

House Type Approval Certificate

Certificate No: **STAS/22/056/DM116/29**

Date: **14 September 2022**

A	Certificate Holder:	
	<p>Barratt Homes North Scotland, Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: garry.bisset@barratthomes.co.uk Tel: 01358 741 320</p>	

B	House Type Titles:	
	Description: 2020 Standards	SINCLAIR 2021 (BASED ON STRATHBLANE 2018)

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

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)	<i>Standard effective wind speed, V_e =</i> For maximum effective height = Has funnelling been considered?	41.4 m/s 8.5 m NO
	Wind: (as defined in CP3: Chapter V)	<i>Design wind speed, V_s =</i> (relevant to the building frame, at a height of 3m or less)	N/A
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> 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 =	60 years	
	Design life of primary building envelope	60 years	

E	Conditions of certification:	
	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 letter dated 8 December 2021 reference 139663 – STAS – Caledonia 2020 Range 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 <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 drawings, certificates and specification documents used in the assessment:

F	Drawing Number:	Description:	Version
	2020/D/SIN/DS1	Data Sheet	1
	2020/D/SIN/01	Planning Drawing	-
	2020/D/SIN/02	Elevations	-
	2020/D/SIN/03	Ground Floor Plan	-
	2020/D/SIN/04	First Floor Plan	-
	2020/D/SIN/05	Foundation Plan	-
	2020/D/SIN/06	Joist Plan	-
	2020/D/SIN/07	Roof Plan	-
	2020/D/SIN/08	Section A-A	A
	2020/D/SIN/09	Kitchen & Utility	-
	2020/D/SIN/10	Future Shower Room	-
	2020/D/SIN/14	Planning Drawings	-
	Structural Engineer's Drawings		
	139663/3010	Foundation Layout	-
	139663/4216	House type Elevation	-
	AS-4441/01	Structural Components	-
	AS-4441/02	Foundation Line Loads	-
	NC Designs Heating & Plumbing		
	12595/M154	Heating Installation GF	-
	12595/M155	Heating Installation FF	-
	12595/M156	Equipment Schedule	-
	Eco 2 Solar PV		
	Solar PV Arrangement - Sinclair - Gable		R1
	SAP		
	BSIN 02GD Sinclair-20 DS00 (Gable Roof) Detached Section 6		-
	Ventilation		
	SINCLAIR - 20		OR

G	Certification		
	Statement of Structural Adequacy	Fairhurst letter dated 8 December 2021 reference 139663 –Caledonia 2020 Range	
	Specification		
	Barratt North Scotland Timber Frame 2020 Specification		Revision B 24/12/2021
	Supporting Documents	Description:	
	Refer to Standard Details – STAS/20/056/DM116/DM117/Standard Details	Standard Details	
	Refer to Standard Specifications – STAS/22/056/DM116/DM117/SS	Standard Specifications	
	Scotland Standard Detail Package Drawing Register		

H	Authority: This system type approval certificate consisting of 2 pages is authorised by:
	Aberdeen City Council as Lead Authority on behalf of the Local Authority Building Standards Scotland (LABSS)