

House Type Approval Certificate

Certificate No: **STAS/22/056/DM118/02**

Date: **7 March 2022**

A	Certificate Holder:	
	<p>Barratt Home East Scotland, Telford House, 3 New Mid Cutlins, Edinburgh, EH11 4DH E-mail: matthew.watson@barrathomes.co.uk Tel: 0131 442 5700</p>	

B	House Type Titles:	
	Description: 2020 Standards	H417 BRAEMAR

C	The domestic type approval has been assessed on the following drawings and specifications:
	See attached annexe to this certificate

D	Climatic conditions: The design may be built in areas where the climatic conditions are equal to or less than those detailed below:		
	Wind: (as defined in BS 6399-2)	<i>Standard effective wind speed, V_e =</i> For maximum effective height = Has funnelling been considered?	39.3 m/s 8.5 m NO
	Wind: (as defined in CP3: Chapter V)	<i>Design wind speed, V_s =</i> (relevant to the building frame, at a height of 3m or less)	N/A
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> Influenced by adjacent buildings?	0.60 Kn/m2 No
	Resistance to moisture/durability of exposed elements:	Max exposure (to wind driven rain) grading, as defined in BRE Report – Thermal Insulation: Avoiding Risks, Second Edition, 1994, to be exposure zone: Exposure to sea spray (i.e. coastal region) or de-icing salts? Other air contaminants or biological factors – please specify any enhanced resistance if applicable (refer to BS7543 for guidance)	Exposure Zone 4 Yes
	Design Life: (per BS 7543 or equivalent Eurocode – Durability of buildings and building elements, products and components)	Category of building design life = Design life of primary building envelope	60 years 60 years

E	Conditions of certification:
	<ol style="list-style-type: none"> 1. The design shown and the specifications and materials referred to have been assessed and approved in accordance with the Building (Scotland) Regulations 2004 and in accordance with the supporting guidance in the Domestic Technical Handbooks which came into force with effect from 1 March 2021. 2. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland 3. The design shown and the materials specified shall not be changed without reference to the Local Authority Building Standards Scotland responsible for certifying the system. 4. Where reference is made on a plan or specification document to any Code of Practice, British or European Standard or manufacturer's instruction it shall be construed as a reference to such publication in the form in which it is in force at the date of this certificate. 5. This certificate should not be regarded as a formal approval under the building warrant process prescribed by the Building (Scotland) Act 2003 enacted from 1 May 2005 6. Bayne Stevenson Associates structural statement dated December 2020 reference J3497 – STAS – Alba Range Timber Frame Design referenced here under Section G, confirm that a structural appraisal has been carried out. Further site-specific information MUST BE made available when a site-specific building warrant is sought. Such additional information should take cognisance of Procedural Guidance on Certification including information to be submitted with a Building Warrant Application dated April 2010 Version 2. Confirmation of a holistic approach to structural adequacy of the <u>entire completed building</u> shall be provided by a registered engineer to the local authority within whose area the site-specific dwelling is to be built.

Annexe of drawings, certificates and specification documents used in the assessment:

F	Drawing Number:	Description:	Version
	H417 0-G2 01/01	Data Sheet	01
	H417 0-G2 02	Elevations	-
	H417 0-G2 03	Ground Floor Plan (AS)	-
	H417 0-G2 04	First Floor Plan (AS)	-
	H417 0-G2 05	Foundation Plan (AS)	-
	H417 0-G2 06	Joist Layout	-
	H417 0-G2-07	Roof Plan (AS)	-
	H417 0-G2 08	Section A-A	-
	H417 0-G2 09	Kitchen Layout Standard	-
	H417 0-G2 11	Future Shower Provision	-
	H417 0-G2 12	Planning Drawings 1	-
	H417 0-G2 13	Planning Drawings 2	-
	Structural Engineers Drawings		
	H417 0-G2 Booklet With Drawings – Orig-H417 0-G2 Booklet With Drawings	Structural Booklet (Gable & Hip)	-
	J3497-460	Foundation & Ground Floor Slab Layout	-
	J3497-461	Superstructure	-
	J3497-462	Loadings, Details & Notes	-
	Heating & Hot Water		
	3rd party D20-ALB_Braemar H417 0-G2 DS01 Heating & Plumbing AFU	Heating Installation GF	-
	12595/M67	Ground Floor	-
	12595/M68	First Floor	-
	12595/M69	Equipment Schedule	-
	Ventilation		
	3rd party D20-ALB_Braemar H417 0-G2 DS01 Mechanical Ventilation AFU	Envirovent Ventilation Design	Rev C
	SAP Certification		
	3rd party D20-ALB Braemar H417 0-G2 DS01 SAPs AFU - Braemar H417 0-G2 DS00 (Gable) Detached – NHER Reports	Regulations Compliance Report 11 February 2021 DER Worksheet 11 February 2021 TER Worksheet 11 February 2021	-
	Stair Design		
	3rd party D20-ALB Braemar H417 0-G2 DS01 Stairs AFU	H417 0-G2 RHWS 2587 Stair Design	-
	Specification		
	Barratt North Scotland Timber Frame 2017 Specification 04.08.20		Rev D

G	Certification	
	Statement of Structural Adequacy	Bayne Stevenson Associates structural statement dated December 2020 reference J3497 – BDW East Scotland – Alba 2020 Timber Frame Design
		Bayne Stevenson Associates Letter dated 29 October 2021 reference DP/CC/J3497 – BDW East Scotland – Alba 2020 Range Timber Frame Design

H	Supporting Documents	Description:
	Refer to Standard Details – STAS/22/056/DM118/SD	Standard Details
	Refer to Standard Specifications – STAS/22/056/DM118/SS	Standard Specifications
	Refer to U-Values and Condensation Risk – STAS/22/056/DM118/UCR	U-Values and Condensation Risk

I	Authority: This type approval certificate consisting of 2 pages is authorised by:
	Edinburgh City Council as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)