

Site address:

95 Herlwyn Avenue, Ruislip, HA4 6HL

CAMBERLEY 02.11.2023

Definition of a caravan

The legal definition of a caravan was established in Section 29 of the Caravan Sites and Control of Development Act 1960, adapted in the Caravan Sites Act 1968 to include twin-unit mobile homes and again in 2006 when the sizes were increased. There are three elements to the test of the unit being a caravan which are construction, mobility and size.

Section 29 of the Caravan Sites and Control of Development Act 1960 defines a caravan as any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer). This was modified by Section 13 (1) b) of the Caravan Sites Act 1968 which states that a caravan is a structure designed or adapted for human habitation which:

- a) is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices: and
- b) Is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer), shall not be treated as not being (or not having been) a caravan within the meaning of Part 1 of the Caravan Sites and Control of Development Act 1960 by reason only that it cannot lawfully be moved on a highway when assembled.

As such, the proposal would meet the construction test.

In terms of mobility, when assembled the structure is physically capable of being moved by crane. It can be relocated on site or be put on the transport lorry dedicated to carry the load of a static caravan and moved to a different site. The steel frame of the proposed mobile home sit usually on concrete pads and is not anchored to the supporting base. As such, the unit is not a permanent structure and would be capable of being moved when no longer required.

The proposed unit therefore passes the mobility part of the test.

The maximum size of caravans was set out in the Caravan Sites and Control of Development Act 1960, further modified to include twin-units under the Caravan Sites Act 1968 and again in 2006 when the maximum sizes were increased. These are currently 20m in length (external, excluding drawbar), 6.8m in width (external, excluding roof overhang) and 3.05m in height (internal measurement from internal floor to maximum ceiling height).

The dimensions for the mobile home are within these limits, the proposed unit passes the size part of the test.

YOUR EXTRA SPACE LIMITED
Showroom: Unit 2F, Albany Park
Camberley, Surrey, GU16 7PL

Statement:

Your Extra Space Limited confirm that this mobile home is for use as an ancillary annexe accommodation and is constructed to be capable of being lifted and moved as a single unit.

Our Your Extra Space accommodation range is engineered and constructed so that the units can be lifted, for instance: by a lorry with "crane assist" to load or unload as a single unit or twin bay unit.

This unit is one of our single unit designs and our options for the installation of this unit are as follows:

Installation option 1 for a twin unit - Both bays are assembled and delivered to site as two separate sections. These sections can be craned into the rear garden with the final act of assembly being bolted the two units together. Single unit can be craned in as one piece.

Installation option 2 - As an alternative to installation option 1 above we would take advantage of well-established case law, such as West Devon Borough Council Appeal Ref: APP/Q1153/C/08/2064995 and 6 where the unit was delivered in sectional form and assembled on site. Once assembled the unit could be lifted in one piece. The benefit of this method, on this particular site, is to minimize the disturbance and impact to the neighbours that installation 1 would cause as we would require a temporary road closure to Herlwyn Avenue while the unit is craned in. Also this method is a more cost effective route to achieving compliance.

Specification:

Frame: steel beams with anchor points for transportation by crane.

Our chassis are made of main steel beams with timber flooring beams inside a steel framing. It allows the building to sit much lower to the base. The frames are individually designed for each bespoke home depending on the customer's requested layout. The floor deck is insulated with rigid polystyrene, PIR or rockwool. With the base completed, it is time to put the exterior walls into place to form the main structure of the home.

The external walls are 160mm to 200mm thick (depending on the cladding and insulation choice). Our interiors are plaster-boarded and finished like conventional homes, giving the clean, solid interior and modern feel.

A frame is created using timber studwork. This is combined with plasterboard interior walls and external cladding to create a sturdy, weatherproof shell. The space between the upright joists is filled with insulation. Sheathing to be 9mm thick OSB or cement board to provide fire resistance. The interior of the walls is boarded in 12.5mm plasterboard and the exterior can be clad in a few options.

The warm roof construction will comprise timber roof joists, 18mm OSB deck, roofing felt or similar with battens with tiles, slate or other roof finish. Rainwater Goods - PVC.

Electrics and consumer unit to current regulations.

Plumbing connected to the existing house.

Windows and doors PVC or aluminium, selection of different colours to choose from.

YOUR EXTRA SPACE LIMITED
Showroom: Unit 2F, Albany Park
Camberley, Surrey, GU16 7PL