



NHBC BUILDING CONTROL SERVICES LTD
 NHBC House
 Davy Avenue
 Knowlhill
 Milton Keynes
 MK5 8FP
 Telephone: 0844 633 1000
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Type Approval Certificate

Building Regulations (Amendment) (No.3) Regulations
 2004

Applicant	Cube Housing Solutions Ltd (CUB) Bradfield Road Finedon Road Industrial Estate Wellingborough Northamptonshire, NN8 4HB	NHBC Registration No
		Approval Date

Type Approval Number 0004 / -- / 2009

Description	CUB 5 (3 storey option)
Form	Detached House

- Listed documents have been examined and unless subject to any conditions, appear to satisfy the requirements of the Building Regulations.
- NHBC technical requirements have not been checked, except where these affect matters within the scope of the Building Regulations.
- This approval does not cover site related matters such as parts of requirement B5; access and facilities for the fire service and other local enactment's; site layout; boundaries; garages; foundations or suspended ground floor slabs (except as scheduled); external drainage; gutters and rainwater pipes; timber treatment and severe weather exposure. These matters will be dealt with at site approval stage in the NHBC regional office.

Conditions (Superstructure)

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|-----|-----------|
| No. | Condition |
|-----|-----------|
1. Calculations are to be provided for the superstructure.
 2. No smoke seals are to be fitted to the internal fire doors.
 3. The home/office area in the 3 storey option is to be installed within a 30 minute fire resisting room enclosure.
 4. Cladding and waterproofing details are to be submitted for each individual site.
 5. Conservation of fuel and power the following details are required:
 - Confirmation that the Dwelling Emission Rate (DER) is not greater than the Target Emission Rate (TER) for each dwelling when calculated in accordance with the SAP 2005 procedure for dwellings.
 - Confirmation that the performance of the building fabric and fixed building services should be no worse than the design limits stated

within approved document L1A (Table 2, Sec. 42, 43, 44 and 45).

- Ratification that the dwelling has appropriate passive control measures to limit the effect of solar gains on indoor temperatures in the summer. The SAP 2005 Appendix P contains a procedure to check whether solar gains are excessive.
6. A copy of the Energy Performance Certificate (EPC) shall be given to the owner/displayed in the property and RRN or EPC given to NHBC before the property can be finalised for Building Control compliance.
 7. The results of the pressure tests should be submitted prior to completion. The airtightness test result for design air permeability should be equal to or less than 3 m³/(h.m²) in accordance with the design calculations.
 8. Energy efficient internal lighting is required, which only take lamps having a luminous efficacy > 40 lm/circuit watt. (Minimum 1 fitting per 25m² or 1 per four fixed lighting positions, whichever is the greater).
 9. The ventilation/heat recovery system is to be commissioned by a competent person prior to the completion of each dwelling.

Superstructure

Drawings and other information required on site (along with a copy of this approval):

Title	Reference	Version
Ground Floor Layout (3 storey unit)	E0278-201	J
Second Floor Plan (3 storey unit)	E0278-203	E
Kitchen Plan (Social)	E0278-501	C
Ground Floor Shower Room	E0278-510	C
Ground Floor Mechanical Installation	P0278-420	
First Floor Mechanical Construction	P0278-421	
Electrical Plan Ground Floor (Social)	P0278-430	E
Electrical Plan First Floor (Social)	E0278-431	D
Electrical Plan Ground Floor (Developer)	E0278-433	D
Ground Floor Ducting System	P0278-460	
First Floor Ducting Layout	P0278-461	
Window Schedule	E0278-0104	G

Supporting Documents not required on site:

Title	Reference	Version
Ground Floor Internal Construction (Social)	P0278-410	A
First Floor Internal Construction	P0278-411	
Ground Floor Internal Construction (Developer)	P0278-413	A
Staircase Balustrade	P0278-470	
Cladding Rails & Steelwork Setting Out	P0278-714	
Cladding Rails & Steelwork Setting Out	P0278-714	
Cladding Flat Panel	E0278-711	
Cladding Flat Panel Rails Support System	E278-713	
Cladding Flat Panel Rails Support System	E0278-713	
Cladding Flat Panel	E278-711	
Upper Landing Balustrade	P0278-SK1003	
Staircase & Balustrades Ground Floor (Social & Developer)	E0278-905	
Vertical Side Panels	B0278-707-102	A
Corner Sections	P0278-706-103/4	B
Cladding Vertical Panels	P0278-706-C102L/R	D
Cladding Moulding Locations	P0278-SK1001	
Wall Section Fabrication Detail	P0278-801	
Cladding Moulding Locations	P0278-SK1001	
Side Roof Capping	P0278-707-101A	B
Vertical Side Panels	E0278-707-102	A
Roof Capping Cladding System	P0278-108	A
Canopy Mounting Bracket	P0278-706 C110	A
Horizontal Brackets	P0278-706-C113	B
Cladding Vertical Panels	P0278-706-C102L/R	E
Corner Sections	P0278-706-103/4	D
Mid Section Canopy	P0278-707-105	D
Module Fabrication Section Views	0278-401	E
Generic Detail Module Fabrication Section Views	0278-402	E
Wall Section Fabrication Details	P0278-801	

Yours faithfully



Jane Keely
Commercial Surveyor

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For and on behalf of NHBC Building Control Services Ltd, an Approved Inspector under the Building Act 1984 and the Building (Approved Inspectors etc.) Regulations.