



Oak Lodge, New Road, Clondalkin

Architectural Heritage Impact Assessment

October 2021



ARC Consultants have prepared this Architectural Heritage Impact Assessment on behalf of the applicant in relation to the proposed renovation, refurbishment and extension of Oak Lodge, New Road, Clondalkin, a Protected Structure, RPS No 156

Oak Lodge

Oak Lodge is a 3 bay double pile villa with one main floor over a semi basement. The ground around the house falls to the rear where the semi basement is at ground level. Oak lodge has a shallow two storey return in poor condition that extend about two thirds the way across the rear of the house. About half of the return is modern and the other half, though older, is probably an addition to the house dating from towards the end of the 19th century. The house does not appear on the first edition Ordnance map of circa 1840 but does appear on the Ordnance map of circa 1910.

The detail of the house suggests that the house was built after 1860. The house is listed in the National Inventory of Architectural Heritage, where the date of construction is suggested to be between 1810 and 1840, but the evidence of Ordnance mapping does not support such an early date.

Historic Detail

The historic detail in the house is varied and not consistent in style, making suggesting a date based on historic detail difficult. Some of the historic detail in the house might be interpreted to suggest that the house was built circa 1840 but much of the plaster detail and joinery is the product of late 19th / early 20th century alterations.

Internally, there are narrow vertical timber panels each side of the front door, and there are similar narrow panels below the arch separating the front and rear of the upper hall. These details are typical of the early 19th century. So is the simple skirting in the two rear rooms on the upper floor. The detail of the door to the upper south east room also appears early.

There are plaster cornices in the two front rooms in the upper floor of the house and in the upper hall. These are typical of the late 19th century / early 20th century. The detail of the balusters, handrails and newel posts on the stairs is late 19th century in character, though the handrail detail might just be consistent with a date of 1840. Most of the larger architraves around doors and windows suggest a date in the mid 19th century or later. The detail of the doors to the two main upper rooms at the front of the house also appears late 19th century. So is the 'torus' skirting in these two rooms and in the front hall.

A number of the rooms have timber up and down sash windows. The detail of these windows varies. If the house is quite late, say post 1860, then some of the sash windows, including the bay window on the south side may be original.

There is a white marble fireplace in the south west first floor room with the bay window, probably post 1850 in date. The iron insert is likely to be original to the fireplace and the iron fender would also be contemporary. The south east and north west upper rooms have fireplace that both appear to be cast iron.

Proposed Works

It is proposed to renovate and refurbish Oak Lodge, overhauling historic joinery, putting back timber up-and-down sash windows where these have been replaced with modern uPVC windows. It is also proposed to address issues of rising damp and to repair external render where this has failed. Repairs to the roof are also proposed. It is proposed to lower ground around the house where this has been contributing to rising damp. The main thrust of the works is the restoration of the house. Some urgent exempt repairs have already been undertaken.

It is proposed to demolish the return except for the lower walls of the older part of the return, and to construct a new two storey return across the rear of the house. On the ground floor, the new return is proposed to have a new rear entrance lobby to the house, sanitary accommodation and a utility room, On the first floor, the new return is



proposed accommodate a rear extension of the first floor hall, another bathroom and a small home office.

Works within the main body of the house include the making of a new door opening between the two upper floor rooms on the north side of the house, and the conversion of a store at basement level in the house into a bathroom.

Externally, in addition to replacing inappropriate uPVC windows with timber up-and-down sash windows detailed with the correct historic profiles, it is proposed to replace the modern front door and doorcase with a timber door and doorcase of a design and detail appropriate to the period of the house. It is proposed to replace an existing external door to the room at the south east corner of the basement level with a new bay that will incorporate an external door as well as sidelights. It is proposed to provide a new en-suite bathroom for that room, in the ground floor of the new return.

There is a large outbuilding at the south east corner of the site. It is proposed to retain, overhaul and repair this outbuilding. The entrance from New Road has two fine stone gate piers and a pair of fine wrought iron gates. It is proposed to retain the gates and gate piers, carrying out minor repairs to the gates.

The intention of the works to Oak Lodge is to restore the original character of the house, while providing modern services and modern sanitary facilities. The proposed works are likely to result in considerable positive impacts on the heritage of the house and of the immediate surrounding area.

W. H. Hastings FRIAI • October 2021

RIAI Grade 1 accredited Conservation Architect





Front (west) facade. It is proposed to replace the existing uPVC windows with timber 1-over-1 up-and-down sash windows detailed appropriately and to replace the modern door and doorcase with a timber door and doorcase of a design and detail appropriate to the period of the house



Front Steps. It is proposed to overhaul and repair the front steps where required.



North side of house



Rear (east side) of house. It is proposed to demolish the modern left half of the return and to refurbish and extend the older section.

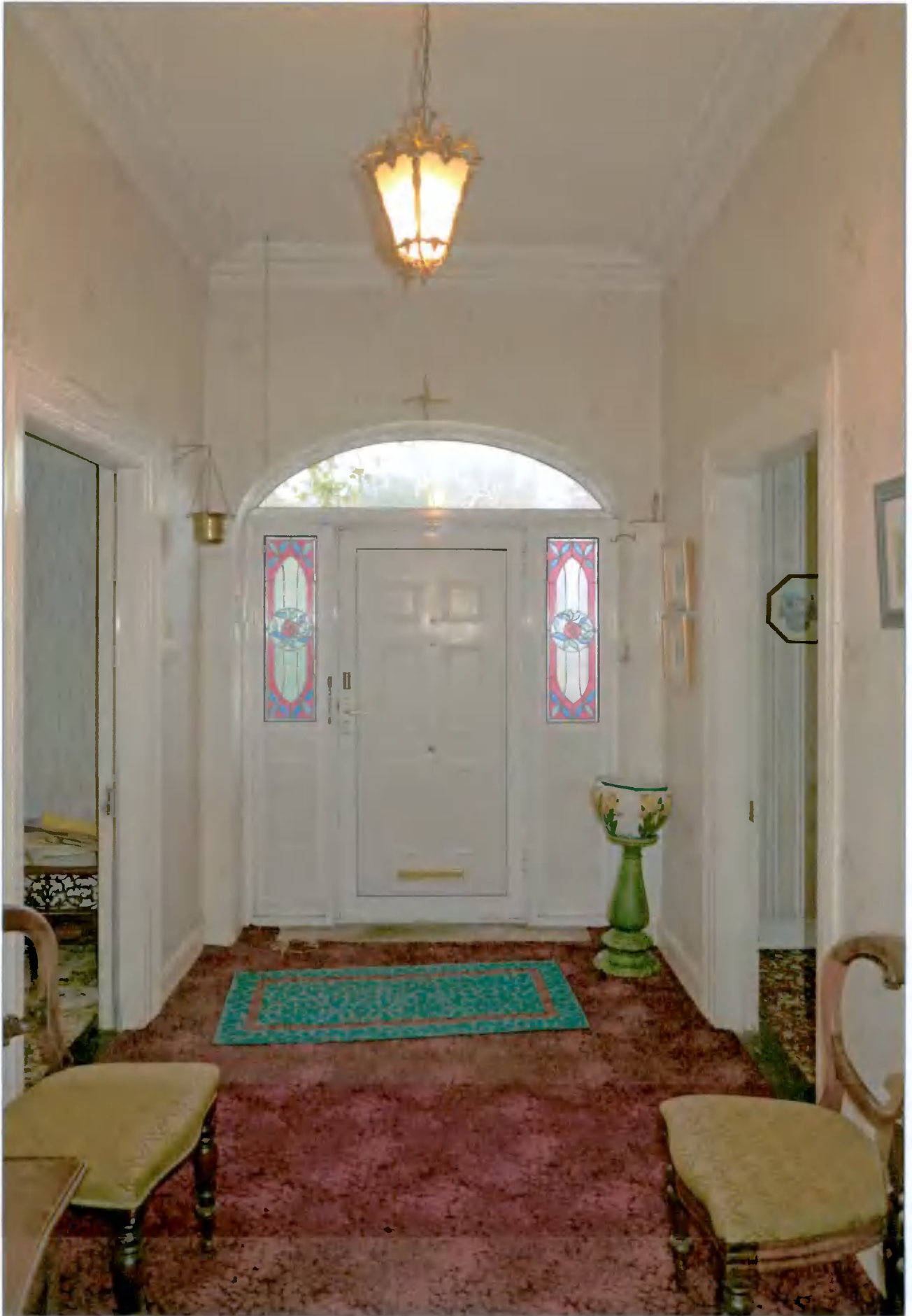


South side of house. A new bay window is proposed at ground level, replacing the door seen on the right.



South east corner. A new return is proposed extending across the rear of the house incorporating part of the old.





Upper hall looking west towards the front door



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North west upper room looking north east. The 1-over-1 sash window, the cornice and the cast iron fireplace are all consistent with a date in the second half of the 19th century.



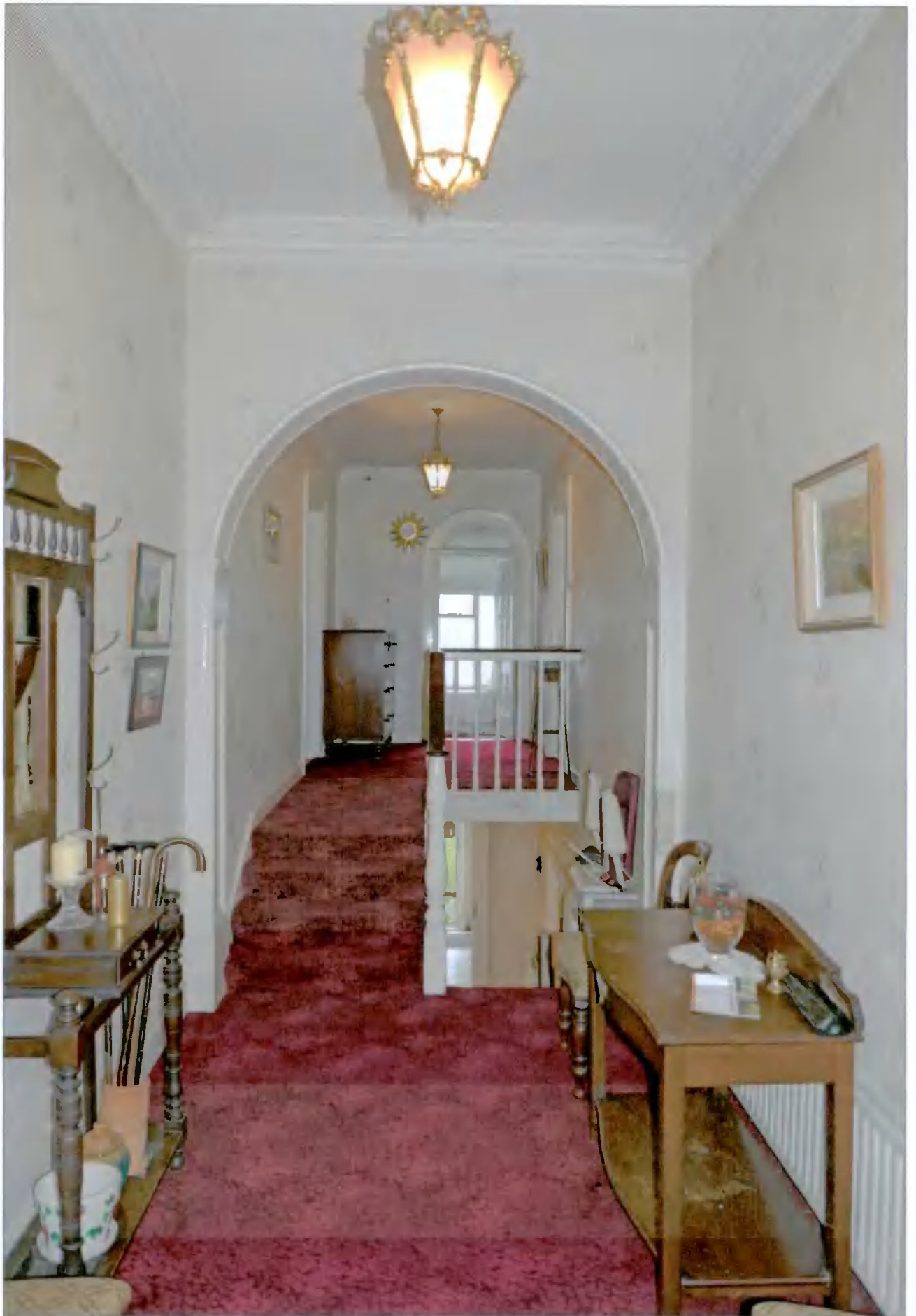
North west upper room looking south west.



South west upper room looking south east. The marble fireplace, the cast iron insert and the iron fender all appear to be late 19th century. The bay window to the right and the cornice also appear to form the second half of the 19th century



South west upper room looking south west.



Upper hall looking east, towards the rear of the house



South east upper room looking south west.



South east upper rear room looking south east.

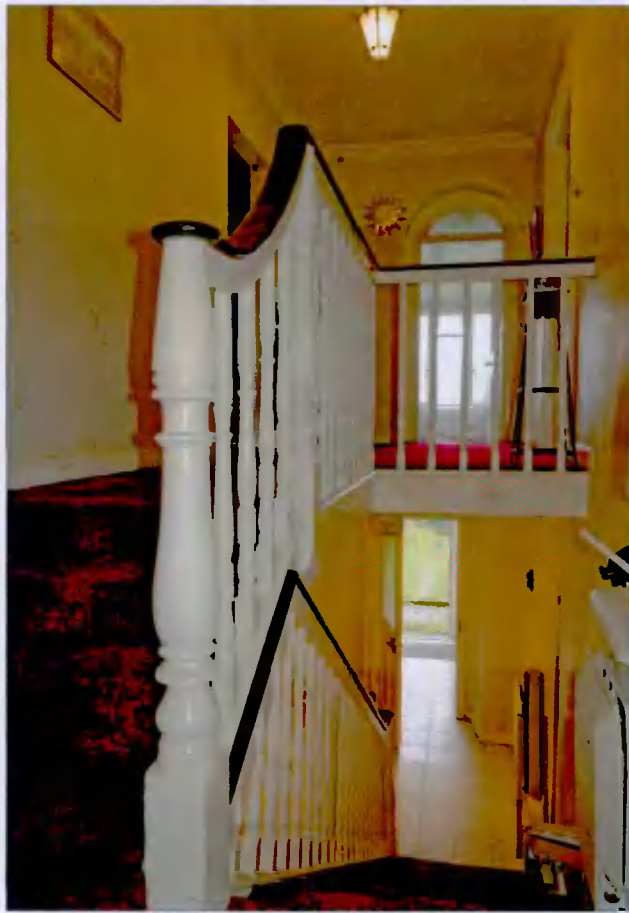


North east upper room looking north east.

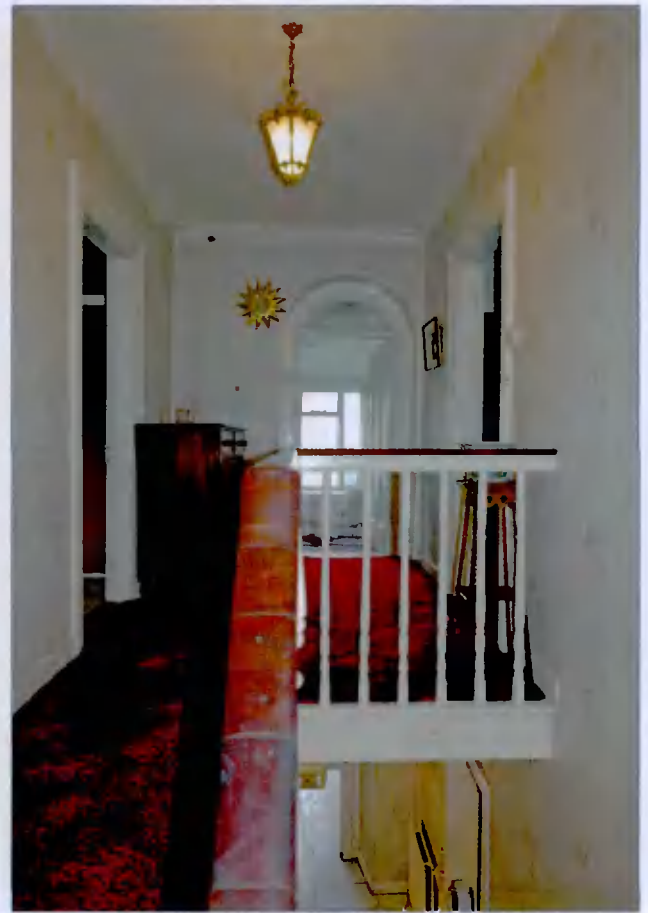


Bathroom at rear of upper hall level in the existing modern return. It is proposed to extend the upper hall into this area as part of a new return to be constructed across the back of the house and partly incorporating the older northern section of the return.





View of stairs looking east from the centre of the upper hall



Rear (east) end of the upper hall



Inside of door to the north west upper room



Inside of door to the south east upper room



South east room at the lower level looking south west. It is proposed to convert this room into a bedroom, removing the fireplace, and to provide a new bay window on the south side of the room providing access to the southern garden.



South east room at the lower level looking south east. It is proposed to provide a new en-suite bathroom at the rear, in the ground floor of a new return to be built across the rear of the house





North east room at the lower level looking north east and out into what appears to be the oldest part of the rear return..



Kitchen at the lower level of the north east return (the older part of the return)





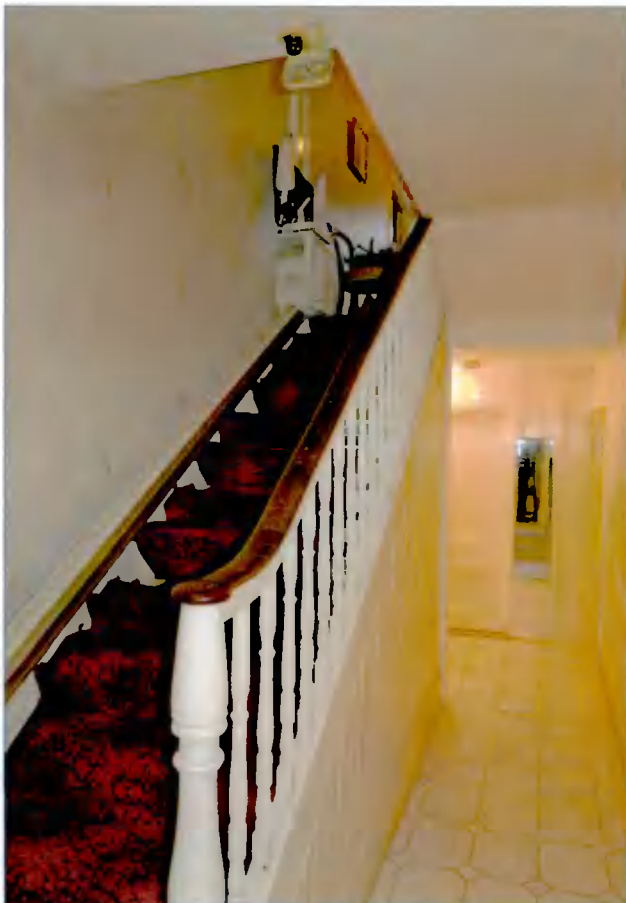
North west room at the lower level looking north west.



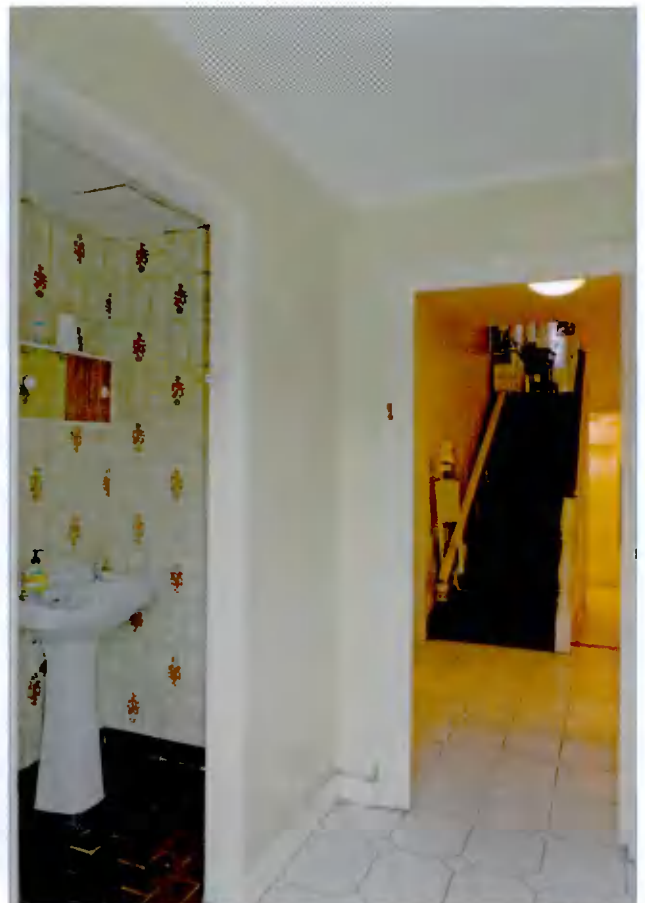
South west room at the lower level looking south west.



Central room at the west end of the lower level - ie: below the entrance hall. It proposed to convert this room into a bathroom.



Stairs up from the lower level, looking south west.



From the rear of the lower hall looking south west.



South west outbuilding. It is proposed to overhaul and repair this outbuilding.



North half of front gate. One of a pair of fine wrought iron gates



South gate and gatepost.