

Type Approval Certificate

Certificate No: **STAS/25/070/DM/147/28**

Date: **17 JULY 2026**

A	Certificate Holder:
	Miller Homes Miller House, 1st Floor, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH E-mail: Gary.McGarvey@miller.co.uk Tel: 07860 676 459

B	Type Titles:
	Description: S464 JACKWOOD – DETACHED HOUSE

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?	24 m/s 5m to ridge 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 Zones 1/2/3 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	50 years 50 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 Handbook which came into force with effect from 6 April 2026 .	
	2.	The certificate shall be valid until invalidated by formal notice by the Scottish Building Standards Hub.	
	3.	The design shown and the materials specified shall not be changed without reference to the Scottish Building Standards Hub who are 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.	The Indev Consult Ltd Statement of Structural Adequacy referenced here under Section G, dated 20 June 2025, 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.	Mandatory Standard 4.14 - The applicant will provide a connectivity plan, showing details of proposed connections & network, to the verifier for each site.	

8. This certificate confirms compliance with Mandatory Standard 3.28. This is based on actual 'worst case' criteria outlined within CIBSE TM59 'Design methodology for the assessment of overheating risk in homes' (2017). On this basis, further site-specific information is not necessary.
9. Site specific information will be required prior to completion to confirm the actual TDER and DDER for the STAS approved house type on each plot on a particular site.
10. Site specific elements, such as those for access, ground conditions, drainage, EV charging, broadband connection, suppression system drawings (where required) etc, require to be assessed by the verifier.
11. This certificate should be read with the related certificate STAS/25/070/DM/147/SS, STAS/25/070/DM/147/SD, and STAS/25/070/DM/147/UCR

F	Document Number	Revision	Description
	Miller Homes		
	24S464-101	C	Elevations - Render
	24S464-102	C	Elevations - Brick
	24S464-103	C	Elevations - Stone
	24S464-104	D	Foundation, Joist, Pop-Up Section
	24S464-105	E	Floor Plans
	24S464-106	G	Service Plans
	24S464-107	D	Kitchen & Wetroom Layout
	24S464-108	E	Room Sizes
	24S464-111	A	Staircase
	24S464-112	A	Fire Classification - Walls
		-	Daylighting and Ventilation - Jackwood S464
	Indev Consult Ltd		
	25-011-438	A	Foundation & Slab Layout
	25-011-547	B	Timber Kit Layout
	25-011-548	-	Steelwork Layout
	GDW		
	-	B	Stair Graph - Jackwood
	Vent Axia		
	CAS 15360-11	-	Vent Axia Design
	HDS		
	V230300-31	F	Valiant Heating Design
G	Certification		
	Tranche 1-4 House Types, Constructions Specification and House and Cottage Flat Standard Details		Indev Consult Ltd dated 20 June 2025 - May 2026 Rev E.
H	Specification		
	JACKWOOD - DET SAP		SAP/ENERGY COMPLIANCE REPORT (AIR SOURCE HEAT PUMP)
	Standard Supporting Documents		
	Refer to STAS/25/070/DM/147/SS		Construction Specification Houses and Cottage Flats Rev E
	Refer to STAS/25/070/DM/147/SD		Standard Details
I	Refer to STAS/25/070/DM/147/UCR		U-values and Condensation Risk
	Authority:		
	This system type approval certificate consisting of 2 pages is authorised by the Scottish Building Standards Hub on behalf of the Local Authority Building Standards Scotland (LABSS).		