

House Type Approval Certificate

Certificate No:

STAS/23/056/DM142/08

Date:

8 April 2024

A	Certificate Holder:	
	Barratt Homes East Scotland Telford House, 3 New Mid Cutlins, Edinburgh Eh11 4DH E-mail: matthew.watson@barratthomes.co.uk Tel: 0131 442 5700	

B	House Type Titles:	
	Description:	2022 Regulations 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)	Standard effective wind speed, $V_e =$ For maximum effective height = Has funnelling been considered?	39.3m/s 8.5m 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/m ² 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 Zones 4 Yes
	Design Life: (per BS 7543 – 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:	
	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 material time at the point of construction.
	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. It confirms that 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 (January 2017). 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.
	7.	This certificate confirms compliance with Mandatory Standard 6.1, based on example criteria with regards to orientation, shading, sheltering and resultant PV array efficiency. Site specific information will be required to confirm the actual DER for the STAS approved house type on each plot on a particular site.

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

F	Drawing Number:	Description:	Rev
	H417 0-G2 01	Data Sheet	4
	H417 0-G2 02	Elevations	C
	H417 0-G2 03	Ground Floor Plan	D
	H417 0-G2 04	First Floor Plan	C
	H417 0-G2 05	Foundation Plan	B
	H417 0-G2 06	Joist Plan	C
	H417 0-G2 07	Roof Plan	B
	H417 0-G2 08	Section A-A	B
	H417 0-G2 09	Kitchen Layout Plan std	B
	H417 0-G2 10	Kitchen Layout Plan upg	A
	H417 0-G2 11	Future Shower Room	B
	Stair Design		
	H417 0-G2 RHWS 2587	H417 Stair Design	
	PV Design		
	H417 Braemar	H417 Braemar Gable	R1
	Heating & Hot Water		
	12595/M67	Heating Installation GF	
	12595/M68	Heating Installation FF	
	12595/M69	Schedule	
	Ventilation		
	CAS 11567_02	Ventilation Design	
	Structural Engineer		
	H417 0-G2 DS00	Structural Booklet	
	J3497-460	Foundation & Ground Floor Slab Layout	
	J3497-461	Superstructure	
	J3497-462	Loadings, Details & Notes	

G	Certification	
	Statement of Structural Adequacy	Bayne Stevenson Associates structural statement dated December 2022 reference J3497 – STAS Alba Range Timber Frame Design

H	Specifications	
	Refer to Standard Details – STAS/23/056/DM141/DM142 Standard Details	Standard Details
	Refer to Standard Specifications – STAS/23/056/DM141/DM142 SS	Standard Specification
	H417 0-G2 (Gable) Section 6	SAP

I	Authority:
	This system type approval certificate consisting of 2 pages is authorised by Scottish Building Standards Hub on behalf on behalf of the Local Authority Building Standards Scotland (LABSS).