



Green  
Building  
Council  
Italia



BUILT  
BY NATURE

IN COLLABORAZIONE CON:

lendlease

08 febbraio 2024

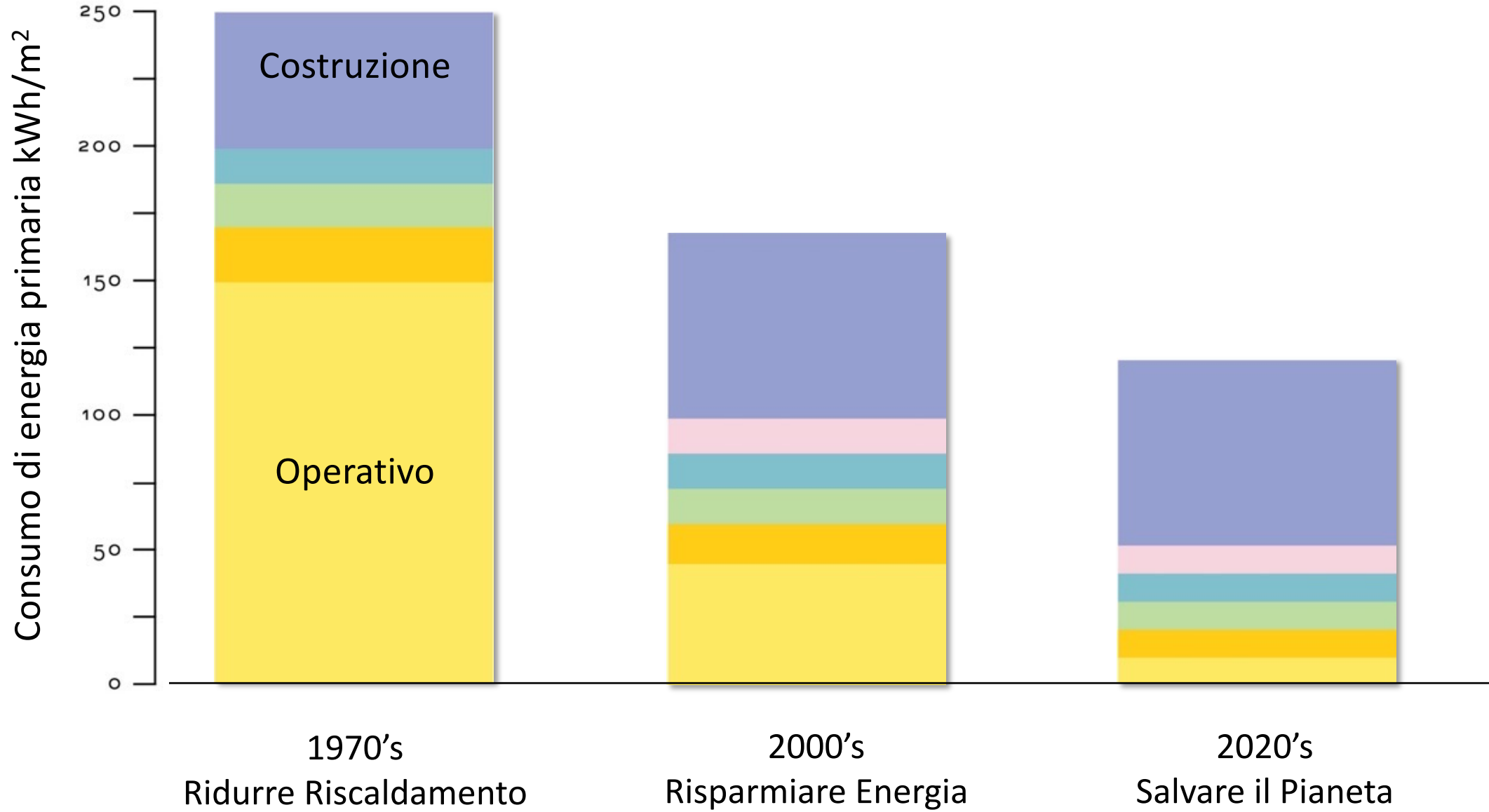
GBC Italia e Built by Nature lanciano  
**Timber Forward Italia:  
Edilizia in legno e  
decarbonizzazione  
dell'ambiente costruito**

Andrew Waugh \_Waugh Thistleton Architects

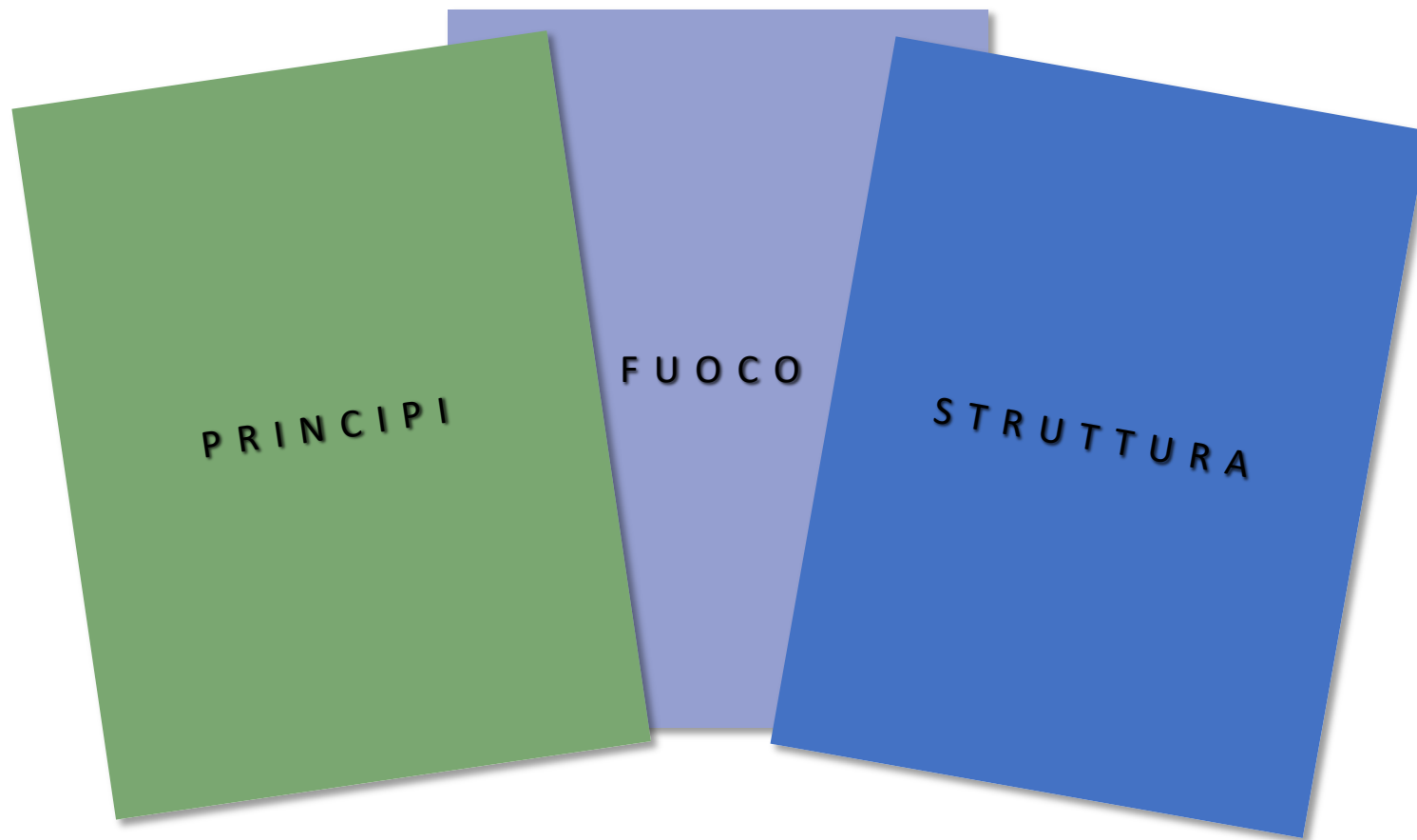
**Creating National Guidelines:  
the New Model Building Example**



WAUGH THISTLETON ARCHITECTS



NEW MODEL BUILDING



COLLABORAZIONE

R I C S

1000 Kgco2e/M<sup>2</sup>

L E T I

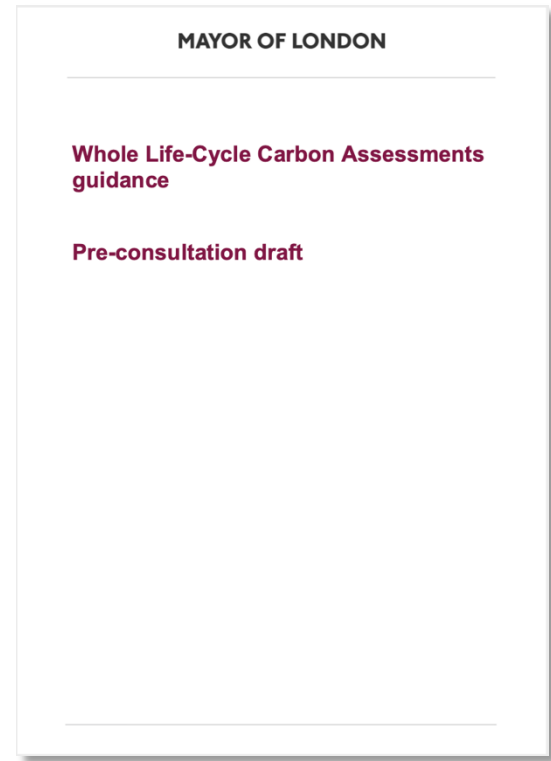
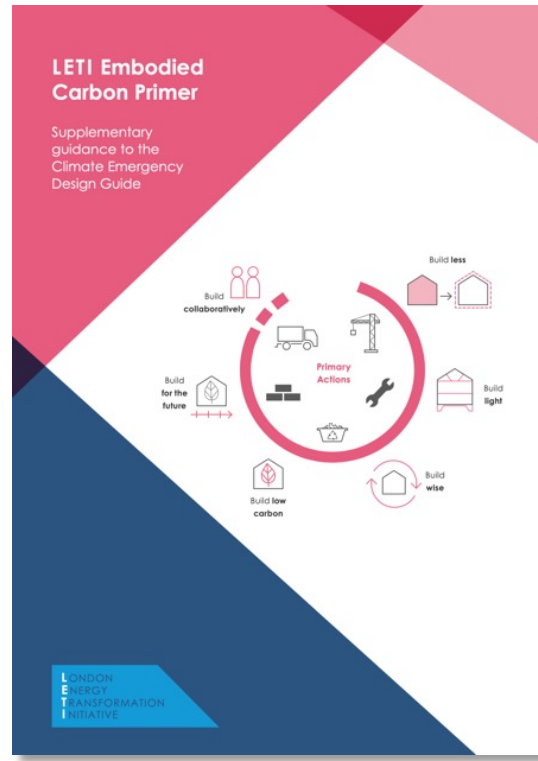
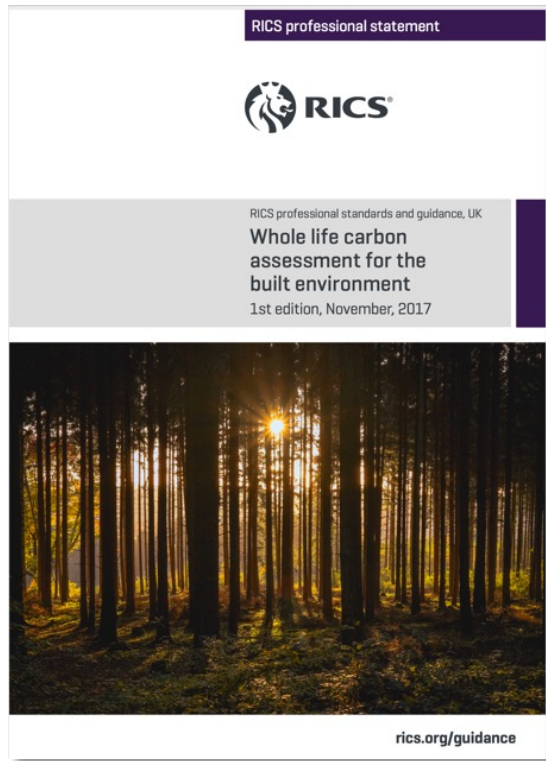
Commerciale: 600  
Residenziale: 500

R I B A

Commerciale: 800-500  
Residenziale: 600-300

G L A

Commerciale: 1600-900  
Residenziale: 1300-480



T A R G E T E M B O D I E D C A R B O N

GOV.UK Topics Government activity

→ Coronavirus (COVID-19) | Guidance and support

Home > Building regulations

Guidance

## Ban on combustible materials

The government is banning combustible materials on new high-rise homes and giving support to local authorities to carry out emergency work to remove and replace unsafe aluminium composite material (ACM) cladding.

From: [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government](#)  
Published 30 November 2018  
Last updated 17 April 2019 — [See all updates](#)

Print this page

Documents

- [The Building \(Amendment\) Regulations 2018 and accompanying Explanatory Memorandum](#)
- [The 2018 updated edition of Fire safety: Approved Document B](#)
- [The 2018 updated edition of Material and workmanship: Approved Document 7](#)
- [Building \(Amendment\) Regulations 2018: Circular 02/2018](#)
- [The government response to the Banning the use of combustible materials in the external walls of high-rise residential buildings consultation](#)
- [Ban on combustible materials in external wall systems: impact assessment](#)
- [Building \(Amendment\) Regulations 2018: frequently asked questions](#)

Published 30 November 2018  
Last updated 17 April 2019 + [show all updates](#)

Related content

- [Ban on combustible materials in external wall systems: impact assessment](#)
- [Building \(Amendment\) Regulations 2018: Circular 02/2018](#)
- [Building \(Amendment\) Regulations 2018: frequently asked questions](#)
- [Building regulations and fire safety procedural guidance: circular letter 15 July 2020](#)
- [New Approved Documents and new compliance guides supporting Part L: circular 04/13](#)

Detailed guidance

[Building Safety Programme](#)

ONLINE VERSION **B4**

## Section 10: Resisting fire spread over external walls

### Introduction

**10.1** The external wall of a building should not provide a medium for fire spread if that is likely to be a risk to health and safety. Combustible materials and cavities in external walls and attachments to them can present such a risk, particularly in tall buildings. The guidance in this section is designed to reduce the risk of vertical fire spread as well as the risk of ignition from flames coming from adjacent buildings.

### Fire resistance

**10.2** This section does not deal with fire resistance for external walls. An external wall may need fire resistance to meet the requirements of Section 3 (Means of escape – flats), Section 6 (Loadbearing elements of structures – flats) or Section 11 (Resisting fire spread from one building to another).

### Combustibility of external walls

**10.3** The external walls of buildings other than those described in regulation 7(4) of the Building Regulations should achieve either of the following.

- Follow the provisions given in paragraphs 10.5 to 10.8, which provide guidance on all of the following.
  - External surfaces.
  - Materials and products.
  - Cavities and cavity barriers.
- Meet the performance criteria given in BRE report BR 135 for external walls using full-scale test data from **BS 8414-1** or **BS 8414-2**.

**10.4** In relation to buildings of any height or use, consideration should be given to the choice of materials (including their extent and arrangement) used for the external wall, or attachments to the wall, to reduce the risk of fire spread over the wall.

### External surfaces

**10.5** The external surfaces (i.e. outermost external material) of external walls should comply with the provisions in Table 10.1. The provisions in Table 10.1 apply to each wall individually in relation to its

## Combustible cladding ban set to be announced

30 September 2018



Cladding has been removed from numerous high-rise buildings following the Grenfell Tower fire

**Combustible cladding is to be banned for all new schools, hospitals, care homes, student accommodation and residential buildings in England above 18m (60R).**

Housing Secretary James Brokenshire will make the announcement on Monday at the Conservative Party conference.

Mr Brokenshire is expected to say he wants to bring about a "change in culture on building safety".

### BUILDING SAFETY

## Mayor of London launches new fire safety planning guidance proposal

The Mayor of London, Sadiq Khan, has launched a public consultation on draft guidance that puts fire safety at the centre of the planning process for new developments.

Sadiq Khan's London Plan sets out guidance for development and building across London, with Khan stating that existing building regulations are 'not fit for purpose' and the progress of reform is too slow.

The London Plan Guidance (LPG) relating to fire safety sets out how applicants seeking planning permission should demonstrate compliance with London Plan Policies that relate to fire safety (known as D12 and D5 (B5)). The aim is to ensure that fire safety is considered at the earliest design stage of a development and addressed in planning application.

The fire safety LPG considers developments that include a new residential or commercial unit, a new lift, or alterations to external walls or communal areas that form part of an evacuation strategy.

Planning applications for non-major developments will need to provide fire safety information in a Planning Fire Safety Strategy.

The draft guidance states that the author of the PFSS should: "demonstrate they have suitable fire safety knowledge, understanding and qualifications, commensurate with size, scope and complexity of the proposed development."

Major developments will require a Fire Statement, with household developments needing to complete a Reasonable Exception Statement.

The draft LPG seeks to ensure:

- Competent fire safety experts are involved at the earliest stage of the design process.
- Evacuation lifts and the space and measures required to operate as such are included in developments
- Fire safety and evacuation measures are identified at the planning application stage and can be referred to in stage of the development process.

Speaking on the launch, Sadiq Khan said: "The current building safety situation is a scandal, and I am concerned that almost five years after the tragedy at Grenfell Tower, it appears that the Government are still not willing to properly address it.

"That's why I've been using all the tools at my disposal to raise the standard of fire safety measures in London, through requirements for developers in my London Plan and lobbying developers and building owners to share vital fire safety information with residents."

"This draft guidance goes even further and will ensure fire safety is embedded in the earliest stage in the design process. Ministers must do their part and urgently review and improve Building Regulations, including regulations relating to single escape staircases in very tall buildings.

"I am committed to ensuring all Londoners feel safe in their homes, and that in the event of an emergency, they can evacuate safely and with dignity."



LEGISLAZIONE SULLA SICUREZZA ANTINCENDIO

**Mass Timber:  
Challenges & Potential Solutions**  
Summary report of the ASBP's Timber Accelerator Hub



**Insurance Challenges of Massive Timber Construction**

And a possible way forward

7<sup>th</sup> International Tall Building Fire  
Safety Conference

17<sup>th</sup> May 2022

**Dr Jim Glockling**  
Technical Director FPA  
Director RISCAuthority



**RISK INSIGHT, STRATEGY AND CONTROL AUTHORITY**  
Reducing insurable risk through research, advice and best practice

**Marsh**

**Building with cross laminated timber: information required by insurers**

There is specific information that insurers will need from you prior to their consideration of any project involving the use of cross laminated timber (CLT):

- 1|Project information**
  - a. Please give details of how CLT will be used within the project.
  - b. What is the total value of the project and the value of CLT, including splits between structures?
  - c. Is CLT a structural system, and/or do panels provide structural support?
  - d. What is the method statement of the CLT build, including details of permanent fire stopping?
- 2|Main contractor**
  - a. Please give examples of previous CLT projects the main contractor has been involved in.
  - b. Is the contractor a member of the Structural Timber Frame Association and if so, which level of membership (gold/silver/bronze)?
- 3|Manufacturer**
  - a. Who is the manufacturer of the CLT (including processes, location, and transit details)?
- 4|Storage**
  - a. What is the off-site location and method of transit to site?
  - b. What is the on-site location and risk mitigation plan with respect to weather/water damage?
- 5|Site management**

Please specify:

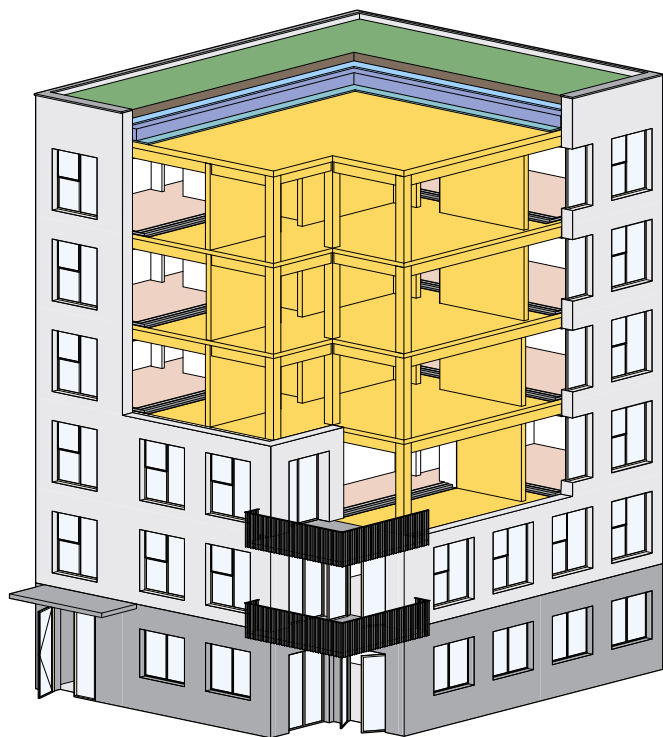
  - a. Distances between CLT structures and third-party property.
  - b. Security measures in place - will it be 24-hour security (specify patrol frequency), is there CCTV, etc.
  - c. Waste management procedures to be employed.
  - d. Emergency procedures in place.
  - e. Quality management (quality assurance/quality control).
  - f. Fire risk management procedures.
- 6|Water management**
  - a. Please provide the water risk management plan. Insurers expect Construction Insurance Risk Engineers Group fifth edition compliance with regards to internal escape of water.
  - b. What consideration has been given to leak detection systems/means of rapid isolation of the water services?
  - c. Are CLT fabricated (or part fabricated) compartments, linings, floors, or ceilings protected from water damage owing to sprinkler activation?

**The Mass Timber Insurance Playbook:**  
A guide to insuring mass timber buildings

**ASBP** The Alliance  
for Sustainable  
Building Products  
Co-authored by Philip Colwell and Jim Glockling. Funded by Built by Nature, Marsh and Zurich Insurance Solutions.

**PUNTO DI VISTA ASSICURATIVO**





Altezza dell'edificio < 18 m



Sprinklers



Embodied Carbon A-C 271 Kgco2e/M2



Regolamento edilizio



Modulo EWS1



Lettera di Patronage NHBC

COMPETENZA E CONFORMITA' ALLA NORMATIVA



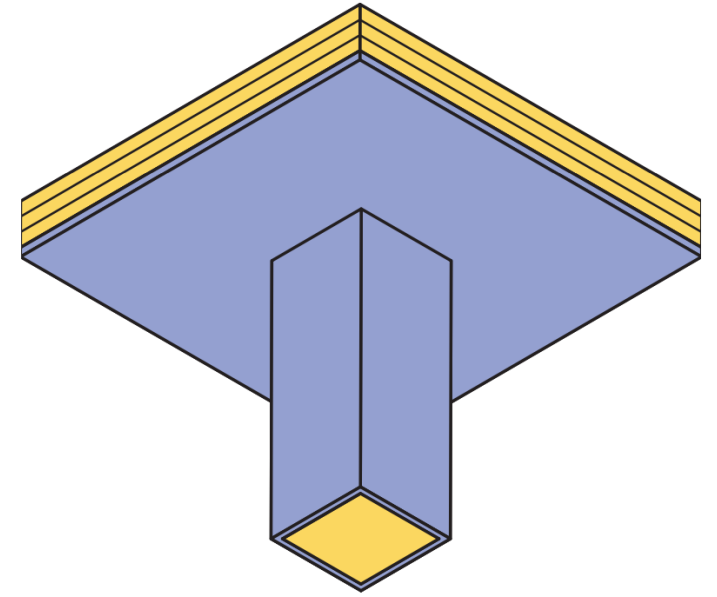
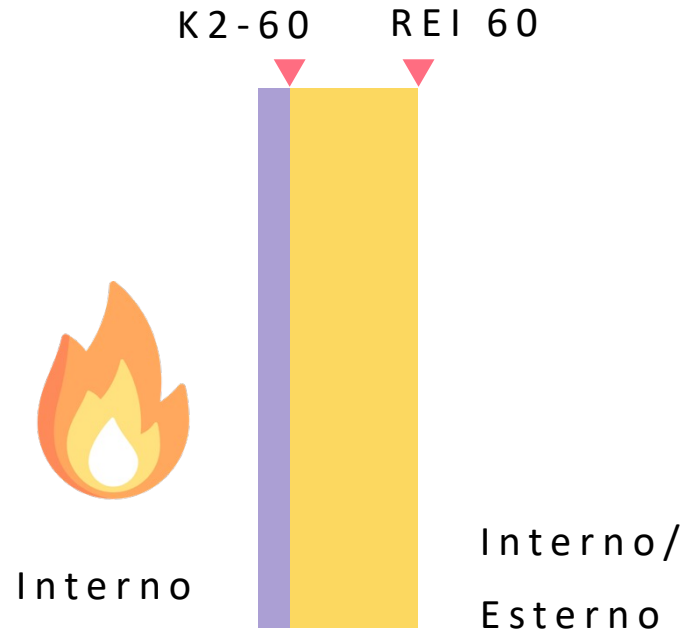
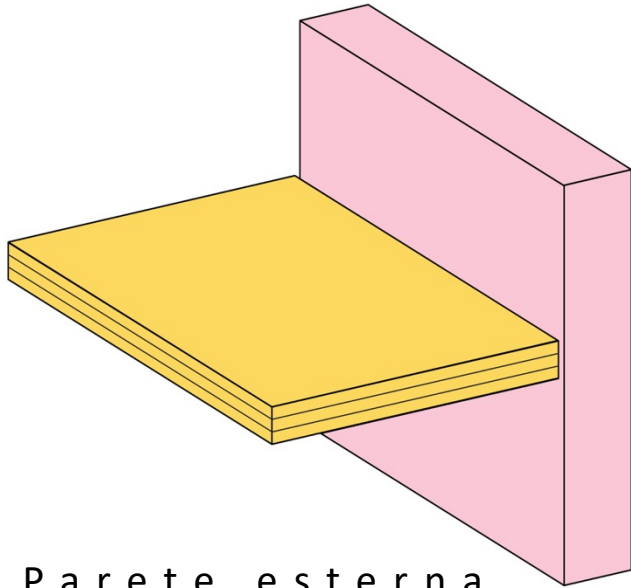
Principio base: rilevare e contenere gli incendi dando agli occupanti la possibilità di rimanere al sicuro durante un incendio.

- Legno è incapsulato in modo che la struttura non si incendi
- Componenti interne offrono protezione in caso di incendio interno
- Componenti esterne impediscono propagazione e il rientro delle fiamme esterne
- Interfaccia tra aree esposte interne ed esterne soddisfano entrambe le condizioni
- Equiparabile ad un edificio convenzionale con sprinkles come protezione aggiuntiva

NON COMBUSTIBILE

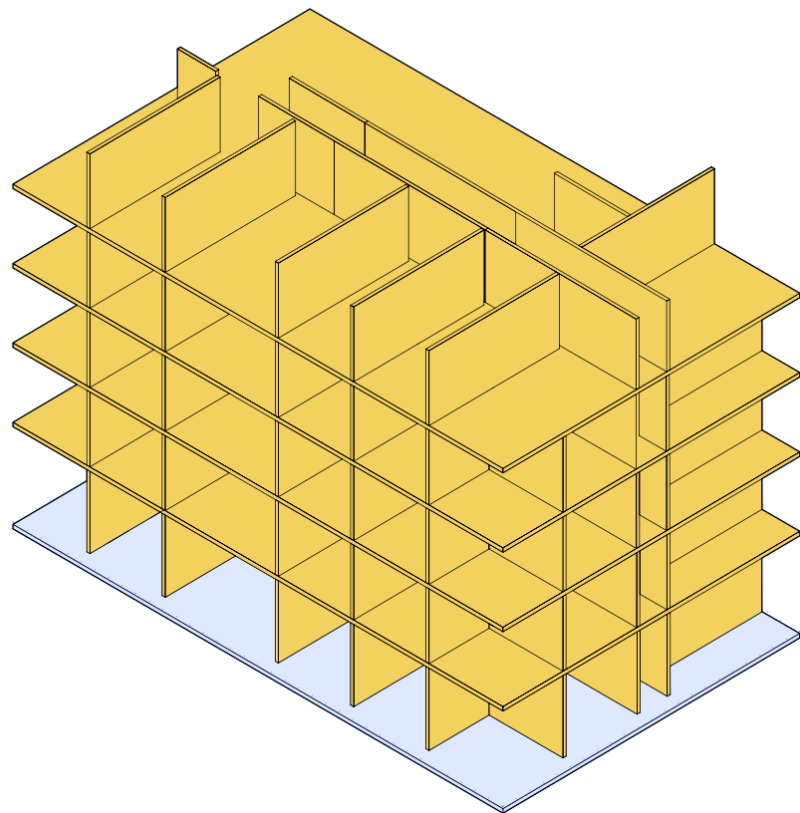
CONFORMITA'  
NORMATIVA

INCAPSULAZIONE

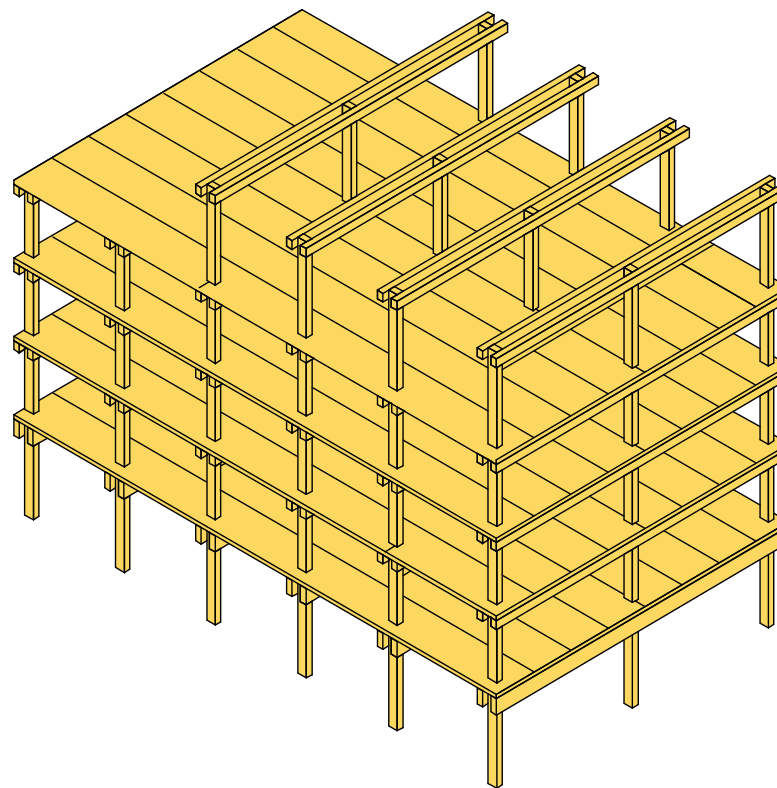


STRATEGIA ANTINCENDIO

PANNELLI PORTANTI XLAM

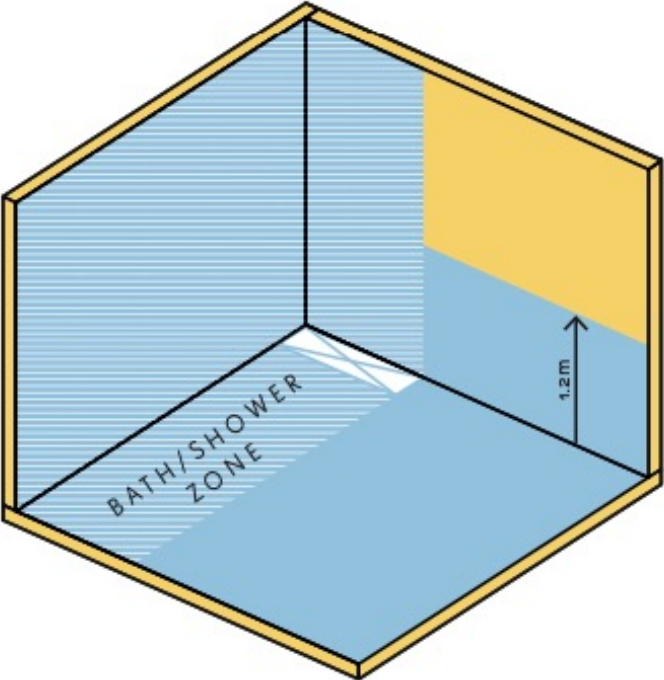


TRAVE-PILASTRO

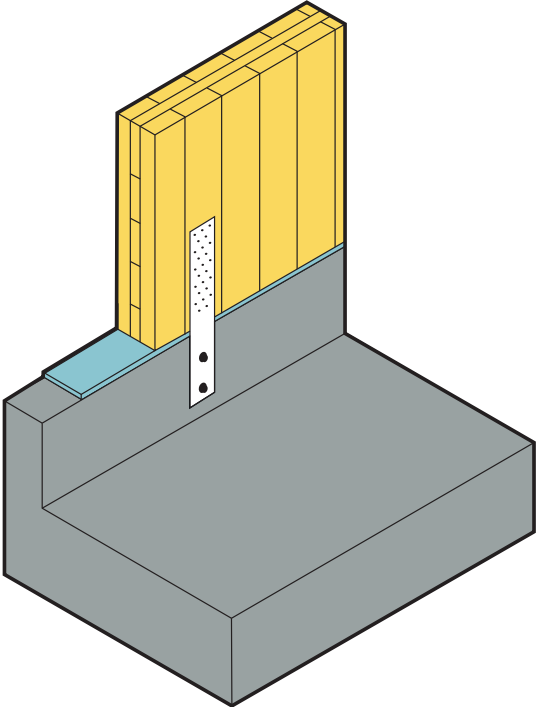


STRATEGIA STRUTTURALE

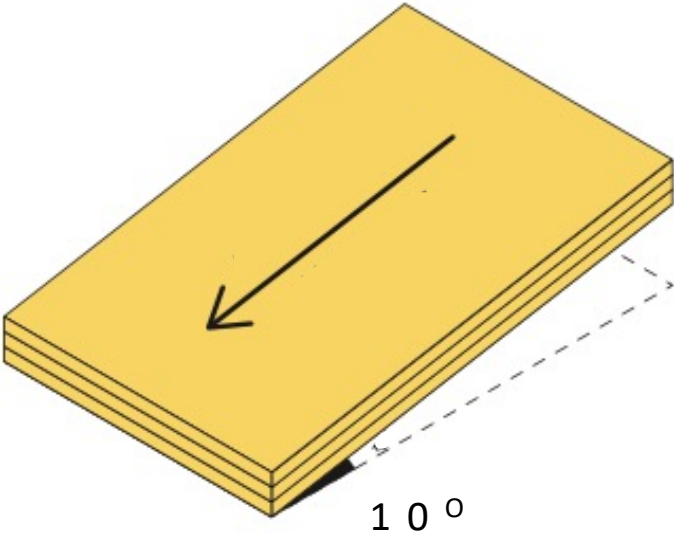
WET AREAS



PIANI TERRA

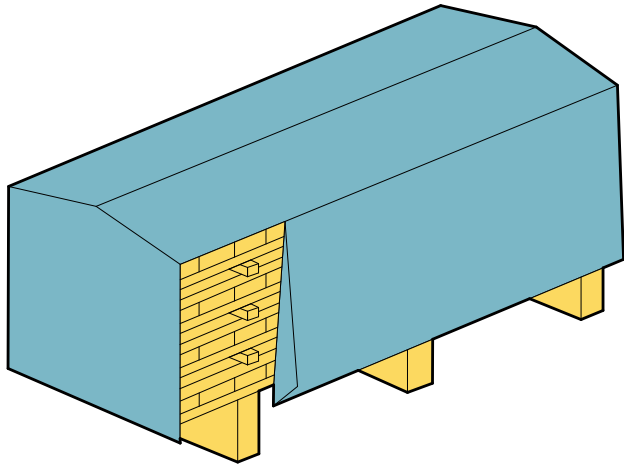


PANNELLI INCLINATI  
IN COPERTURA

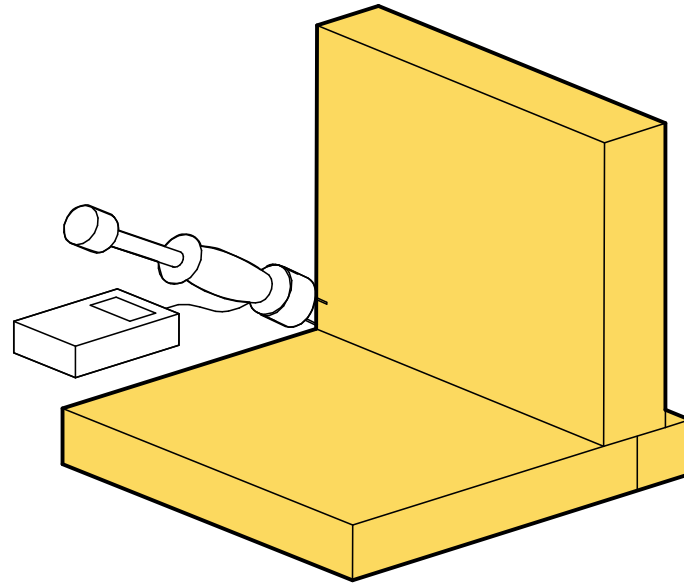


GESTIONE DELL'UMIDITA'

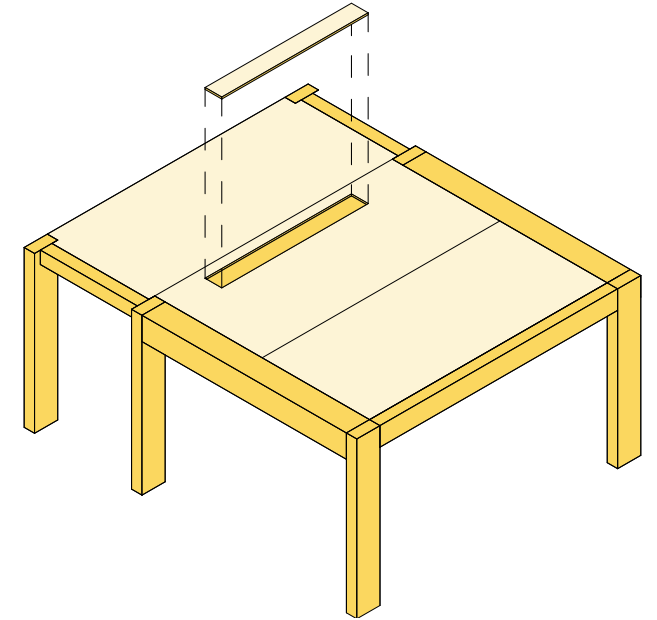
PROTEZIONE  
IN FASE DI STOCCAGGIO



CONTROLLO  
UMIDITA'



METODI DI  
RIPARAZIONE



GESTIONE DELL'UMIDITA' IN FASE DI ASSEMBLAGGIO

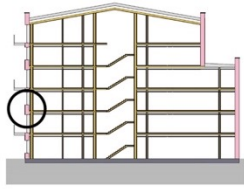
SPECIFICATION REFERENCE				PRODUCT INFORMATION			FIRE PERFORMANCE		
GROUP NO.	GROUP NAME	PRODUCT NO.	PRODUCT NAME	LOCATION	DESCRIPTION	DIMENSION	FIRE RESISTANCE	REACTION TO FIRE	FIXING METHOD
300	Internal structure	301	CLT wall panel	All internal structural walls (fully encapsulated)	Cross laminated timber wall panels	Notes	N/A – fire resistance is provided through encapsulation	Euroclass D-s1, d0 in accordance with BS EN 13501-2	Steel anchor bolts and straps screw fixed to CLT panel
300	Internal structure	302	CLT floor panel	All intermediary floor slabs (fully encapsulated)	Cross laminated timber floor panels	Notes	N/A – fire resistance is provided through encapsulation	Euroclass D-s1, d0 in accordance with BS EN 13501-2	Steel anchor bolts and straps screw fixed to CLT panel
300	Internal structure	303	GLulam column	Throughout internally (fully encapsulated)	GLulam timber column	Notes	N/A – fire resistance is provided through encapsulation	Euroclass D-s1, d0 in accordance with BS EN 13501-2	Steel anchor bolts and straps screw fixed to CLT panel
300	Internal structure	304	Steel bracket	Internal structural panels	Steel anchor bolts and straps connecting timber elements	Notes	N/A – fire resistance is provided through encapsulation	N/A	Screw fixed to timber elements
300	Internal structure	305	GLulam beam	Throughout internally (fully encapsulated)	GLulam timber beam	Notes	N/A – fire resistance is provided through encapsulation	Euroclass D-s1, d0 in accordance with BS EN 13501-2	Steel anchor bolts and straps screw fixed to CLT panel
310	Internal finishes	311	Wall lining board	To internal face of all external walls and providing encapsulation to CLT internal walls	Wall lining board	Minimum 2 layers	60 minutes, K1 class in accordance with BS EN 13501-2	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fix to LFS/wall lining system
310	Internal finishes	312	Fire resistant gap sealer	At head and base junctions to wall lining boards	Flexible firestop sealant for sealing ceiling/wall joints	N/A	60 minutes	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	N/A
310	Internal finishes	313	Cavity closer	Installed to LFS void to close the cavity between window sills	Calcium silicate, cement based or gypsum based board	Minimum of 20mm thick	30 minutes integrity, 15 minutes insulation	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to LFS
310	Internal finishes	314	Intumescent firestop wrap	Installed around combustible pipe penetrations	Intumescent, flexible firestop wrap strip	Notes	60 minutes	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Installed inside the wall build up
310	Internal finishes	315	Intumescent firestop collar	Installed around combustible pipe penetrations	Intumescent fire collar	Notes	60 minutes	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Collar is securely fastened to the substrate by means of fire rated fixings to suit the substrate and installed through the lining tabs
310	Internal finishes	316	Fire rated duct	To service penetrations in external facades, as required	Heating, Ventilation and Air Conditioning (HVAC) system either constructed from or encapsulated with fire rated ductwork insulation	Notes	60 minutes	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to CLT ceiling panel
310	Internal finishes	317	Wall lining insulation	Installed between studs to partition walls as required	Acoustic insulation for drying/partition system	Notes	N/A	N/A	Suspended within the partition with angle fixed through head track as required
310	Internal finishes	318	Wall lining system	Supporting wall lining board to CLT internal walls where acoustic insulation is required	Studwork wall lining system to support wall lining board	Notes	N/A	N/A	Mechanically fixed to CLT
310	Internal finishes	319	Shaft lining system	Service riser	Wall lining system providing non loadbearing partition to service riser	Notes	N/A	N/A	Mechanically fixed to CLT
310	Internal finishes	320	Shaft lining board	To internal face of smoke shafts and service risers	Shaft lining board	Minimum 2 layers	60 minutes	Euroclass A2 in accordance with BS EN 13501-2	Mechanically fix to shaft lining system
320	External structure	321	Light steel framing system	To all external walls	Light steel framing system (LFS) for load bearing and non-load bearing applications	1.2-3mm to BS EN 1993-1-1 : 2005 Eurocode 3	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Supported at slab edge by connections outlined below (See CONNECTION TO SLAB)
320	External structure	322	Light steel framing system insulation	Within stud void of LFS in all external walls	Stone/glass mineral wool slab insulation suitable for use in steel frames	Notes, dependent on required solution	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to sheathing board using metal fixings to centre of panel and polypropylene to edges. Minimum of one non-combustible fixing per m2 or per insulation batt, whichever is the lesser, provided in addition to other fixings
320	External structure	323	Sheathing board	To all external walls	Cement bonded particle board	Notes	60 minutes	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fix to LFS
320	External structure	324	Connection to slab		Bespoke steel angle bracket	Notes	N/A – fire resistance is provided through encapsulation	N/A	Mechanically fixed to CLT floor slab
320	External structure	325	Full fill insulation	At slab edge adjoining with fire compartment within stud void of LFS in all external walls	Full fill stone mineral wool slab insulation suitable for use in steel frames	Notes, to full fill to fire LFS void	N/A – provides extra protection to the slab edge through non-combustible material properties and thermal resistance. Refer to Fire Philosophy Manual for further information.	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Insulation slab impaled onto steel lining brackets which are mechanically fixed to CLT slab
320	External structure	326	Balcony connection	At all balconies	Bespoke steel balcony connection	Notes	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to CLT floor slab
320	External structure	327	Closed cell insulation	At junction of GF slab and external facade	Closed cell perimeter insulation suitable for use below DFC	Notes	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to concrete upstand
330	Cladding system	331	Fixing system	Cladding support system	Thermally broken aluminium hanging support system	Notes	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to sheathing board
330	Cladding system	332	Rainscreen insulation	Installed as part of ventilated rainscreen system	Dual density stone/glass mineral wool slab insulation suitable for rainscreen systems and resistant to moisture	Notes, dependent on required solution	N/A	Euroclass A2-s1, d0 or better in accordance with BS EN 13501-2	Mechanically fixed to sheathing board using metal fixings to centre of panel and polypropylene to edges. Minimum of one non-combustible fixing per m2 or per insulation batt, whichever is the lesser, provided in addition to other fixings

## SPECIFICHE PRESTAZIONALI



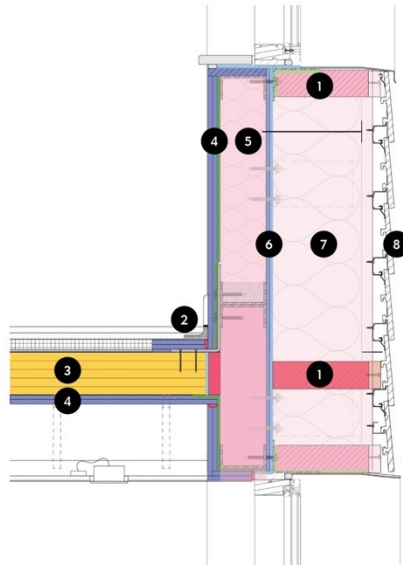


**LOCATION**



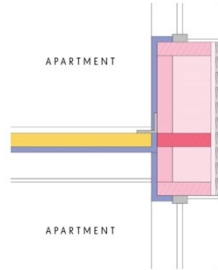
**KEY COMPONENTS**

1. Horizontal cavity barrier
2. Façade/slab connection
3. CLT floor slab
4. Encapsulation
5. Light steel framing system
6. Sheathing board
7. Rainscreen insulation
8. Finishes

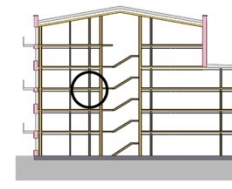


**DETAIL PRINCIPLES**

- Engineered timber structure
- 60 min K class encapsulation
- Fire stop
- Non-combustible materials
- End grain sealant

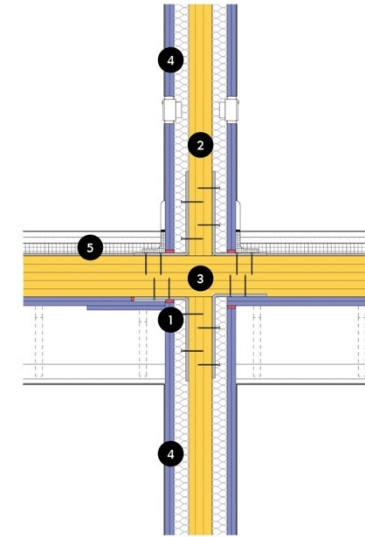


**LOCATION**



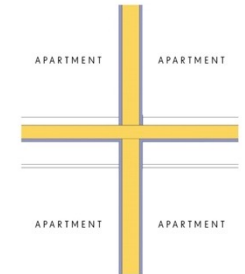
**KEY COMPONENTS**

1. Steel bracket
2. CLT wall panel
3. CLT floor slab
4. Encapsulation
5. Floor finishes

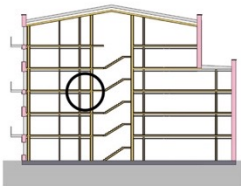


**DETAIL PRINCIPLES**

- Engineered timber structure
- 60 min K class encapsulation
- Fire stop
- Non-combustible materials
- End grain sealant

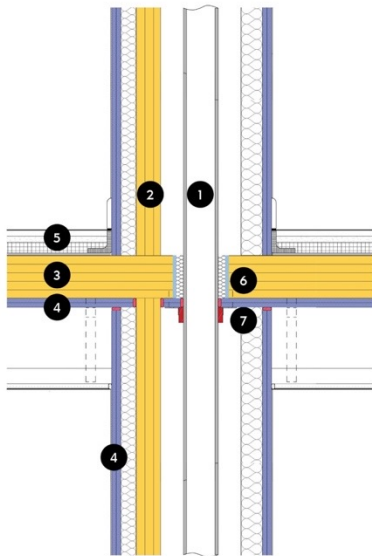


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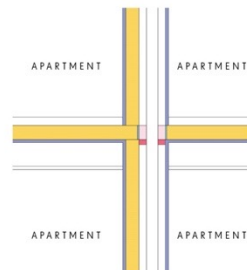
**KEY COMPONENTS**

1. SVP/RWP
2. CLT wall panel
3. CLT floor slab
4. Encapsulation
5. Floor finishes
6. End grain sealant
7. Intumescent fire collar

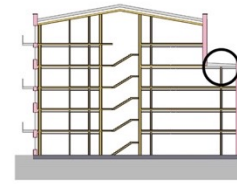


**DETAIL PRINCIPLES**

- Engineered timber structure
- 60 min K class encapsulation
- Fire stop
- Non-combustible materials
- End grain sealant

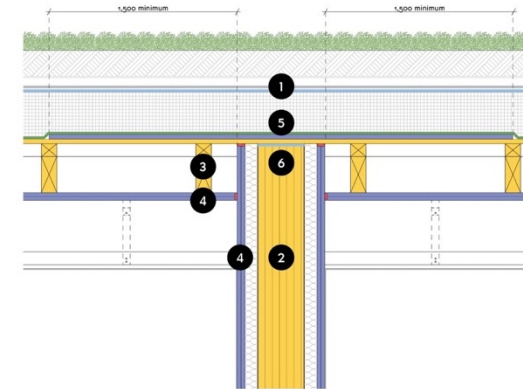


**LOCATION**



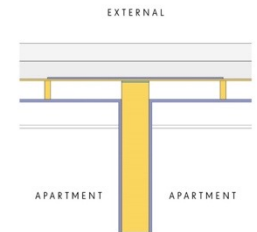
**KEY COMPONENTS**

1. BROOF(14) roof build up
2. CLT wall panel
3. Lightweight timber roof deck
4. Encapsulation
5. Non-combustible sheeting (15m and above)
6. End grain sealant

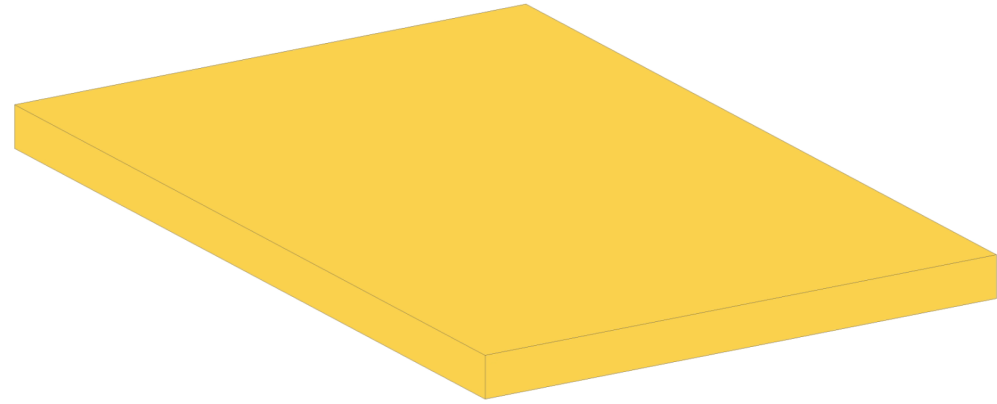


**DETAIL PRINCIPLES**

- Engineered timber structure
- 60 min K class encapsulation
- Fire stop
- Non-combustible materials
- End grain sealant



**30 DETTAGLI**



COME COSTRUIRE IL NMB

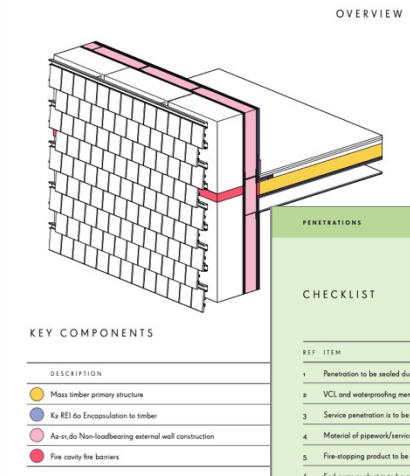
EXTERNAL WALLS

### GENERAL CHECKLIST

The below principles should be applied to all external wall details. Please refer to the performance specification information for the relevant listed item numbers.

REF	ITEM	
1	Ensure all elements in the external wall are of A2-s1-d0 or better in accordance with BS EN 13501 unless excluded via Regulation 7(3).	<input checked="" type="checkbox"/>
2	Use a non load-bearing continuous LSF system supported from the top of the floor slab. <b>Item 301</b>	<input type="checkbox"/>
3	Use a ventilated rainscreen cladding system. <b>Item 333</b>	<input type="checkbox"/>
4	Provide fire test data of External wall construction showing REI 60 from outside and inside. <b>Item 303</b>	<input type="checkbox"/>
5	Internal wall lining boards provide finish encapsulation to the external wall system. External wall build-up and products specified must demonstrate fire performance of REI 60 minutes. <b>Item 308</b>	<input type="checkbox"/>
6	Provide an airtight vapour control layer (AVCL) to the internal lining of the EWS. <b>Item 339</b>	<input type="checkbox"/>
7	Ensure the AVCL will be sealed against the engineered timber to ensure continuous airtightness across the external wall.	<input type="checkbox"/>
8	All joints and penetrations in the AVCL should be lapped and taped in accordance with the manufacturer's guidance.	<input type="checkbox"/>
9	Adhesive tapes (or sealants) should be used to seal window/door frames and membrane interfaces.	<input type="checkbox"/>
10	Provide cladding to NHBC Technical Standards 5003 and BS 8000:95 Code of Practice.	<input type="checkbox"/>
11	Close all cavities at the top and bottom of walls, as well as around openings and penetrations, and at separating walls and floors. <b>Item 333</b>	<input type="checkbox"/>
12	Install breather membrane to outside of sheathing board. This should protect the sheathing board during construction.	<input type="checkbox"/>
13	Rainscreen insulation should be resilient to moisture to allow the breather membrane to be installed behind. <b>Item 338</b>	<input type="checkbox"/>
14	Parapet walls, lift overruns and any other such walls that enclose the building must be constructed as external walls.	<input type="checkbox"/>

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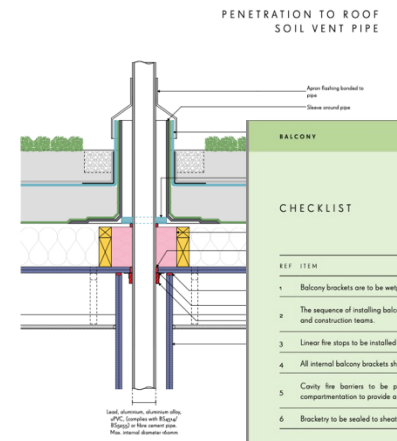


PENETRATIONS

### CHECKLIST

REF	ITEM	
1	Penetration to be sealed during construction.	<input checked="" type="checkbox"/>
2	VCL and waterproofing membrane to be sealed to the external service sleeve.	<input type="checkbox"/>
3	Service penetration is to be taped and sealed to the structural deck. <b>Item 306 + 305</b>	<input type="checkbox"/>
4	Material of pipework/service to be identified for each penetration.	<input type="checkbox"/>
5	Fire-stopping product to be suitable for size and material of pipe. <b>Item 314</b>	<input type="checkbox"/>
6	End-grain sealant is to be applied to all openings in mass timber elements. <b>Item 301+308</b>	<input type="checkbox"/>
7	Fire-stopping product to achieve the required 60 minutes REI fire performance and be installed to manufacturers requirements to match standard detail or project-specific bespoke engineering judgements.	<input type="checkbox"/>
8	Full 68 mineral wool insulation to LSF framing around service penetrations. <b>Item 305</b>	<input type="checkbox"/>
9	Voids within roof construction around service to be filled with mineral wool insulation.	<input type="checkbox"/>
10	Ensure the AVCL will be sealed against the service penetrations to ensure continuous airtightness across the external wall. <b>Item 339</b>	<input type="checkbox"/>
11	Voids between the internal lining and service penetrations to be sealed with intumescent gap sealer. <b>Item 308</b>	<input type="checkbox"/>

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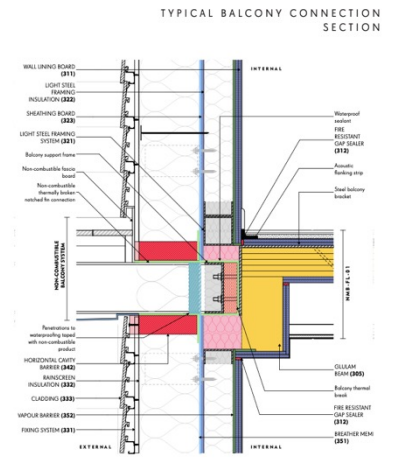


BALCONY

### CHECKLIST

REF	ITEM	
1	Balcony brackets are to be waterproofed and mitigate risk of moisture tracking back to the structure.	<input type="checkbox"/>
2	The sequence of installing balconies and providing moisture protection to be coordinated between design and construction teams.	<input type="checkbox"/>
3	Linear fire stops to be installed to fill any voids between structure and bracketry.	<input type="checkbox"/>
4	All internal balcony brackets should be fully encapsulated with Ka-d0 protection. <b>Item 306</b>	<input type="checkbox"/>
5	Cavity fire barriers to be provided around primary brackets and coordinated with barriers for compartmentation to provide a continuous line of compartmentation. <b>Item 304</b>	<input type="checkbox"/>
6	Bracketry to be sealed to sheathing board and breather membrane. <b>Item 303</b>	<input type="checkbox"/>

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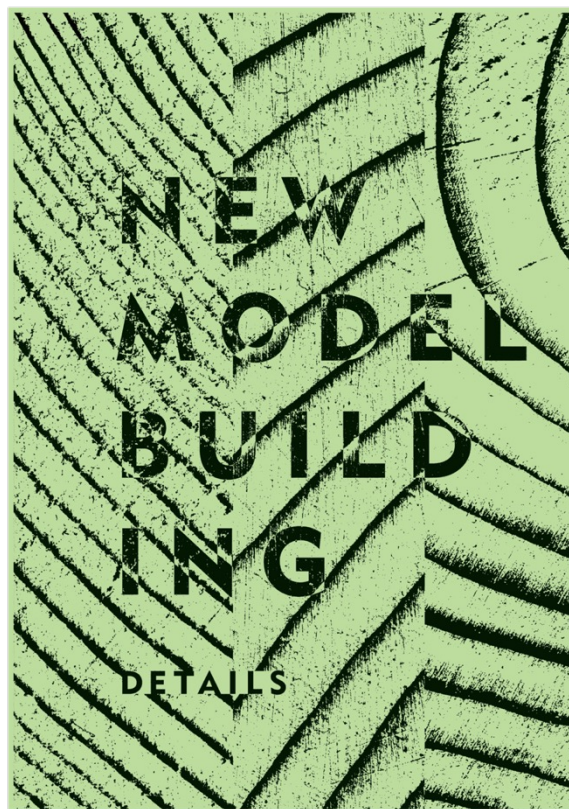


# CHECKLISTS

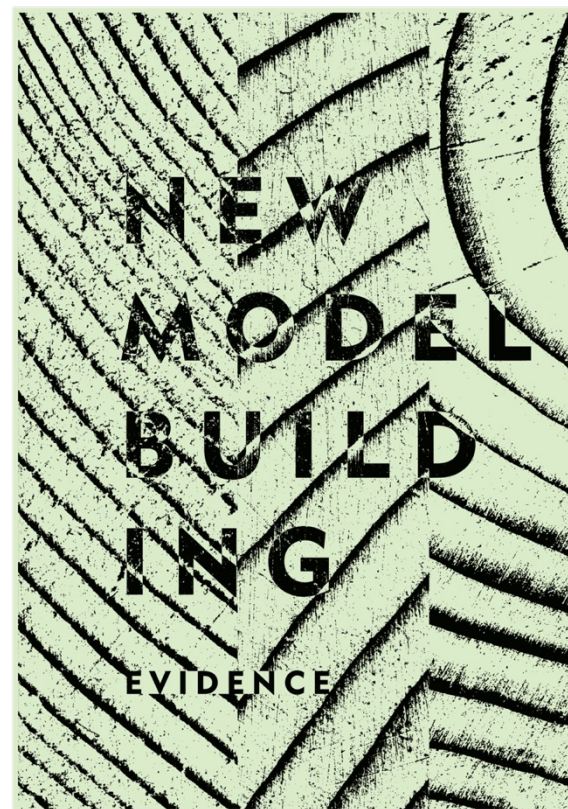
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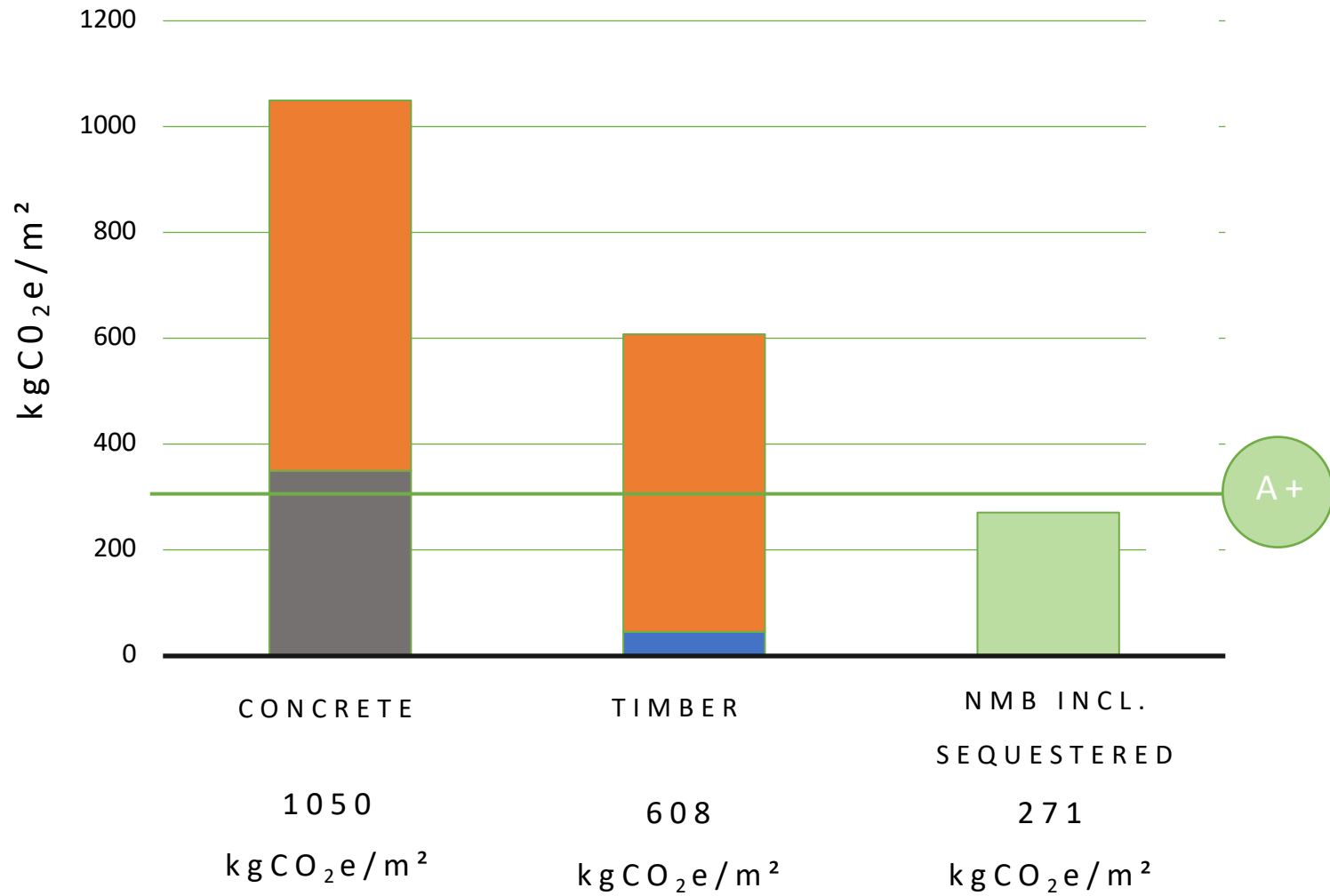
DETTAGLI



DOCUMENTAZIONE



TRE DOCUMENTI ESPLICATIVI



74% di CO<sub>2</sub> in meno

Un terzo CO<sub>2</sub> di un edificio tipo

Target LETI2030 superati



**Issue date:** 18<sup>th</sup> October 2023  
**Valid until:** 18<sup>th</sup> October 2024  
**Reference number:** 3824  
**Issue:** 00  
**Design Philosophy Owner:** Waugh Thistleton Architects Ltd  
77 Leonard Street  
London, EC2A 4QS  
**Philosophy name:** New Model Building Design Philosophy  
**Generic form:** CLT panel timber frame

NHBC Services Limited has reviewed the following information related to the Design Philosophy prepared by the Design Philosophy Owner:

- **New Model Building Design Philosophy Manual ref no. 1\_665 rev 5** dated 16 August 2023 (the Design Philosophy Manual)

Relying on the information provided by the Design Philosophy Owner, NHBC Services Limited considers that cross-laminated timber buildings which are designed and fabricated using the guidance contained in the New Model Building Design Philosophy can meet the NHBC Standards (being the NHBC Standards as at the date of this letter of comfort).

Additional requirements must be met in order for a System or project derived from this Design Philosophy to achieve NHBC Accepts certification. The owner of the System or project designer must demonstrate compliance with the NHBC Accepts Prefabricated Building Units Technical Document and, in particular, the Quality Management Systems and Factory Production Controls set out in Section 5.0 of the document.

Additional requirements must be met in order for a new home to qualify for Buildmark cover. Buildmark cover for new homes will only be issued to Builders or Developers in accordance with the latest version of the NHBC Rules (a copy of which can be found at [www.nhbc.co.uk](http://www.nhbc.co.uk)).

Issued by:

For and on behalf of **NHBC Services Limited**





Green  
Building  
Council  
Italia



BUILT  
BY NATURE

IN COLLABORAZIONE CON:

lendlease

08 febbraio 2024

GBC Italia e Built by Nature lanciano

**Timber Forward Italia:  
Edilizia in legno e  
decarbonizzazione  
dell'ambiente costruito**

**Grazie.**

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