



Local Authority Building Standards Scotland [LABSS]

House Type Approval Certificate

Certificate No: Date:

No: STAS/19/056/DM96/11

10 June 2019

Certificate Holder: Barratt Homes North Scotland, Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH E-mail: garry.bisset@barratthomes.co.uk Tel: 01358 741 320 House Type Titles: Description: 2017 Standards **CULLEN -18** The domestic type approval has been assessed on the following drawings and specifications: See attached annexe to this certificate Climatic conditions: The design may be built in areas where the climatic conditions are equal to or less than those D detailed below: Wind: (as defined in BS 6399-2) Standard effective wind speed, Ve = 41.4 m/s For maximum effective height = 8.5 m Has funnelling been considered? NO Wind: (as defined in CP3: Design wind speed, Vs = N/A Chapter V) (relevant to the building frame, at a height of 3m or less) Site snow load, So = Snow: (as defined in BS 6399-3) 0.64 Kn/m2 Influenced by adjacent buildings? No **Resistance to** Max exposure (to wind driven rain) grading, as defined in Exposure Zones 1, 2, moisture/durability of exposed BRE Report - Thermal Insulation: Avoiding Risks, 3 and 4 elements: 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 Yes/No specify any enhanced resistance if applicable (refer to BS7543 for guidance) Design Life: (per BS 7543 -Category of building design life = 60 years Durability of buildings and building elements, products and Design life of primary building envelope 60 years components)

E Conditions of certification:

- 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.
 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.
- 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 25 February 2019 reference 100982 STAS.ltr12 Standard House Types Cullen.lb 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:

2017/S/CUU//DS1 Data Sheet - 2017/S/CUU//DS1 Planning Drawings Semi C 2017/S/CUU//02 Elevations C 2017/S/CUU//03 Ground Floor Plan E 2017/S/CUU//05 Foundation Plan E 2017/S/CUU//05 Foundation Plan E 2017/S/CUU//05 Foundation Plan E 2017/S/CUU//05 Foundation Plan F 2017/S/CUU//05 Section A-A E 2017/S/CUU//06 Section A-A E 2017/S/CUU//08 Section A-A E 2017/S/CUU//10 Section A-A E 2017/S/CUU//10 Section A-A E 2017/S/CUU//10 Section A-A E 2017/S/CUU//10 Section A-A E 2017/S/CUU//14 Bedroom 4 Activity A 100982-3304 Foundation Layout B	F	Drawing Number:	Description:	Version
2017/S/CUU/01 Planning Drawings Semi C 2017/S/CUU/02 Elevations C 2017/S/CUU/03 Ground Floor Plan G 2017/S/CUU/04 First Floor Plan E 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/09 Section A-A E 2017/S/CUU/10 Section C-C B 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 Euter Inber Kit Appraisal A 100982-4652 Timber Kit Appraisal A 100982-4732 Letter re: Design Calculations - 100982-4773 Letter re: Design Calculations - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E				
2017/S/CUU/02 Elevations C 2017/S/CUU/03 Ground Floor Plan G 2017/S/CUU/04 First Floor Plan E 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/05 Foundation Plan External Gully F 2017/S/CUU/05 Foundation Plan External Gully F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/06 Section A-A E 2017/S/CUU/08 Section A-A E 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/13 External Lintels & MJ A 2017/S/CUU/14 Future Shower A 100982-4732 External Lintels & MJ A 100982-4732 External Lintels & MJ A 100982-4732 Letter re: Design Calculations - 17/008-178 Heating Installation GF D 17/008-178 Hot & Cold Water GF B 17/008-180 Hot & Cold Water GF B <th></th> <th></th> <th></th> <th>-</th>				-
2017/S/CUU/03 Ground Floor Plan G 2017/S/CUU/04 First Floor Plan E 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/05 Foundation Plan F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/06 Joist Plan A 2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Foundation Layout B 2017/S/CUU/14 Foundation Layout B 2017/S/CUU/14 Foundation Layout B 100982-3304 Foundation Layout B 100982-4732 External Lintels & MJ A 100982-3TAS.Itr12 Letter re: Design Calculations - Coates Heating & Hot Water Hoat & Cold Water GF B 17/008-179 Hot & Cold Water GF B				
2017/S/CUU/04 First Floor Plan E 2017/S/CUU/05 Foundation Plan External Gully F 2017/S/CUU/05 Foundation Plan External Gully F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/09 Section A-A E 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 External Lintels & MJ A 2017/S/CUU/14 Future Shower A 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-4732 External Lintels & MJ A 100982-4732 External Lintels & MJ A 100982-4732 Heating Installation GF D 17/008-177 Heating Installation FF E <				-
2017/S/CUU/05SEG Foundation Plan F 2017/S/CUU/05SEG Foundation Plan External Gully F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/08 Section A-A E 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 Foundation Layout B 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 Future Shower A 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-3745.ltr12 Letter re: Design Calculations - 17/008-177 Heating Installation GF D 17/008-179 Hot & Cold Water GF B <tr< td=""><th></th><td></td><td></td><td></td></tr<>				
2017/S/CUU/05SEG Foundation Plan External Gully F 2017/S/CUU/06 Joist Plan A 2017/S/CUU/06 Section A-A E 2017/S/CUU/08 Section A-A E 2017/S/CUU/09 Section C-C B 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Foundation Layout B 100982-3304 Foundation Layout B 100982-4732 External Lintels & MJ A 100982-4732 External Lintels & MJ A 100982-4732 External Lintels & MJ A 100982-3TAS.ltr12 Letter re: Design Calculations - 17/008-177 Heating Installation GF D 17/008-173 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B <th></th> <td></td> <td></td> <td></td>				
2017/S/CUU/06 Joist Plan A 2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/10 Section A-B C 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 External Lintels & MJ A 100982-3304 Foundation Layout B 100982-4732 External Lintels & MJ A 100982-STAS.Itr12 Letter re: Design Calculations - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen Detached Section 6 2017				F
2017/S/CUU/07 Roof Plan B 2017/S/CUU/08 Section A-A E 2017/S/CUU/19 Section B-B C 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedrom 4 Activity A 2017/S/CUU/14 Foundation Layout A 2017/S/CUU/14 Foundation Layout A 2017/S/CUU/14 External Lintels & MJ A 2017/S/CUU/14 External Lintels & MJ A 100982-3304 Foundation Layout B 100982-4732 External Lintels & MJ A 100982-4732 Letter re: Design Calculations - 100982-3TAS.ltr12 Letter re: Design Calculations - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen			Foundation Plan External Gully	F
2017/S/CUU/08 Section A-A E 2017/S/CUU/10 Section B-B C 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Foundation Layout A 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Foundation Layout B 2017/S/CUU/14 Foundation Layout B 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MU A 100982-4732 Letter re: Design Calculations - 7/7/08-177 Heating Installation GF D 17/08-177 Heating Installation FF E 17/08-179 Hot & Cold Water GF B 17/08-179 Hot & Cold Water FF B 17/08-179 Hot & Cold Water FF B 17/08-179 Cullen Detached Section 6 2017 Sector 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification BCUU 017			Joist Plan	
2017/S/CUU/09 Section B-B C 2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A 2017/S/CUU/14 Foundation Layout B 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water T T 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification		2017/S/CUU/07	Roof Plan	
2017/S/CUU/10 Section C-C B 2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Foundation Layout A 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water T T 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification		2017/S/CUU/08	Section A-A	
2017/S/CUU/11 Kitchen D 2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A Structural Engineers Drawings Foundation Layout B 100982-3304 Foundation Layout B 100982-34732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water T//008-177 Heating Installation GF D 17/008-177 Heating Installation FF E T//008-178 Heating Installation FF B 17/008-179 Hot & Cold Water GF B Eco 2 Solar PV B Hot & Cold Water FF B 17/008-180 Hot & Cold Water FF B B Eco 2 Solar PV Solar PV Arrangement – Cullen SAP Certification Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017				
2017/S/CUU/12 Utility B 2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A Structural Engineers Drawings Foundation Layout B 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water T/008-177 Heating Installation GF D 17/008-177 Heating Installation FF E T/008-179 Hot & Cold Water GF B 17/008-179 Hot & Cold Water GF B Eco 2 Solar PV Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017			Section C-C	В
2017/S/CUU/13 Bedroom 4 Activity A 2017/S/CUU/14 Future Shower A Structural Engineers Drawings Foundation Layout B 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water T - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification			Kitchen	D
2017/S/CUU/14 Future Shower A Structural Engineers Drawings Foundation Layout B 100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water - - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification			Utility	В
Structural Engineers Drawings Foundation Layout B 100982-3304 Foundation Layout A 100982-4652 Timber Kit Appraisal A 100982-STAS.ltr12 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water - - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen - SAP Certification Cullen Detached Section 6 2017 Specification - -				A
100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B 17/008-180 Hot & Cold Water FF B SAP Certification Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017	ļ	2017/S/CUU/14	Future Shower	A
100982-3304 Foundation Layout B 100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B 17/008-180 Hot & Cold Water FF B SAP Certification Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017		Structural Engineers Drawings		
100982-4652 Timber Kit Appraisal A 100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification			Foundation Layout	В
100982-4732 External Lintels & MJ A 100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen F SAP Certification Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017				Δ
100982-STAS.ltr12 Letter re: Design Calculations - Coates Heating & Hot Water - 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017 Specification				
Coates Heating & Hot Water 17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017				-
17/008-177 Heating Installation GF D 17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification				
17/008-178 Heating Installation FF E 17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 Specification BCUU 017D Cullen Detached Section 6 2017				
17/008-179 Hot & Cold Water GF B 17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen Cullen Detached Section 6 2017 SAP Certification Cullen Detached Section 6 2017 Specification Cullen Detached Section 6 2017				
17/008-180 Hot & Cold Water FF B Eco 2 Solar PV Solar PV Arrangement – Cullen E SAP Certification Cullen Detached Section 6 2017 Specification E				
Eco 2 Solar PV Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen Detached Section 6 2017 Specification		17/008-179		В
Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen Detached Section 6 2017 Specification		17/008-180	Hot & Cold Water FF	В
Solar PV Arrangement – Cullen SAP Certification BCUU 017D Cullen Detached Section 6 2017 Specification		Eco 2 Solar PV	\sim	
SAP Certification BCUU 017D Cullen Detached Section 6 2017 Specification				
BCUU 017D Cullen Detached Section 6 2017 Specification				
Specification		SAP Certification		
		BCUU 017D	Cullen Detached Section 6 2017	
Barratt North Scotland Timber Frame 2017 Specification A		-		
		Barratt North Scotland Timber Frame 201	7 Specification A	

G	Certification	
	Statement of Structural Adequacy	Fairhurst letter dated 25 February 2019 reference 100982 STA.ltr12 Barratt
		North Scotland – House Type Cullen.lb

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)