

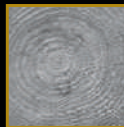
# TIMBERSPECS

www.timberspecs.com **UK.LTD**

sustainable  
materials



affordable



eco  
friendly



bespoke  
design



**2025**  
**Brochure**







# Prices

Lets start from the beginging, so you are obviously looking for an idea of what you would like and an idea of the price that it will cost.

Because everything we do is bespoke it is difficult to price every aspect until you decide what you want! Think about what size!

Please look at the examples and the drawings in this brochure see if one of them could be exactly to the specification that you would like or want.

But we can do any size at all.

- Think about Style
- What Cladding
- What Roofing
- What Lining

With a turn key everything is done from foundations up to individul kitchen, styles, bathrooms ect ect.

We will do as much or as little as you want.

We will work with you on every aspect to achieve what suits you.

## Just as a very rough idea on price:

A 12.5 x x 6.7 m Cavity  
(40ft) x (22ft)  
Wall mobile home  
Delivered and erected around £98,000  
Depending on choice.

As a complete turn key  
Maybe around £118,000

**Call and lets talk it through what works for you.**

**01580 212141**

**Vic Cooper**









# Introduction

At Timberspecs we specialise in all types of log mobile homes, log houses, clubhouses, garden rooms holiday chalets, and more.

Timberspecs build to your plans or we will design something to suit all your requirements.

We can supply free drawings for planning permission and free site visits to discuss your needs.

We can also help with the planning process if you need it. Our buildings are made from slow growing pine from the Carpathian mountains, we give a predicted life span of 200 years if looked after.

When you buy from us your cabin will arrive in kit form to be erected on your foundation by our skilled craftsmen, this is all included in the price.

All our buildings are fully double or triple glazed in high quality timber frames our doors are timber and we can supply French doors or glazed panels to suit, upvc windows and doors can also be supplied if required.

As standard our buildings are supplied with a pine t&g boarded floor throughout, you can have flat ceilings or vaulted to suit your design.

We offer a complete range of roof claddings from bitumen shingles through to concrete tiles or slate.

We will build covered verandas and decks again to your design.

A full turn key option is available to include kitchens and bathrooms heating etc if required.

## OPTIONS

Square log 100mm or 200mm

Round log 220mm

Cavity wall log 220mm

Random log 220mm / 400mm

**All our buildings are for full time dwellings**

**All our buildings carry a 10 year warranty**

## No VAT On Mobile Homes









# Specifications

## Cavity Wall Log

This is probably our most versatile system, typically timber frame construction ideal for 2 storey houses, but also makes wonderful mobile homes.

Outside cladding can be half round log 60mm, weatherboard, shiplap, or rendered, built on 140mm framework filled with insulation and vapour barriers and a choice of internal linings, they can be lined with plasterboard, t&g boarding, half round log, or a mixture of all three to create different effects internally. Again vaulted or flat ceilings, these have double or triple glazing, and are fully insulated throughout, as with all our cabins built to your design.



## Hand Crafted Random Logs

These are the ultimate traditional log cabins, built using hand crafted logs 200mm x 360mm price on application.

Or studwork and t&g boarded to save space in areas like hall ways insulated floors and roofs again fully double glazed some ongoing maintenance is normal with these.





## Specifications

### Laminated Square Log

We offer these cabins in 100mm or 200mm thick triple t&g jointed.

Insulated floors and roofs, double glazed windows.

Matching internal log walls pine floors. Internal pine doors and external French and patio doors to suit.

Ideal as mobile homes, can be built to anysize up to maximum 6.8m x 20m. 22ft x 66ft ]





## Specifications



### Calibrated Round Log 220mm

220mm calibrated round log

These cabins are supplied in 220mm calibrated pine log creating that authentic log cabin look with matching internal walls also in 220mm log.

We fully double glaze these and insulate the floors and roofs.

These also need a certain amount maintenance due to shrinkage in the first two years.

These can be supplied as mobile homes or houses , and of course built to your very own design.









## Planning Advice for Garden Cottages

Our Garden Cottages comply with the legal definition of a mobile home in respect of specification and assembly. However, in some circumstances, planning permission will still be required.

Deciding whether or not planning permission is required is complex as consultations with different Local Planning Authorities (LPA) will often result in a wide variety of responses. Our independent planning consultants, Clive Miller Planning Ltd explain some of the instances when planning permission is necessary for a mobile home;


- The proposed site is outside of the existing garden area of a dwelling;
- The garden involved relates to a listed building or is within a National park or within an Article 4 area designated by an LPA to remove permitted development rights;
- The structure does not comply with the legal definition of a caravan;
- The use of the lodge is deemed to constitute a separate dwelling;
- The size of lodge, although complying with the legal definition of a caravan is nevertheless judged to be so large as not to be incidental to the dwelling;

Generally however, planning permission is unlikely to be required for the siting of a mobile home within the curtilage of a dwelling provided that it is used in a manner incidental to the enjoyment of that dwelling. Therefore our Garden Cottages can be regarded as permitted development, depending on how they are occupied. To be sure that it is regarded as an incidental use, there must be a significant degree of joint occupation of the dwelling and the garden so that the occupants of the Garden Cottage and the dwelling can be regarded as living as a single household.

Factors which will help to determine that the occupation is definitely incidental to the dwelling;

- Taking of some main meals as a single household
  - Shared use of laundry and utility facilities
  - Shared use of all garden areas
  - Shared use of access and parking areas
  - A clear interdependence between the people residing in the lodge and those in the main dwelling
  - Close physical proximity of the house and the Garden Cottage
- Factors which will seriously undermine this and to avoid include;
- Having separate public utility and services connections with separate bills
  - Having a separate postal address and/or letter boxes



- 
- Physical subdivision of the garden areas and parking areas
  - Lack of family or other dependency connection with the owners/occupiers of the dwelling
  - The construction of permanent extensions to the caravan such that it might be judged to be a building, in which case another set of rules will apply relating to its size, position and use.

Therefore the decision of whether permission is required or not is judged on a case by case basis depending on the circumstances and the approach of the individual LPA. Ultimately, if an LPA considers that the use is not ancillary or incidental (or likely to be) they would state that planning permission is required, or if the use has already started, they might request a retrospective application. If one declines to submit an application, the onus would then be on the LPA to evidence that the use and occupation is such that a separate dwelling has been created. Although this might be very hard for an LPA to prove, having to defend an Enforcement Action by the LPA can be very stressful. To avoid this situation and gain certainty from the outset, the submission of an application for a Certificate of Lawful Proposed Development can be made to formally establish that planning permission is not required. Alternatively, if the matter as to whether permission might be required is not clear cut, a further approach would be to submit a planning application accompanied by a Unilateral Undertaking. This is a legally binding document registered as a charge on the property that will ensure that a separate dwelling cannot legally be created and that the Garden Cottage can only ever be used by dependant members of the same household.

If you need more planning advice about your particular situation, Clive Miller Planning Ltd will be pleased to respond to a short phone call or email free of charge, but will reserve the right to request payment for further more detailed advice or work relating to research into local planning policies applying in your area, discussions and negotiations with planners and the preparation and submission of planning applications and unilateral undertakings.

Contact on [info@clivemillerplanning.co.uk](mailto:info@clivemillerplanning.co.uk)



## Appendix 2 – Definition of a caravan

Section 29 of Caravan Sites and Control of Development Act 1960:

*“caravan” means 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, but does not include—*

- (a) any railway rolling stock which is for the time being on rails forming part of a railway system, or*
- (b) any tent;*

*Caravan Sites Act 1968 Section 13 – definition of twin unit caravans as amended by the Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006*

- (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), shall not be treated as not being (or as 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 so moved on a highway when assembled.*
- (2) For the purposes of Part 1 of the Caravan Sites and Control of Development Act 1960, the expression “caravan” shall not include a structure designed or adapted for human habitation which falls within paragraphs (a) and (b) of the foregoing subsection if 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).*
- (3) The [Secretary of State] may by order made by statutory instrument after consultation with such persons or bodies as appear to him to be concerned substitute for any figure mentioned in subsection (2) of this section such other figure as may be specified in the order.*



## **OPINION ON THE LEGAL ASPECTS OF THE SUPPLY OF MOBILE HOMES**

1. There are 4 key elements that have to be considered in order to be satisfied that a Timberspecs mobile home complies with the legal requirements set out in the relevant legislation which is the "Definition of a Caravan" contained at Section 29 of the Caravan Sites and Control of Development Act 1960 as subsequently amended and extended.
2. The first of these is the obvious requirement that the mobile home shall be designed or adapted for human habitation. If I refer to the Timberspecs brochure, it is evident that this requirement is fully met by all those mobile homes that are supplied by Timberspecs.
3. The second requirement relates to the actual size of the mobile home. This is a matter of fact that is evident from the design of the mobile home. The limits specified within the Act are:
  - (i) length: (exclusive of drawbar) 20 metres (65,616 feet)
  - (ii) width: 6.8 metres (22,309 feet)
  - (iii) height (measured internally) from lowest floor level to the ceiling at the highest level: 3.05 metres (10,006 feet)
4. The third requirement is as to how the mobile home is constructed both when it is delivered and when necessary work is done on site following delivery:
  - (i) the legal specification:  
**in "not more than two sections separately constructed and designed to be assembled on a site by means of bolts clamps or other devices...."**
  - (ii) it is self-evident that if the Timberspecs mobile home is delivered to the site in two sections, they will have to be joined together. The method used for such "joining together" is clear from the legislation when it refers to "bolts or clamps" but is significantly vague when using the words "or other devices". The usual legal rule for interpretation of statutes is that the vague word should be treated as being similar to the other express words to which it is annexed (the *eiusdem generis* rule). In this case, therefore, the "other devices" should be joining devices that can be sensible alternatives to "bolts or clamps". The fundamental purpose of a bolt or a clamp is to hold the two sections together. It must follow therefore, that any other "device" that has the same purpose and effect will fall within the legal requirement. I cite, as examples, a length of wood or steel that has the same effect in joining the two sections together. This cannot be an exclusive list of alternative devices – it is the intention of the method of joining the two sections together that is the essence of the legal requirement.
5. The fourth requirement is referable to the method of transport of the mobile home to the site at which it:  
**It 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"**  
There then follows a caveat that has a clear and ascertainable meaning:  
**(the mobile home) "shall not be treated as not being a caravan.....by reason only that it cannot lawfully be so moved on a highway when assembled"**
  - (i) This requirement appears to be intended to ensure that the structure is, truly, "mobile". The two sections must be capable of being moved by road BUT the fact that the two sections, when assembled, cannot, lawfully be moved by road IN ONE LOAD does not affect the validity of the mobile home
  - (ii) the times when Local Planning Authorities test this requirement is often after the delivery and assembly of the mobile home. The test applied is whether or not the structure can (a) be disassembled and (b) lifted so as to establish that the structure remains "mobile"
  - (iii) what happens to a Timberspecs mobile home after it has been delivered to site and assembled is, clearly, a matter for whoever occupies or owns the mobile home from then on. If the structure is altered in such a way as not to comply with the legal requirement, then it cannot be Timberspecs' responsibility.







# Examples of Larch Cladding

## For Log Mobile Homes

Here are some examples of Timber Larch Cladding that would enhance the finish of your Log Cabin.



Larch Clapboard  
Timber Cladding  
(rustic - without tree bark)  
L001



Larch Clapboard  
Timber Cladding  
(rustic with tree bark)  
L002



Larch  
Flat  
T & G Timber Cladding  
L003





**Larch  
Half Round Log  
Timber Cladding  
L004**

**Larch  
Weatherboard  
Timber Cladding  
(Classic)  
L005**



**Larch  
Vertical  
'Board on board'  
Timber Cladding  
L006**

**Larch  
Verandah  
Floorboards  
L007**





# Examples of Interior Finishes

## For Log Mobile Homes

Here are some examples of internal walls that would enhance the finish of your Log Cabin.



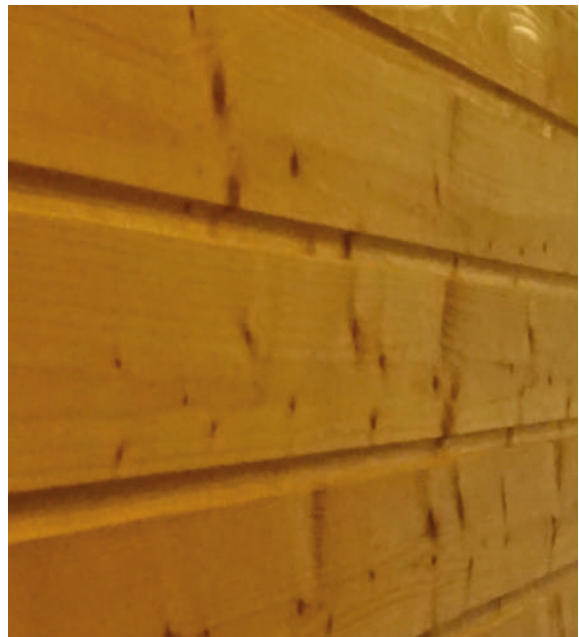
Half Round Log Interior







Tongue & Groove



Tongue & Groove  
and plaster board mix.

**The Plaster Board would need  
skimming to finish.**





# Examples of Foundations

## For Log Mobile Homes

### Jack Pad Foundation

This entails crushed concrete, tampered down and Jack Pads put at the correct intervals to take the size of the cabin.

Jack Pads



Easy Pads



Strip Foundations



## For Log Mobile Homes

### Ground Screws

When we put in ground screws, you avoid having your lawn or paving dug up to cast or put in a concrete foundation. If, for example, you have cobblestones, we just lift out the stone where the screw is to sit and drill there. We can even put a screw straight through an existing wooden deck or through tarmac using our core drilling system. This naturally saves a great deal of time and money. Not having to cast footings also means that installation work can begin as soon as the screws are in place. We can even put in ground screws in winter.



#### Four models in various lengths

Our screws have been especially developed to cope with the Nordic climate. We have several basic models available in various lengths and sizes, depending on what needs to be installed, the load requirements for the project and the ground conditions where the screws are to be installed.







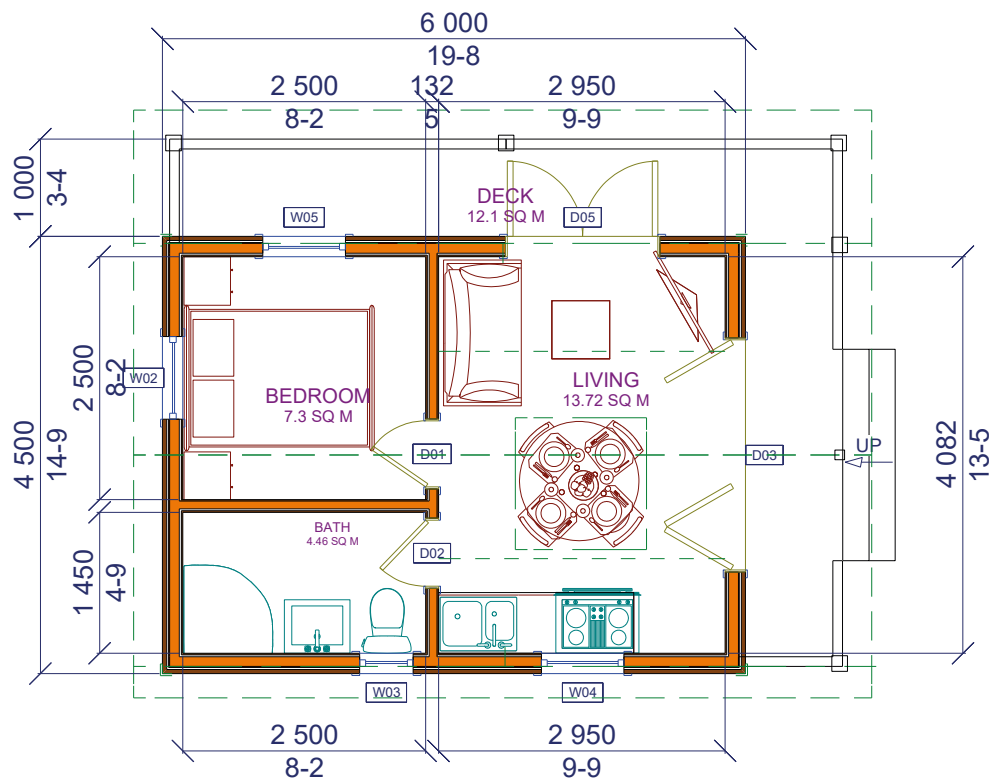
# One Bedroom Mobile Home



Impression view

Lucy Lynch  
version v1r0, April 03, 2022

This plan set is meant for 3D visualisation and impression only.  
It is not precise to execution level and not contractually binding.  
The effective unit may vary in look, colour and slightly in size.



Ground floor plan  
scale: 1 : 50@A4  
Above the lines in metres  
below, in feet - inches

Lucy Lynch  
version v1r0, April 03, 2022

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*Example 1: This is an idea we can do any design and any size!*



# One Bedroom Mobile Home

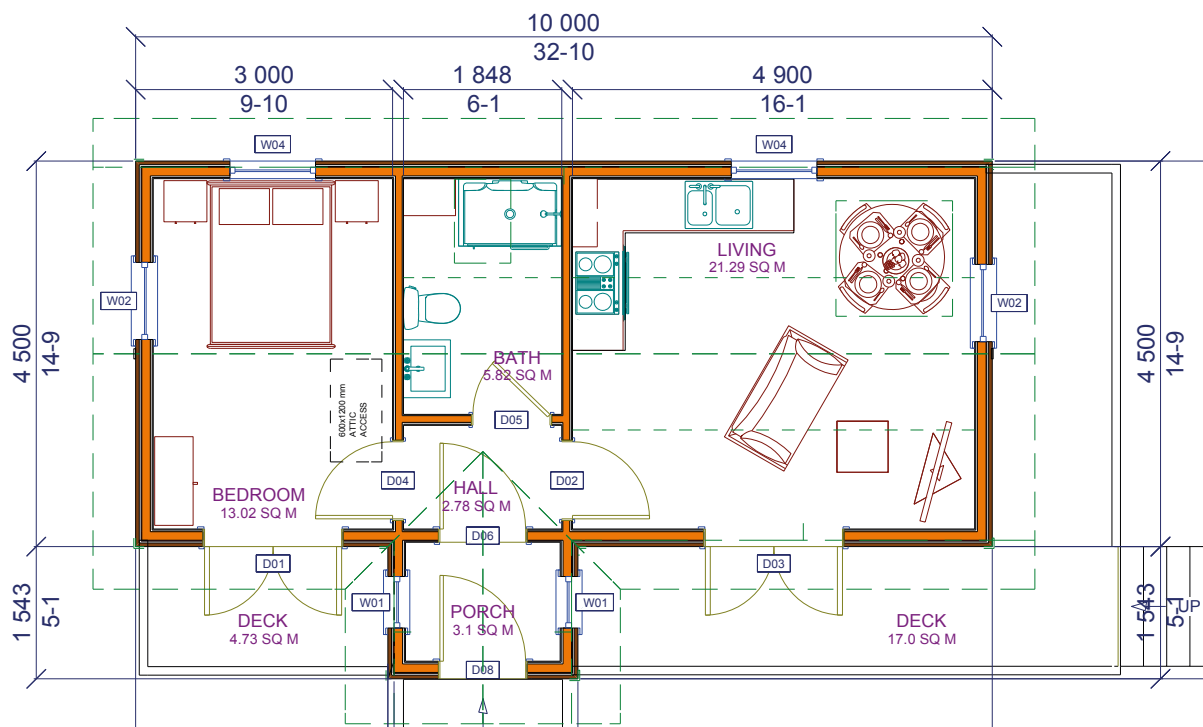


NOTE:  
LAST REVISION FOR ORDER  
2D DETAILS ARE CONTRACTUALLY BINDING  
3D PRESENTATIONS ARE JUST FOR ARTISTIC  
IMPRESSION AND CONTRACTUALLY NOT BINDING

TSP John Crocker  
version v1r3, June 26, 2018

Impression view

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TSP John Crocker  
version v1r3, June 26, 2018

Ground floor plan  
scale: 1 : 50@A4  
Above the lines in metres  
below, in feet - inches

*Example 2: This is an idea we can do any design and any size!*



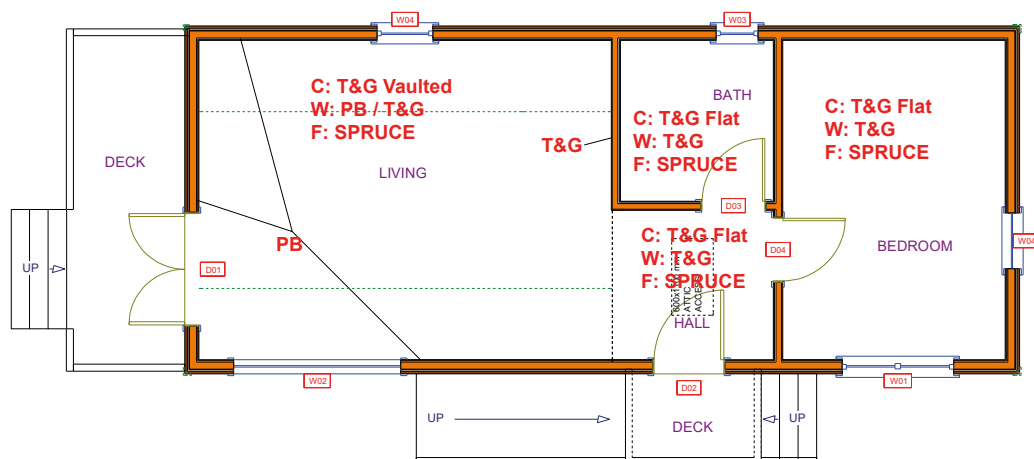
# One Bedroom Mobile Home



TSP Chris Sault  
version v1r8, January 09, 2019

Impression view

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The effective unit may vary in look, colour and slightly in size.



## INTERIOR OPTIONS

LEGEND (under each rooms name):

C - Ceiling finish

W - Wall finish

F - Floor finish

T&G - 16 mm thick t&g

PB - 13 mm thick plasterboard

Spruce - 20 mm thick finish floor

*Example 3: This is an idea we can do any design and any size!*



# One Bedroom Mobile Home



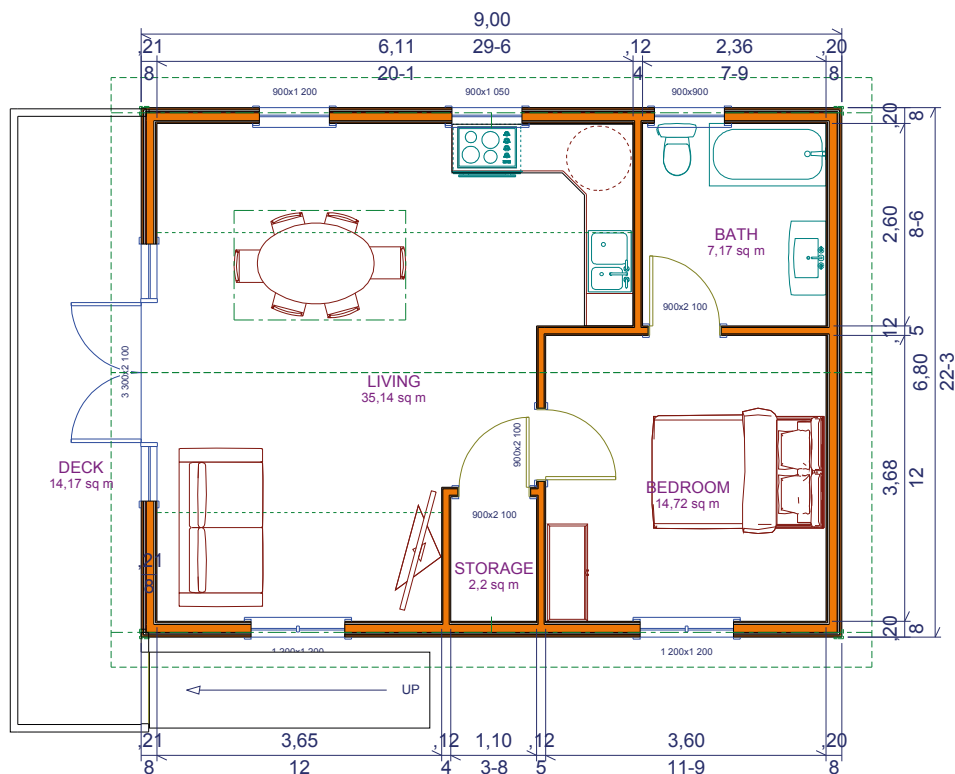
Revision changes:



TSP Garden Cottage 1bed v1r0  
Aug. 20, 2014

Impression view

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It is not precise to execution level and not contractually binding.  
The effective unit may vary in look, colour and slightly in size.



TSP Garden Cottage 1bed v1r0  
Aug. 20, 2014

Ground floor plan  
scale: 1 : ^60  
Above the lines in metres  
below, in feet - inches

*Example 4: This is an idea we can do any design and any size!*

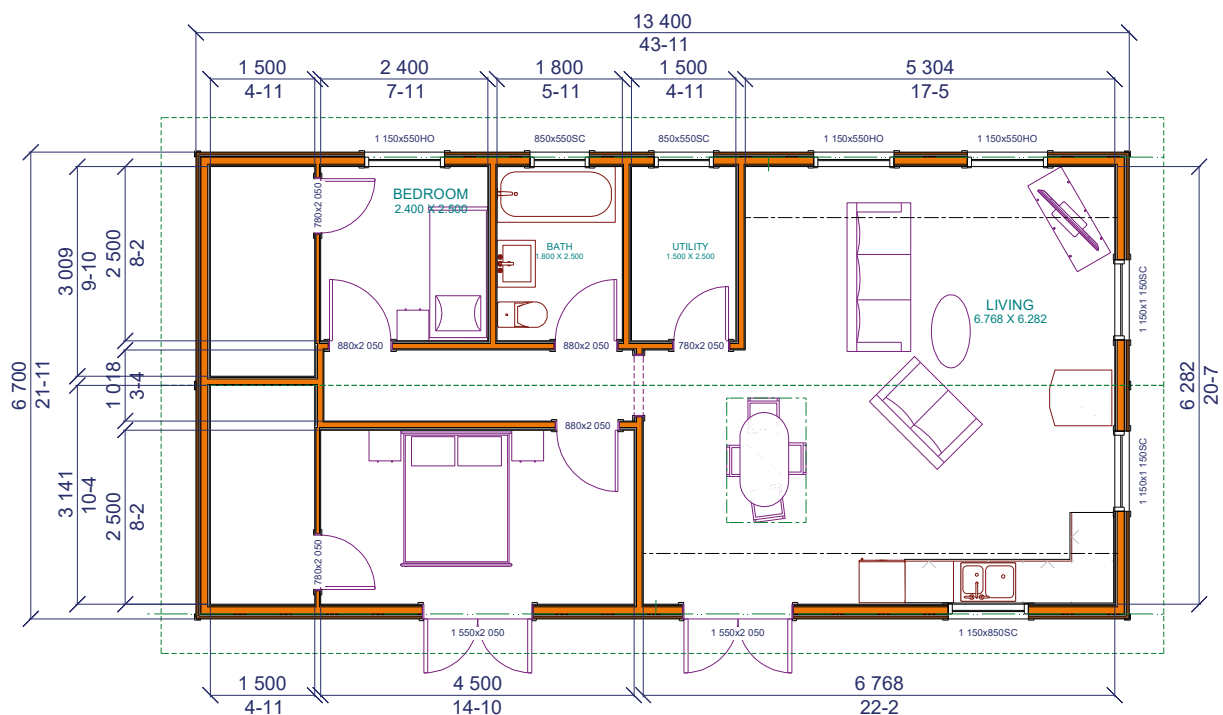


# Two Bedroom Mobile Home



Anna Meltzer  
version v1r1, April 07, 2022

Impression view



*Example 5: This is an idea we can do any design and any size!*



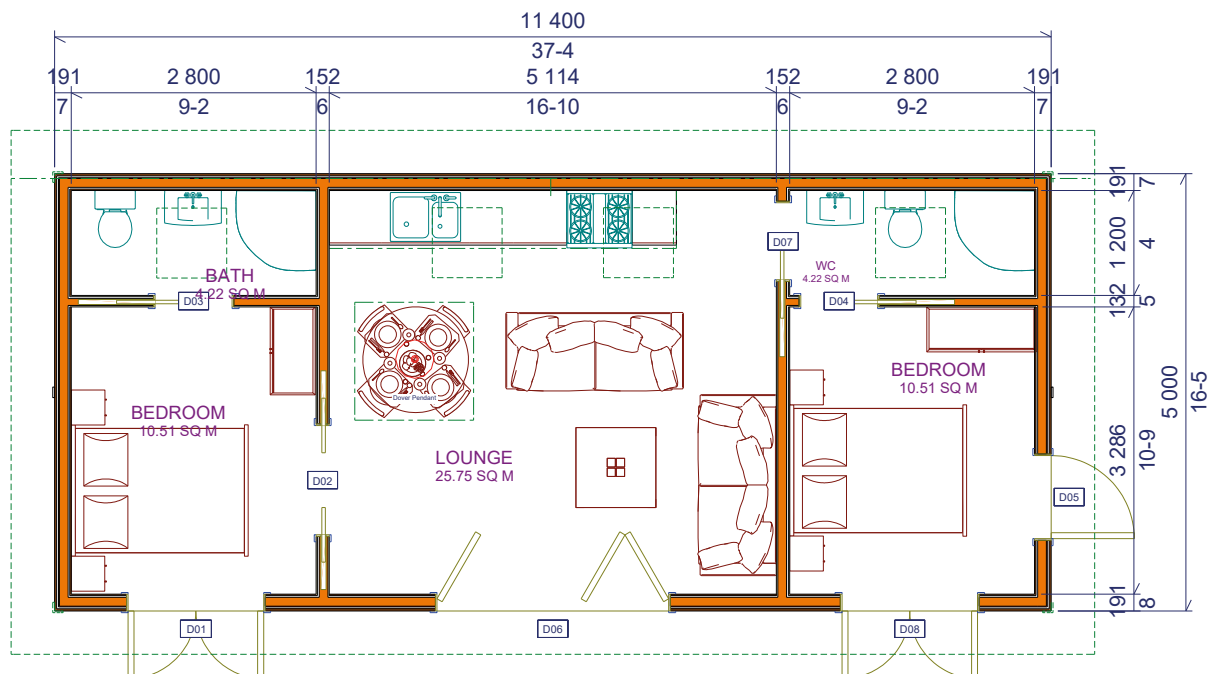
# Two Bedroom Mobile Home



Caroline Wallis  
version v1r2, August 31, 2022

Impression view

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*Example 6: This is an idea we can do any design and any size!*



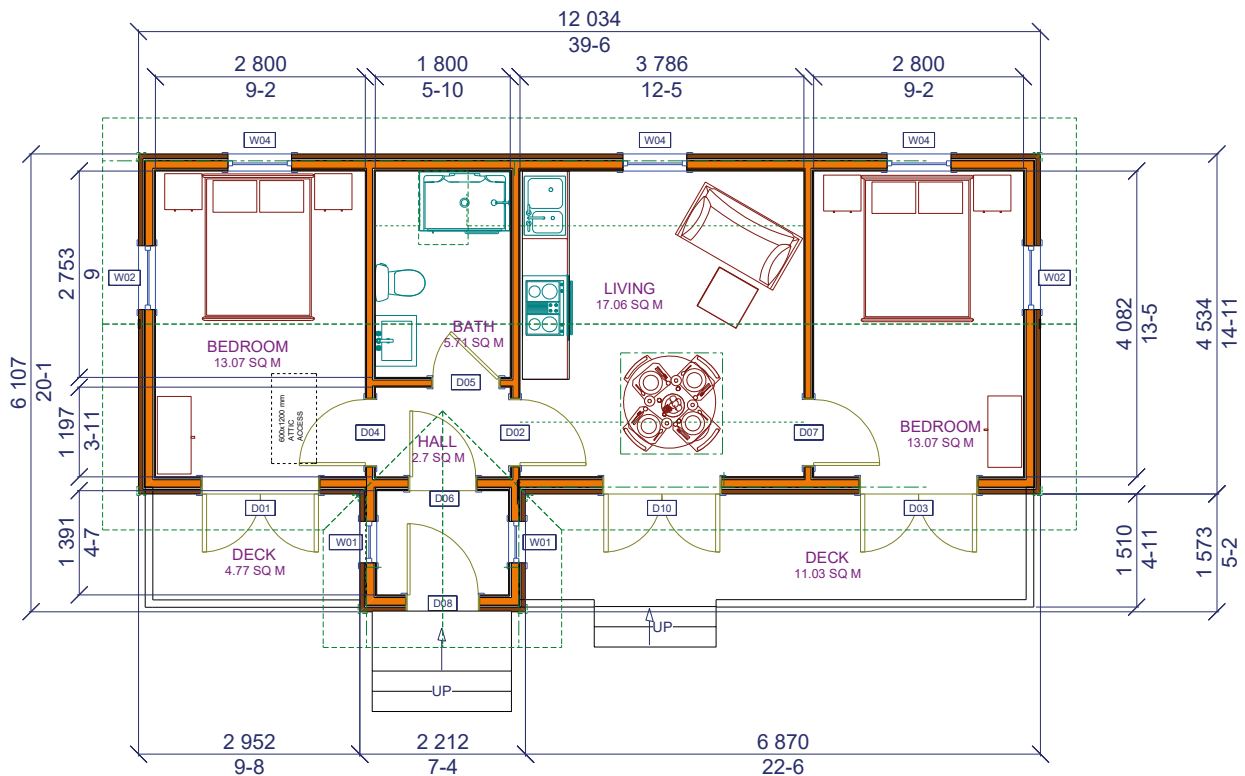
# Two Bedroom Mobile Home



Melson Penflod  
version v1r6, July 31, 2023

Impression view

This plan set is meant for 3D visualisation and impression only.  
It is not precise to execution level and not contractually binding.  
The effective unit may vary in look, colour and slightly in size.



*Example 7: This is an idea we can do any design and any size!*



# Two Bedroom Mobile Home



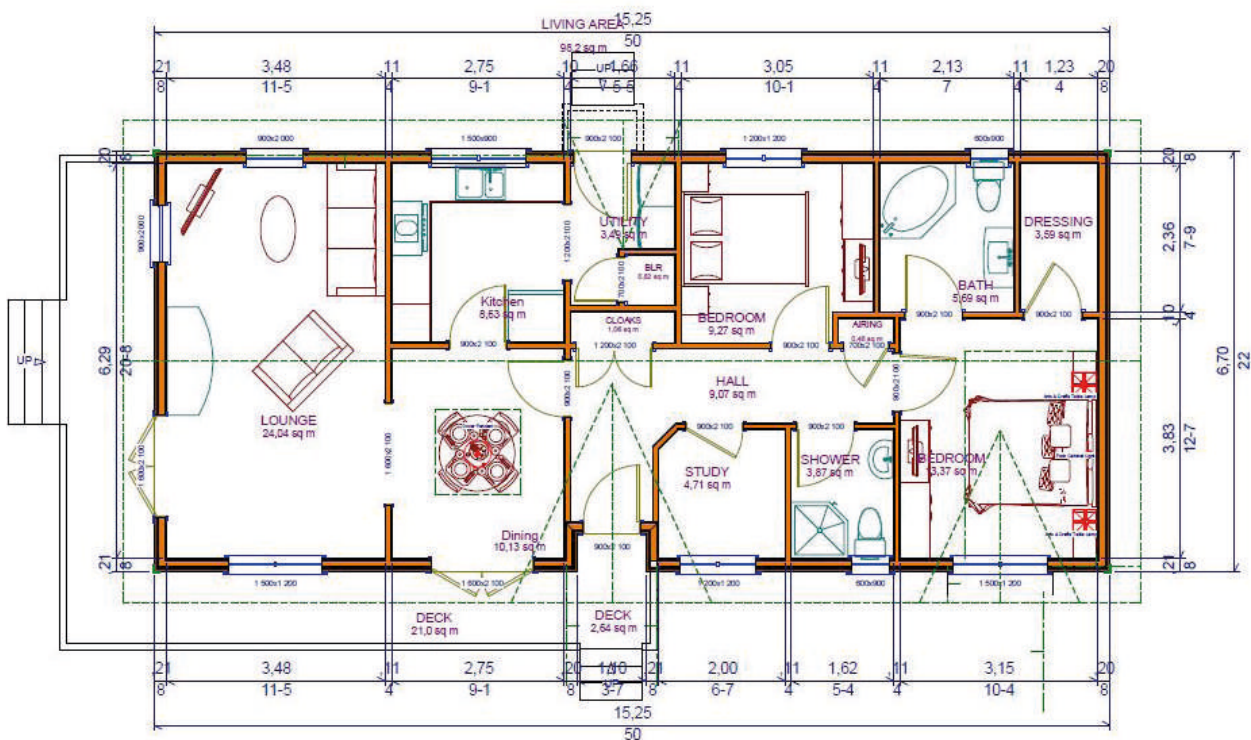
Revision changes:



TSP Adrian Daley 50' x 22' - v1r0  
12 September, 2014

Impression view

This plan set is meant for 3D visualisation and impression only. It is not precise to execution level and not contractually binding. The effective unit may vary in look, colour and slightly in size.



TSP Adrian Daley 50' x 22' - v1r0  
12 September, 2014

Ground floor plan  
scale: 1 : 70  
Above the lines in metres  
below, in feet - inches

Example 8: This is an idea we can do any design and any size!



## Three Bedroom Mobile Home



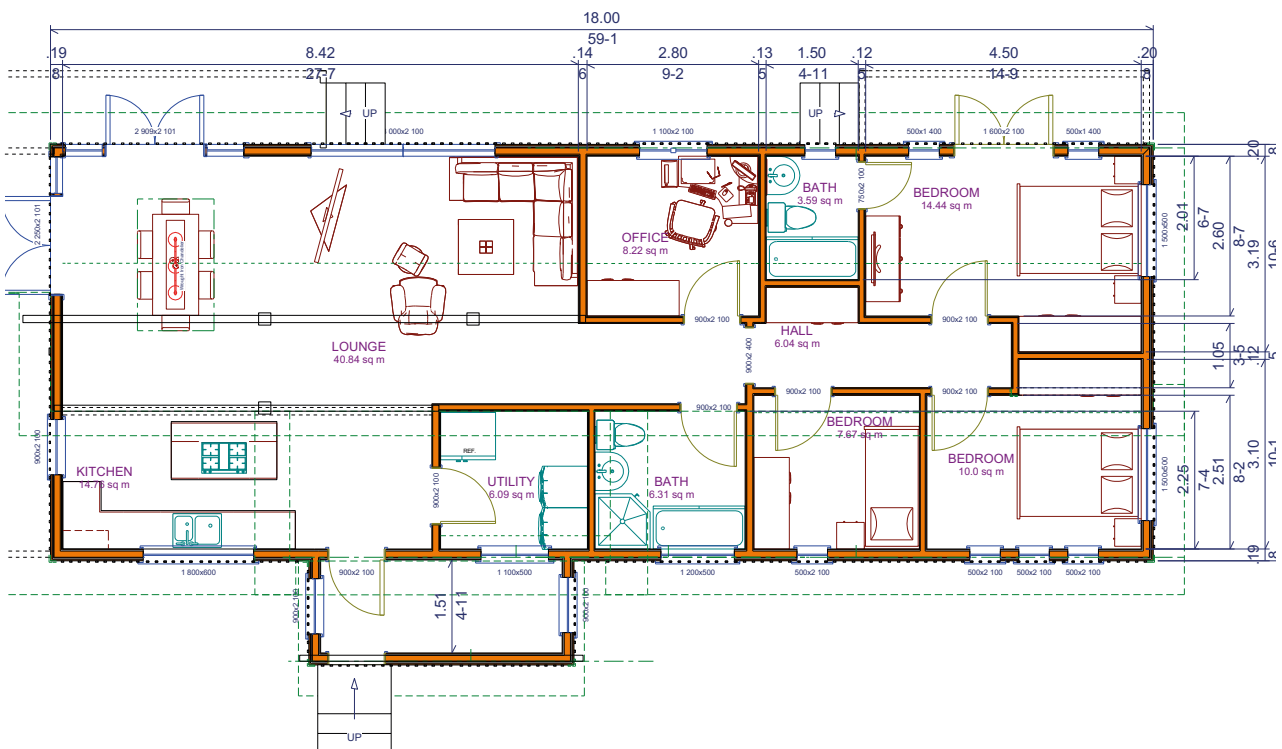
on changes:



TSP Debbie Caldwell v1r3  
June 12, 2015

Impression view

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It is not precise to execution level and not contractually  
The effective unit may vary in look, colour and slightly ir

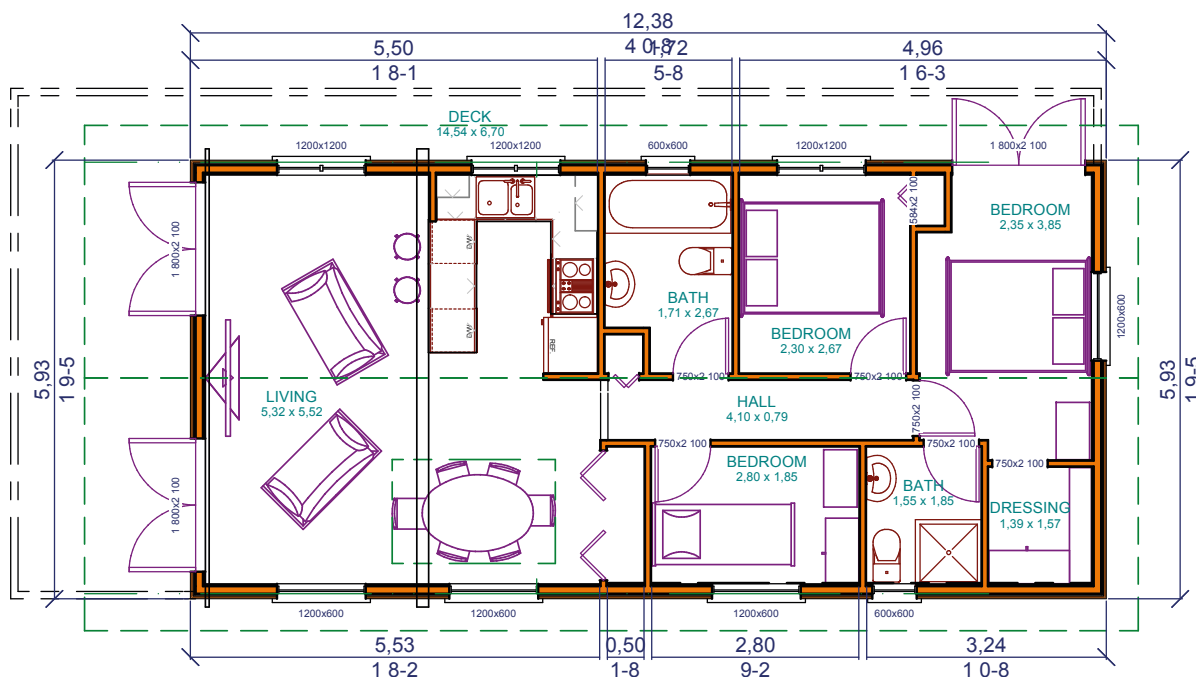


*Example 9: This is an idea we can do any design and any size!*





### Impression view



Ground floor plan  
scale 1 : 60

*Example 10: This is an idea we can do any design and any size!*



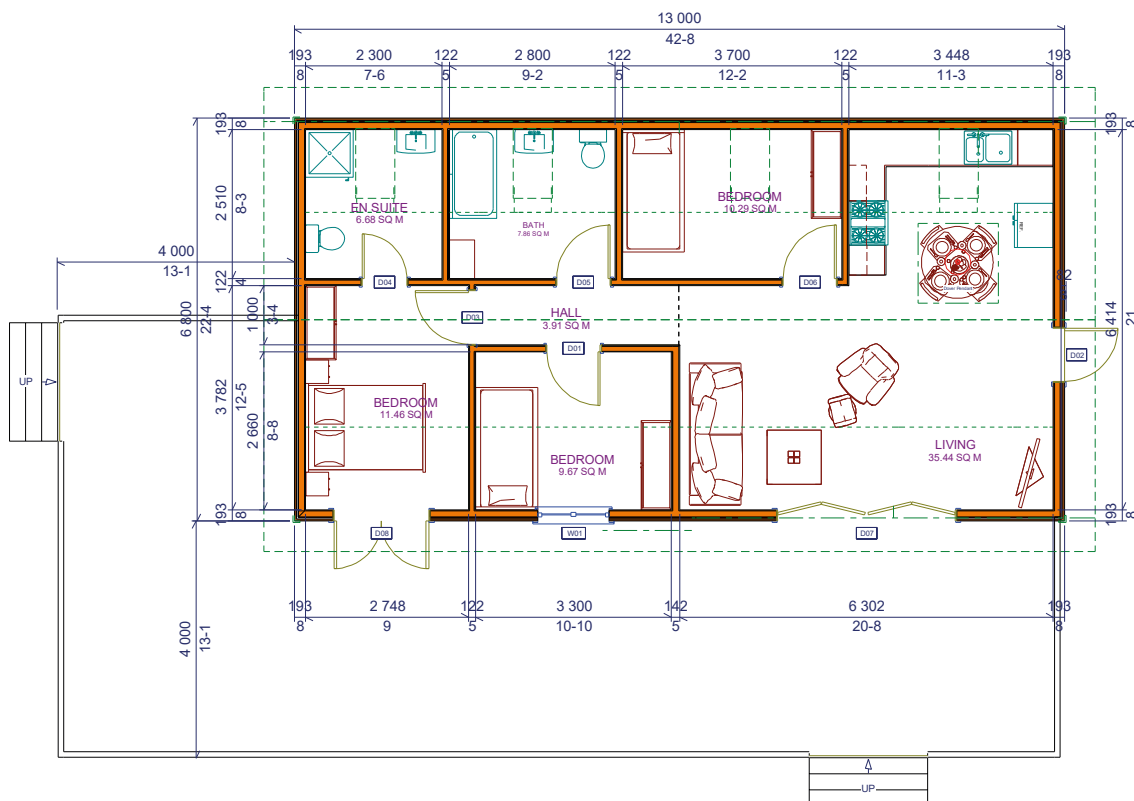
# Three Bedroom Mobile Home



TSP Shona Smith 3 bed B v1r2  
10 Apr. 2017

Impression view

This plan set is meant for 3D visualisation and impression. The construction plans are to be built based on this and may vary in look, colours and slightly in size (+/- 1%).



*Example 11: This is an idea we can do any design and any size!*



# Three Bedroom Mobile Home



changes:

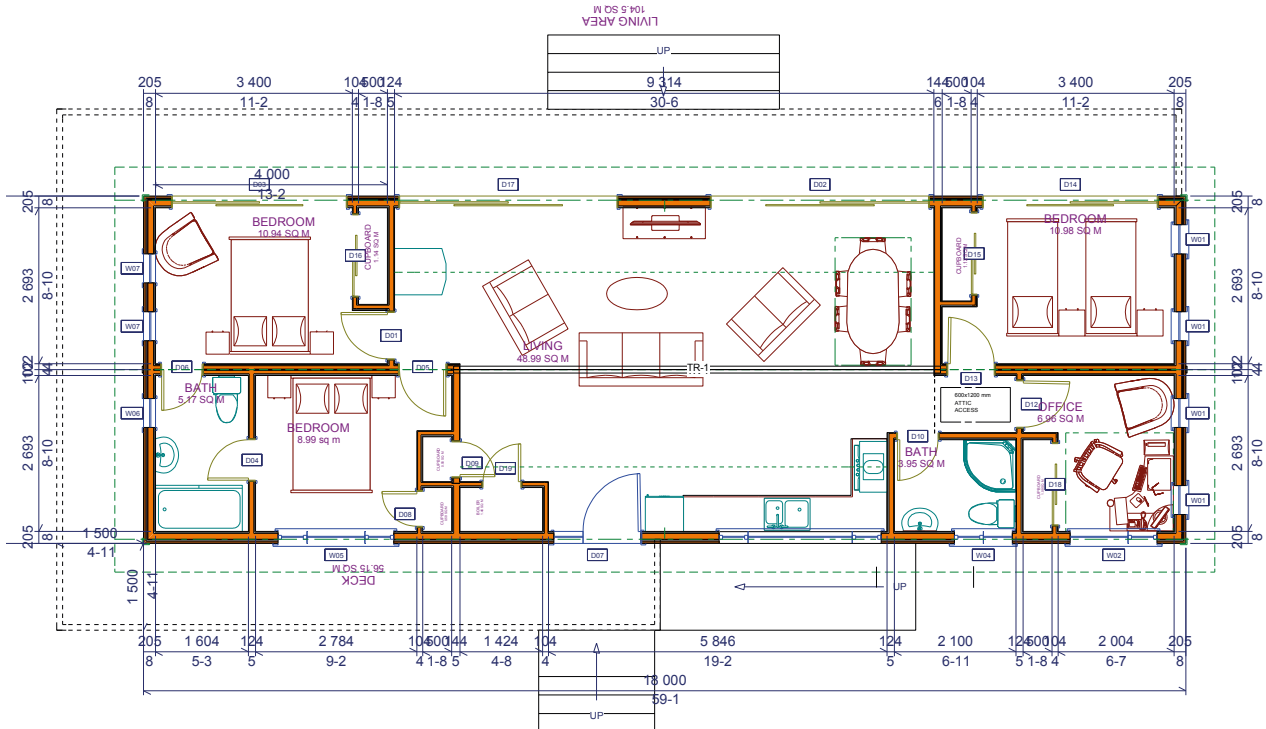
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ENTATIONS ARE JUST FOR ARTISTIC  
ION AND CONTRACTUALLY NOT



TSP Judy Coward, PENTNEY LAKES  
version 2r0 dated July 06, 2017

Impression vie

This plan set is meant for 3D visualisation and impres  
The construction plans are to be built based on this a  
may vary in look, colours and slightly in size (+/- 1%).



Example 12: This is an idea we can do any design and any size!



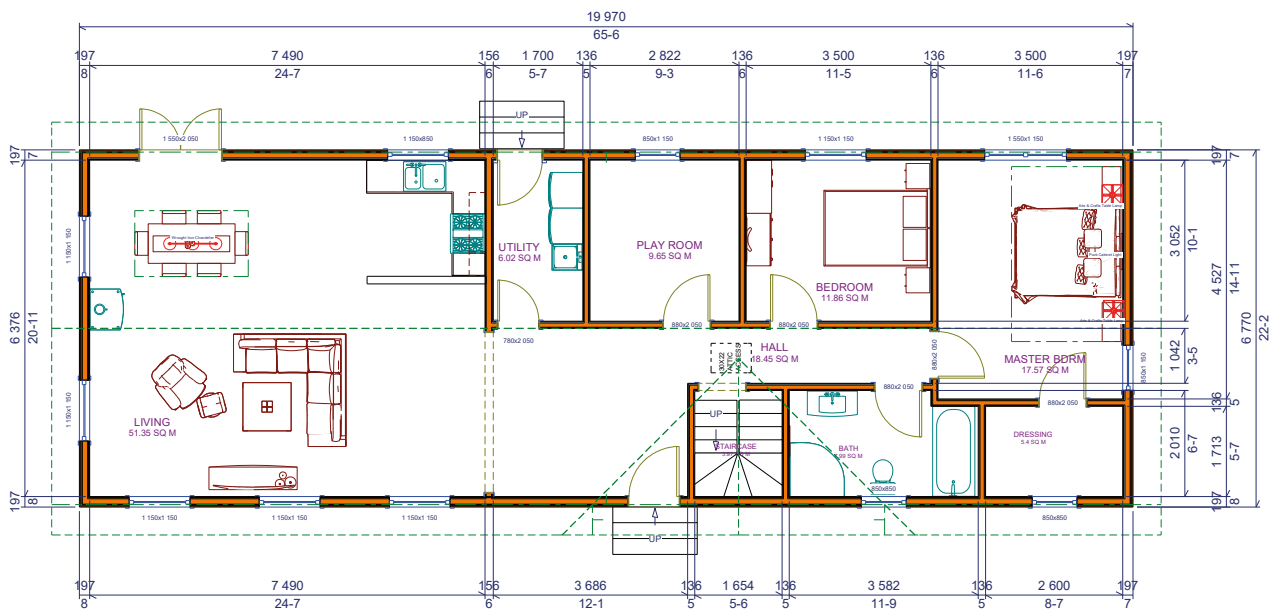
# Three Bedroom Mobile Home



Phil Gottschalk  
version v1r0, November 14, 2021

Impression view

This plan set is meant for 3D visualisation and impression  
It is not precise to execution level and not contractually bin  
The effective unit may vary in look, colour and slightly in si



*Example 13: This is an idea we can do any design and any size!*



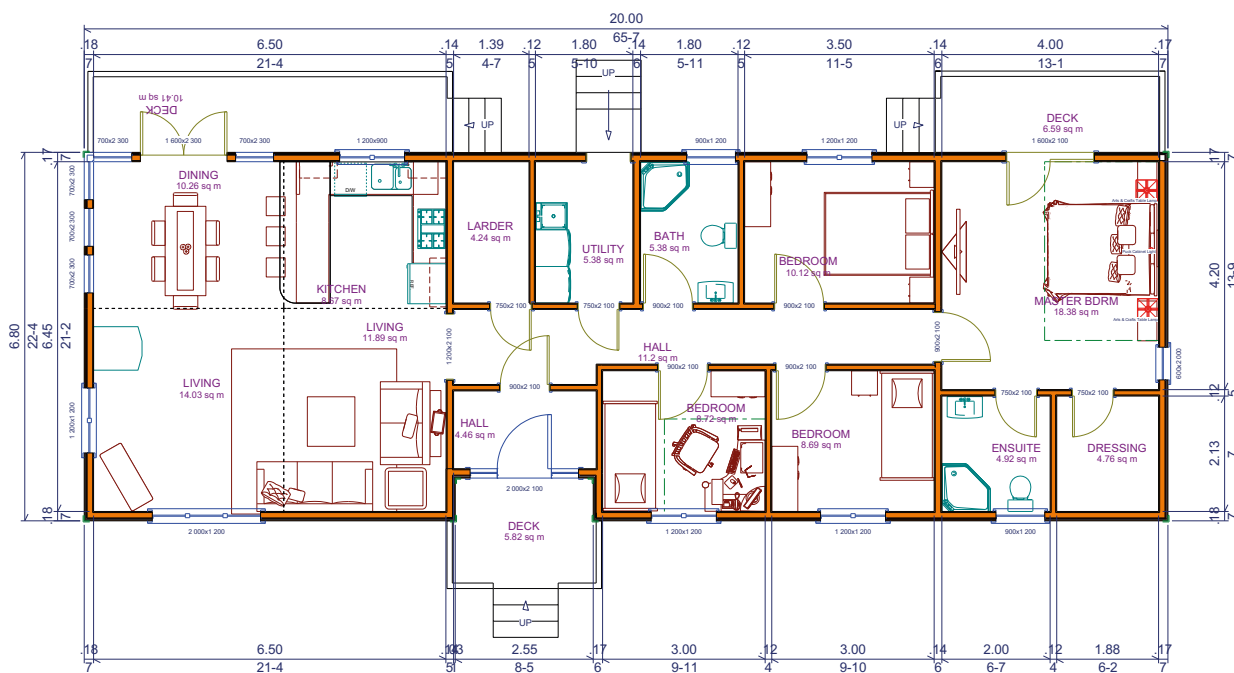
## Four Bedroom Mobile Home



TSP Groves son v1r1  
21 December 2014

### Impression view

This plan set is meant for 3D visualisation and impressi  
It is not precise to execution level and not contractually  
The effective unit may vary in look, colour and slightly ir



*Example 14: This is an idea we can do any design and any size!*



# Four Bedroom Mobile Home



n changes:

:ric plan amended

EVISION FOR ORDER  
AILS ARE CONTRACTUALLY BINDING  
SENTATIONS ARE JUST FOR ARTISTIC  
SION AND CONTRACTUALLY NOT BINDING

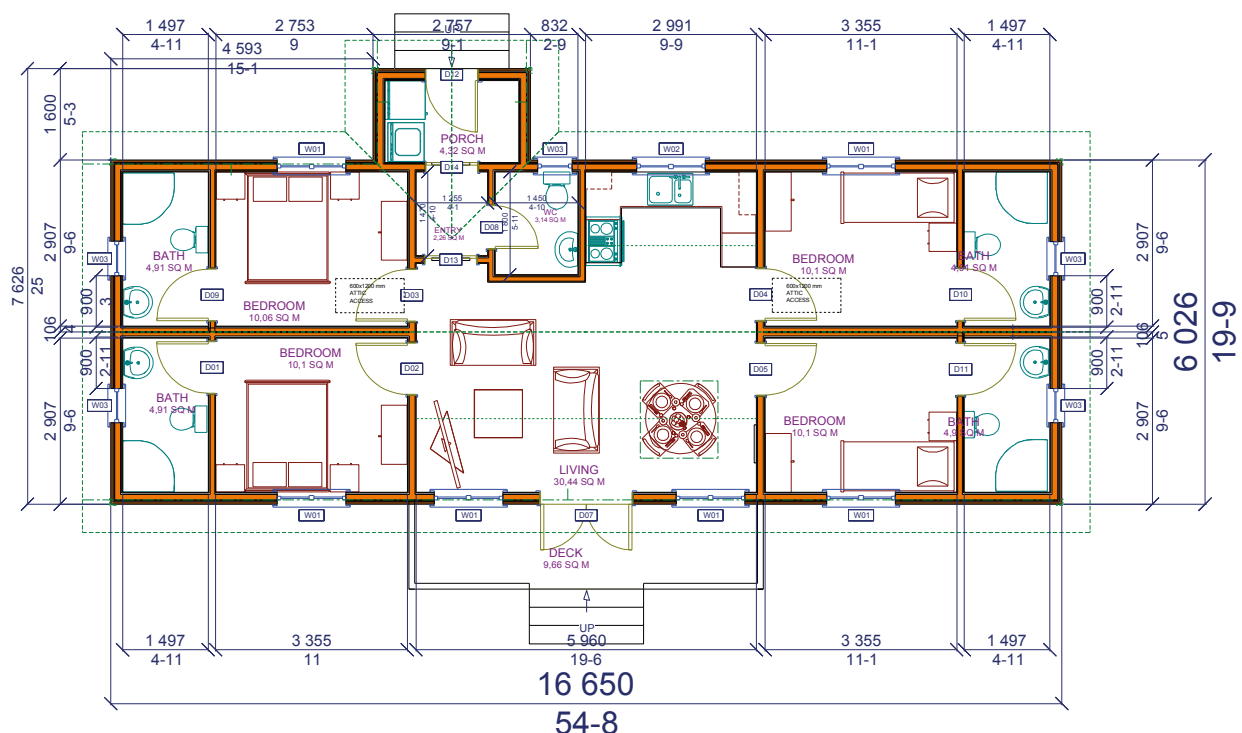


© Deak Jenö MEng

TSP Simon Bugler, Dorset, DT6 5NY  
version v1r8 dated Feb. 11, 2017

Impression view

This plan set is meant for 3D visualisation and impression  
It is not precise to execution level and not contractually binding  
The effective unit may vary in look, colour and slightly in size



Example 15: This is an idea we can do any design and any size!



# Three Bedroom House



Revision changes:

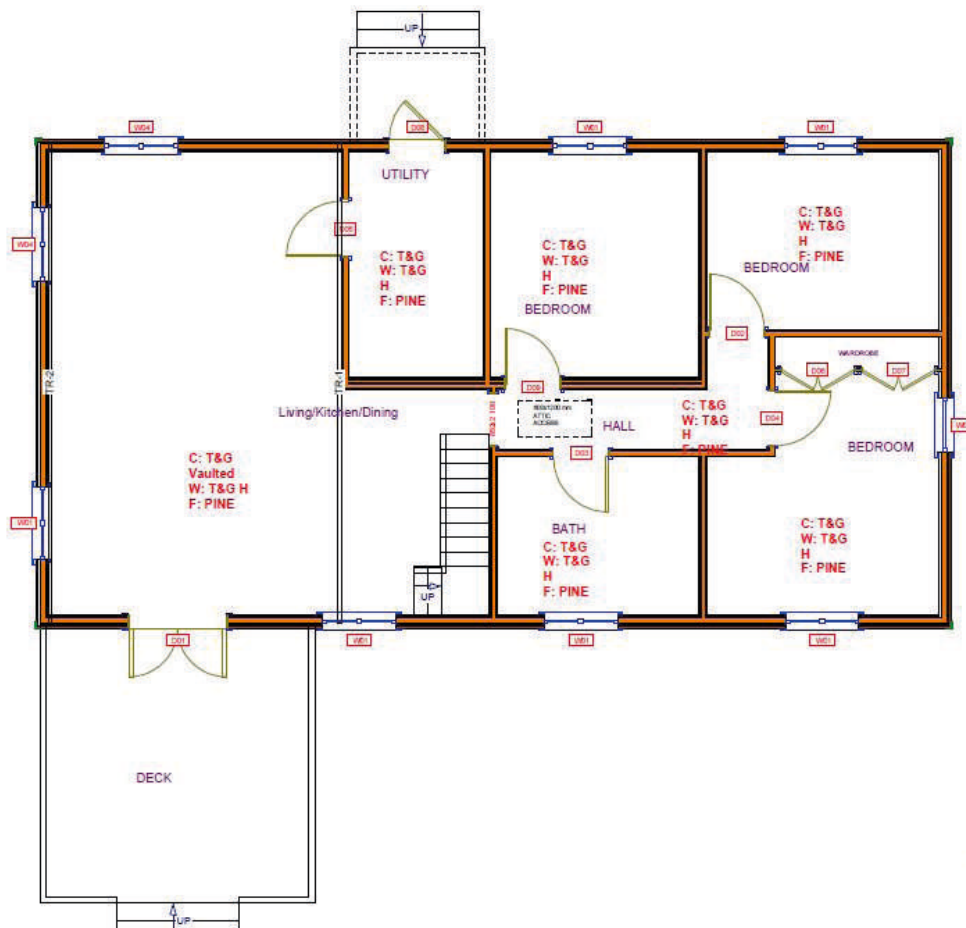
NOTE:  
LAST REVISION FOR ORDER  
2D DETAILS ARE CONTRACTUALLY BINDING  
3D PRESENTATIONS ARE JUST FOR ARTISTIC  
IMPRESSION AND CONTRACTUALLY NOT BINDING



TSP Andrew & Emma Masters  
Barrow Lane, North Wootton, BA4 4HL  
version 1r5 dated May 13, 2017

Impression view

This plan set is meant for 3D visualisation and impression.  
The construction plans are to be built based on this and  
may vary in look, colours and slightly in size (+/- 1%).



*Example 16: This is an idea we can do any design and any size!*

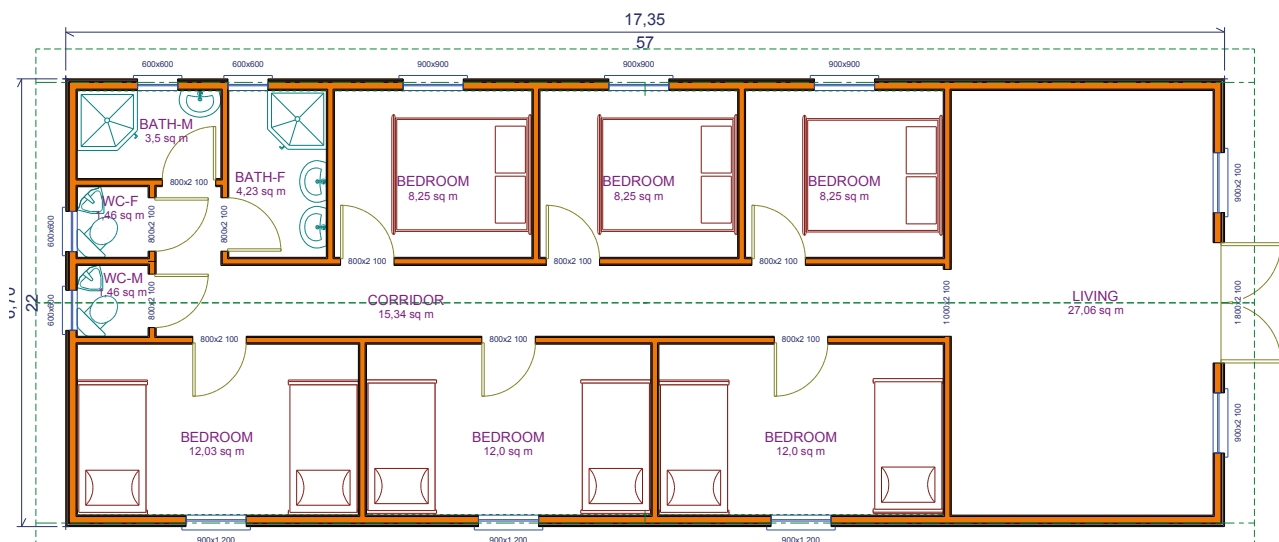


# Multiple Bedroom Mobile Home



TSP Multiple Mobile Homes for 18 pers.  
ver.2 rev.0 - 21 May, 2013

Impression view



*Example 17: This is an idea we can do any design and any size!*



# Club Houses



Revision changes:  
v3r8  
- fire safety around external stairs defined  
- colours defined  
v3r9  
- corridor door moved

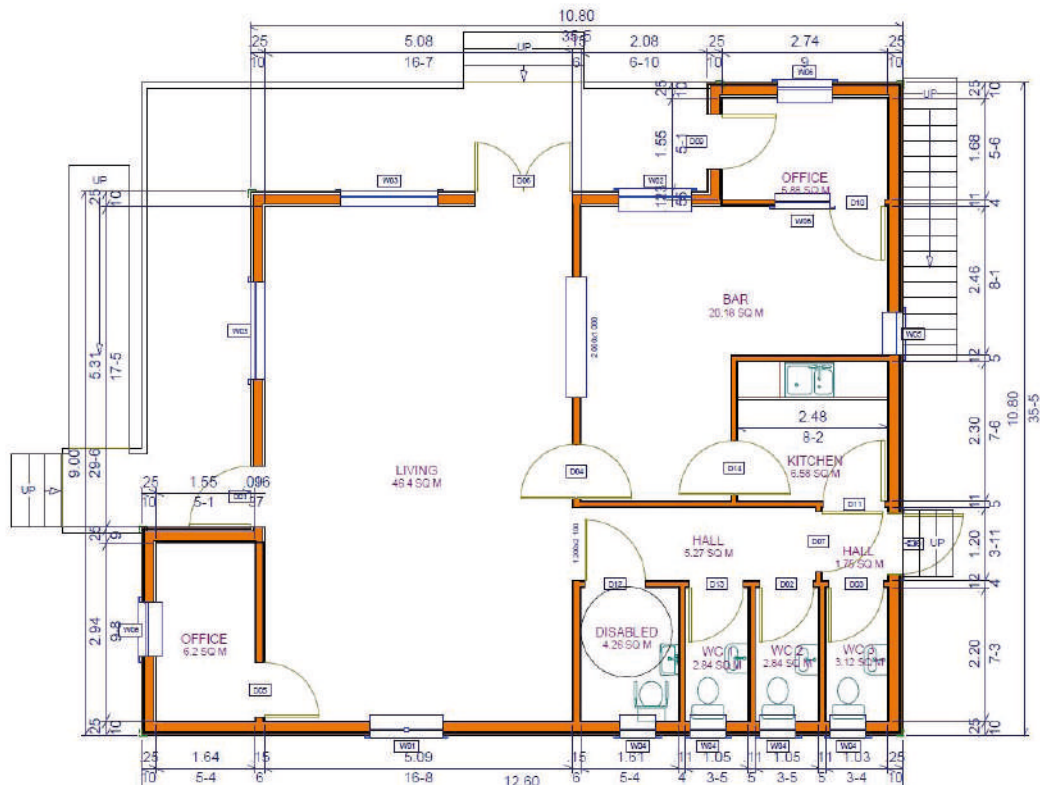
NOTE:  
LAST REVISION FOR ORDER  
2D DETAILS ARE CONTRACTUALLY BINDING  
3D PRESENTATIONS ARE JUST FOR ARTISTIC  
IMPRESSION AND CONTRACTUALLY NOT BINDING



TSP Abbotsley clubhouse v3r9  
25 Dec. 2017

Impression view

This plan set is meant for 3D visualisation and impression.  
The construction plans are to be built based on this and  
may vary in look, colour and dignity in size (at 1:50).



Example 18: This is an idea we can do any design and any size!

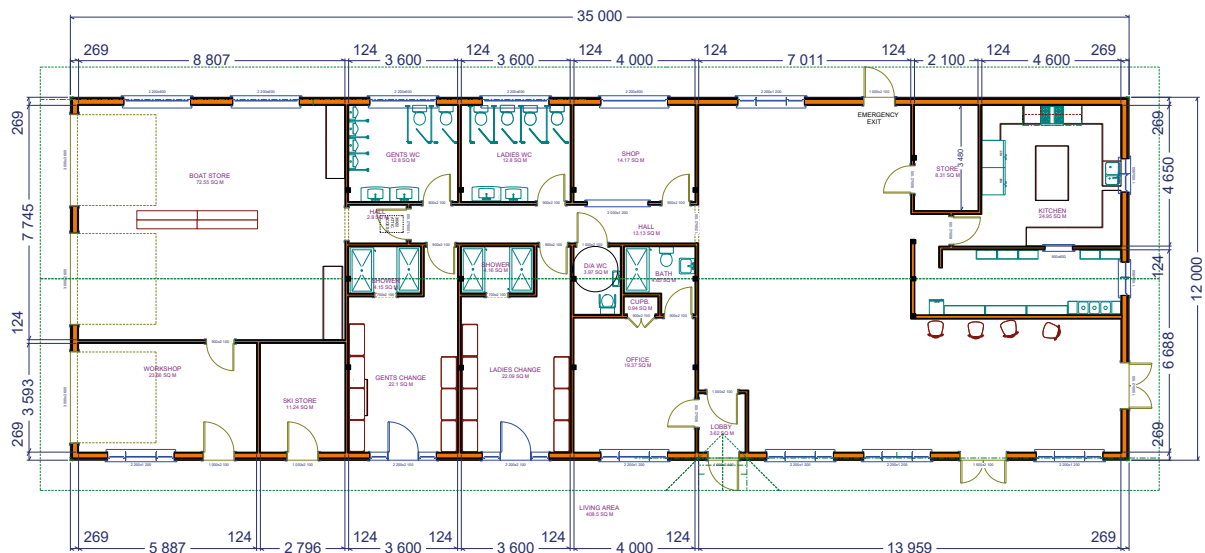
# Club Houses



TSP Denham Waterski Club  
version v1r6, February 24, 2020

Impression view

This plan set is meant for 3D visualisation and impression only.  
It is not precise to execution level and not contractually binding.  
The effective unit may vary in look, colour and slightly in size.

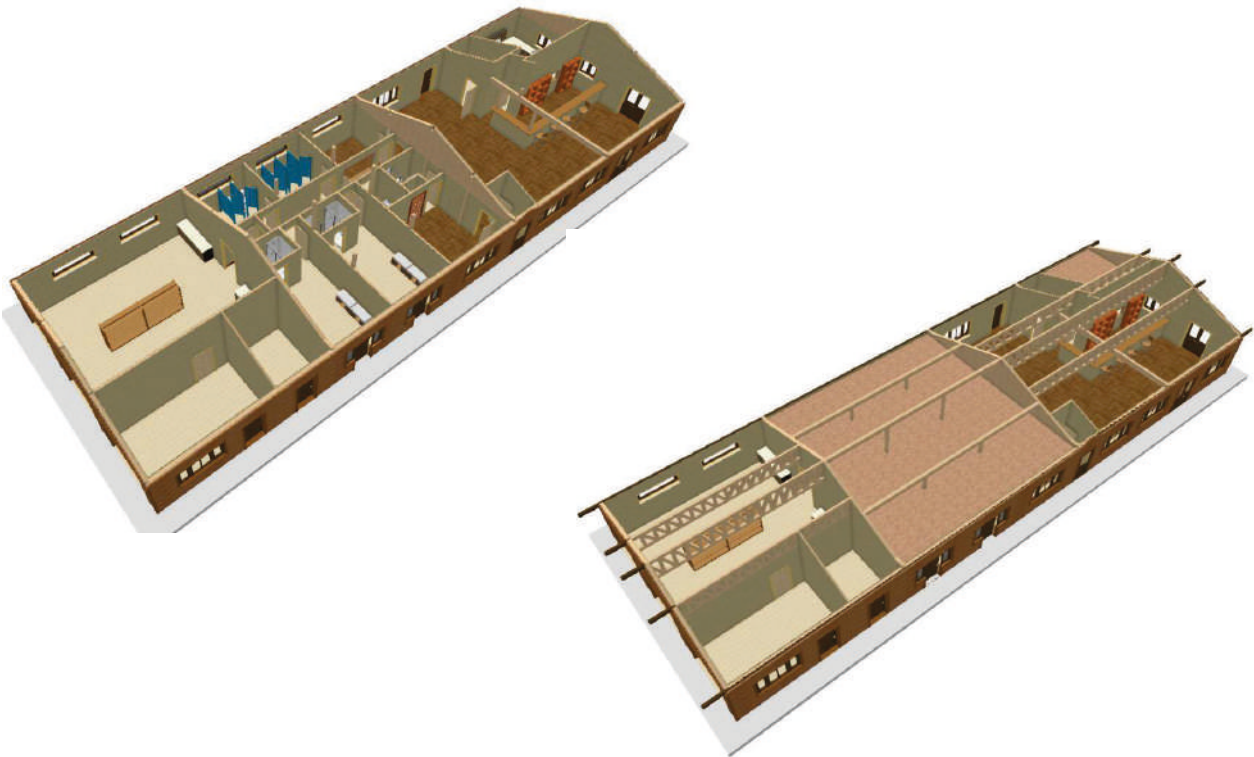


TSP Denham Waterski Club  
version v1r6, February 24, 2020

Ground floor plan  
scale: 1 : 100 @ A3  
Above the lines in millimeters  
below, in feet - inches

*Example 19: This is an idea we can do any design and any size!*





TSP Denham Waterski Club  
version v1r6, February 24, 2020

Impression ground floor

# Useful Contacts

Vic Cooper

Director  
01580 212141  
07710 480259

Imi

Factory Manager  
0040 740 061574

Oli

Logistics Manager  
07448 486566

Clive Miller **Planning Permission Advice**

01458 252806

## Finance Options

Mark Andrew  
Town and Country Finance  
markandrew@farmershelpline.co.uk

01260 223540  
Mortgages

## Kent & Sussex:

Tony Farnham  
For a quote or free advice

Electrician  
07966 156463

Jacob Clifford  
For a quote or free advice

Plumber  
07463 623490

Keith Fieldwick  
For a quote or free advice

Groundworks  
07555 405942

Ground Screws  
Smaller Cabins

Cameron / Peter  
0800 233 5744

Easy Pads

Peter  
07768 510510

North Wales Renewables Ltd.  
neil@northwalesrenewables.com  
Trading as Solarstore (www.solarstore.biz)

Neil A Whitfield  
07754 550 628 (UK)

Insurance for your Cabin  
Email: roger.porter@eunisure.co.uk

Roger Porter  
01892 710230  
07899 284718





- **Tel: 01580 211800**
- **Mob: 07710 480259**
- **Fax: 01580 212165**
- **Email: [info@timberspecs.com](mailto:info@timberspecs.com)**
- **[www.timberspecs.com](http://www.timberspecs.com)**

- **Unit C, Paynetts Business Centre,  
Cranbrook Road, Goudhurst,  
Kent TN17 1DY**

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www.timberspecs.com **UK.LTD**