

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders Permission for change of house type at Raheen, Brittas for M. Delaney.

Matthew Delaney,  
Crooksling,  
Brittas,  
Co. Dublin.

Reg. Ref.	91A/1284
App. Recd:	02.08.1991
Floor Area:	192.5 sq. m.
Site Area:	2270 sq. m.
Zoning:	C

Report of the Dublin Planning Officer, dated 24 September 1991

This is an application for PERMISSION for change of house type at Raheen, Brittas for M. Delaney.

### SITE DESCRIPTION

The site is a fairly flat rural site, marked off by a light wire fence. There are a number of trees scattered around the boundaries, but the proposed house would be very visible from the road. The site is stated to be 2270 sq. m.

The house type proposed is a 2 storey dormer style dwelling with a floor area stated to be 192.5 sq. metres. It would be finished in part brick and part plaster. A deep tiled roof is shown with small paved windows on both levels.

### HISTORY

The history to the site is as follows:-

85A-723 - Permission refused for house on this site. (Applicant was D. Hill).

89A-1801 - Permission granted by Section 4. Applicant Matthew Delaney. Single storey house shown.

The current application is also Matthew Delaney, but the house type shown is much more obtrusive and the design would be most undesirable in this rural area.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following ( / ) Reasons:-

1. The proposed house type by reason of its height and design would be unduly obtrusive in this area which is zoned with the objective "to protect and improve high amenity areas", and as such it would be contrary to the proper planning and development of the area.

Contd.... /

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for change of house type at Raheen, Brittas for M. Delaney.

*GB/BB*  
Endorsed:-

*[Signature]*  
for Principal Officer

*Richard Cremius*  
For Dublin Planning Officer

*25.9.91*

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to **REFUSE PERMISSION** for the above proposal is hereby made by the Council for the ( / ) reasons set out above and **PERMISSION** is **REFUSED** accordingly.

Dated: *30<sup>th</sup>* September, 1991.

*[Signature]*  
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 27<sup>th</sup> September, 1991.

BYE LAW APPLICATION FEES

CERTIFICATE NO.:

159 <sup>5</sup>

REF. NO.: 91A/1284

PROPOSAL: Bungalow

LOCATION: Rakeen Bhattas

APPLICANT: M. Delaney

CLASS	1 DWELLINGS/AREA LENGTH/STRUCTURE	2 RATE	3 AMT. OF FEE REQUIRED	4 AMT. LODGED	5 BALANCE DUE	6 RED. FEE APPL.	7 AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	55	55	—		
B	Domestic Ext. (Improvement/ Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M <sup>2</sup> or £70					
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: 8.0 Date: 8/8/91

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

PLANNING APPLICATION FEES

Reg. Ref... 91A/1284

Cert. No... 26252

PROPOSAL... Bungalow

LOCATION... Raleen Ballyas

APPLICANT... M. Delaney

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32	<u>1/16</u>	<u>1/16</u>		
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: R. McE Grade ..... Date 7/8/91

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

Mr. A. Hinchy,  
Senior Executive Draughtsman/Technical

RE: Bungalow at Raleam Bricter

REG. REF.: 91A/1284

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


A reduced fee (i.e. 1/2) 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.: 89A/1801 on which a full fee was paid is attached.



Richard Whelan,  
Staff Officer,  
Registry Section.

Mr. R. Whelan,  
Registry Section.

91A/1284 15 7/19 89A/1801 5000 AS  
89A/1801 521614 100000 TO HAVE 7000

  
A. Hinchy,  
Senior Executive Draughtsman/Technical

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

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 CHECKED NO: BY /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

~~PERMISSION~~ PERMISSION: ~~1888/91~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Matthew Delaney, Register Reference No. 91A/1284  
Crooksling, Planning Control No. .....  
Brittas, Application Received 02.08.1991  
Co. Dublin. Additional Information Received .....  
Applicant M. Delaney.

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, P/ 4538/91 dated 30.09.1991 decided to refuse:

~~PERMISSION~~ PERMISSION ~~PERMISSION~~

For change of house type at Raheen, Brittas.

for the following reasons:

1. The proposed house type by reason of its height and design would be unduly obtrusive in this area which is zoned with the objective "to protect and improve high amenity areas", and as such it would be contrary to the proper planning and development of the area.

Signed on behalf of the Dublin County Council .....

*J. de Bantuaal*  
for PRINCIPAL OFFICER

30th September, 1991.

Date .....

### IMPORTANT:

NOTE: (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. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

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/1284

Date : 6th August 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Change of house type  
LOCATION : Raheen, Brittas  
APPLICANT : M. Delaney  
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 2nd August 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Matthew Delaney,  
Crooksling,  
Brittas,  
Co. Dublin.





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 ..... RAHEEN, BRITTAS,  
(If none, give description  
sufficient to identify) ..... CO. DUBLIN.

3. Name of applicant (Principal not Agent) ..... MATTHEW DELANEY  
Address ..... CROOKSLING, BRITTAS, CO. DUBLIN Tel. No. ....

4. Name and address of ..... MARY WALSH 77 BAWNILLE RD  
person or firm responsible  
for preparation of drawings ..... TALLAGHT, D.24. Tel. No. ....

5. Name and address to which ..... CROOKSLING, BRITTAS, 455 N45463  
notifications should be sent  
..... CO. DUBLIN.

6. Brief description of .....  
proposed development ..... BUNGALOW. (CHANGE OF HOUSE TYPE)

7. Method of drainage ..... SEPTIC TANK ..... 8. Source of Water Supply ..... WELL

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 ..... N47425

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

(a) Area of Site ..... 2270 m<sup>2</sup> ..... Sq. m.  
(b) Floor area of proposed development ..... 192.5 m<sup>2</sup> ..... Sq. m.  
(c) Floor area of buildings proposed to be retained within site ..... Sq. m.

CO. DUBLIN - Planning permission requested for change of house type at Raheen, Brittas, M. Delaney.

12.State applicant's legal interest or estate in site  
(i.e. freehold, leasehold, etc.) ..... FREEHOLD ..... 0.2 AUG 91

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
INSDRIP AS THEY RELATE TO THE BYE-LAWS IN THIS CASE

15.List of documents enclosed with ..... A COPIES OF PLANS, SECTION, ELEVATIONS,  
application. BLOCK PLAN, LOCATION MAP, SPECIFICATIONS, PAGE OF  
PAPER WITH PLANNING AD. REG. FEE OF £71

16.Gross floor space of proposed development (See back) ..... 192.5 m<sup>2</sup> ..... Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development .....  
Fee Payable € ..... 71. ..... Basis of Calculation .....  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Mary Walsh ..... Date ..... 1/8/1991

Application Type ..... P.BBL ..... FOR OFFICE USE ONLY  
Register Reference ..... 91A/1284 ..... 2.8.7.

Amount Received € .....

Receipt No .....  
Date ..... 24/6

E. Herald  
26/7/91

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgment and the fee  
tendered is the prescribed application  
N 47425

£16.00  
6th

Received this day of August 1991

from M. Delaney,  
Crocksting,  
Brittas

The sum of extra Pounds

Pence, being fee for  
slip application at Rahen

Shelagh Deane Cashier

S. CAREY  
Principal Officer Class 1x

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

DUBLIN COUNTY COUNCIL

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

LAW APPLICATION

RFC No. N 45463

Received this

6th

day of

April

1977

from

M. Dolaney  
in Crookling  
Brittas

The sum of

fifty five

Pounds

Pence being

two application at Raher

M. Dolaney

Cashier

Cashier

S. CAREY  
Principal Officer

Class A x 1

CHANGE OF HOUSE TYPE FOR  
MATTHEW DELANEY, AT RAHEEN  
BRITTAS, CO. DUBLIN.

THE ORIGINAL HOUSE WAS PASSED UNDER  
REG. REF. 89A/1801

DEC. ORDER:- P/2286/90 date 30/5/1990

BUILDING BYE-LAWS WERE GRANTED  
UNDER B.B.L. /279/91 DATED 7/2/1991.





**SPECIFICATION**  
**of**  
**Materials and Workmanship**  
**for**  
**Dwelling House at**

RAHEEN, BRITTAS,  
-----  
CO. DUBLIN  
-----

**for**  
MATTHEW DELANEY.  
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## INTRODUCTION

This is an outline specification for the guidance of persons erecting a dwelling house, describing minimum requirements, and is not compiled for use as a contract document. Where a development contains more than one house a fully detailed specification may be required.

The work throughout shall be executed in a proper and workmanlike manner using the best available materials of their kind, and, as far as possible, manufactured or produced within the E.E.C. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

Where it is intended to use methods of construction or materials not described in this specification full details shall be submitted to the Department of the Environment.

The works shall also comply with:—

- (a) Relevant Irish Standard Specification (I.S.) or British Standard Specification where there is no Irish equivalent, or Provisional Specifications as above.
- (b) National Building Regulations (if any).
- (c) Local Authority Bye Laws, regulations or requirements.
- (d) The regulations and requirements of Public Utilities (e.g. E.S.B., Posts and Telegraphs, Gas undertakings).
- (e) Accepted Codes of Practice.
- (f) Requirements of the Department of the Environment.

## Section 1 EXCAVATIONS AND SUB-STRUCTURES

- 1.1 Site**  
The site shall be adequately drained and have no features likely to render the house unstable or uninhabitable.
- 1.2 Preparing Site**  
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 150 mm. Where the bearing quality of the ground is suspect special care shall be taken in the design of the foundations.
- 1.3 Excavation**
- 1.3.1** 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.
- 1.3.2** Where other excavations close to or under the foundations are unavoidable care shall be taken to ensure the stability of the structure.
- 1.4 Foundations**  
Shall be concrete mix A, to widths and depths indicated and reinforced as necessary. Where foundations are stepped they shall overlap at least 600 mm.
- 1.5 Floor Level**  
The height of the finished floor over the highest point of the finished ground level shall be not less than 350 mm in the case of joisted floors and not less than 175 mm in the case of concrete floors. See also 2.24.
- 1.6 Rising Walls**  
Rising walls shall be of solid blockwork bedded in cement mortar, or of mass concrete, mix A to widths and heights indicated. See also 2.4.
- 1.7 Cement**  
Normal Portland Cement shall be in accordance with I.S. 1 and stored under dry conditions.
- 1.8 Lime**  
Hydrated lime to be to I.S. 8.
- 1.9 Water**  
Water shall be clean and free from harmful impurities.
- 1.10 Sand and Aggregates**  
Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S. 5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S. 5 and to sizes set out below.
- 1.11 Concrete Mixes**

Concretes	Aggregates	Nominal Mix			28 day Strength (Newtons) Per mm <sup>2</sup>
		Mix	Maximum Size	Cement	
A	40 mm	1	3	6	14
B	20 mm	1	2	4	21
C	14 mm	1	3	6	—

The water-cement ratio shall be kept to the minimum needed to ensure reasonable workability, but should not exceed 35 litres per 50 Kg of cement.



- 1.12 **Cement Mortar**  
Shall be 1 part cement to 3 parts sand.
- 1.13 **Lime Mortar**  
Shall be 1 part hydrated lime to 6 parts sand.
- 1.14 **Gauged Mortar**  
Shall be 10 parts lime mortar mixed with 1 part cement just before use.
- 1.15 **Strong Gauged Mortar**  
Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.
- 1.16 **Additives**  
Plasticisers, waterproofers, sealers and bonding agents if used, shall be used in accordance with manufacturer's instructions.

## Section 2 BLOCKLAYING AND CONCRETING

- 2.1 **Thermal Insulation**  
Attention is drawn to the need to insulate walls, floors and roofs to meet the requirements set out in Section 14.
- 2.2 **Mixes**  
See Section 1 for concrete and mortar.
- 2.3 **Blockwork**  
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. All walls shall be carried up regularly not leaving any part 1 m lower than another.
- 2.4 **Cavity Walls**  
Walls shall be formed of two solid 112 mm 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 for drainage of moisture to the outside, at the base.
- 2.5 **Hollow Block Walls**  
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.
- 2.6 **Solid Block Walls**  
225 mm solid concrete blocks shall be plastered externally.
- 2.7 **Solid Brick Walls**  
Solid brick walls shall be 337 mm thick, and weather-pointed.
- 2.8 **Masonry Walls**  
Masonry walling, where used, must not be less than 500 mm thick.
- 2.9.1 **Facings**  
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.
- 2.9.2 **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.

- 2.10 Pointing**  
All wall faces finished without plastering shall be pointed in the building mortar as the work proceeds, or the joints may be taken out 20 mm deep and pointed in cement mortar.
- 2.11 Party Walls**  
All party walls shall be 225 mm solid blockwork of density not less than 1,500 kg/m<sup>3</sup>, plastered both sides and carried up in the solid to the plane of the upper surface of the rafters. See also 5.7.
- 2.12 Solid Partition**  
Solid partitions shall be 112 mm thick brick or block work, laid to break joint, in gauged mortar, bonded 112 mm at junctions.
- 2.13 D.P.C.**  
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.
- 2.13.1** 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 over finished ground level or paved area or highest ground within one metre of house.
- 2.13.2** 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.
- 2.13.3** Under the turned up at ends and back of all cills and external room ventilation grids and recessed edges of all concrete roof slabs.
- 2.13.4** In all chimney stacks immediately above the level of the flashing and under all cappings and copings.
- 2.13.5** Under lowest ground floor timbers and not lower than wall D.P.C.
- 2.13.6** 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.
- 2.14 Concrete Under Barges**  
Concrete barges, if used, shall be under slates or tiles, full width of walls and at least 75 mm thick and projecting 100 mm beyond the face of the wall, throated on the underside, suitably reinforced and tied back as necessary. See also 5.7.
- 2.15 Concrete Copings**  
Concrete copings in lengths of not more than 1 metre, shall be weathered and throated, bedded in gauged mortar on D.P.C. and pointed in cement mortar.
- 2.16 Lintels**  
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 manufacturer's instructions.
- 2.17 Window Cills**  
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 gauged mortar on D.P.C. as previously specified. Care to be taken that the throating is clear of the finished wall face.
- 2.18 Reinforced Concrete Annexe Roofs**  
**2.18.1** Concrete roofs, mix B shall be 40 mm thick for each metre of span, with minimum thickness of 100 mm, fine screeded and laid to falls. Where roof is recessed into a wall, form 150 mm upstand on

D.P.C. properly flashed over. The roof shall be projected 150 mm and throated at verges, with a raised fillet as necessary to prevent overspill of surface water.

Insulate underside of roof. Waterproofing additives or sealants, if used, shall be applied in accordance with manufacturer's instructions.

**2.18.2** Concrete roofs shall be reinforced adequately. For example, an area 5 m x 3 m should have 12 mm mild steel bars at 150 mm centres across the short span and 6 mm bars at 300 mm centres on the 5 m span. Steel to be placed 25 mm above underside of slab and carried over bearing walls to within 25 mm of edge of slab. Reinforcing bars should not normally be lapped, but where unavoidable, the lap shall be not less than 500 mm.

**2.18.3** Proprietary steel reinforcing mesh may also be used, in accordance with manufacturer's instructions.

### **2.19 Chimney Breasts and Stacks**

**2.19.1** Chimney breasts shall be built of solid concrete blocks or decorative blocks or bricks or stone, all to a thickness of not less than 112 mm bedded in gauged mortar with splayed R.C. lintel over fire ope. Each fireplace recess shall have 200 mm solid incombustible material to sides and back excluding any fireback, carried up to full height of recess. Each fireplace shall have an independent flue, separated by not less than 100 mm of solid incombustible material (excluding the thickness of any flue liner) from any other flue. Each flue shall be lined with fireclay liners to I.S. 51 not less than 200 mm internal diameter, backed with weak mortar and carried 150 mm above capping. Splayed liners shall be used in forming bends to flues. Chimney stacks over roof shall be built of 112 mm solid concrete blocks bedded in gauged mortar and plastered or, where special precautions are taken, of decorative blocks, bricks or natural stone. Due to the exceptional exposure of stacks the use of decorative blocks, bricks or natural stone in stacks may cause dampness. Special care in construction and in the design and placing of the D.P.C. is necessary.

**2.19.2** Capping to stack shall be of reinforced concrete, mix C, weathered and throated, not less than 75 mm thick at edge and flanching up around pots. Top of stack, excluding chimney pots, to be 600 mm over ridge where stack is within 600 mm of the ridge.

**2.19.3** Care should be taken that construction and height of stack is such as to ensure adequate structural stability and satisfactory drawing of smoke.

### **2.20 Fireplaces, Heating Units, Cookers**

Fireplaces to have a fireclay back and incombustible surround and to be properly gathered into flue. Enclosed cookers and heating units to be fitted to manufacturer's instructions, with incombustible flue, ventilated as necessary and shall stand on a concrete hearth projecting 150 mm from face of appliance all round.

### **2.21 Hearths**

First floor hearths shall be 25 mm thick reinforced concrete, mix B, finished fine carried on suitable formwork on 44 mm x 22 mm battens spiked to floor joists.

Ground floor hearths shall be 125 mm, finished fine, on hardcore as necessary.

All hearths to be 150 mm wider than fire ope on each side and to project 500 mm from face of breast.

### **2.22 Paved Yard**

Provide 10 m<sup>2</sup> of impervious paved area laid to falls on suitably prepared base and adjacent to back door e.g. 100 mm concrete, 50 mm tarmacadam or 50 mm paving slabs.

### **2.23 Concrete Floors**

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 gauge.

### **2.24 Sub Floors**

Concrete sub-floors to joisted timber floors shall be laid on 100 mm of hardcore as described in 2.23. Concrete shall be mix A, 100 mm thick, and finished to a level not lower than the highest adjoining ground.

- 2.25 **Dwarf Walls**  
Dwarf walls 112 mm thick concrete block or brick, honeycombed for through ventilation shall be built on sub-floors, at centres not greater than 2 metres.
- 2.26 **Suspended Concrete Floors**  
Where concrete suspended floors or stair landings or balconies are used, they should be finished fine and capable of carrying a superimposed load of 1.44 KN/m<sup>2</sup>. Exposed soffits shall be insulated where necessary.
- 2.27 **Screen and Garden Walls**  
Screen or garden walls shall not abut main walls of house.

### Section 3 CARPENTRY AND JOINERY

- 3.1 **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 I.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.
- 3.2 **Preservative**  
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.
- 3.3 **Roof Timbers**
- 3.3.1 Wall plates 75 mm x 100 mm fully treated with preservative, halved and spiked at headings and angles, set level and bolted down at 1 m intervals.
- 3.3.2 Rafters 35 mm x 115 mm minimum at 400 mm centres, treated at feet with preservative, and cut to angles, checked and twice spiked to wall plates, properly aligned to back and spiked to ridge and purlin.
- 3.3.3 Trimming rafters 44 mm thick around roof light and dormer ope and around chimney shafts and 50 mm clear of shaft.
- 3.3.4 Hip and valley rafters 44 mm x 225 mm treated at feet with preservative and fixed as for rafters above.
- 3.3.5 Valley and gutter boards 22 mm x 225 mm wrot, to take gutter, treated with preservative and secured to rafters.
- 3.3.6 Ridge board 32 mm x 175 mm set level, kept 50 mm clear of chimney shaft.
- 3.3.7 Purlins 75 mm x 175 mm adequately supported at intervals of approximately 2 m. Joints, where necessary, shall be half lapped over a support.
- 3.3.8 Struts 75 mm x 100 mm properly supporting purlins from solid bearing, or from spreaders not more than 500 mm from load bearing partitions. Where such bearing support cannot be provided, suitably trussed rafters or purlins shall be used to ensure stability.
- 3.3.9 Spreaders and thrust pieces 44 mm x 115 mm under struts, spiked to ceiling joists to distribute load.
- 3.3.10 Collar ties 35 mm x 115 mm to every rafter. Where purlins are provided, fix collars to every fourth rafter. All collars to be twice spiked to rafters.
- 3.3.11 Hangers and runners 35 mm x 75 mm where necessary to support ceiling joists.

- 3.3.12** Soffit bearers 35 mm x 75 mm to every rafter, treated with preservative.
- 3.3.13** Soffit at least 200 mm wide 16 mm wrot softwood, pressure impregnated or other material suitable for external use and secured to bearers.
- 3.3.14** Fascia 32 mm x 175 mm wrot deal, well secured to roof timbers and pressure treated.
- 3.3.15** Ceiling joists 35 mm x 115 mm at 400 centres, cut to angles and twice spiked to rafters. Where not in one length, form 500 mm securely spiked lap over partition walls.
- 3.4** **Roof Trusses**  
Roof trusses to I.S. 193 (P), adequately braced diagonally, may be used at centres not greater than 600 mm. See also 5.2.
- 3.5** **Floor Joists**
- 3.5.1** First floor joists 35 mm x 175 mm at 350 mm centres for spans up to 3 m, 35 mm x 225 mm at 350 mm centres for spans up to 5 m. All to have one row 35 mm x 44 mm herring-bone bridging or 35 mm x depth of joist solid bridging. Joist to be doubled where carrying partition.
- 3.5.2** Trimmers and trimming joists 75 mm thick x depth of joist to opes and chimney breasts and kept 50 mm clear of breasts. Trimming and trimmed joists to be supported by approved fittings or to be checked on to battens spiked to supporting joist.
- 3.5.3** Ground floor joists 35 mm x 115 mm at 350 mm centres, to be spiked to wall plates (tassels). Trimming timbers to be 44 mm thick x depth of joist.
- 3.5.4** Ground floor tassels 44 mm x 75 mm treated with preservative set level and bearing solidly on D.P.C.
- 3.6** **Ventilation**  
Provide through ventilation under timber ground floors by means of 225 mm x 150 mm metal or concrete louvred ventilators in external walls. Sealed ducts to be formed through cavities in external walls. Openings to be left in tassel walls and in rising walls of partitions and piped ducts to be formed under intervening concrete floors to ensure through ventilation. Space from surface of sub-floor to underside of bottom of ground floor joists to be not less than 125 mm.
- 3.7** **Flooring**
- 3.7.1** Remove all debris from sub-floors before flooring. Flooring 22 mm T & G well cramped, twice nailed with 60 mm cut brads, in narrow widths to minimise the effects of cupping and shrinkage or 18 mm flooring grade chipboard, density 700 kg/m<sup>3</sup> on joists at 400 mm centres with 44 mm x 44 mm noggins to support cross joints. Long joints shall be made along the centre of a joist. Adjacent sheets shall have an expansion gap of 3 mm between them, with 20 mm gap between edges of sheets and adjoining walls, the edges being treated with fungicide. Sheets should be fixed at 300 mm centres and not nearer than 12 mm to edge of sheet. Exposed chipboard floor surfaces to be sealed with resinous sealer.
- 3.7.2** Suspended floors. Where soffit of suspended floor is exposed externally insulate as necessary and sheet with material suitable for external use and having half hour minimum fire rating.
- 3.8** **Grounds**  
Pretreated timber grounds shall be securely built in, to provide means of fixing frames and trimmings.
- 3.9** **Stud Partitions**  
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 doubled joist. Provide 2 No. rows of nogging. Where a partition is load bearing increase timber sections as required. For finish see 6.6.
- 3.10** **Proprietary Partitions**  
Accepted proprietary partitions, erected to manufacturer's instructions, may be used.

**3.11 Stairs**

Stairs shall have 2 m headroom measured vertically from the pitch line and 1.5 m clearance measured at right angles to the pitch line; width 860 mm, going 220 mm minimum, rise 200 mm maximum.

**3.12 Lighting to Stairs and Landings**

**3.12.1** Lighting to stairs, landings, halls and corridors shall be provided by a suitably placed window or roof-light or borrowed lighting from rooms.

**Rest of Stairs**

**3.12.2** Stairs shall have 32 mm red deal round nosed treads and 22 mm risers all glued blocked and bracketed checked and wedged into 44 mm strings. Newel posts, balusters and hand rails to be standard machine prepared sections or suitable steel/timber combination. Open treads shall be not less than 44 mm hardwood, and may be used in accepted special construction with timber, steel or reinforced concrete.

**3.12.3** Every flight shall be adequately protected on each side and have at least one handrail, secured at a height not less than 840 mm and not more than 1 m measured vertically from the pitch line. Closed string stairs shall be to I.S. 158.

**3.13 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 I.S. 63.

Galvanised steel casement windows shall be to I.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.

**3.14 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.

*NOTE.* Under no circumstances should feet of external door frames rest on, or be set into, concrete paving or step.

**3.15 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.

**3.16 External Door**

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

**3.17 Internal Door**

Internal doors to habitable rooms shall be to I.S. 48 or I.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.

**3.18 Trap Door**

Form trap door 500 mm square of half hour fire rating suitably located to give access to roof space.

**3.19 Hot Press**

Hot press to have not less than 2m<sup>2</sup> of spar shelving, 22mm x 44mm wrot, at 75mm centres supported on 22mm x 44mm battens. Where necessary, the cylinder shall be carried on 22mm T and G on 35mm x 75mm framed bearers. Hang suitable door, framed to prevent warping and fitted with suitable catch. Holes for pipes etc. to be neatly made good.

*NOTE.* Hot press doors are very liable to distort due to temperature differences. Consideration should be given to insulating the inner face of the door.

**3.20 Fitments**

All fitments and built-in units shall be of such design, material and workmanship so as to satisfy completely the demands of normal usage.

**3.21 Trimmings**

**3.21.1** Skirtings 16mm x 100mm wrot deal to all floors well fixed to grounds. Plastic skirtings may be used where appropriate.

**3.21.2** Architraves may be 16mm x 75mm wrot deal or as necessary to form neat joint, mitred at angles and securely fixed to grounds.

**3.21.3** Saddles shall be hardwood, cut of 22mm x 150mm splayed, scribed to door frames and secured to floor. For external doors accepted proprietary thresholds may be used.

**Section 4 IRONMONGERY AND GENERAL**

**4.1 Eave Gutters and Rain Water Pipes**

Eave gutters and rain water pipes shall be to relevant I.S.S. and may be:-

GUTTERS	I.S.	PIPES
125 mm	42	75 mm Cast iron
125 mm	59	75 mm 14 SWG galvanised pressed steel
125 mm	71	75 mm Asbestos cement
125 mm		75 mm Aluminium
115 mm		65 mm P.V.C.

Metal and A.C. gutters to be supported on suitable brackets at not more than 2m centres, joisted with mastic compound (and gaskin washers in the case of asbestos cement) and bolted with galvanised gutter bolts and nuts. P.V.C. gutters to be supported on suitable brackets at not more than 1m centres and jointed in accordance with manufacturers instructions. Gutters to be set to falls. At least two stacks of rain water pipes shall be provided secured by holder brackets and kept clear of wall. Provide and fit all necessary matching stop ends, angles and drop nozzles, swannecks, hopper heads and toes. Rainwater pipes to discharge approximately 50mm above gully grid.

**4.2 Windows**

See 3.13.

**4.3 Sash Fittings**

All opening sashes shall be fitted with strong metal fasteners. Centre pivoted, top, side or bottom hung sashes to have suitable stay gear. Up and down sashes shall be hung on brass bushed and faced steel sash pulleys with suitable sash cords and weights or on accepted patent hanging gear.

**4.4 Door Fittings**

Internal doors shall be hung on one pair 100mm steel butt hinges and fitted with suitable mortice type lock or catch and complete with furniture. Provide bolt or locking device to bathroom and toilet doors.

External doors shall be hung on 1½ pair of 100mm steel butt hinges. Entrance door shall be fitted with cylinder night latch and external pull handle. Provide and fit letter plate on or near door. Other external doors shall be fitted with bolt and rim or mortice lock suitable for external use. See 12.1.3.

**4.5 Ventilation Grids**

External openings to ventilators shall be fitted with galvanised cast iron, aluminium, concrete, or accepted P.V.C. louvered grids. See 2.13.3.

## Section 5 ROOFING

### 5.1 Sarking Felt

Untearable sarking felt to I.S. 36 shall be laid under all slates and tiles, lapped horizontally not less than 75 mm for pitches greater than 25° and 150 mm for lesser pitches, carried down into eave gutters. Side lap shall not be less than 150 mm for pitches over 25° and 500 mm for lesser pitches. Felt to be carried fully over ridge board.

### 5.2 Laths or Battens

Laths or battens shall be 44 mm for rafter spacings not greater than 400 mm. For spacing up to 600 mm battens not less than 44 mm x 44 mm shall be used. Tilting fillet to be provided at eaves where necessary.

### 5.3 Quarry Slates

Quarry slates shall be laid to a minimum pitch of 30°, lap 100 mm fixed with 2 No. 10 gauge galvanised slating nails double course at eaves, and slate and a half at verges, with slate slip under.

### 5.4 Asbestos Cement Slates

Asbestos cement slates shall be to I.S.7. The normal pitch for asbestos cement slates shall be 30°, lap 100 mm. Each slate shall be fixed with 2 No. 10 gauge 35 mm galvanised nails and copper crampion at bottom. Provide double course at ridge and treble course at eaves.

Asbestos cement slates may be laid at a pitch lower than 30° in special circumstances.

### 5.5 Concrete Roofing Tiles (normal pitch — 30° and over)

Concrete roofing tiles (normal pitch) shall be to I.S.3 laid to a pitch of not less than 30°. Every tile in every alternative course to be fixed with 1 No. 50 mm 10 gauge galvanised nail. Lap 75 mm clear of nail hole. Pantiles shall be closed at eaves with a course of plain tiles or slate underclock and suitably coloured sand/cement pointing. Alternatively patent eave closer and filler clip may be used.

### 5.6 Concrete Tiles (low pitch — under 30°)

Low pitch concrete tiles shall be laid in accordance with manufacturers instructions and to the minimum pitches accepted by the Department which may not be as low as those recommended by the Manufacturers.

### 5.7 General

Slates and tiles to be neatly trimmed where necessary. Part tiles and slates to be adequately secured.

Drip overhang to be provided at eave and valley gutters.

At verges slates or tiles shall oversail wall face or barge, by at least 25 mm in the case of slates and 50 mm in the case of tiles, and shall be neatly pointed in suitably coloured sand/cement mortar.

Ridge and hip tiles shall be bedded in gauged mortar and pointed with cement mortar, suitably coloured; bedding and pointing to be done in one operation.

Provide suitable hip hooks, screwed to end of hip rafters. In industrial atmospheres special nails may be necessary. Over party walls the space between battens shall be filled with mortar to complete fire stop.

### 5.8 Flashings

Valley gutters, cover flashings and flashings to chimneys shall be

- (1) No. 5 lead to B.S. 1178
- (2) 22/24 gauge medium hard copper
- (3) 20 gauge super-purity aluminium. (18 gauge to valleys and parapet gutters).
- (4) accepted proprietary systems.



To chimney, flashing shall consist of aprons, soakers and cover flashings. The latter shall be secured in a chase in concrete block chimneys, wedged and pointed in with cement fillet formed over. To brick chimneys cover flashings shall be stepped, wedged and pointed into brick joints. Saddle pieces shall be provided at all ridges and roof intersections. Valley gutters shall be laid on felt on 20mm x 225mm wrot boarding treated with wood preservative, and turned up at edges under roof felt tiles or slates.

#### 5.9 Felted Flat Roofs

Wall plates 44mm x 75mm fixed as described. Joist sizes according to span, spaced to suit decking and pitched or firred to fall of 1 to 80. Roof to project 200mm beyond face of wall, or finish with a parapet with 150mm upstand, suitably capped and flashed. Fascias and soffits as previously described. Decking 22mm T & G laid as for floors, plywood, or chipboard not less than 600 kg/m<sup>3</sup> of thickness.

12 mm for joists (rafters)	at 300 mm centres
15 mm for joists (rafters)	at 400mm centres
18 mm for joists (rafters)	at 500 mm centres

or proprietary decking to manufacturers instructions. Angled wood fillets at upstands and verges out of 75 mm x 75 mm.

Plywood, chipboard or wood wool decking must be kept dry at all times and should be felted immediately after fixing. Any sheets which have been allowed to get wet must be replaced, as their strength has been seriously impaired.

First layer of felt 1 ply, close random nailed all over with galvanised clout nails. Second layer 2 ply stuck down all over with special mastic solution or hot bitumen.

Final layer as for second. Each layer in reverse directions, final layer parallel to eave carried over, 22mm x 44mm batten (on fascia) at eaves and down into gutter. Felt at verges to be properly finished with welted apron dressed back over champhered verge fillet. Final layer shall be mineral surfaced, or alternatively covered with light coloured pebbles or chippings stuck on suitably, or as required by local authority. On pitched roof the final layer of felt shall be laid at right angles to eave and lapped away from the prevailing wind. The pitch shall not exceed 20° and the timbers shall be as described in 3.1 and 3.2. Insulate as necessary.

## Section 6 PLASTERING

### 6.1 External Plastering

225mm hollow block, 225mm 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 20mm minimum. The second coat to be finished nap or smooth or combed for rough cast or pebbledash; or prepared for proprietary finish.

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

### 6.2 Rough Cast

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

### 6.3 Reveals

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

### 6.4 Plinths

Plaster plinths to be finished smooth, and neatly cut off or weathered at top edge.

Plaster finish to extend below finished ground level.

- 6.5 Internal Plastering**  
 Scud walls and plaster one coat 12mm 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.
- 6.6 Stud Partitions and Ceilings**
- 6.6.1** Stud partitions and ceilings to be covered with 10mm plaster boards or slabs with skimmed plaster finish or alternatively 12mm patent plaster sheets, all erected, jointed and finished to manufacturers instructions.
- 6.6.2** All wall plastering should be carried behind skirtings and architraves.  
 All internal wall and ceiling finishes, including decorative finishes, shall comply with the relevant local fire requirements.
- 6.7 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.

## Section 7 PLUMBING

- 7.1 Service Pipe**  
 Incoming service pipe to be 15mm diameter laid in trench 600mm deep, or otherwise suitably protected against frost, and connected to internal stopcock.
- 7.2 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 22mm overflow from tank to discharge externally. Connect to service tank 50mm over bottom of tank and take 22mm feed to 150 litre hot water cylinder to IS 161 with 22mm branch over top of cylinder to bath and 15mm connections off wash hand basin and W.C.
- 7.3 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 22mm copper or stainless steel expansion pipe to be taken from top of cylinder to discharge over service tank, with a 22mm do. branch to bath and 15mm connections off for wash hand basin, sink etc.
- 7.4 General**
- 7.4.1** Fit full way stopcock on cold feeds from service tank and fit draw off cock at lowest convenient point of system. On no account should a stop-cock be fitted on an expansion pipe.
- 7.4.2** Copper piping to be not less than 18 gauge hard drawn.