

## House Type Approval Certificate

Certificate No: **STAS/22/056/DM118/07**

Date: **24 January 2023**

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

<b>B</b>	<b>House Type Titles:</b>	
	Description: <b>2022 Standards</b>	<b>H418 0-G2 CRAIGHALL</b>

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

<b>D</b>	<b>Climatic conditions:</b> The design may be built in areas where the climatic conditions are equal to or less than those detailed below:		
	<b>Wind:</b> (as defined in BS 6399-2)	Standard effective wind speed, $V_e =$ For maximum effective height = Has funnelling been considered?	<b>39.3 m/s</b> <b>8.5 m</b> <b>NO</b>
	<b>Wind:</b> (as defined in CP3: Chapter V)	Design wind speed, $V_s =$ (relevant to the building frame, at a height of 3m or less)	<b>N/A</b>
	<b>Snow:</b> (as defined in BS 6399-3)	Site snow load, $S_o =$ Influenced by adjacent buildings?	<b>0.60 Kn/m2</b> <b>No</b>
	<b>Resistance to moisture/durability of exposed elements:</b>	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)	<b>Exposure Zone 4</b>  <b>Yes</b>
	<b>Design Life:</b> (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	<b>60 years</b>  <b>60 years</b>

<b>E</b>	<b>Conditions of certification:</b>
	<ol style="list-style-type: none"> <li>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 June 2022.</li> <li>2. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland</li> <li>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.</li> <li>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.</li> <li>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</li> <li>6. Bayne Stevenson Associates structural statement dated December 2022 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.</li> </ol>

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

F	Drawing Number:	Description:	Version
	H418 0-G2 00	Data Sheet	1
	H418 0-G2 11	Planning Drawings	B
	H418 0-G2 01	Elevations	B
	H418 0-G2 02	Ground Floor Plan	B
	H418 0-G2 03	First Floor Plan	A
	H418 0-G2 04	Foundation Plan	A
	H418 0-G2 05	FF Joist Plan	B
	H418 0-G2 06	Roof Plan	A
	H418 0-G2 07	Section A-A	A
	H418 0-G2 08	Kitchen Utility Plan Std	B
	H418 0-G2 09	Kitchen Utility Plan Upg	B
	H418 0-G2 10	Future Shower Room	A
	<i>Heating &amp; Hot Water</i>		
	12595/M79	Heating & Plumbing GF	-
	12595/M80	Heating & Plumbing FF	-
	12595/M81	Equipment Schedule	-
	<i>Ventilation</i>		
	ventaxia	Craighall H418 0-G2	-
	<i>SAP</i>		
	H418 0G2	Craighall H418 0-G2 DS00 Detached Section 6 2019	1
	<i>Stair Design</i>		
	Staircraft	H418 0-G2 RHWS 2587	A
	<i>PV Design</i>		
	Solar PV Arrangement	H418 Gable Craighall	R1
	<i>Specification</i>		
	BNS 2020 Timber Frame Spec rev B		B
	DRA	H418 0-G2 - Craighall	
	<i>Structural Engineer</i>		
	H418 0E-G2-DS00	Booklet and Drawings	-
	J3497 – 484	H418 0-G2-DS00 Foundation & Ground Floor Slab Layout	-
	J3497 – 485	H418 0-G2-DS00 Superstructure	-
	J3497 – 486	H418 0-G2-DS00 Loadings, Details & Notes	-
	Timber Kit Appraisal	H418 0E-G2-DS00 TK Appraisal	-
G	Certification	Bayne Stevenson Associates structural statement dated December 2022 reference J3497 – BDW East Scotland – Alba 2020 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	<b>Authority:</b> This type approval certificate consisting of 2 pages is authorised by:		
	<b>Edinburgh City Council as Lead Authority</b> on behalf of the Local Authority Building Standards Scotland (LABSS)		