

**Type
Approval Certificate**

Certificate No: **STAS/25/100/DM/148/05**

Date: **23 JANUARY 2026**

A	Certificate Holder:
	Bancon Construction Burnett House, Burn O'Bennie Road, Banchory, Aberdeenshire, AB31 ZU E-mail: steven.donald@bancon.co.uk Tel: 01330 827300

B	Type Titles:
	Description: FINDHORN – SEMI-DETACHED AND END TERRACE HOUSE

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?	42.146 m/s 8.4m to ridge Yes
	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)	26.73 m/s
	Snow: (as defined in BS 6399-3)	<i>Site snow load, S_o =</i> Influenced by adjacent buildings?	0.86 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 2 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	50 years 50 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 Handbook which came into force with effect from 1 January 2025 .
	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 Cameron and Ross 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. Mandatory Standard 4.14 - The applicant will provide a connectivity plan, showing details of proposed connections & network, to the verifier for each site.

8. This certificate confirms compliance with Mandatory Standard 3.28. This is based on actual 'worst case' criteria outlined within CIBSE TM59 'Design methodology for the assessment of overheating risk in homes' (2017). On this basis, further site-specific information is not necessary.
9. Site specific information will be required prior to completion to confirm the actual TDER and DDER for the STAS approved house type on each plot on a particular site.
10. Site specific elements, such as those for access, ground conditions, drainage, EV charging, broadband connection, suppression system drawings etc, require to be assessed by the verifier.
11. This certificate should be read with the related certificate STAS/25/100/DM/148/SS, STAS/25/100/DM/148/SD, and STAS/25/100/DM/148/UCR

F	Document Number	Revision	Description
	Bancon Construction		
	BCSTD-BCL-ED-00-FI-A-L(00)1001	A	Foundation Plan
	BCSTD-BCL-ED-00-FI-A-L(00)1002	B	Ground Floor Plan
	BCSTD-BCL-ED-00-FI-A-L(00)1052	B	Upper Floor Plan
	BCSTD-BCL-ED-00-FI-A-L(00)1003	B	Elevations
	BCSTD-BCL-ED-00-FI-A-L(00)1004	A	Sections
	BCSTD-BCL-ED-00-FI-A-L(00)1005	A	Future Shower
	BCSTD-BCL-ED-00-FI-A-L(00)1009	A	Drainage Isometric
	BCSTD-BCL-ED-00-FI-A-L(00)1011	-	Cavity Barrier Locations
	BCSTD-BCL-FI-00-DR-A-L(00)1051	B	Services
	Cameron & Ross		
	250861-000-CAM-DR-S-140	A	Foundation Layout – Findhorn
	250861-000-CAM-DR-S-141	B	Structural Layouts – Findhorn
	250861-000-CAM-DR-S-142	B	Elevations – Findhorn
	250861-000-CAM-DR-S-143	B	Substructure Details – Findhorn
	Vent Axia		
	CAS 15322_06	B	dMEV – Findhorn Mid Terrace
	REDD		
	DHS-FIND-01	D	Heating and Plumbing - Findhorn

G	Certification
	Tranche 1-6 No. Affordable House Types, Constructions Specification and House and Cottage Flat Standard Details
	Cameron & Ross dated 02 September 2025

H	Specification
	FINDHORN SAP
	SAP/ENERGY COMPLIANCE REPORT (AIR SOURCE HEAT PUMP)
	Standard Supporting Documents
	Refer to STAS/25/100/DM/148/SS
	Construction Specification Houses and Cottage Flats Rev F
	Refer to STAS/25/100/DM/148/SD
	Standard Details
	Refer to STAS/25/100/DM/148/UCR
	U-values and Condensation Risk
	Overheating Instruction Manual and Max Glazing and Purge Ventilation
	Compliance Calculations Worksheet

I	Authority:
	This system type approval certificate consisting of 2 pages is authorised by the Scottish Building Standards Hub on behalf of the Local Authority Building Standards Scotland (LABSS).