

House Type Approval Certificate

Certificate No: **STAS/21/039/DM122/05**

Date: 17 October 2021

A	Certificate Holder:	
	Stewart Milne Group Ltd, Kestrel House, 3 Kilmartin Place, Tannochside, Glasgow, G71 5PH e-mail: bmcgourty@stewartmilne.com Tel: 01698 804824	
B	House Type Titles:	
	Description: 2021 Standards	V23-155-4D LYTHAM
C	The domestic type approval has been assessed on the following drawings and specifications: See attached annexe to this certificate	
D	Climatic conditions statement confirming design criteria: The design may be used in areas where the climatic conditions are equal to or less than those defined below (please state): * Delete as appropriate Wind: (as defined in BS 6399-2) or equivalent Eurocode Standard wind loadings – To account for construction of houses on various sites Standard Wind Pressures have been used as below: <ul style="list-style-type: none"> • At RIDGE level – 1.05kN/m² • At EAVES level – 0.95kN/m² Wind pressures to be checked on a site-by-site basis to ensure no greater than the above for future sites. Snow: (as defined in BS 6399-3) or equivalent Eurocode Site snow load, s0 = 0.64 kN/m2 Influenced by adjacent buildings? No * Resistance to moisture/durability of exposed elements: Maximum exposure (to wind driven rain) grading, as defined in BRE Report – Zone 1/ Zone 2/ Zone 3/ Zone 4 * Thermal Insulation: Avoiding Risks, Second Edition, 1994, to be exposure zone: Exposure to sea spray (i.e., coastal region) or de-icing salts? No * Other air contaminants or biological factors-please specify any enhanced resistance if applicable (refer BS 7543 for guidance): Design Life: (per BS 7543 or equivalent Eurocode – Durability of buildings and building elements, products and components) Category of building design life = 60 Years Design life of primary building envelope = 60 Years	
E	Conditions of certification:	
	<ol style="list-style-type: none"> 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 Handbooks which came into force with effect from 1 March 2021. 2. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland 3. 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. 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. Fairhurst Statement of Structural Adequacy dated 4 June 2021 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. 	

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

F	Document	
	V23-155-4D LYTHAM	
	V23-155-4D/110B	Foundation & Underbuilding Plan - Scotland
	V23-155-4D/111B	Drainage & Services Plan - Scotland
	V23-155-4D/215F	GF Plan - Scotland (2020 Regs)
	V23-155-4D/217D	FF Plan - Scotland (2020 Regs)
	V23-155-4D/310B	Section A-A/B-B Scotland
	V23-155-4D/400A	Elevations - Style 1 - Masonry Finish
	V23-155-4D/401A	Elevations – Style 1 – Masonry/Render Finish
	V23-155-4D/402A	Elevations – Style 1 – Render/Masonry Finish
	V23-155-4D/421A	Elevations – Style 2 – Masonry/Render Finish
	V23-155-4D/423A	Elevations – Style 2 – Masonry/Tudor
	V23-155-4D/434A	Elevations – Style 3 – Masonry/Clad/Render
	V23-155-4D/510B	WC Layout – Scotland
	V23-155-4D/851A	Drainage Isometric – Scotland
	V23-155-4D/EW/B	External Works Plan
	V23-155-4D/B	Window Schedule
	V23-155-4D/RAD11202-20p/B	Heating & Plumbing Layouts (multi-page document)
	V23-155-4D/SAP	V23-155-4D Lytham SAP (multi-page document)
	V23-155-4D/12643-V23	Lytham PV Arrangement
	Standard Details	Detail Pack – 01 Floor
		Detail Pack – 02 External Wall
		Detail Pack – 03 Roof
		Detail Pack – 04 Elevation features
		Detail Pack – 05 Plot works
		Detail Pack – 06 Internal Finishes
		Detail Pack – 07 Cladding
		Detail Pack – 08 Services
	Statement of Structural Adequacy	Fairhurst Statement of Structural Adequacy dated 4 June 2021 reference 100176 Standard House Types

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