CONSTRUCTION METHOD STATEMENT

FAMILY ANNEXE

Prepared by ASM Architecture for Family Annexe - 2022

PROPOSED DESIGN

Family annexe has a mixed variety of annexe's that they offer with different size, finishes and roof structure available however they all share the same construction principles and are, in every way, designed as a structure that conforms to the definition of what a 'caravan' is. All of Family Annexe structures are design as Twin-Unit Caravans as outline in the Caravan Sites Act 1968.

'Twin-unit caravans.

(1)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),'

It is already accepted that connection to services does not exempt a Caravan from complying with this Act and that even if it cannot be legally transported in 2 sections it still conforms to these standards as long as-

' its dimensions when assembled exceed any of the following limits, namely—

(a)length (exclusive of any drawbar): 65.616 feet 20 metres);

(b)width: 22.309 feet (6.8 metres);

(c)overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 10.006 feet (3.05 metres).'

The submitted Planning Statement examines how this will be achieved and details the sizes and existing precedents for the structure to allowed under the Caravan Sites Act 1968.

FOUNDATIONS

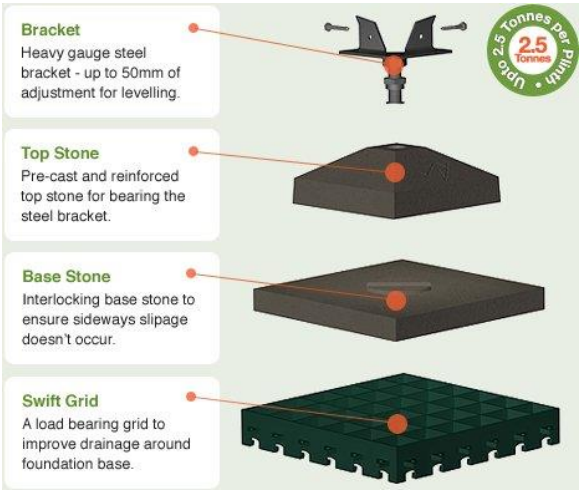
As stated above, the structure needs to be able to be transported in no more than 2 sections for it to be viable under the act. Therefore, all Family Annexe Annexe's are built upon a 'Swift Plinth' foundation design.

These designs requires an amount of site levelling to create a balanced and level platform for which the 'Swift Plinth' to installed.

'Swift Plinth'

As seen in the images, the 'Swift Plinth' is designed to sit upon several square sections of compacted hardcore within a load bearing grid set out at respective intervals depending on the size of the annexe. The 'Swift Plinth' base stone is then sat on top, interlocking with the grid below to ensure slippage does not occur, with a top stone and bracket installed on top of that which connects to the timber base of the Annexe.

In this way the Annexe is then able to be moved as per the requirements of the Act and is not permanently fixed to the ground by any means.



SERVICES

As has been precedent for some years now, the connection to services does not determine a caravan or mobile home to be in opposition to the requirements of the Caravan Sites Act 1968.
This is the case with all Family Annexe projects.

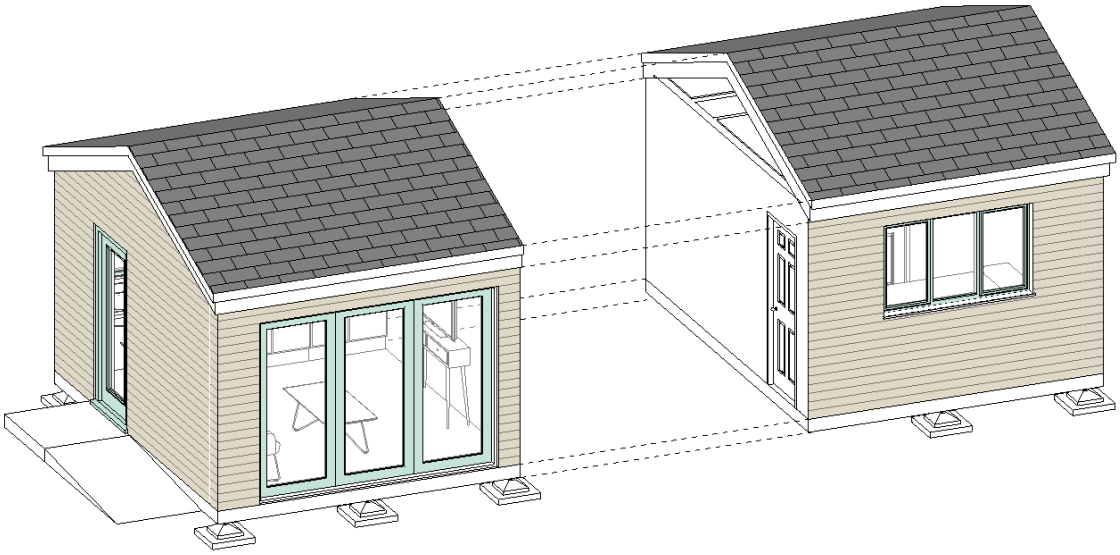
They all require connection to existing services including waste, water and electric supplies. These connections are prepared prior to install of the Annexe pod sections and connected up once the sections have been joined together on site and fixed to the 'Swift Plinth' foundation pads.

As seen in the image, the services are already pre installed in accordance with building regulations and standard practices ready to be connected up to the Annexe.

POD CONSTRUCTION

All Family Annexe structures are of a 'Twin-Unit Caravan' design and so will comprise of 2 units fabricated on site in two separate 'pod' sections that, when assembled, bolt together to form the complete Annexe. These 'pods' are then easily unbolted and detached from the base 'Swift Plinth' foundation pads to be transported thereby meeting the Caravan Sites Act criteria.

The diagram below depicts the 2 pod structure and shows the point at which both will be joined together. The exact type of annexe will depend on each given project instance although the principle will remain the same and the join location will always be the separation line between the main living accommodation and the bedroom area as shown on the accompanying drawings.



Examples of Pod division join