

## House Type Approval Certificate

Certificate No: **STAS/17/043/DM72/12**  
Date: **11 December 2017**

<b>A</b>	<b>Certificate Holder:</b>	
	Bellway Homes Limited, Bothwell House, Hamilton Business Park, Caird Street, Hamilton, M13 0QA	
	E-mail: <a href="mailto:Brian.McComish@bellway.co.uk">Brian.McComish@bellway.co.uk</a>	Tel: <b>01698 477440</b>

<b>B</b>	<b>House Type Titles:</b>	
	Description:	<b>Lytham – 3 bed detached (2015)</b>

<b>C</b>	The domestic type approval has been assessed on the following drawings and specifications:	
	See attached annexe to this certificate	

<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?	24m/s 8m NO
	<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)	N/A
	<b>Snow:</b> (as defined in BS 6399-3)	Site snow load, $S_o$ = Influenced by adjacent buildings?	0.75 Kn/m2 NO
	<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)	Exposure Zone 4  NO
	<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	Unlimited  Unlimited

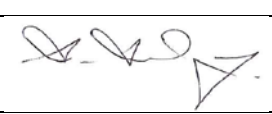
<b>E</b>	<b>Conditions of certification:</b>	
	<ol style="list-style-type: none"> <li>The design shown and the specifications and materials referred to have been assessed and approved in accordance with the Building (Scotland) Regulations 2004 and in accordance with the supporting guidance in the Domestic Technical Handbooks which came into force with effect from 1 July 2017.</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>The Dougall Baille Associates statement dated 31/10/2017 referenced here under Section G, 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 (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.</li> <li>This certificate confirms compliance with mandatory standard 6.1. However, this is based on a notional 'worst case' criteria with regards to orientation, shading, sheltering and resultant PV array efficiency. Site specific information will be required to confirm the actual DER for the STAS approved house type on each plot on a particular site.</li> </ol>	

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

F	Drawing Number:	Description:
	LYTHAM (2015) T-KIT-001 rev C	General arrangement
	ENG_TF_120	Foundation layout, ground floor plan & construction details (for reference only)
	ENG_TF_121	Vibro foundation layout and details (for reference only)
	ENG_TF_122 rev C	House type elevations
	ENG_TF_123	Line loads (for reference only)
	17/221-001	Heating installation
	17/221-002	Heating installation
	17/221-003	Hot and cold water
	17/221-004	Hot and cold water
	TFb116/001 rev A	Timber frame layouts
	TFb116/002	Framing layouts
	TF AA(1)	Substructure details (refer to drawing register for revision details)
	TF AA(2)	Superstructure details (refer to drawing register for revision details)
	TF AA(3)	Component details (refer to drawing register for revision details)
	TF AA(5)	Services details (refer to drawing register for revision details)
	TF AA(9)	External works details (refer to drawing register for revision details)
	Door/Int/01 rev C	Internal door schedule
	Drawing issue register	Latest version available on LABSS website

G	Certification:	
	Statement of structural adequacy	Dougall Baillie Associates 31/10/2017

H	Specification:	
	Technical specification, timber frame construction – rev A	Specification
	SAP ratings	NHER compliance report
	U value calculations	

I	Authority:	
	This system type approval certificate consisting of 2 pages is authorised by:	Signature: 
		Lead Authority Building standards Manager on behalf of the Local Authority Building Standards Scotland (LABSS)