



Innovative system Acceptance Certificate

Issue date: 04/07/2024
Reference number: 3916
Issue: 01
Innovative System Owner: Taylor Lane Timber Frame Ltd
Chapel Road
Rotherwas Industrial Estate
Hereford, HR2 6LD
Innovative System Name: Advanced and Ultimate Systems
Generic form: Closed Panel Timber Frame

NHBC Services Ltd has reviewed the following information (the System Manual) related to the Innovative system supplied by the Innovative System Owner:

- Taylor Lane Timber Frame Advanced and Ultimate System Manual issue 1.5 - dated 25 June 2024.

Relying on the information provided by the Innovative System Owner, NHBC Services Ltd considers that the Innovative system can meet NHBC Standards.

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at www.nhbc.co.uk).

This acceptance certificate is valid until such time as it is no longer published or authorised by NHBC. Readers are advised to check the validity and latest issue number of this Certificate by either referring to our website at www.nhbc.co.uk/accepts or contacting NHBC directly.

Issued by:

A handwritten signature in black ink, appearing to read 'A. Smith', is written over a light blue horizontal line.

Technical Innovation Manager
NHBC Services Ltd



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Description, Scope and intended use

Advanced and Ultimate are pre-insulated closed timber frame panel systems for external walls, referred to in the System Manual as 'the Systems'. The panels are fabricated from 140mm deep preservative treated timber studs and top and bottom rails. The outside face is clad with 9mm OSB3 sheathing board to provide racking resistance. The panels are faced externally with a breather membrane and foil-faced PIR insulation is inserted into the voids between studs. The thickness of the insulation may vary depending on the target U-value. Advanced panels include a reflective vapour control layer (RVCL) and a service zone batten to the inside face of the panel. Ultimate panels incorporate an inner layer of PIR insulation across the face of the studs followed by a RVCL and a service zone batten. The overall build-up of the external wall is project specific to suit fire resistance and thermal performance requirements.

In addition, the System Owner provides party wall, internal wall and gable panels within the timber frame packages. These are designed in accordance with STA guidelines, but are not included in the scope of this certificate. The Systems can both be used throughout England and Wales, for the external walls of houses up to three storeys, (detached and attached), and apartment blocks up to four storeys. Projects should be designed to take account of the site exposure and environmental conditions.

Extent of review for NHBC Warranty on NHBC Registered Sites

NHBC Services Ltd has undertaken a technical review of the System Manual as set out in line with the NHBC Accepts Technical Document for Innovative systems. The NHBC Accepts Service is intended solely to provide confidence that the Innovative system meets NHBC Standards and is not intended as evidence of performance for any other purpose. Appraisal of the Innovative system against building regulations is not carried out as part of this Service.

NHBC Accepts is not an independent accreditation scheme or any form of performance guarantee and third parties should engage with the relevant manufacturer on performance of their product. No documentation, information and advice relating to NHBC Accepts may be adapted, disclosed, or distributed to any third party. NHBC Services Ltd accepts no duty of care and assumes no responsibility to any third party. Any third party who chooses to rely upon an NHBC Accepts certificate (or any documentation, information and advice relating to the NHBC Accepts service) shall do so entirely at their own risk and NHBC Services Ltd accepts no duty of care or liability for any damage or loss, however caused, in connection with the use of or reliance on any documentation, information and advice relating to NHBC Accepts.



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Exclusions and Limitations

This Acceptance Certificate is made out solely to the System Owner. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the System Owner arising out of, or in connection with, this Acceptance Certificate.

Exclusions and limitations are set out in the System Manual. Additional considerations in the use of the Innovative system include:

- Foundations, substructure, ground floor, intermediate floors and roof are excluded from the scope of the System.
- Loaded fire resistance test results are given in the System Manual (test loads of 10.5kN/stud applied on the Advanced Wall and 13.9kN/stud applied on the Ultimate Wall) and designers should refer to the loading figures per stud when carrying out the structural design of projects above three storeys.
- Internal fire-resistant linings are project specific.
- Internal walls, party walls and gable panels, external lightweight cladding and windows/external doors, internal services, fixtures, fittings and finishes are excluded from the scope.
- Steps in ground floor level between houses must be reviewed on a project specific basis.