

## House Type Approval Certificate

Certificate No: **STAS/19/039/DM78/37**

Date: **19 November 2019**

<b>A</b>	<b>Certificate Holder:</b>	
	<p><b>Stewart Milne Group Ltd, Kestrel House, 3 Kilmartin Place, Tannochside, Glasgow, G71 5PH</b>  e-mail: <a href="mailto:bmcgourty@stewartmilne.com">bmcgourty@stewartmilne.com</a> Tel: 01698 804824</p>	

<b>B</b>	<b>House Type Titles:</b>	
	Description: <b>2019 Standards</b>	<b>SMH W22-207-5D SOUTHBROOK</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>24 m/s 100m</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>0.64Kn/m2 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 Zones – site specific  Yes/No</b>
	<b>Design Life:</b> (per BS 7543 – Durability of buildings and building elements, products and components)	Category of building design life =  Design life of primary building envelope	<b>60 years  60 years</b>

<b>E</b>	<b>Conditions of certification:</b>
	<ol style="list-style-type: none"> <li>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 October 2019.</li> <li>The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland</li> <li>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>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>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>Fairhurst Statement of Structural Adequacy dated 26 June 2019 reference 100176 Standard House Types referenced here under Section F 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 supporting information comprising drawings, certificates and specification documents used in the assessment:

F	Document	
	W22-207-5D/32/A	Window Schedule
	W22-207-5D/110	Foundation & Underbuilding Plan – Scotland
	W22-207-5D/111	Drainage & Services Plan – Scotland
	W22-207-5D/215/B	GF Plan - Scotland (2015/17 Regs)
	W22-207-5D/216/A	FF Plan - Scotland (2015/17 Regs)
	W22-207-5D/310	Section A-A
	W22-207-5D/400/A	Elevations - Style 0 - Masonry Finish
	W22-207-5D/401/A	Elevations – Style 0 – Masonry/Render Finish
	W22-207-5D/402/A	Elevations – Style 0 – Render/Masonry Finish
	W22-207-5D/421/A	Elevations – Style 2 – Masonry/Render Finish
	W22-207-5D/441/A	Elevations – Style 4 – Masonry/Render Finish
	W22-207-5D/510/A	WC Layout – Scotland
	W22-207-5D/850	Drainage Isometric – Scotland
	W22-207-5D/NC17-150-09/D	Heating & Plumbing Layouts (Note: multi-page document comprising 9 pages)
	W22-207-5D/EW	External Works Plan
	W22-207-5D/SAP	W22-207-5D Southbrook SAP [Note: multi-page document comprising 27 pages ]
	STAS/19/039/DM78/01/SDS	Fire Resistance performance of various items of door hardware
		Statement of Structural adequacy dated 26 June 2019 reference 100176
		W22 Woodlands House Types – STAS Schedule
		W22 Construction Spec
		W22 Scottish Regs construction spec
		W22 House type insulation specification
		W22 Woodlands Standard House type – Parkwood Detached
		Woodlands Standard details – cladding details
		Woodlands Standard details – internal finishes details
		Woodlands Standard details – elevational details
		Woodlands Standard details – external wall details
		Woodlands Standard details – floor details
		Woodlands Standard details - plot works details
		Woodlands Standard details – roof details

G	Authority:	
	This system type approval certificate consisting of 2 pages is authorised by <b>Aberdeenshire Council</b> on behalf of the Local Authority Building Standards Scotland (LABSS)	