

House Type Approval Certificate

Certificate No: **STAS/22/056/DM118/01**

Date: **23 June 2023**

A	Certificate Holder:	
	<p>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	H469 OG2 Updated 2022 Ballater

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)	Standard effective wind speed, V_e = For maximum effective height = Has funnelling been considered?	39.3 m/s 8.5 m NO
	Wind: (as defined in CP3: Chapter V)	Design wind speed, V_s = (relevant to the building frame, at a height of 3m or less)	N/A
	Snow: (as defined in BS 6399-3)	Site snow load, S_o = 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 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
	H469 0G2 Ballater		
	H469 0G2 01	Data Sheet	2
	H469 0G2 02	Elevations	B
	H469 0G2 03	Ground Floor Plan	B
	H469 0G2 04	First Floor Plan	B
	H469 0G2 05	Foundation Plan	A
	H469 0G2 06	FF Joist Plan	A
	H469 0G2 07	Roof Plan	-
	H469 0G2 08	Section A-A	A
	H469 0G2 09	Kitchen Layout Plan Std	-
	H469 0G2 10	Future Shower Room	-
	Heating & Hot Water		
	12595/M64	Heating Plumbing Installation GF	-
	12595/M65	Heating Plumbing Installation FF	-
	12595/M66	Equipment Schedule	-
	Ventilation		
	Vent-axia	Ballater H469 0-G2 CAS11567-01	-
	SAP		
	H469 0G2	Ballater H469 0G2 DS00 Gable Det Section 6 2017	-
	Stair Design		
	Staircraft	H469 0-G2 RHWS 2587	A
	PV Design		
	Solar PV Arrangement	H469 0-G2 DS00 Ballater	R2
	Specification		
	BNS 2020 Timber Frame Spec rev B		B
	Structural Engineer		
	H469 0-G2-DS00	Booklet and Drawings	-
	J3497 – 421	H469 0-G2-DS00 Foundation & Ground Floor Slab Layout	-
	J3497 – 422	H469 0-G2-DS00 Superstructure	-
	J3497 – 423	H469 0-G2-DS00 Loadings, Details & Notes	-
	Timber Kit Appraisal	H469 0-G2-DS00 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 2 pages is authorised by:		
	Edinburgh City Council as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)		