

House Type Approval Certificate

Certificate No: **STAS/22/056/DM118/04**

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	H433 BRORA (GABLE)

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"> 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. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland 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. 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. 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 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
	H433 0-G2 01/01	Data Sheet	01
	H433 0-G2 02	Elevations	A
	H433 0-G2 03	Ground Floor Plan	-
	H433 0-G2 04	First Floor Plan	A
	H433 0-G2 05	Foundation Plan	-
	H433 0-G2 06	Joist Plan	-
	H433 0-G2-07	Roof Plan	-
	H433 0-G2 08	Section A-A	-
	H433 0-G2 09	Kitchen Layout Plan	-
	H433 0-G2 11	Future Shower Room	-
	H433 0-G2 12	Planning Drawings 1	A
	H433 0-G2 13	Planning Drawings 2	A
	H433 - 2020 Gable House Type Drawing Register - Copy		
	Structural Engineers Drawings		
	H433 0-G2 DS00	Structural Booklet (Gable)	-
	J3497-439	Foundation & Ground Floor Slab Layout	-
	J3497-440	Superstructure	-
	J3497-441	Loadings, Details & Notes	-
	Heating & Hot Water		
	12595/M73	Hot & Cold Water GF	A
	12595/M74	Hot & Cold Water FF	A
	Ventilation		
	H433 0-H2 – Brora	Envirovent Ventilation Design	A
	SAP Certification		
	H433 0-G2	H433 0-G2 (Gable) East/West	-
	PV Design		
	H433R-S8 DS03	Gable Brora	-
	Stair Design		
	H433 0-H2 RHWS 2587	H433 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)