

House Type Approval Certificate

Certificate No: **STAS/17/056/DM73/03**

Date: **22 December 2017**

A	Certificate Holder:	
	Barratt Homes North Scotland, Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: barry.mitchell@barratthomes.co.uk Tel: 01358 741349	

B	House Type Titles:	
	Description: 2016 Standards	CRAIGSTON 2017 HOUSE TYPE – BCSO 017D

C	The domestic type approval has been assessed on the following drawings and specifications: See attached annexe to this certificate
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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?	41.4 m/s 8.5 m 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?	0.64 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 and 4 Yes/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	60 years 60 years

E	Conditions of certification:	
	<ol style="list-style-type: none"> 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 2016. The certificate shall be valid until invalidated by formal notice by the Local Authority Building Standards Scotland 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. 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. 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 Fairhurst letter dated 6 October 2017 reference 100982 STAS.Itr01 Standard House Types – Craigston 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. Confirmation of a holistic approach to structural adequacy of the entire completed building shall be provided by a registered engineer to the local authority within whose area the site-specific dwelling is to be built. 	

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

F	Drawing Number:	Description:
	2017/S/CSO/DS1-4	Data Sheet
	2017/S/CSO/01B	Planning Drawings
	2017/S/CSO/02B	Elevations
	2017/S/CSO/03B	Ground Floor Plan
	2017/S/CSO/04A	First Floor Plan
	2017/S/CSO05B	Foundation Plan
	2017/S/CSO/06	Joist Plan
	2017/S/CSO/07B	Roof Plan
	2017/S/CSO/08B	Section A-A
	2017/S/CSO/09C	Section B-B
	2017/S/CSO/10B	Section C-C
	2017/S/CSO/11A	Kitchen & Utility Plans
	2017/S/CSO/12	Bedroom 4 Activity Spaces
	2017/S/CSO/13A	Future Shower Room
	Structural Engineers Drawings	
	100982-3305A	Foundation
	100982-4653B	Timber Kit Appraisal
	100982-4733	Ex Lintels & Movement Joints
	100982-STAS.Itr01	Letter re: Design Calculations
	Coates Design Drawings	
	17/008-129	Heating Installation – GF
	17/008-130	Heating Installation – FF
	17/008-131	Hot and Cold Water – GF
	17/008-132	Hot and Cold Water – FF
	Eco2Solar Drawings	
	Solar PV – Craigston HT – Front Elevation	
	Solar PV – Craigston HT – Rear Elevation	
G	Certification	
	Statement of Structural Adequacy	Fairhurst letter dated 6 October 2017 reference 100982 STA.Itr01 Barratt North Scotland – House Type Craigston
	DER SAP Version 9.92 Worksheet	CRAIGSTON Detached BCSO 017D –30 April 2017
	TER SAP Version 9.92 Worksheet	CRAIGSTON Detached BCSO 017D – 30 April 2017
	Section 6: Regulations Compliance Report: SAP Version 9.92	CRAIGSTON Detached BCSO 017D - Regulations Compliance Report – 30 April 2017
	BDW Scotland 2015 Regulations – Red Specification – TF V1	Scotland Timber Frame 2015 Specification – Final 16 February 2017
	Section 6 2015 – RGB CALEDONIA SPECIFICATION	North Facing Timber Frame – Blue Spec – Final 16 February 2017
H	Specification	
	Barratt Developments PLC	Specification for Scotland – Caledonia & Alba Range – 2015 Standards - Detached and Semi-Detached Two & Three Storey Timber Frame Houses – 24-page Document dated 4 September 2017 Reference Revision B
I	Authority:	
	This system type approval certificate consisting of 2 pages is authorised by:	Signature: _____
		Robert A Renton, Secretary to STAS on behalf of the Local Authority Building Standards Scotland (LABSS)