. The completed annexe is formed solely by mechanically joining the two independently constructed sections once they have been positioned on the foundation system.

5. 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:

- 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.

6. 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.

7. Structural integrity & Lifting

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



7. Services

Electrical, water and drainage services are extended from the host dwelling and connected using conventional demountable service connections.



These connections can be safely disconnected if the annexe is relocated or removed in the future.

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.

8. Internal & External Finishes

Following final assembly only non-structural works are undertaken including:

- Decoration
- Trim installation
- Weather sealing
- Joint finishing
- Connection of fixtures and fittings

These works do not contribute to the structural construction of the annexe.

9. Future Removal

Should removal ever be required the process is straightforward:

1. Disconnect services.
2. Remove junction trims.
3. Unbolt the two sections.
4. Lift each section independently.
5. Transport each section.
6. Remove the foundation system.
7. Reinststate the site.

No demolition of the annexe is required.

Statement of Compliance

The methodology described within this document has been specifically developed to ensure that the completed annexe satisfies the statutory definition of a twin-unit caravan under Section 13 of the Caravan Sites Act 1968 (as amended).

At every stage of construction the methodology preserves the independent nature of each section and ensures the completed annexe remains capable of separation, transportation and future removal without demolition or permanent alteration to the land.