Transportable Mobile Homes

Caravan Compliance

Information Pack



Norwegian Log

16 February 2024
230 London Road
Reading
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Transportable Mobile Homes

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Transportable Mobile Homes

Section A – Project Details & Certification

Site Details

Client : Mr Gary Walker

Site address : Gracefield Farm
West Chiltington Lane
Billingshurst
RH14 9EA

The site is a farm with a residential detached property, comprising of an existing double storey home.

The mobile home is to be positioned within the residential planning unit of the existing property; the attached block/site plan provides an indication only of the anticipated location of the mobile home. The final siting of the mobile will be based upon site typography and the most appropriate functional association with the existing dwelling house.

Caravan Model Details

Model	:	Bespoke 2 bedroomed Twin Mobile Home
Size	:	11.900m x 5.500m
Drawing no.	:	224011-02
Description	:	Traditional design 2-bedroom twin unit mobile home with shower room, kitchenette and lounge.

The mobile home has been designed for residential use & complies with BS.3632-2015, the standard required for Residential Park Homes.

Proposed Usage

The provision of the mobile home is to provide onsite accommodation for extend family members to provide care and support for the occupiers of the existing dwelling house. The mobile home will be:

- Located within the residential planning unit of the existing dwelling house.
- Share services with the existing dwelling house.
- Share to same postal address.
- Share the same site access.
- Functionally reliant on the existing dwelling house.
- Used, as will the existing dwelling house, by all members of the family unit.

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Certificate of Caravan Compliance

Contemporary Mobile Homes

Project Details

Client: Mr Gary Walker
Location: Gracefield Farm
West Chiltington Lane
Billingshurst
RH14 9EA

Model: 11900mm x 5500mm
Description: Transportable Mobile Home

Drawing no.: 224011-02

Statement

We hereby certify that the structure described above, which is designed for human habitation having accommodation for cooking, washing and sleeping, conforms with the legal definitions of a caravan stated below:

Section 29 (1) of The Caravan Sites and Control of Development Act 1960 states that a caravan is defined 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) and any motor vehicle so designed or adapted"

Section 13 (1) of The Caravan Sites Act 1968 deals with twin unit caravans and provides for a caravan being

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

Section 13 (2) of The Caravan Sites Act 1968 (amended October 2006) prescribes the following maximum dimensions as

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

b) width: 23.309 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).
We make this statement with full knowledge that it is a criminal offence to knowingly or recklessly make statements that are false or misleading or intended to deceive, or to withhold evidence as set out in Section 194 of the Town and Country Planning Act 1990.

The unit will be assembled on site in 2 separate parts by Norwegian Log operatives from pre-manufactured components with the same materials and processes that such units are made in the company's workshop, and these two separate completed parts will then be physically brought together and joined with the use of bolts as the final act of assembly.

Signed: [redacted] **Date:** February 1, 2024

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Section B – Legislation

Caravan Act

Section 29(1) of the Caravan Sites & Control of Development Act 1960
Section 13(1) of the Caravan Sites Act 1968
Mobile Homes Act 1983

All Norwegian Log mobile homes fall within the definition of a “caravan” within section 29 of the Caravan Sites and Control of Development Act 1960, as amended and "twin unit caravans" within section 13 of the Caravan Sites Act 1968, as amended:

(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 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 & Control of Development Act 1960 by reason only that it cannot lawfully be so moved on a highway when assembled.

(2) For the purposes of Part 1 of the Caravan Sites & Control of Development Act 1960 (revised October 2006), the expression "caravan" shall not include a structure designed or adapted for human habitation which falls within paragraphs (a) & (b) of the foregoing subsection if its dimensions when assembled exceed any of the following limits, namely-
   (a) length (exclusive of any draw bar): 65’7” feet (20.00 metres);
   (b) width: 22’3” feet (6.80 metres);
   (c) overall height of the living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 10 feet (3.048 metres)"

Norwegian Log Transportable Mobile Homes are purpose designed to meet the client’s requirements and normally comprise of a number of bedrooms, bathroom facilities, kitchen facilities and a lounge/dining area, to meet the minimum requirements for human habitation.

Caravan Compliance

<u>Construction Test</u>

Section 13(1)(a) of the Caravan Sites Act defines the requirements to satisfy the *Construction Test* as simply, “is composed of not more than two sections separately constructed and designed to be assembled on site by means of bolts, clamps or other devices”.

There is no requirement within the act for the two sections of a twin unit caravan to each be identifiable as caravans, or capable of habitation, before they are joined together. Equally, the act does not require the process of creating the two separate sections, to take place away from the site on which they are then joined together. It is only necessary that the act of joining the two sections together is the final act of assembly.

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Norwegian Log Mobile Homes are designed to be assembled from pre-manufactured interlocking sections. Twin unit mobile homes are formed from two separately assembled sections. Full details of the process of assembly are set out in Section C Installation Details.

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Mobility Test

Section 13(1)(b) of the Caravan Sites Act defines the requirements to satisfy the *Mobility Test* as simply, “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 & Control of Development Act 1960 by reason only that it cannot lawfully be so moved on a highway when assembled”.

There is no requirement for the mobile home to be moved on its own wheels, it is merely sufficient that the unit can be picked up, intact or in the case of a twin unit mobile home as a whole and put on a lorry by crane or hoist.

It is also important to recognise that providing the mobile home meets the criteria of the *Mobility Test* when assembled, the viability or difficulty of the structure being able to reach a road is irrelevant, a caravan does not cease to be a caravan simply because it may not be possible to move it due to site or other factors.

Norwegian Log Mobile Homes are designed to be moveable, as a single unit or in the case of a twin unit, initially in two sections and as a whole once assembled. Full details of the process for lifting and transporting of the mobile home are set out in Section C Installation Details.

Size

Section 13(2) of the Caravan Sites Act (amended October 2006) defines the maximum dimensions to satisfy the *Size Test* as:

Length	:	20.00m (65’7”) including any attached veranda or extended roof overhang
Width	:	6.80m (22'3")
Height	:	3.048m (10'0") internal floor lowest point to ceiling at the highest point

Length and width measurements are taken from the external face to external face of the walls of the units (Ref: Courtney -v- Lake District and Bara Park -v- Mid Sussex) excluding any standard roof overhangs.

Norwegian Log Mobile Homes do not exceed the maximum dimensions required under the Caravan Act.

Operational Development

Section 55 of the Town and Country Planning Act 1990 defines the meaning of development and new development.

(1A) For the purposes of this Act “*building operations”* includes:
(d) other operations normally undertaken by a person carrying on business as a builder.

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land:
(d) the use of any buildings or other land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such;

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Operational Development cont'd...

All Norwegian Log mobile homes fall within the definition of a "caravan" within section 29 of the Caravan Sites and Control of Development Act 1960, and "twin unit caravans" within section 13 of the Caravan Sites Act 1968, as amended and do not meet the well-established definition of a "building" with regards to factors of permanence and attachment, see further details in Section C Installation Details. Therefore, the installation and siting of a Norwegian Log mobile home by manufacturing operatives does not involve the carrying out of operations.
It should also be noted that the proposed use to provide additional accommodation by one or more family members who are part of one household residing in the dwelling house, will not change the use of the relevant planning unit and therefore does not involve development requiring planning permission.

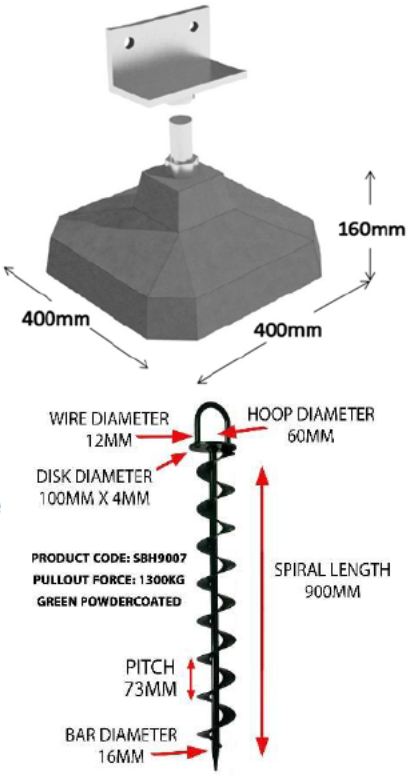
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Section C – Installation Details

Site Preparation – Support Details, Services Details

Support Details

Strip back across the site to avoid unwanted vegetation growth under the caravan home and cover with a root barrier membrane & a layer of decorative stone. Excavate strips as indicated on the "EasyPAD Base Support Layout" drawing, to a depth of 150mm (or to suit site conditions) and fill with type 1 sub-base materials and compact. Bed level a heavy-duty flag stone slab on the compacted type 1 sub-base, ready to receive EasyPAD Adjustable Base pad in the positions indicated on the drawing. Where site levels dictate, use additional incremental packers to ensure the mobile home can be set level or at the height required due to other site factors and access arrangements. Site conditions may vary the design requirements.



Removable screw-in Hurricane Anchors used to anchor the mobile home in position in accordance with Good Practice Guide, issued by the National Caravan Council. Heavy duty straps or chains used to fix the laminated timber sub-frame chassis to the anchors.

Note: In the event the mobile home is moved or removed from site, the EasyPAD's, flag stones, incremental packers and anchors can easily be lifted and removed for re-use elsewhere, and the site reinstated with little effort.

Services Details

Electric, water and foul drainage services provided via the main dwelling house services.
Electrical mains supply extended from the existing dwelling house and connected using a quick release socket connector (see below)
Water mains supply extended from the existing dwelling house and connected using a push fit shut off quick release valve (see below)
Foul drainage services extended from the existing dwelling house and connected using standard push fit fittings.
Note: In the event the mobile home is moved or removed from site, all services can quickly and easily be disconnected and terminated.





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Manufacturing

All Norwegian Log Mobile homes are designed by our in-house technicians and manufactured in either our UK or Norwegian factory. Both mobile homes and twin unit caravans are formed using substantially premanufacture components designed to be interlocking requiring minimal mechanic fixings for assembly. Laminated timber sections are machined to lock together to form the sub-frame and chassis.



All components have identity markings corresponding to the installation plans, providing the manufacturing operatives the information required to assemble the mobile home or twin unit caravan.

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Assembly – Construction Test (On Site)

Norwegian Log Mobile homes are assembled by in-house manufacturing operatives. Premanufactured interlocking timber log panels, form the internal and external walls of the unit which are supported by the laminated timber sub-frame chassis. The roof is supported by laminated timber beams and finished externally with glass fibre reinforced bitumen shingles. All external timber is stain treated to the client's colour choice.
Twin unit caravans are assembled in to two individual independent sections (see below), with the final act being the connection of the two halves in compliance with Act.



Twin Unit Mobile Home Sections ready to be connected together

The process of assembly is identical whether undertaken offsite or onsite. The two sections of a twin unit caravan are independently assembled, they are then brought together by lifting or wheeling into position (see below), with the final act being connection of the two sections to form a whole.



Twin Unit Mobile Home Sections being lifted or wheeled into position

Due to the size of the proposed twin unit caravan, the road and site access complexities, independent assembly of the two individual sections will take place on site, they will then be moved into position with connecting as the final act.

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Siting – Mobility Test

Norwegian Log Mobile Homes are designed to be moved as a whole, in the case of a twin unit caravan, both as individual sections and as a whole once the two sections have been connected together.



Twin Unit Mobile Home lifted as a whole

Due to the size of the proposed twin unit caravan, the road and site access complexities, the independently assembled sections will be wheeled into position with the connection being the final act.

Removal

In the event that the unit is required to be removed from site, we would lift the unit from the site on to appropriate transportation. As with the moving of any large caravan or mobile home the access and road conditions to & from site would have to be made suitable for the purpose. The transportation of this size of unit on the UK roads may not be lawfully possible and therefore it may necessitate the dismantling of the unit into its two sections.

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Section D – Other Information

Building Regulations

The circular issued by the Department of Environment dated 13/1/93 (copy attached) clarifies the status of caravans and mobile homes in relation to Building Regulations 1991: Point 2 item 25 - “The position remains that caravans, mobile homes, ‘park homes’ etc. which are treated as caravans within the meaning of section 29(1) of the Caravan Sites & Control of Development Act 1960 (as read with section 13 of the Caravan Sites Act 1968), do not ordinarily fall within the definition of building in Regulation 2 of the Building Regulations 1991. It is not therefore, in the Department’s view, open to building control authorities to control such structures under the Building Regulations.” Additionally, as no construction works are required because all components are pre-manufactured with assembly only taking place on site the works falls outside the “Meaning of Building Work” contained in Building Regulations Part 2 regulation 3(1).
Note: Drainage services for the units may be controlled by Building Regulations or under a site licence arrangement.

Resource Information Links

Transportable Mobile Homes

List of Approving Councils

Arun District Council
Ashford Borough Council
Aylesbury Vale District Council
Babergh District Council
Basingstoke & Deane Borough Council
Bassetlaw District Council
Bedford District Council
Bolton Borough Council
Borough of Poole
Borough of Telford & Wrekin
Borough Council of Wellingborough
Bracknell Forest Borough Council
Bromsgrove District Council
Canterbury City Council
Charnwood Borough Council
Chichester District Council
Cornwall
Coventry City Council
Devon Building Control (Teignbridge & West Devon)
Dover District Council
Dumfries & Galloway Council
East Devon District Council
East Dorset District Council
East Hampshire District Council
East Lindsey District Council
East Sussex (see Wealden,Rother)
Elmbridge Borough Council
Fareham & Gosport Borough Councils
Fife Council
Forest of Dean District Council
Gravesham (See STGBC)
Guildford Borough Council
Harrow Council
Hart & Rushmore DC
Herefordshire Council
Huntingdonshire District Council
Isle of Anglesey County Council
Isle of Wight Council
Kennet District Council
King's Lynn & West Norfolk Borough Council
Lake District National Park
Lewisham London Borough of
Maidstone Borough Council
Malvern Hills District Council (Worcestershire Hub)
Medway (See STGBC)
Mendip District Council
Mid Devon District Council
New Forest District Council
North Lincs District Council
North Somerset Council
Northumberland County Council
Pembroke County Council
Powys County Council
Purbeck District Council
Restormel Borough Council
Rother District Council (See Wealden)
Runnymede Borough Council
Rutland County Council
Rydale & Selby District Councils (North Yorkshire)
Salisbury District Council
Sevenoaks District Council
Somerset BCP includes Mendip, Taunton Deane, Sedge-moor & West Somerset Councils
South Bucks District Council
South Derbyshire District Council
South Gloucestershire Council
South Hams District Council
South Lakeland District Council
South Northants District Council
South Oxfordshire District Council
South Shropshire District Council
South Somerset District Council
South Thames Gateway BC
Stratford District Council
Stroud District Council
Suffolk Coastal District Council (see Waveney)
Swale (See STGBC)
Swansea Council
Tandridge District Council (South BCP)
Teignbridge District Council
Test Valley Borough Council
Tonbridge & Malling Borough Council
Waveney & Suffolk Coastal District Council
Wealden District Council
West Berkshire District Council
West Devon District Council
West Dorset District Council
West Oxfordshire District Council
Wiltshire Council
Winchester City Council
Wokingham District Council
Worcestershire (see Malvern Hills District Council)
Wychavon District Council
Wycombe District Council