

91A/0431

CERTIFICATE NO: 24700

Alterations & additions

PROPOSED LOCATION: 2 De Ordeard, Fortfield Road, Linnane D36
APPLICANT: M & M. Linnane

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	PAY. OF FEE RES.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2532	32	32	-		
	2516					
	2500 200 M ² IN EXCESS OF 200M ² MIN. 250					
	251.75 200 M ² OF 200					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					
X 1.1 FACT.	2525 200 M ² FACT. OF 250					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O. Date: 28/3/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Compliance

already issued

in respect of the site See letter

dated 24/1/91

or CW1007.

*Discussed with ...
No need to ...
for ...
application*

S 1/1/91

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2148/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0431

Date Received : 25th March 1991

Correspondence : Joseph Shannon
Name and : Roseboro,
Address : Maudlings
Naas
Co. Kildare

Development : Retention of alterations and additions to previously approved house

Location : 2 The Orchard, Fortfield Rd. Terenure

Applicant : M. Linnane

App. Type : Permission

Zoning :

MD
MD/BB

Contributions
Paid

CONTRIBUTION	
Standard	Contribution
Roads	already done
S. Servs	on the site
Green Sp	to site
Other	no issue
SECURITY	to be made
Bond / C.I.F.	available
Cash	-

Report of Dublin Planning Officer dated 13th May, 1991.

This is an application for PERMISSION for retention of alterations and additions to previously approved house at 2 The Orchard, Fortfield Rd., Terenure.

By Decision order PL 6/5/77826 planning permission was granted subject to 15 conditions by An Bord Pleanála, Reg. Ref. 88A/563 refers for the overall development at this location

Condition No. 2 of permission granted states that "house no. 1 shall be omitted from the proposed development. The site shall be incorporated into the public open space to be provided within the development".

By Decision Order P/674/91 Reg. Ref. 90A/2225 planning permission was refused for the house currently under consideration on a larger site than is currently proposed for the reason that it contravenes condition no. 1 of the permission granted by Decision order PL 6/5/77826. In this application the width of the site measured 14.8 metres at the front boundary and 14.6 metres at the rear boundary.

In planning application Reg. Ref. 88A/563 site no. 2 measured approx. 11.6 metres in width. The proposal under consideration the width of the site measures 13 metres across the front boundary and 13.6 metres across the rear boundary.

The house proposed is similar to that proposed in Reg. Ref. 90A/2225 which involves an additional two storey bay to the original house and this would replace a proposed garage on the original permission Reg. Ref. 88A/563. Enforcement file 6315 relates to the overall site of this development. Taking

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0431

Page No: 0002

Location: 2 The Orchard, Fortfield Rd. Terenure

into consideration reduction in width of this site it is possible to achieve an area of open space surrounding the existing trees in the development.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (3) conditions:-

CONDITIONS / REASONS

01 The development ~~to be carried out~~^{be} in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

Enil
02 ~~That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.~~

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

2 03 That the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 That details of the screen walling proposed shall be agreed, in writing, with the Planning Authority prior to commencement of development.

REASON: In the interest of visual amenity.

within 2 months of date of the decision

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0431

Page No: 0003

Location: 2 The Orchard, Fortfield Rd.Terenure

Endorsed: *[Signature]*
for Principal Officer

Richard Cremins
for Dublin Planning Officer

SEP
14.5.91

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (3) conditions set out above is hereby made.

Dated : *20 May 1991* *K.A. Sullivan*
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2148 /91 Date of Decision : 20th May 1991

Register Reference : 91A/0431 Date Received : 25th March 1991

Applicant : M.Linnane

Development : Retention of alterations and additions to previously approved house

Location : 2 The Orchard, Fortfield Rd.Terenure

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the 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 on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ³...ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: ... 21.5.91

Joseph Shannon
Roseboro,
Maudlings
Naas
Co.Kildare

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala 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 after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg.Ref. 91A/0431
Decision Order No. P/ 2148 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

C O N D I T I O N S / R E A S O N S

- 01 The development in its entirety to be in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the proposed house be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That details of the screen walling proposed shall be agreed, in writing, with the Planning Authority within 2 months of date of this decision.
REASON: In the interest of visual amenity.

NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,
Blocks 6 and 7
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala 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 after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0431

Date : 26th March 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Retention of alterations and additions to previously approved house

LOCATION : 2 The Orchard, Fortfield Rd. Terenure

APPLICANT : M. Linnane

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 25th March 1991.

Yours faithfully,


.....
PRINCIPAL OFFICER

Joseph Shannon
Roseboro,
Maudlings
Naas
Co. Kildare

Dublin County Council
Comhairle Chontae Átha Cliath



Planning Application Form/
Bye - Law Application Form

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 2 The Orchard Fortfield Road
(If none, give description sufficient to identify) Terenure D6W
3. Name of applicant (Principal not Agent) Martin and Marian Linnane
Address 2 The Orchard on Fortfield Terenure D6W Tel. No. 593146
4. Name and address of Joseph Shannon, Dip. Arch
person or firm responsible Roseboro, Maudlings,
for preparation of drawings Naas Co. Kildare Tel. No. 045-97409
5. Name and address to which Joseph Shannon,
notifications should be sent Roseboro, Maudlings
..... Naas Co. Kildare
6. Brief description of Alterations and additions to house
proposed development
7. Method of drainage Mains
8. Source of Water Supply mains
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.	CO. DUBLIN - Martin Linnane intends to apply for retention of additions and alterations to pre- viously approved house at site No. 2 The Orchard, Fortfield Rd., Terenure.
(b) Proposed use of each floor	J. Ind 23/3/91
10. Does the proposal involve demolition, partial demolition
or change of use of any habitable house or part thereof?
11. (a) Area of Site Sq. m.
(b) Floor area of proposed development 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:
..... In so far as they apply
15. List of documents enclosed with Four copies of specification, layout, location map
application houseplan Notice dated March 23, 1991.
16. Gross floor space of proposed development (See back) Sq. m.
No of dwellings proposed (if any) Class(es) of Development
Fee Payable £ Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

32 25/3
1134351

RECEIVED
25 MAR 1991
REG. SEC.

Signature of Applicant (or his Agent) Date 25th March, 1991

Application Type Planning
Register Reference 91A/0431
Amount Received £ 1.24.0.
Receipt No
Date

FOR OFFICE USE ONLY

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 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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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

PAID BY
CASH
CHEQUE
M.O.
B.L.
I.T.

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 34351

£ 32.00

Received this

25th

day of

March

19

91

from

Kellogg Homes Ltd.

the sum of

thirty two

Pounds

Pence, being

no pence

plus application at of The Orchard,
Keshfield Rd.

Michael

Deane

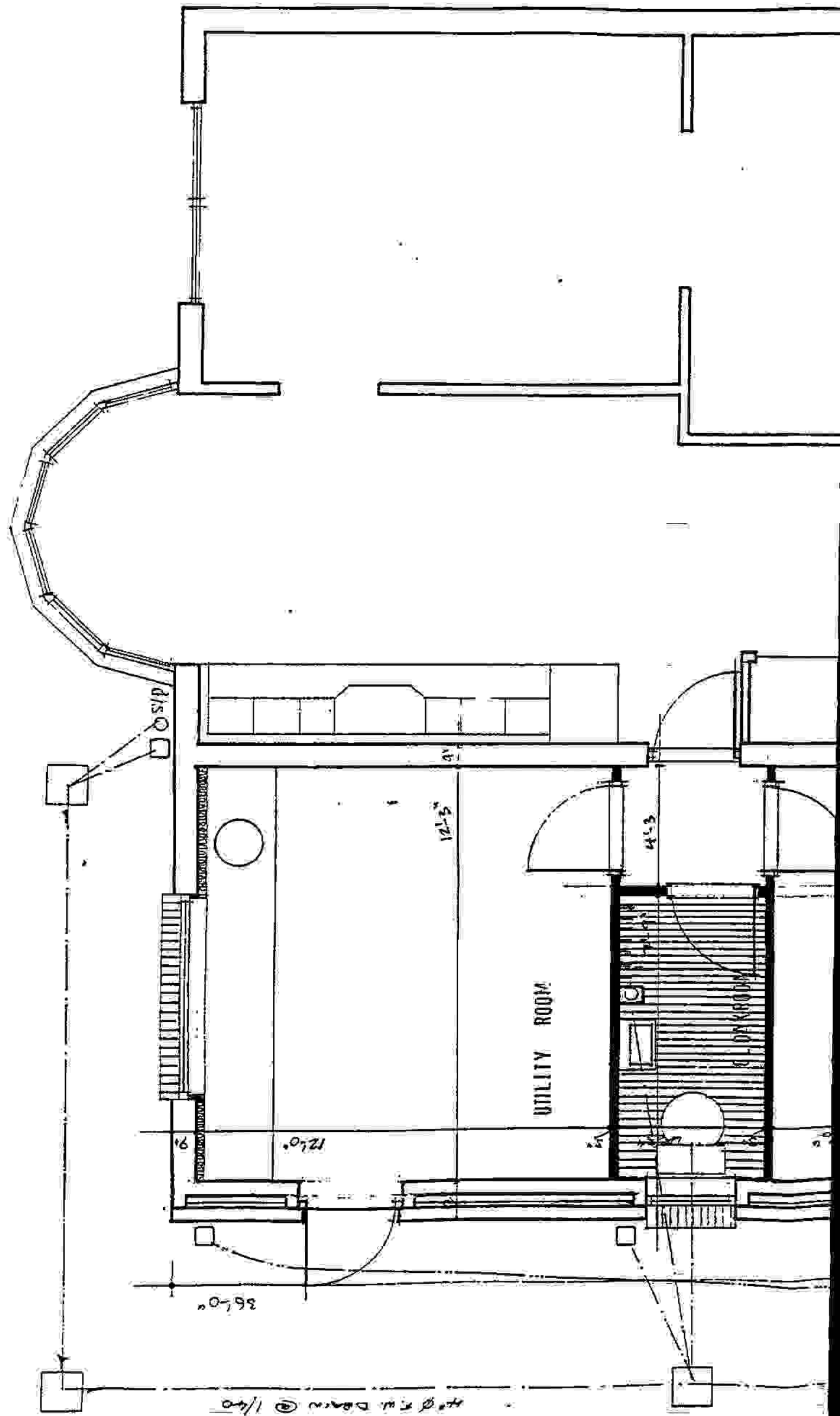
Cashier

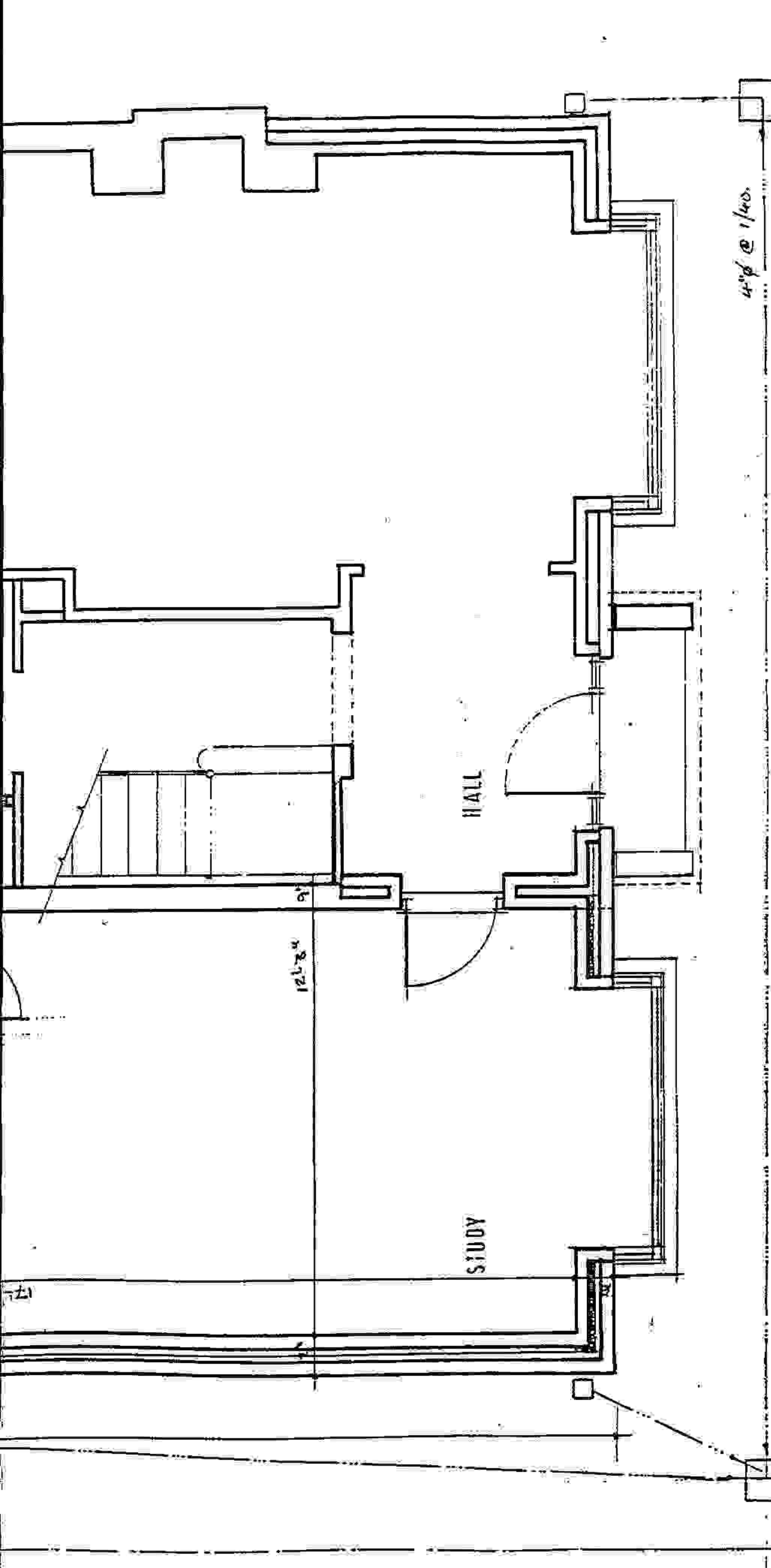
S. CAREY

Principal Officer

DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
25 MAR 1991
919/0431

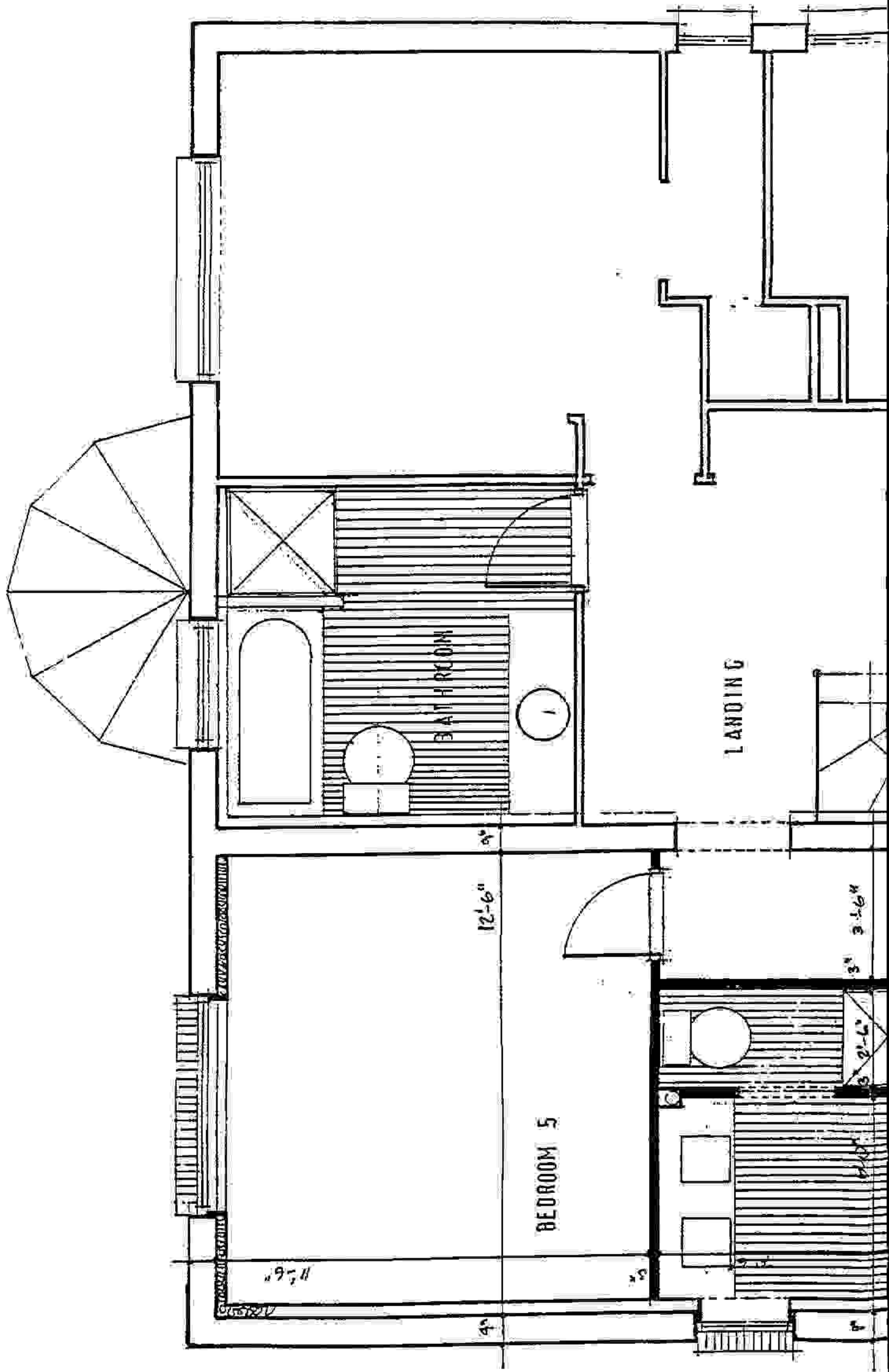
Alterations and additions to
No2 The Orchard on Fortfield
Fortfield Road
Terenure.
for
Mr & Mrs Linnane.



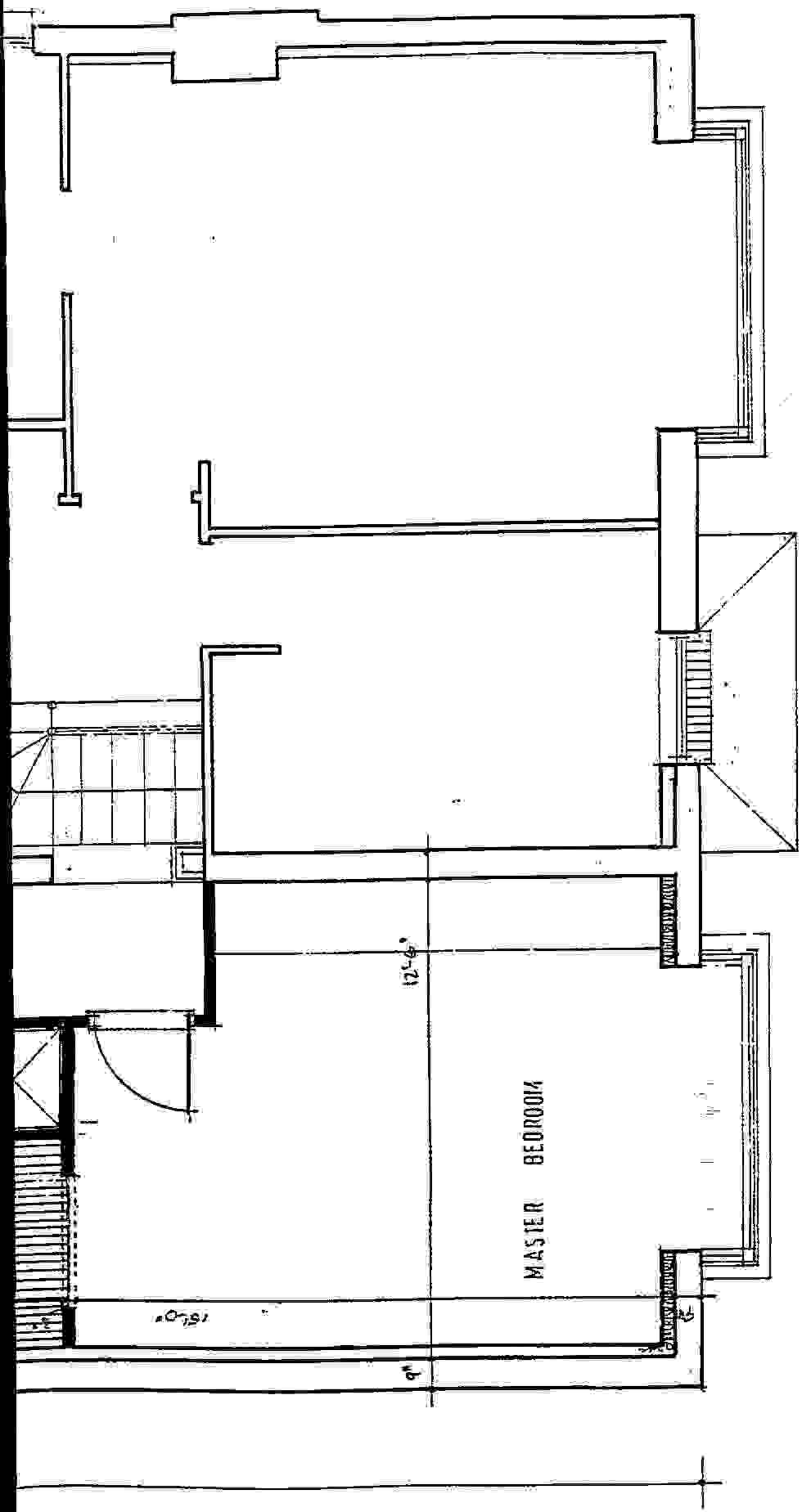


GROUND FLOOR PLAN

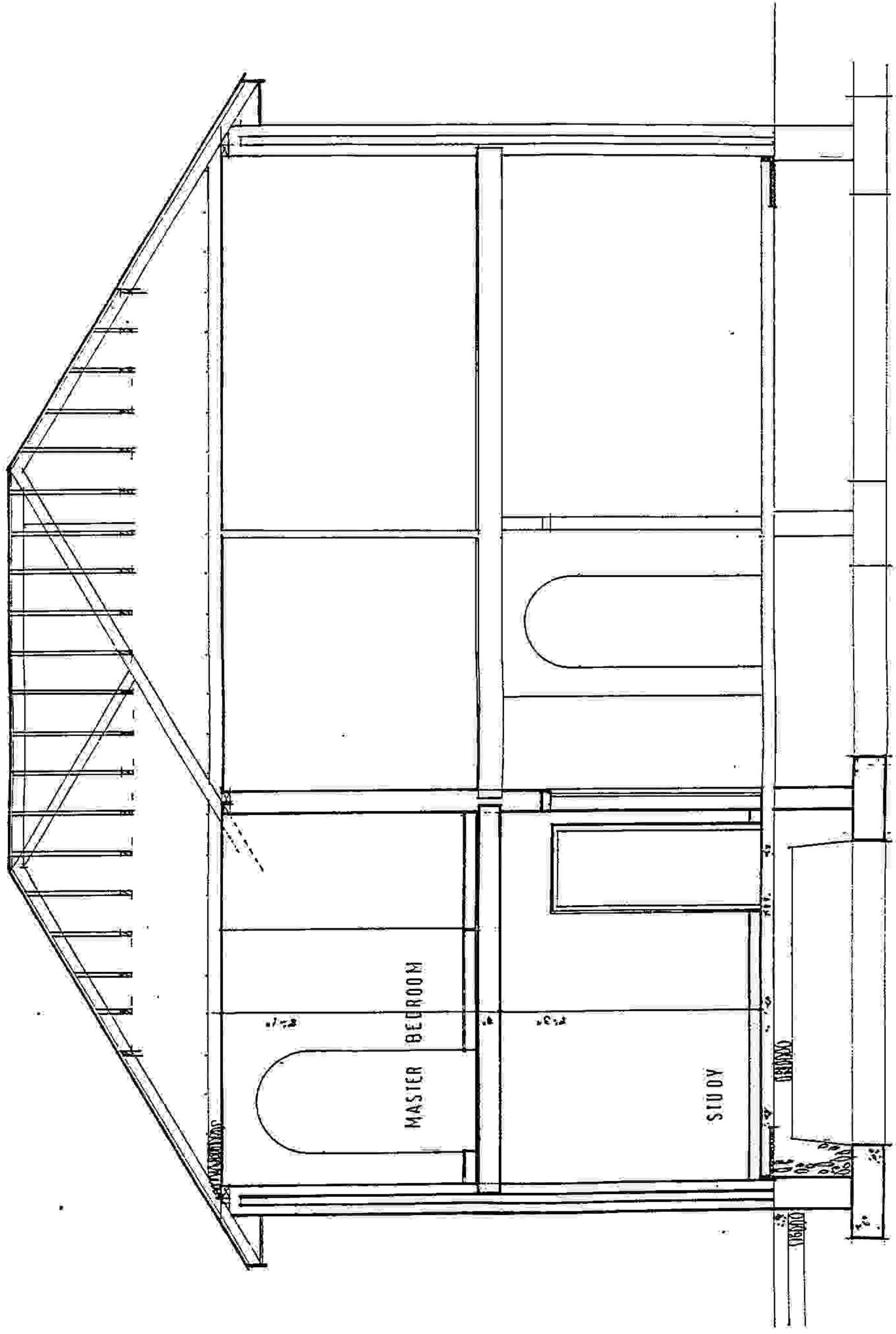
1750



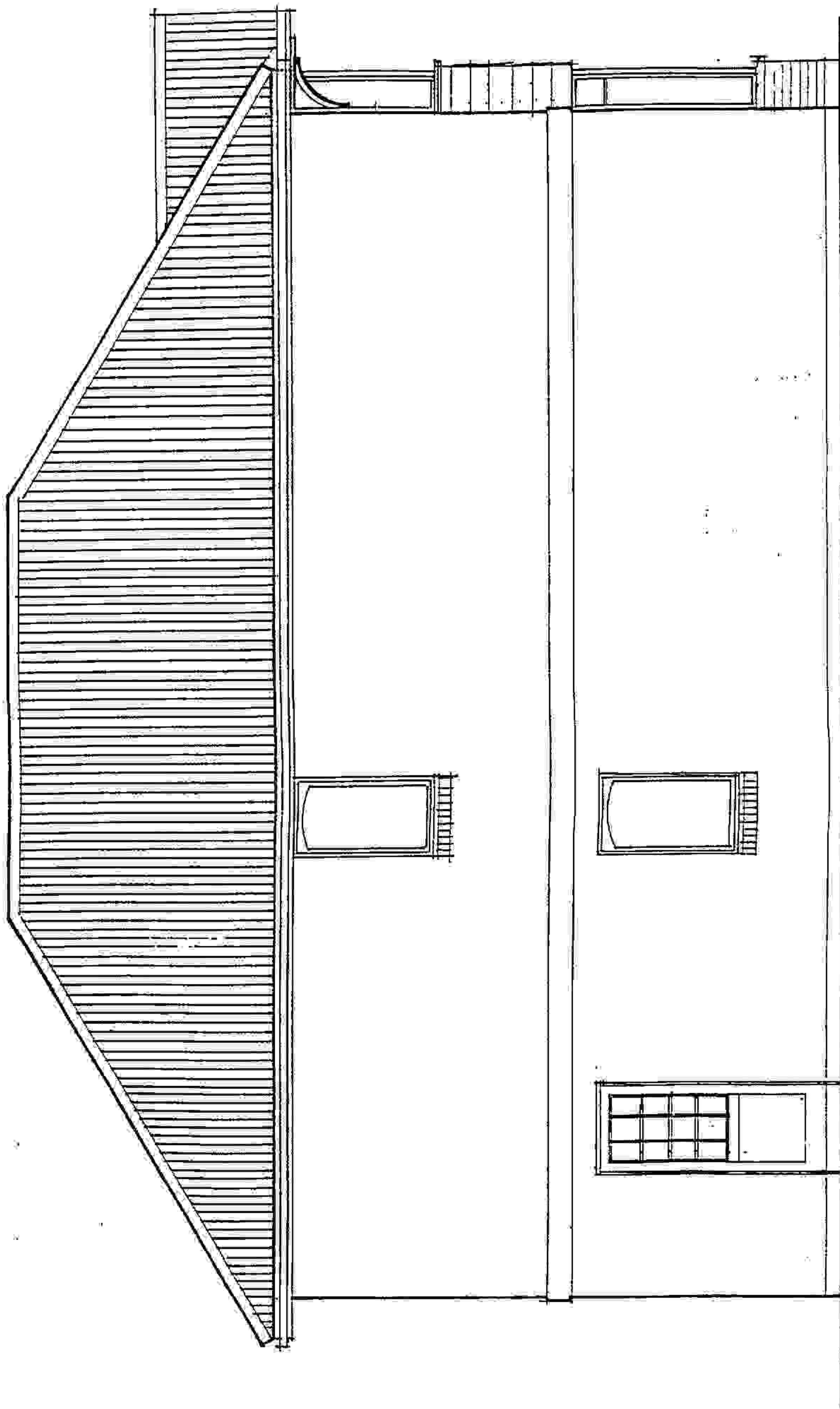
36'-0"



FIRST FLOOR PLAN

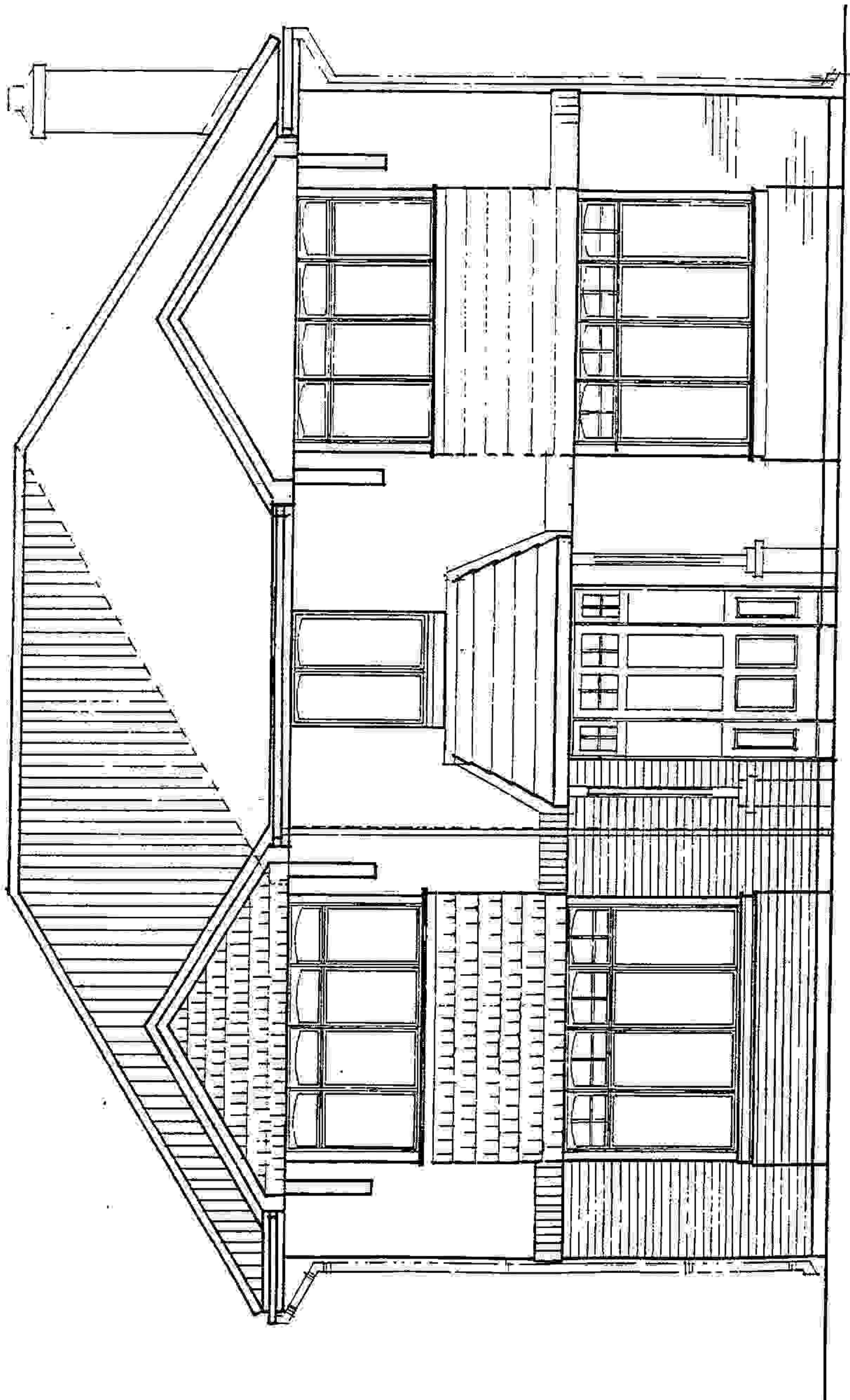


SECTION A-A

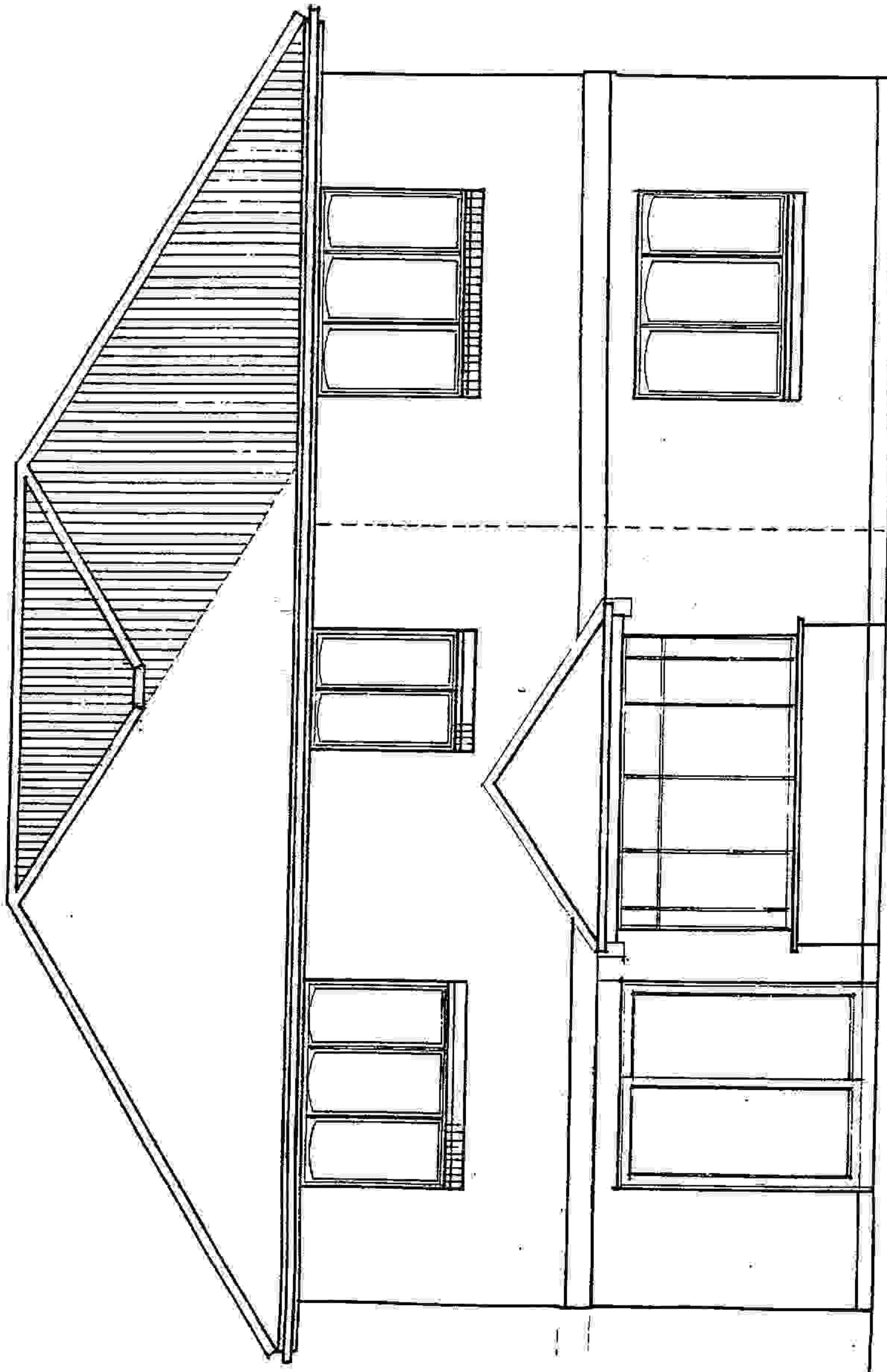


REAR ELEVATION

1 1 1 1 1



FRONT ELEVATION



REAR ELEVATION

1750

KELLAND HOMES LTD.
OUTLINE SPECIFICATION.

Preparing Site

1. Clear and grade site for new building and remove or divert existing drains as required. The entire site of buildings and paved areas shall be cleared of all vegetable soil to a depth of at least 150mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundation.

Excavation

2. 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.

Foundations

3. Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600mm.

Rising Walls

4. Rising walls shall be of solid blockwork bedded in cement mortar or of mass concrete mix A to widths and heights indicated.

25 MAR 1991

QIA/0431

Blockwork

5. Concrete blocks shall be in accordance with I.S. 20 and bricks, if clay, in accordance with I.S. 91. All blockwork and brickwork shall be properly coursed and bonded and bedded in gauged mortar.

Cavity Walls

6. Walls shall be formed of two solid 112mm leaves of blocks or bricks with 50 mm cavity between. Outer and inner leaves to be tied together by accepted wall ties, not less than four per square metre with extra ties at opes. Care to be taken that mortar dropping into the cavity or lying on ties, is cleaned out, through openings left for the purpose. Head of cavities to be closed in the solid. All window, door and other opes in cavities to be sealed and so arranged as to prevent the passage of moisture. The cavity is to extend at least 150 mm below the level of the D.P.C. and shall provide the drainage of moisture to the outside, at the base.

Hollow Block Walls

7. 225 mm hollow blocks shall be plastered externally. Bedding mortar shall be confined to abutting surfaces, and shall not enter the cavities of the block.

Facings

8. Where stone or other decorative external facing is used, care must be taken to ensure adequate structural stability, thermal insulation and absence of damp penetration.

9. Opes in External Walls

Where any duct, pipe, etc is required to penetrate through an external wall it shall be so arranged as to prevent the passage of moisture inwards.

10. Solid Partition

Solid partitions shall be 112 mm thick or block work, laid to break joint, in gauged mortar bonded 112 mm at junctions.

D.P.C.

11. The damp-proof courses shall be polythene in accordance with B.S. 743 or bitumen sheeting on hessian or canvas base in accordance with I.S. 57 laid to prevent the passage of moisture and lapped adequately at joints, all as described below.

In all ground floor walls and breasts to full width and stepped as necessary, in cavity walls in both outer and inner leaves separately, and shall be laid not less than 150 mm cover finished ground level or paved area.

At sides of opes in cavity walls and over all opes 250 mm longer than opes and stepped down and outward all to prevent passage of moisture from outer to inner leaf.

Under and turned up at ends and back of all cills and external room ventilation grids.

In all chimney stacks immediately above the level of the flashing and under all cappings and copings.

Under lowest ground floor timbers and not lower than wall D.P.C.

Where the waterproofing membrane in a concrete floor is not level with the wall D.P.C. care shall be taken to ensure continuity of damp proofing by stepping, turning up and lapping as necessary.

Lintels

12. Concrete lintels mix B Cast in situ shall be 225 mm deep with 225 mm bearing at each side of the ope, and shall be reinforced for full length with one 10 mm mild steel for every foot of span. Bars are to be placed 25 mm from bottom of lintel. Lintels for opes greater than 2.5 m shall be specially designed. Precast concrete lintels to be as above and in addition to have 2 No. 10 mm mild steel bars at the top with 25 mm cover and to be clearly marked for correct placing. Accepted patent or proprietary lintels to B.S. 1239 to be used in accordance with manufacturers instructions.

Window Cills

13. Concrete window cills shall be to I.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 guaged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.

Concrete Floors

14. All concrete ground floors shall be laid on a bed of clean hardcore not less than 150 mm thick and well consolidated. Soft material shall not be used in making up level under floors. Concrete ground floor shall be 150 mm thick mix B finished fine, laid on a continuous damp proof membrane on a layer of fine sand and turned up at edges of slab as necessary to meet and seal with wall D.P.C. Polythene sheeting where used shall be not less than 1000 guage.

Roof Trusses

15. Roof Trusses to I.S. 193 (p) adequately braced diagonally, at centres not greater than 600 mm.

Stud Partitions

16. Studs, head and sole pieces, and bridging 35 mm x 75 mm. Studs at 350 mm to 400 mm centres. Sole piece to be well spiked to floor and if parallel to joists, shall be carried on double joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required.

Proprietary Partitions

17. Accepted proprietary partitions, erected to manufacturer's instructions may be used.

Plastering

18. External Plastering

225 mm hollow block, 225 mm solid block and chimney stacks:

scud walls in 3:1 sharp sand and cement. Apply 2 coats of plaster (1 cement: 1 lime: 6 sand). The total thickness of plaster shall be 20 mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash: or prepared for proprietary finish.

275 mm cavity walling may be scud and one coat 1:1:6 plaster approximately 13 mm thick and finished as above.

Rough Cast

Rough cast shall consist of 5-6 parts washed sand and pebbles: 1 part lime: 1 part cement.

Reveals

Plaster reveals to opes shall be 20 mm thick and finished smooth with scored drip groove to soffit of head.

Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge. Plaster finish to extend below finished ground level.

Internal Plastering

Scud walls and plaster one coat 12 mm thick, 1 cement: 1 lime: 6 sand.

Finish with neat gypsum plaster skim, or a grey coat of gauged mortar applied with wood float. Alternatively proprietary finishes may be used to manufacturers instructions.

Stud Partitions and Ceilings

Stud partitions and ceilings to be covered with 10 mm plaster boards or slabs with skimmed plaster finish or alternatively 12 mm patent sheets, all erected, jointed and finished to manufacturers instructions.

General

Precautions shall be taken to protect floors and surrounding work during plastering. Make good neatly to holes for pipework etc.

Plasticisers, water proofers, sealers, and bonding agents shall be used in accordance with manufacturers instructions.

Plumbing

19. Incoming service pipe to be 15 mm diameter laid in trench 600 mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.

Cold water supply

From stopcock take 15mm cold supply direct to sink with branch to high pressure ball valve in service tank, capacity 225 litres, for 3 bedroom houses or 360 litres for 4 or more bedrooms or as required by local authority. Tank to be covered and adequately supported over a partition where possible and at such height as to ensure proper working of the system. Provide 22 mm overflow from tank to discharge externally. Connect to service tank 50 mm over bottom of tank and take 22 mm feed to 150 litre hot water cylinder to IS 161 with 22 mm branch over top of cylinder to bath and 15 mm connections off wash hand basin and W.C.

Hot Water Supply

An adequate water heating apparatus must be provided and fitted in accordance with manufacturers instructions. Flow and return pipes, where appropriate, shall be as recommended by the manufacturer of the heating apparatus. A 22 mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22 mm do. branch to bath and 15 mm connections off for wash hand basin, sink etc.

General

Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system.

Copper piping to be not less than 18 gauge hard drawn. Plastic pipes I.S. 123, 134, or 135 where used shall be fixed at least 75 mm clear of hot pipe runs. Pipes shall be fixed in straight lines as far as possible, properly jointed with patent fittings and adequately supported and secured with proper pipe clips.

20. Insulation to be in accordance with the values laid down by the Department of Environment. Pitched roof of slates or tiles on battens on sarking felt - 100 mm of glass fibre laid on polythene vapour barrier over plaster slab ceiling or alternatively laid over foil-backed plaster slabs.

Ground floors - 25 mm polystyrene 1 m wide laid under floor slab and abutting outside walls.