

House Type Approval Certificate

Certificate No: **STAS/22/056/DM118/25**

Date: **5 May 2023**

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

B	House Type Titles:
Description: 2022 Standards T390 0EG2/0IG2 ROTHESAY	

C	The domestic type approval has been assessed on the following drawings and specifications: <p style="text-align: center;">See attached annexe to this certificate</p>
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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? <div style="text-align: right;">39.3 m/s 8.5 m NO</div>
	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) <div style="text-align: right;">N/A</div>
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> Influenced by adjacent buildings? <div style="text-align: right;">0.60 Kn/m2 No</div>
	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) <div style="text-align: right;">Exposure Zone 4 Yes</div>
	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 <div style="text-align: right;">60 years 60 years</div>

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 June 2022. 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 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. 	

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

F	Drawing Number:	Description:	Version
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T390 0EG2 2020 Rothesay		
T390 0EG2 00	Data Sheet	2
T390 0EG2 01	Elevations	B
T390 0EG2 02	Ground Floor Plan	B
T390 0EG2 03	First Floor Plan	A
T390 0EG2 04	Second Floor Plan	A
T390 0EG2 05	Foundation Plan	-
T390 0EG2 06	FF Joist Plan	A
T390 0EG2 07	SF Joist Plan	A
T390 0EG2 08	Roof Plan	A
T390 0EG2 09	Section A-A	A
T390 0EG2 10	Kitchen Layout Plan Std	-
T390 0EG2 11	Kitchen Layout Plan Upg	-
T390 0EG2 12	Future Shower Room	-
T390 0IG2 2020 Rothesay		
T390 0EG2 00	Data Sheet	3
T390 0EG2 01	Elevations	B
T390 0EG2 02	Ground Floor Plan	B
T390 0EG2 03	First Floor Plan	A
T390 0EG2 04	Second Floor Plan	A
T390 0EG2 05	Foundation Plan	-
T390 0EG2 06	FF Joist Plan	A
T390 0EG2 07	SF Joist Plan	A
T390 0EG2 08	Roof Plan	A
T390 0EG2 09	Section A-A	A
T390 0EG2 10	Kitchen Layout Plan Std	-
T390 0EG2 11	Kitchen Layout Plan Upg	-
T390 0EG2 12	Future Shower Room	-
Heating & Hot Water		
12595/M104	Heating Plumbing Installation GF	A
12595/M105	Heating Plumbing Installation FF	A
12595/M106	Heating Plumbing Installation SF	A
12595/M107	Equipment Schedule	A
Ventilation		
Vent-axia	T390 REG2 Rothesay	OR
	T390 RIG2 Rothesay	OR
SAP		
T390 0EG2	Rothesay T390 0EG2 DS00 EOT Section 6 2017	-
	Rothesay T390 0IG2 DS00 mid EOT Section 6 2017	
Stair Design		
Staircraft	T390 REG2 LHWS g-1st 2647	A
	T390 REG2 LHWS 1st-2nd 2647	A
	T390 RIG2 LHWS g-1st 2647	A
	T390 RIG2 LHWS 1st-2nd 2647	A
PV Design		
T390 0EG2	T390 0EG2 DS00 Rothesay End	R1
	T390 0IG2 DS01 Rothesay Mid	R1
Specification		
	BNS 2020 Timber Frame Spec rev B	B
Structural Engineer		
T390 0-G2-DS00	Booklet and Drawings	A
J3497 – 499	T390 0-G2-DS00 Foundation & Ground Floor Slab Layout	-
J3497 – 500	T390 0-G2-DS00 Superstructure	-
J3497 – 501	T390 0-G2-DS00 Loadings, Details & Notes	-

	Timber Kit Appraisal	Rothesay SG Appraisal	-
	T390 0I-G2	Booklet and Drawings	-
	J3497-502	T3900-G2-DS00 Foundation & Ground Floor Slab Layout	-
	J3497-503	T390 0-G2-DS00 Superstructure	-
	J3497-504	T390 0-G2-DS00 Loadings, Details & Notes	-
	Timber Kit Appraisal	Rothesay Mid TK Appraisal	-

G	Certification	
	Statement of Structural Adequacy	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	Authority: This type approval certificate consisting of 3 pages is authorised by:
	Edinburgh City Council as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)