



Certificate No: EW1012A



This certificate is valid for Building Regulations & associated technical guidance in force on the date of registration and for the regulations in the countries indicated

Legal and General Modular Homes – Malden House Type

Description of Product

This is an assessment of Legal and General Modular Homes' house units which are factory fabricated timber modules formed from two independent units. The units are connected on site vertically to form a 2 storey, 2 bedroom dwelling.



Key Factors Assessed

- ☐ Mechanical Resistance & Stability
- ☐ Safety in case of Fire
- ☐ Health, Hygiene and Environmental
- ☐ Safety in Use
- ☐ Energy Economy and heat retention

Validity

This certificate was first issued on 29th June 2018 and is valid until 29th June 2022

Issue Dated 17th May 2019

Scope of Registration

This Registered Detail relates to the Legal & General Modular Homes Malden House Type.

This is an assessment of factory made modules consisting of a ground and upper floor unit delivered to site and the two parts adjoined vertically and to the foundations in accordance with the approved structural engineer's specification. Prefabricated roof trusses and a masonry cladding are provided in situ, in accordance with the approved design.

The Registered Detail does not take into account local issues.

Conditions of Certificate

- AD A Foundation requirements to be determined by site specific assessment.
- AD B Space separation requirements to be determined by site specific assessment.
Fire appliance access to be determined by site specific assessment.
- AD C Sound testing requirements to be determined by site specific modular unit layout.
- AD G Water efficiency requirements to be determined by Local Authority water usage policy.
- AD H Foul and surface water disposal to be determined by site specific assessment.
Build over agreements or other H4 related issues to be determined by site specific assessment.
- AD J Fuel type, storage and boiler requirements to be determined on a site specific basis.
- AD M1 Level access or stepped access requirements to be determined using site specific topography assessment.
- AD R To be determined on by site specific assessment of electronic infrastructure.

Local issues: Site specific local issues do not form part of this Registered Detail.

In the opinion of LABC, the Malden House Type if used in accordance with the provisions of this Certificate, will meet or contribute to meeting the relevant requirements of the following Building Regulations in the form in which it is in force at the date of first issue of the certificate (unless otherwise stated):



The Building Regulations 2010 (as amended) England & Wales

Regulation 7	Materials and workmanship
Note:	The design is acceptable.
AD A	Structure
Note:	Subject to the limitations detailed in Conditions section.
AD B	Fire Safety
Note:	Subject to the limitations detailed in Conditions section.
AD C	Resistance to Contaminants and Moisture
Note:	The design meets this requirement.
AD E	Resistance to Sound
Note:	Subject to the limitations detailed in Conditions section.
AD F	Ventilation
Note:	The design meets this requirement.
AD G	Sanitation, Hot Water Safety and Water Efficiency
Note:	Subject to the limitations detailed in Conditions section.
AD H	Drainage and Waste Disposal
Note:	Subject to the limitations detailed in Conditions section.
AD J	Heat Producing Appliances
Note:	Subject to the limitations detailed in Conditions section.
AD K	Protection from Falling, Collision and Impact
Note:	The design meets this requirement.
AD L1A	Conservation of Fuel and Power
Note:	The design meets this requirement.
AD M	Access to and Use of Buildings
Note:	Subject to the limitations detailed in Conditions section.
AD P	Electrical Safety - Dwellings
Note:	The design meets this requirement.
AD Q	Security
Note:	The design meets this requirement.
AD R	Physical infrastructure for high speed electronic communication networks
Note:	Subject to the limitations detailed in Conditions section.

Non-Regulatory Information



LABC Warranty

The Malden House Type has not been assessed to meet the requirements of the LABC Warranty Technical Manual. If you would like to discuss a specific use please make an enquiry to technical.services@labcwarranty.co.uk

Supporting Documentation

- NPD1-LGM-00-00-DR-A-AA-1010 3 Malden Ground Floor Plan 1-13
- NPD1-LGM-00-01-DR-A-AA-1011 3 Malden First Floor Plan 1-14
- NPD1-LGM-00-R1-DR-A-AA-1012 2 Malden Roof Plan 1-15
- NPD1-LGM-00-R1-DR-A-AA-1013 3 Malden Ground Floor Reflected Ceiling Plan 1-16
- NPD1-LGM-00-R1-DR-A-AA-1014 3 Malden First Floor Reflected Ceiling Plan 1-17
- NPD1-LGM-00-ZZ-DR-A-AA-2010 3 Malden North Elevation 1-18
- NPD1-LGM-00-ZZ-DR-A-AA-2011 3 Malden East Elevation 1-19
- NPD1-LGM-00-ZZ-DR-A-AA-2012 3 Malden South Elevation 1-20
- NPD1-LGM-00-ZZ-DR-A-AA-3010 3 Malden Section AA 1-21
- NPD1-LGM-00-ZZ-DR-A-AA-3011 3 Malden Section BB 1-22
- NPD1-LGM-00-00-DR-A-AA-1100 2 House type Arrangement 1-23

- NPD1-LGM-00-00-DR-A-AA-5001 2 Ground floor types 2-1
- NPD1-LGM-00-01-DR-A-AA-5002 2 Intermediate Floor Types 2-2
- NPD1-LGM-00-XX-DR-A-AA-5003 2 Ceiling Types 2-3
- NPD1-LGM-00-ZZ-DR-A-AA-5004 2 External Wall Types 2-4
- NPD1-LGM-00-ZZ-DR-A-AA-5005 2 Internal Wall Types 2-5

- NPD1-LGM-00-ZZ-DR-A-AA-5006 2 Party Wall + Party Roof 3-1
- NPD1-LGM-00-ZZ-DR-A-AA-5007 2 Module to Module Connection 3-2
- NPD1-LGM-00-01-DR-A-AA-5009 2 External Wall to Floor Connection 3-3
- NPD1-LGM-00-ZZ-DR-A-AA-5011 2 External Wall to CLT Internal Wall 3-4
- NPD1-LGM-00-ZZ-DR-A-AA-5012 2 External Wall to Stud Wall 3-5
- NPD1-LGM-00-ZZ-DR-A-AA-5013 2 CLT Internal Wall Base and Head Detail 3-6
- NPD1-LGM-00-ZZ-DR-A-AA-5014 2 Stud Internal Wall Base and Head Detail 3-7
- NPD1-LGM-00-01-DR-A-AA-5015 2 First Floor Wall Plate to Roof Eaves Detail 3-8
- NPD1-LGM-00-01-DR-A-AA-5016 2 First Floor Wall Plate to Roof Gable Detail 3-9
- NPD1-LGM-00-R1-DR-A-AA-5018 2 Roof Dry Ridge Detail 3-10

- NPD1-LGM-00-00-DR-A-AA-5019 2 External Front Door - Jamb, Sill and Head Detail 4-1
- NPD1-LGM-00-00-DR-A-AA-5020 2 External Patio Door - Jamb, Sill and Head Detail 4-2
- NPD1-LGM-00-ZZ-DR-A-AA-5021 2 Typical Window - Jamb, Sill and Head Detail 4-3
- NPD1-LGM-00-ZZ-DR-A-AA-5022 2 Full Height Window - Jamb, Sill and Head Detail 4-4

Contact Information

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