

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2031

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u>	Noted by Cllr O Connell		

**BYE LAW APPLICATION FEES**

REF. NO.: 91A/2031      CERTIFICATE NO.: 17103<sup>B</sup>

PROPOSAL: Change of house type 12 houses

LOCATION: Sites 2-24 Queen Road B, Westbury Court, Luccombe

APPLICANT: ADROIT Ltd

*10/20/12/91*

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	PAYANCE DUE	RED. FEE APPL.	AMT. OF PED. FEE
A	Dwelling (Houses/Flats)	@ £55	<i>165</i>	<i>165</i>			
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.00 per M <sup>2</sup> or 10					
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: *20* Date: *3/1/92*

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



Bloc 2, Ionad Bheatha na hÉireann,  
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/2031

Date : 8th January 1992

Dear Sir/Madam,

Development : Revisions to approved layout and house type

LOCATION : Sites 2-24 even Road B Westbury Court, Newcastle Road,  
Lucan

Applicant : Adroit Ltd

App. Type : PERMISSION

Date Recd : 20th December 1991

Your application in relation to the above was submitted with a fee of 96.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 384.00 .

I should be obliged if you would submit the balance of 288.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

John McGivern & Associates,  
25 Millview Lawns,  
Malahide,  
Co. Dublin.

PLANNING APPLICATION FEES

Reg. Ref. 91A/2031 Cert. No. 27496  
 PROPOSAL Change of house type 12 houses  
 LOCATION Sites 2-24 even Road B, Westbury Court, Newcastle Road  
 APPLICANT Adroit Ltd Lucan

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	2384	96	2288	£288 1/2 NS4380
2	Domestic	@£16				
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: [Signature] Grade: S.O. Date: 3/1/92 .....  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade: ..... Date: .....

Mr. A. Hinchy.

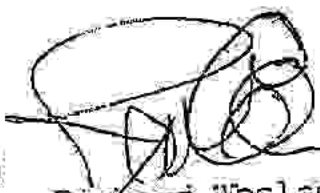
Senior Executive Draughtsman/Technical

RE: Sites 2-24 Ben Road B Westbury Court, Newcastle Road  
Luccan

REG. REF.: 91A/2031

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)  
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. £) has been paid in respect of the above application.  
Please confirm this is the correct fee under Article 6.1 of the Local  
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.  
File Reg. Ref.: 91A/124 to which a full fee was paid is attached.



Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

*Slight change to overall site. Decrease in  
no. of houses from 14 to 12  
JWH  
6/1/82*

A. Hinchy,  
Senior Executive Draughtsman/Technical

SP only

①

Register Reference : 91A/2031

Date : 9th January 1992

Development : Revisions to approved layout and house type

LOCATION : Sites 2-24 even Road B Westbury Court, Newcastle Road,  
Lucan

Applicant : Adroit Ltd

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 20th December 1991

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 19.02.92 .....  
Time ..... 10.30 .....  
.....

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
13 JAN 1992  
SAN SERVICES

.....  
for PRINCIPAL OFFICER

Date received in Sanitary Services .....

FOUL SEWER

Refusal recommended see previous reports, 91A/1247 dated 2.10.91.

SURFACE WATER

Refusal recommended see previous report - 91A/1247  
Previous reports have consistently stressed the importance of the stream surrounding the the Southern highway and the West. Ben boundary of the site. No work should be permitted to continue until the treatment of this stream is addressed.

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

Returned  
17 FEB 1992  
DUBLIN Co. COUNCIL  
SANITARY SERVICES

H. H. H. H. H.  
12.2.92

J. J. J. J. J.  
13/2/92

MA 85

Register Reference : 91A/2031

Date : 9th January 1992

PLANNING DEPT.  
 DEVELOPMENT CONTROL SECT  
 Date ..... 19.02.92 .....  
 Time ..... 10.30 .....

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

WATER SUPPLY... Water available. 24 hr storage required. Applicant is to revise w/main layout to show a duckfoot hydrant opposite site 20. All connections etc to be by DCC personnel at applicants' cost expense.

John D. [Signature]  
 29.1.92

ENDORSED \_\_\_\_\_

DATE \_\_\_\_\_

[Signature]

14/2/92

[Signature]

30/1/92

DUBLIN CO. COUNCIL  
 SANITARY SERVICES  
 17 FEB 1992  
 [Signature]

[Checkmark]

P/626/92

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

| B E L G A R D |

Register Reference : 91A/2031

Date Received : 20th December 1991

Correspondence : John McGivern & Associates,  
Name and : 25 Millview Lawns,  
Address : Malahide,  
Co. Dublin.

*€265,381  
for 1209*

Development : Revisions to approved layout and house type

Location : Sites 2-24 even Road B Westbury Court, Newcastle Road  
Lucan

Applicant : Adroit Ltd

App. Type : Permission

Zoning :

Floor Area : Sq. metres

<b>CONTRIBUTION:</b>	
Standard	76700
PS	800
Other	60000
<b>SECURITY:</b>	
Bond / C.I.F.	120,000
Cash	75,000

(MG/BB)

Report of Dublin Planning Officer dated 6th February, 1992.

This is an application for PERMISSION for revisions to approved layout on house type at sites 2-24 even Road B, Westbury Court, Newcastle Road, Lucan for Adroit Ltd.

The proposed site is located to the west of the Newcastle Road in an area zoned "A1" - "to provide for new residential communities in accordance with approved Action Area Plans".

The proposed site forms part of a larger site for which planning permission was granted for 266 houses under Reg. Ref. No. ZA 1330.

Reg. Ref. No. 89A-0852 refers to a more recent grant of permission for 100 no. houses at this location for Sidlebury Ltd. Development has commenced on foot of this grant of permission.

Reg. Ref. No. 90A-1604 refers to a grant of permission for amendments to previously approved layout at sites 1-7, Road C, 21-43 Road A and 1-11 and 2-18 Road B for Sidlebury Ltd.

*A*



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2031

Page No: 0002

Location: Sites 2-24 even Road B Westbury Court, Newcastle Road, Lucan

Reg. Ref. No. 91A-0483 refers to a grant of permission for alterations to previously approved house type and layout at sites 1-17, Road E, 12-18, Road D, 1-7 and 2-18, Road F for Adroit Ltd. This grant of permission provided for 4 no. detached houses each with garages at Nos. 8-12, Road F (the subject of the current application).

Reg. Ref. No. 91A-1247 refers to a grant of permission for revisions to approved house type and layout at sites 2-28, Road B for Adroit Ltd.

Reg. Ref. No. 1542 refers to a grant of permission for replacement of 4 no. previously approved detached houses at sites 8-14 Road F with 4 no. semi-detached houses.

The current application provides for a reduction of house numbers at Road B from 14 (previously approved under Reg. Ref. No. 91A/1247) to 12 no.

Lodged plans provide for a 4 bedroom house with garage utility room to side.

Roads Department report *not received*

Sanitary Services report *not received*

The proposed development is considered acceptable.

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

CONDITIONS / REASONS

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# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2031

Page No: 0003

Location: Sites 2-24 even Road B Westbury Court, Newcastle Road, Lucan

01 The development to be carried out 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.

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.

03 That <sup>each</sup> the proposed house be used as a single dwelling unit.

REASON: To prevent unauthorised development.

04 The development shall be carried out in conformity with condition Nos. 6-17 <sup>and 20</sup> -21 and 23-26 of the decision to grant permission by Order No. P/161/90 dated 17.01.1990 Reg. Ref. 89A-0852 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

REASON: In the interest of the proper planning and development of the area.

05 That arrangements made for the payment of the financial contribution in the sum of £76740 in respect of the overall development required by Condition No. 4 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

REASON: In the interest of the proper planning and development of the area.

06 That the arrangements made for the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £120000 or a cash lodgement of £75000 in respect of the overall development, required by Condition No. 5 of planning permission granted under Reg. Ref. 89A-0852 be strictly adhered to in respect of the above proposal.

REASON: In the interest of the proper planning and development of the area.

07 ~~That arrangements made for the payment of the financial contribution in the sum of £80000 (i.e. 100 x £800 per house) in respect of the overall development required by Condition No. 22 of planning permission granted under Reg. Ref. 90A-0852 be strictly adhered to in respect of the above proposal.~~

~~REASON: In the interest of the proper planning and development of the area.~~

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2031

Page No: 0004

Location: Sites 2-24 even Road B Westbury Court, Newcastle Road, Lucan

7.08 That (a) a minimum of 7'6" be provided between each block of houses;  
(b) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

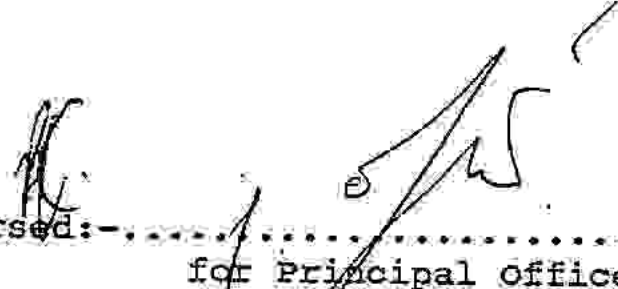
6.8 REASON: In the interest of the proper planning and development of the area.

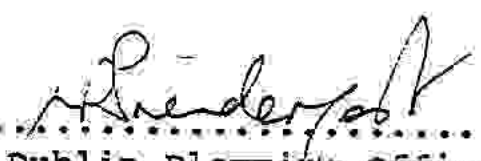
8.08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON: In the interest of reducing air pollution.

9.10 That a financial contribution in the sum of £800. per house be paid by the proposer to Dublin County Council towards the improvement of the road networks in the area; this contribution to be paid prior to the commencement of development on site.

REASON In the interest of the proper planning and development of the area.

Endorsed:  .....  
for Principal Officer

 .....  
for Dublin Planning Officer

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 (9) conditions set out above is hereby made.

Dated: 13<sup>th</sup> FEBRUARY 1992

 .....  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 10<sup>th</sup> February 1991. 1992.



Bloc 2, Ionad Bheatha na hEireann,  
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Lower Abbey Street,  
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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/ 0626 /92      Date of Decision : 13th February 1992

Register Reference : 91A/2031      Date Received : 20th December 1991

Applicant : Adroit Ltd

Development : Revisions to approved layout and house type

Location : Sites 2-24 even Road B Westbury Court, Newcastle Road,  
Lucan

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 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:- ...<sup>9</sup>...ATTACHED.

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

Date: 14.2.92.....

John McGivern & Associates,  
25 Millview Lawns,  
Malahide,  
Co. Dublin.

## 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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg. Ref. 91A/2031  
Decision Order No. P/ 0626 /91  
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
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C O N D I T I O N S / R E A S O N S

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REASON: In the interest of the proper planning and development of the area.

07 That (a) a minimum of 7'6" be provided between each block of houses;  
(b) each house have a minimum front building line of 25 ft. and rear garden depth of 35 ft.

07 REASON: In the interest of the proper planning and development of the area.

08 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning

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Reg.Ref. 91A/2031  
Decision Order No. P/ 0626 /91

Page No: 0003

solid smokeless fuels.

REASON: In the interest of reducing air pollution.

09 That a financial contribution in the sum of £800. per house be paid by the proposer to Dublin County council towards the improvement of the road networks in the area; this contribution to be paid prior to the commencement of development on site.

09 REASON: In the interest of the proper planning and development of the area.



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RECEIPT CODE

*Balance*

# COMHAIRLE CHONTAE ÁTHA CLIATH

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 54380

PAID BY  
CAS  
CHEQUE ✓  
M.O.  
B.L.  
I.T.

£ 288.00  
16th

day of *January* 19 *92*

Received this  
from *Adroit Ltd.*

the sum of *two hundred and eighty eight* Pounds  
Pence, being *NS 4/0000*

*of fee on 91A/2031*

*Melvin Deane* Cashier

*S. CAREY*  
Principal Officer *class 1*



Bloc 2, Ionad Bheatha na hEireann,  
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Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/2031

Date : 8th January 1992

Dear Sir/Madam,

Development : Revisions to approved layout and house type

LOCATION : Sites 2-24 even Road B Westbury Court, Newcastle Road,  
Lucan

Applicant : Adroit Ltd

App. Type : PERMISSION

Date Recd : 20th December 1991

Your application in relation to the above was submitted with a fee of 96.00 .

On examination of the plans submitted it would appear that the appropriate amount should be 384.00 .

I should be obliged if you would submit the balance of 288.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Richard H. O'Connell', written over a dotted line.

for PRINCIPAL OFFICER

John McGivern & Associates,  
25 Millview Lawns,  
Malahide,  
Co. Dublin.

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



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Register Reference : 91A/2031

Date : 23rd December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Revisions to approved layout and house type

LOCATION : Sites 2-24 even Road B Westbury Court, Newcastle Road,  
Lucan

APPLICANT : Adroit Ltd

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 20th December 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

John McGivern & Associates,  
25 Millview Lawns,  
Malahide,  
co. Dublin.

**John McGivern & Associates**  
**Architectural & Planning Consultants**

25 Millview Lawns,  
Malahide,  
Co. Dublin. Tel. 451475

V.A.T. No. 4681340M

BYE LAIN APPLICATION  
REG. NO. 165 NSP428

18th December, 1991  
Josh Press 18/12/91

P  
1.16.0  
91A/2031

96 20/2  
NSP4192

The Principal Officer,  
Planning & Devt. Dept.,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.

CO. DUBLIN Permission is  
being sought by Adroit Ltd.  
for revisions to approved  
layout and house type, sites  
2-24 even, Road B, Westbury  
Court, Newcastle Road,  
Lucan.

re: Revision to approved layout and house type sites 2 - 24 even,  
Road B, Westbury Court, Newcastle Road, Lucan for Adroit Limited.  
Reg. Ref. 91A - 1247.

Dear Sir,

Permission is being sought by Adroit Ltd., under the Local Government  
(Planning & Development) Acts 1963 and 1983 and also Building Bye Law  
Approval for revisions at the above.

The development which is substantially complete was approved by your  
Council (Reg. Ref. 89A-952). Adroit Ltd. have an agreement to purchase  
developed sites and are not responsible for the development or financial  
contributions.

Adroit Ltd. have a permission by Order P/4395/91 dated 20th September,  
1991 for 14 three bedroom semi-detached and the present proposal is for 12  
four bedroom semi-detached with a reduction of 2 houses.

I enclose herewith four copies of each of:

- (a) Location Plan
- (b) Layout Plan
- (c) Services Layout
- (d) House Plan
- (e) Specification

RECEIVED  
20 DEC 1991  
REG. SEC.

Continued

17/10

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

ISSUE of this receipt is not an  
acknowledgement that the sum  
tendered is the prescribed application  
fee. ~~100~~ N 54192

£96.00

Received this 20<sup>th</sup> day of December 1991

from Advroit Ltd.

the sum of ninety six Pounds

being fee for planning application at Westbury Court

Noelle Deane Cashier

S. CAREY Principal Officer Class 1x12

# COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

PAID BY —  
CASH  
CHEQUE ✓  
M.D.  
B.L.  
I.T.

[RECEIPT CODE]

REC. NO. N 54428

€165.00

Received this 20th day of December 1991

from Adroit Ltd

the sum of one hundred and sixty five Pounds

Pence, being fee for

bye-law application at Westbury Court

Modder Doane Cashier

S. CAREY  
Principal Officer

Class A x12

to: The Principal Officer  
date: 18th December, 1991

Continuation No. 1

I also enclose copy of Irish Press dated 18th July 1991 containing the Planning Notice.

Adroit Ltd. have an agreement to purchase the sites.

I further enclose cheque for £261 (£87 x 12 - 25%) to cover the charges for this application.

Yours faithfully,

  
John McGivern.





PROPOSED HOUSING DEVELOPMENT AT NEWCASTLE ROAD, LUCAN.

- Builder: Adroit Limited
- General: The construction generally is to be erected in accordance with the requirements of Dublin County Council and the Department of the Environment.
- Foundation: These shall be concrete laid to such depth to comply with the Dublin County Council Specification.
- Walling: External walls shall be of cavity construction with Brick outer leaf and 110 mm. inner leaf or 215 mm. Hollow Block as shown on plan.
- Internal: Internal partition walls to be of dry construction. All walling internally to be dry lined.
- Flooring: Floors to be 150 mm. concrete on D.P.M. on 150 mm. of hardcore. 25 mm. Polystyrene Sheets to be laid around perimeter of block on top of D.P.M.
- Heating: Gas fired central heating with radiators as indicated on drawings.
- Kitchen Fittings: These are to be fitted as per Contract Drawings and are to be mainly of Aickerplast construction on timber framing. The main wearing areas are to be surfaced with propriety laminated plastic. A stainless steel sink unit is provided. Cooker, refrigerators, etc. shown on drawings are not supplied.
- Bathroom: Sanitary ware in white, low level w.c., bath, wash-hand basin with standard fittings as to builder's selection. Mechanical ventilation to en-suite where required.
- Doors: All doors to be nominal 50 mm. thick, hung with 100 mm. butt hinges and fitted with suitable door furniture. Front doors shall be in hardwood.
- Electrical: Light points to the ceilings and wall as indicated on drawings. 13 amp. sockets to be fitted to wall as shown in drawings. A cooker control unit incorporating a 13 amp. power socket will be provided near to the cooker space in the Kitchen. A double immersion group is provided as standard.



D.P.M.

2,000 gauge P.V.C. of Blizzard Hersion base bitumen D.P.M. to be provided as shown on drawings or as where otherwise approved.

Roof Trusses:

Roof Trusses are to manufacturers' design and specification and approved by I.I.R.S.

Roof Tiles:

Roof tiles to I.S.S. laid on untearable felt and secured on battens.

Insulation:

100 mm. Fibreglass or other approved material to be provided in the attic area. External Walls to be sheeted with 25 mm. Polyurethane Laminated to 9.7 mm. plasterboard or other approved material and bonded to wall with approved adhesive to builders selection.

Ventilation:

Vents to be provided to all habitable rooms without a fireplace.

Colour Scheme:

External woodwork to be prepared and painted two coats of undercoat and one coat of gloss. Front windows to be stained and varnished.  
Internal woodwork to be prepared, primed and painted with one coat of undercoat and one coat of gloss.  
Doors to be natural finish or to builders selection.  
All internal walls to be prepared to builder's selection. Bathroom and kitchen to receive two coats of emulsion.  
All ceilings to be stippled, finished or painted with emulsion to builder's selection.  
External colour of paintwork, plastering and roof tiles to builder's selection.

Front and Rear Gardens:

Front and rear gardens to be rotovated and top soiled.

Boundary Fences:

Rear gardens to be bounded by concrete Block Wall 5 courses high above foundation or other approved Boundary to builder's selection.