

**House Type
Approval Certificate**

Certificate No: **STAS/25/052/DM137/58**

Date: **24 October 2025**

A	Certificate Holder:		
	CALA Homes Ltd Adam House, 5 Mid New Cutlins, Edinburgh EH11 4DU E-mail: SKelso@Cala.co.uk		Tel: 0131 453 0072

B	House Type Titles:		
	Description:	2023 Regulations	BRODICK – MODEL E HOUSE TYPE

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)	Standard effective wind speed, $V_e =$ For maximum effective height = Has funnelling been considered?	47.5 m/s 10 m to ridge 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)	24.5m/s
	Snow: (as defined in BS 6399-3)	Site snow load, $S_o =$ Influenced by adjacent buildings?	0.75 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 No None
	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:	
	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 5 June 2023 .
	2.	The certificate shall be valid until invalidated by formal notice by the Scottish Building Standards Hub.
	3.	The design shown and the materials specified shall not be changed without reference to the Scottish Building Standards Hub who are 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.	The Harley Haddow (Edinburgh) Limited Statement of Structural Adequacy referenced here under Section G, confirm that a structural appraisal has been carried out. It confirms that 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 (January 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.
	7.	This certificate should be read with the related certificate STAS/23/052/DM137/SD, STAS/23/052/DM137/SS, and STAS/23/052/DM137/UCR.

F	Document Number	Revision	Description
	CALA		
	BRO-WD1	C	GENERAL ARRANGEMENT - PLANS AND ELEVATIONS
	BRO-WD2.1	A	UNDERBUILD LAYOUTS
	BRO-WD2.2	C	SECTION A-A & ROOF TRUSS PROFILES
	BRO-WD6	A	STAIR DETAILS - PLANS & SECTIONS
	BRO-WD9.2	A	ELEVATIONAL TREATMENT 2 ENHANCED STONE
	HARLEY HADDOW		
	310857-HAH-(BRO)-DR-S-00100	BO1	FOUNDATION & SUSPENDED SLAB LAYOUT
	310857-HAH-(BRO)-DR-S-00110	BO1	FOUNDATION SECTIONS
	310857-HAH-(BRO)-DR-S-00120	B02	GROUND, FIRST & SECOND FLOOR LAYOUT
	310857-HAH-(BRO)-DR-S-00130	B02	ROOF LAYOUT
	310857-HAH-(BRO)-DR-S-00131	B02	ROOF DETAILS
	VENT- AXIA		
	CAS 15221-01	G	GROUND, FIRST & SECOND FLOOR MVHR DESIGNS (Brodict - MVHR)
	WAVIN		
	A25689 - 01 (Brodict)	A	ABOVE GROUND DRAINAGE ISOMETRIC
	NC DESIGNS		
	13524/M44-1	A	GROUND FLOOR SPACE HEATING DESIGNS (ASHP)
	13524/M44-2	A	FIRST FLOOR SPACE HEATING DESIGNS (ASHP)
	13524/M44-3	A	SECOND FLOOR SPACE HEATING DESIGNS (ASHP)
	13524/M44-8	A	GROUND FLOOR DHW DESIGNS (ASHP)
	13524/M44-9	A	FIRST FLOOR DHW DESIGNS (ASHP)
	13524/M44-10	A	SECOND FLOOR DHW DESIGNS (ASHP)
	13524/M44-4		EQUIPMENT SCHEDULE (DAIKIN)
	13524/M44-5		EQUIPMENT SCHEDULE (IDEAL)
	13524/M44-6		EQUIPMENT SCHEDULE (PANASONIC)
	13524/M44-7		EQUIPMENT SCHEDULE (BOSCH)

G	Certification
	CALA Homes Light and Space House Type Range Statement of Structural Adequacy
	Harley Haddow (Edinburgh) Ltd dated 16 July 2025

H	Specification
	BRODICK SAP
	SAP/ENERGY COMPLIANCE REPORT (AIR SOURCE HEAT PUMP)
	Standard Supporting Documents
	Refer to STAS/23/052/DM137/SD
	Standard Details
	Refer to STAS/23/052/DM137/SS
	Standard Specifications
	Refer to STAS/23/052/DM137/UCR
	U-values and Condensation Risk
	FES Group Overheating Assessments
	Covering letters and Compliance Reports



Local Authority Building Standards Scotland (LABSS)



I Authority:

This system type approval certificate consisting of 3 pages is authorised by the **Scottish Building Standards Hub** on behalf of the Local Authority Building Standards Scotland (LABSS).