

House Type Approval Certificate

Certificate No: **STAS/19/O56/DM99/10**
Date: **05 December 2019**

A	Certificate Holder:	
	Barratt 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: 2017 Standards	BRAEMAR H417-S8

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?	41.4 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?	0.64 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 Zones 1, 2, 3 and 4 Yes/No
	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:
	<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 July 2017. 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 Ltd Statement of Structural Adequacy dated May 2019 referenced here under Section G, confirms 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.

F	Authority:	
	This system type approval certificate consisting of 2 pages is authorised by:	ANGUS COUNCIL as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)

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

G	Certification	
	Bayne Stevenson Associates Ltd - Statement of Structural Adequacy dated May 2019 – SER1-DB-0288	Job No. J3497 DWH 2018 House Type Range (Hipped roofs) - H408/H411/H421/H454/H469/P370E/P370I/T368E/T368I/H417/H433/H436/H453/H350/T366E/T366I
	Regulation Compliance Report DER 2009 Worksheet TER 2009 Worksheet	Scotland Section 6 - Regulations Compliance Report Braemar H417R-S8 DS01 Detached Section 6 2015 Timber Frame, Partial Stone, David Wilson Homes, 0.270kWp Panel - North Facing Braemar H417R-S8 DS01 Detached Section 6 2015 Timber Frame, Partial Stone, David Wilson Homes, 0.270kWp Panel - North Facing.
	Front Elevation Rear Elevation	Eco2Solar - Solar PV Arrangement – H417R-S8 Eco2Solar – Solar PV Arrangement – H417R-S8

H	Specification	
	BARRATT SCOTLAND Specification Caledonia & Alba Range 2017 Technical Standards	Barratt North Scotland -18 Timber Frame Specification 08.03.19 update 251019 Scotland Timber Frame Specification - Addendum

I	Drawing Number:	Description:
	H417R-S8 Braemar	
	H417R-S801	Data Sheet
	H417R-S8 02A	Elevations
	H417R-S8 03A	Ground Floor Plan
	H417R-S8 04	First Floor Plan
	H417R-S8 05	Foundation Plan
	H417R-S8 06	Joist Plan
	H417R-S8 07A	Roof Plan
	H417R-S8 08	Section A-A
	H417R-S8 09	Kitchen Layout Plan
	H417R-S8 10	Kitchen Layout Upgrade
	H417R-S8 11	Future Shower Room
	H417R-S8 12	Planning Drawings 1 of 2
	H417R-S8 13	Planning Drawings 2 of 2
	Structural Engineer's Booklet and Drawings	
	J3497 – 150A	H417R-S8 Loadings, Foundation & Ground Floor Slab Layout
	J3497 – 282C	H417R-S8 Superstructure
	J3497 – 283A	H417R-S8 Loadings, Details & Notes
	Coates Heating & Hot Water	
	17/034-199	Heating Installation GF
	17/034-200	Heating Installation FF
	17/034-201	Hot & Cold Water GF
	17/034-202	Hot & Cold Water FF