

PLANNING APPLICATION FEES

Reg. Ref. S.93B/0024 Cert. No. S.91

PROPOSAL change of flat roof to pitched roof

LOCATION 13 Knocklyon Hts. Templeogue

APPLICANT Brian Gorman

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16	16.00	16.00	—	—
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: Grade: Date:

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: Michael O'Connell Grade: 14 Date: 03.12.93

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

P/0062/94

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: S93B/0024

Date : 29th November 1993

Correspondence

Name and Address Braxton Ltd,
19 Terenure Rd W.
Dublin 6W.

Development Change of flat roof to pitched roof to front and side
of house

Location 13 Knocklyon Heights
Templeogue

Applicant Brian Grimson

App. Type Permission

Zoning

Report of County Planning Officer dated 20/01/94

GR/MK

This is an application for PERMISSION for the change of flat roof to pitched roof to front and side of house at 13, Knocklyon Heights, Templeogue for Brian Grimson.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963 - 1993, subject to the following (3) conditions:-

Conditions and Reasons (3)

- 1 That the development ~~be~~ be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by the other conditions attached hereto.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

REG. REF. S93B/0024

LOCATION 13 Knocklyon Heights

REASONS:

To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

- 2 That the entire premises be used as a single dwelling unit.

Reason 1. In the interest of amenity to prevent unauthorised developments. etc

- 3 That all external finishes harmonise in colour and texture with the existing premises.

Reason 1. In the interest of amenity.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

REG. REF.S93B/0024

LOCATION 13 Knocklyon Heights

[Signature]
.....
for County Planning Officer

Endorsed:.....*[Signature]*.....
[Signature] Senior Administrative Officer

ORDER: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Act 1963 ~~1993~~ to Grant Permission for the above proposal subject to the (03) conditions set out above is hereby made.

Dated: 26th January 1994

[Signature]

Approved officer

to whom the appropriate powers have been delegated by order of the County Manager dated...*4.1.1994*...

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bloc 2, Ionad Bheatha na hÉireann,
Sráid na Mainistreach Iacht,
Baile Átha Cliath 1.

Telefon: 01-8724755
Facs: 01-8724896



PLANNING DEPARTMENT
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 01-8724755
Fax: 01-8724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0062	Date of Decision 26/01/94
Register Reference S93B/0024	Date 29th November 1993 <i>Re cd</i>

Applicant Brian Grimson
Development Change of flat roof to pitched roof to front and side
of house
Location 13 Knocklyon Heights Templeogue

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (3) on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council.

P. J. Russell
for PRINCIPAL OFFICER

JANUARY 1994

Braxton Ltd,
19 Terenure Rd W.
Dublin 6W.

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) (Fees) Regulations, 1984 should be consulted.

(B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

**The Secretary,
An Bord Pleanála,
Floor 3, Block 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.**

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanála for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
6. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanála against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanála are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made	£200.00
(b) Appeals other than an appeal mentioned at (a)	£100.00
(c) Reference	£100.00
(d) Request for a determination	£100.00
(e) Reduced Fee	£50.00
(f) Submissions or observations	£30.00
(g) Request for an oral hearing	£50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at:

Telephone 01-872 8011.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bloc 2, Ionad Bheatha na hÉireann,
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Telefon: 01-8724755
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REG REF. S93B/0024



PLANNING DEPARTMENT
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Conditions and Reasons

- 1 That the development be carried out in its entirety in accordance with the plans, particulars and specification lodged with the application, save as may be required by the other conditions attached hereto.
REASONS:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.

NOTES

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Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 872 4755
Fax (01) 872 4896

Register Reference : S93B/0024

Date : 30th November 1993

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Dear Sir/Madam,

DEVELOPMENT : Change of flat roof to pitched roof to front and side
of house

LOCATION : 13 Knocklyon Heights, Templeogue

APPLICANT : Brian Grimson

APP. TYPE : PERMISSION

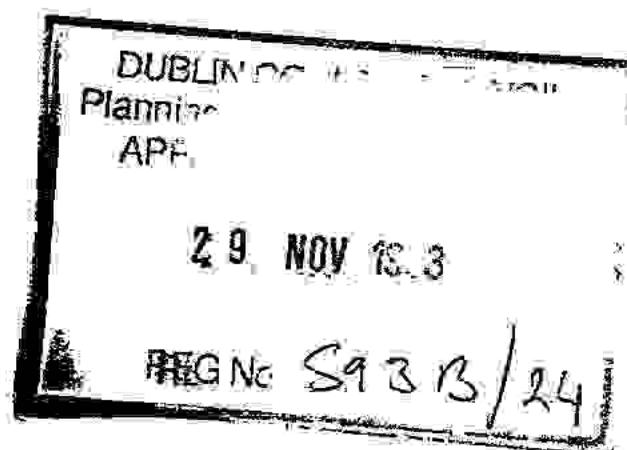
With reference to the above, I acknowledge receipt of your application
received on 29th November 1993.

Yours faithfully,

.....*CMY*.....

for PRINCIPAL OFFICER

Braxton Ltd,
19 Terenure Rd W.
Dublin 6W.





PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission ☒ Outline Permission ☐ Approval ☐ Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building 13 KNOCKLYON HEIGHTS
(If none, give description sufficient to identify) TEMPLEOGUE D. 16.

3. Name of applicant (Principal not Agent) MR BRIAN GRIMSON.

Address 13 KNOCKLYON HEIGHTS, TEMPLEOGUE, D. 16. Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings BRAXTON LTD
19 TERNURE ROAD W. DUBLIN 6W Tel. No. 920315

5. Name and address to which notifications should be sent BRAXTON LTD
19 TERNURE ROAD W. DUBLIN 6W.

6. Brief description of proposed development CHANGE OF FLAT ROOF TO PITCHED ROOF TO FRONT & SIDE

7. Method of drainage D.C.C. 8. Source of Water Supply D.C.C.

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor
or use when last used.

(b) Proposed use of each floor

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO.

11.(a) Area of Site 435 Sq. m.

(b) Floor area of proposed development 38 Sq. m.

(c) Floor area of buildings proposed to be retained within site _____ Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

13.Are you now applying also for an approval under the Building Bye Laws?
Yes ☐ No ☒ Place / in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

THE ROOF HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING REGULATIONS

15.List of documents enclosed with application.

A DGS, A SPECIFICATIONS, A LOCATION MAPS,
CHEQUE FOR £16, - NEWSPAPER ADVERT

16.Gross floor space of proposed development (See back) 33.65 Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 2

Fee Payable £ 16 Basis of Calculation CLASS 2

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brian Grimson Date 29 NOV. 93.

Application Type _____

Register Reference S 93 B/0024

Amount Received £ _____

Receipt No _____

Date 0.5.22-9

FOR OFFICE USE ONLY
DUBLIN COUNTY COUNCIL
PLANNING DEPT.

29 NOV 1993

RECEIVED

E.H
26-11-93

1.8.4

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00
		Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

CASH
CHEQUE ☒ 46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

M.O.
B.L.
I.T.

P 19013

£ 16. 00
30

Received this 30 day of November 1993

from Braxton St
19 Jeramone Rd W. D 6W.

the sum of Sixteen Pounds

Pence being 40

Pl any application at 13 Knocklyon
Heights D 16
Michael Cahill Cashier

S. CAREY
Principal Officer

SPECIFICATIONS



SECTION 1 : GENERAL

SCOPE OF WORK:

New pitched roof, plus associated works, as described on drawing no. A93 / 13. / 01. at 13 knocklyon Heights. Templeogue, Dublin 16.

Materials:

All materials shall be of Irish manufacture, where possible, and the best type available.

SECTION 2 : EXCAVATIONS

The trenches shall be excavated to the depths and widths required to accommodate foundations or to such further depths or widths as may be necessary to ensure the stability of the structure. Trench bottoms and foundations shall be levelled off in horizontal benches. The bottom of trenches shall be not less than 450 mm below the finished ground level and kept clear of water before concreting.

SECTION 3 : CONCRETE

Cement:

Normal Portland Cement shall be in accordance with I.S.I. and stored under dry conditions.

Sand:

Shall be perfectly clean, free from all organic matter and other impurities. The sand shall be washed, if necessary.

Gauged Lime Mortar:

To compose of one part lime and three parts clean coarse sand, gauged with 10% Portland cement.

Concrete Blocks:

To be 450 x 225 x 225 hollow concrete blocks, in accordance with I.S.20. All blocks to be bedded and bonded in a gauged lime mortar and all new work properly bonded into existing work, where necessary.

Contd/....

Windows:

Sliding, hung or pivoted timber sashes and frames to be made from standard machine-prepared sections pressure impregnated with preservative. Wood casement windows shall be to 1.S.63. Galvanised steel casement windows shall be to 1.S.60. Aluminium or P.V.C. windows of accepted make may also be used, in accordance with manufacturer's instructions.

NOTE: Glazed area to be not less than 10% of floor area of room.

Opening area to be not less than 5% of floor area of the room.

Window boards shall be 32 mm wrot, moulded on edges and corners and secured to grounds.

External Door Frames:

External door frames shall be machine prepared 75 mm x 115 mm in wrot deal, rebated in the solid, secured to grounds and dowelled at foot to heel blocks.

Internal Door Frames:

Internal door frames shall be 35 mm thick wrot deal with 16 mm planted stops or 44 mm thick wrot deal rebated in the solid, secured to grounds.

External Door:

External doors shall be to 1.S.48 or 1.S.52, hung on 1½ pair 100 mm steel butt hinges.

Internal Door:

Internal doors to habitable rooms shall be to 1.S.48 or 1.S.52 hung on 1 pair 100 mm steel butt hinges. Sliding doors to be not less than 44 mm thick and hung on acceptable proprietary track.

Trimming:

Saddles shall be hardwood, cut of 22 mm x 150 mm splayed, scribed to door frames and secured to floor.

Contd/....

Drain:

The main and branch drains shall be 100 mm laid to continuous falls of not less than 1 in 60 or not more than 1 in 30, with bends and junctions, splayed in the direction of flow, where required, and laid in straight lines from manhole to manhole. The drain shall be P.V.C., cast iron, impermeable glazed ware with flexible joints or concrete with flexible joints, all laid, jointed and back filled to manufacturers instructions or shall be socketed impermeable glazed ware or concrete supported on continuous concrete bed mix B 100 mm thick x 300 mm wide for full length of each pipe and haunched half way up the pipe after testing and shall be jointed in cement mortar, well worked in against 2 rings of tarred gaskin and finished with a neatly worked fillet. Clean pipe internally as necessary after each joint is made.

Back Filling:

Immediately over pipes back fill in fine material and fill remainder of trench in selected excavated material, well rammed and remove surplus spoil.

Gullies and A.J.'s:

Armstrong junctions to be set level, supported on 150 mm concrete bed, and connected to drain as previously specified. Armstrong junctions shall have frame and cover of cast iron, aluminium or galvanised steel.

Gully Traps:

Gully traps shall be set in dished concrete surround, to take wastes from bath, sink and wash hand basin and discharge from rain water pipes, and shall be fitted with cast iron, aluminium or other suitable grid.

External walls.

Scud render & float in one part cement, one part lime, six parts sand, with finish to match existing.

Contd/....

SECTION 8 : ELECTRICIAN

All cables to B.S. 2004 - 1961. All sockets and control switches will be earthed and neutralised to comply with E.S.B. regulations. Lighting switches shall be bakelite, flush type, 5 amp. Ceiling roses to be white bakelite.

SECTION 9 : ROOFING

Concrete roof tiles. (low pitch).

Selected concrete low pitch roof tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department.

Sarking Felt:

Untearable sarking felt to I.S.36 shall be laid under all slates, lapped horizontally 150 mm, carried down into eave gutter. Side laps shall be 500 mm. Felt to be fully carried over ridge.

Flashings:

Flashings to be No. 5 lead to B.S. 1178

* * * * *

Aggregate for Concrete:

Shall be clean screened gravel, uniformly graded from 1½" free from impurities, in accordance with 1.S.5.

D.P.C.:

Will be pure bitumenous canvas, in accordance with 1.S.57 and laid the full thickness of walls under all wallplates, under, behind and at the sides of all window cills. Also D.P.C. to be laid immediately above the flashing on both chimney stacks and under the conc. capping.

Cills:

Concrete window cills shall be to 1.S.89, 65 mm thick on front face, 120 mm thick at back, and 225 mm wider than ope; reinforced adequately, seated, rebated, weathered and throated and set in gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

SECTION 4 : TIMBER AND JOINERY

All Timber:

Timber shall be sound, free from disease and infestation and large loose knots or waney edges, with a moisture content within the limits set out in 1.S.96. Timber for carpentry to be white deal. Timber for joinery to be red deal, hard wood or other timber suitable for the purpose and free from all defects.

Preservatives:

Soft wood used externally, to be pressure impregnated with coloured preservative. Softwoods in contact with concrete to be treated with coloured preservative. Frames, barge-boards, fascias to be primed before fixing.

Ceilings.

Will be covered with 12mm approved plasterboard, fixed with galvanized flat headed nails, then skimmed over with gyplite plaster.

Contd/....