

CONSERVATION / METHOD STATEMENT

12th October 2021

RE: The development consisting of: (i) Partial demolition and reconstruction of a two storey corner extension to the rear, provision of a new flat roof with roof-light to this extension, (ii) Demolition of the two storey extension at the centre of the back (east) of the house and the construction of a new flat roofed two storey extension with roof-light(s), (iii) Repairs to windows with replacements where necessary or appropriate. Construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level, (iv) Minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north, (v) Outbuilding to the Rear: internal alterations, roof repairs, new doors and window and general refurbishment, (vi) Minor hard and soft landscaping works including parking area to the North-East and all ancillary site works above and below ground. At **Oak Lodge**, New Road, Clondalkin, Dublin 22, D22 F516. The property is a **Protected Structure, RPS No. 156**.

1.0 INTRODUCTION

This statement is to be read in conjunction with the enclosed Architect's letter/project description which outlines the planning history of the property and describes the proposed work to the house which is a protected structure.

Please note the Applicants have purchased the house for use as their home, the ideal use for this property in terms of supporting conservation of the protected structure. A key influencing factor in the Applicants' decision to invest in this property was the original character and features which they want to conserve.

The Applicants want to make improvements and adjustments to create a comfortable family home that blends the existing historic building and its features with the comforts of modern family life which includes making it easier to manage heating it, modern kitchen and bathroom accommodation compatible with that typically anticipated in a house of this scale today.

2.0 GENERAL

All original features, other than those referred to below, will be protected from damage during the course of the works. Where possible like materials to the original will be employed in repair work. Where this is not possible similar carefully selected materials compatible with the existing will be used subject to the architect's approval. Any work of a structural nature is to be carried out to the instruction and approval of a structural engineer. Both the architects and structural engineer, (SCD Consulting engineers) appointed to this project have conservation expertise and experience. The proposed works will be carried out by tradesmen with conservation experience and knowledge.

3.0 Architectural Heritage Impact Assessment & Existing Original Features:

The enclosed Architectural Heritage Impact Assessment which includes a selection of photographs to illustrate the existing property, identify historic building fabric and aid assessment of the proposed changes. The proposed development does not involve the removal of any original decorative features other than the windows that are beyond repair and the window in the east elevation of the existing corner extension.



Changes to the structure in the original part of the house are limited to the minor relocation of a wall of non-original building fabric in the basement and making a new internal doorway on the upper floor between the two reception rooms on the north side of the house. Alterations and extension of the existing corner extension are proposed as explained on the enclosed drawings and documents. It is proposed to remove the modern extension to the back (east) of the building.

The overall result of the proposed works is to maintain almost all of the original plan form of the house, retaining original features where existent including original windows where possible, plasterwork, skirting boards, doors, architraves, shutter boxes, fireplaces and staircases. Should opening-up works reveal features that are beyond repair the originals will be used as templates for replacement items.

4.0 PROPOSED EXTERNAL WORKS

Proposed external works at this stage are as described on the enclosed drawings and Architect's letter. In summary this means work to openings to the south and east elevations, the proposed extension and alterations to the back (east), window repairs and where necessary replacement, roof repairs, repairs to the out-building, works associated with addressing damp in the basement and the provision of a new boundary wall between the yard and house to the north of the site on Laurel Park.

Demolition, alterations to the existing extensions and associated proposed extension work are to be carried out with care is to be done with care to minimize unnecessary disturbance of original building fabric.

Repairs (minor) to walls, steps & gates: using materials that match the existing or where no longer available, match in with it as closely as possible, lime pointing of a strength compatible with the existing. Best conservation practice will be followed in carrying out works to the property with a preference for phasing work in order to do it correctly within available funds at each stage.

5.0 PROPOSED MAINTENANCE/REPAIRS TO SLIDING SASH WINDOWS:

Prior to commencing repair work a window-by-window survey will be carried out to assess the condition of each window. It is expected that a variety of repairs will be needed including, some timber repairs, shutter repairs, freeing up of shutters and sashes so that they move freely, some work to window putty, renewal of sash cords and oiling of pulleys, painting following proper preparation of windows. Some windows may need repairs that are best carried out in a specialist joiner's workshop.

The approach will be one of conserve, restore, replace – meaning that where possible windows/ their components will be kept, where necessary repairs will be made and where missing or beyond repair will be replaced. Any existing historic glass is to be protected and retained where possible. Architraves are to be kept in-situ where possible.

It is proposed to follow the guidance set out in the following books in a step-by-step manner:

- Windows: A Guide to the Repair of Historic Windows published by the Architectural Heritage Advisory Unit of the Department of the Environment, Heritage and Local Government.
- Chapter 50 of Frank Keohane's book: Period Houses A Conservation Guidance Manual

REPLACEMENT OF NON-ORIGINAL EXTERNAL WINDOWS AND DOORS: It is proposed to replace the uPVC front door and associated side screens with painted timber units in a style that is in consistent with the original house. uPVC windows in the original part of the house are to be replaced with sliding sash windows (double glazed). Please see drawings enclosed.

6.0 PROPOSED INTERNAL WORKS

General: Where items are to be removed the work is to be carried out with care. Removing small sections at a time where needs be to avoid damaging original building fabric. Careful use of a knife along



joints is to be used as this can open up the joint between new and old preventing the tearing action that could otherwise be caused if things are pulled apart.

Basement: There is no original plasterwork or joinery at this level. As stated in enclosed architect's letter works to address the serious damp issue at basement level have been approved as exempt development and are in train. The new concrete slab will contain underfloor heating. One new shower room is proposed within the original part of the house and is on an external wall. Other bathroom and utility accommodation at this level is all in the extensions. Rewiring routes will be accommodated within new breathable wall linings agreed as part of the damp mitigation works.

It is proposed to move/relocate the wall between the proposed wet room and corridor between the two front bedrooms to provide more comfortable circulation space. The existing wall is not original, it has been made up of random bits of timber. This change is reversible and does not damage original building fabric.

It is proposed to lower the sill in the room to the south east to form a doorway to the proposed extension en-suite and to widen the existing doorway in this room to facilitate the addition of a new bay with French doors to the garden. The existing window and door in this room are uPVC. The room does not contain any original decorative features and is currently undergoing planning exempt work to address damp issues.

Ground floor layout: the new internal doorway on the upper floor between the two reception rooms on the north side of the house is to be made with care. The height of the doorway will be governed by the cornice in the front room which is to be retained and protected from damage while the opening up work is being done. There is no decorative corning in the proposed dining room. The proposed closure of the existing door opening between the proposed dining room and extension bathroom is a reversible change, there is no original joinery in this opening.

Attic: It is proposed to carefully insulate the attic with vapour permeable insulation which will prevent the type of moisture build up from condensation that would be associated with the use of a non-breathable insulation in an old building.

PROPOSED MAINTENANCE/REPAIRS TO ROOFS:

a) HOUSE: EXISTING ROOF: main (original) part of the house

The main roof over the house is slated with. The house roof is a slated double pitched roof with centre valley that is concealed from view from the front and sides of the house. The roof has decorative ridge filials and ridge tiles that it is proposed to retain.

In so far as it has been possible to inspect the roof timbers to date, they have been found to be in good condition.

It is anticipated that repairs to the roof are likely to consist of **local repairs** where slates have slipped. Should some new slates be required it is proposed to use slates of similar colour to the existing. The budget is very limited given the extent of work the house needs to make it into a family home. It is proposed to keep intervention to a minimum, carrying out repairs only where necessary.

There is some evidence of **leaks under the valley** in the hallway below which could be a result of it being clogged up with debris or needing some repair and it may be a combination of the two. It is proposed to clean out the valley and inspect it for damage. If damage is found, it is proposed to make repairs using like materials where appropriate. It is proposed to keep repairs to a minimum where possible. Only if it is necessary will the valley gutter be fully relined and, in this case, the preferred option would be to do it in copper or if for cost or technical reasons consideration of an alternative compatible material may be necessary.



b) OUT-BUILDING ROOF:

The main structural timbers appear to be in reasonable condition. The wall plates are not in good condition. It is anticipated that it will be possible to keep them by treating them for rot and infestation and through careful localized cutting out of decayed sections of timber and splicing back in.

The slates over the east side of the out-building facing onto the property behind have failed, see photograph below. Having been previously painted with bitumen to address a leak at some time in the past these slates on the eastern façade are damaged beyond repair and need to be replaced/re-slatted, new battens. This is a common problem and is noted in A Guide to the Repair of Historic Roofs: (2010) states on Page 54 which states:

*“The external roof slopes may have been painted with a bituminous liquid, either on its own or with a hessian base, as a ‘quick fix’ to resolve slate slippage and leaks. These types of repair essentially stick the slates together and make it impossible to carry out local repairs. If this treatment, known as ‘turnerising’, has been applied to a roof and there are further leaks, complete replacement of the slates is the only option. Furthermore, slates subjected to turnerising are not fit to be salvaged and reused.”**

It is proposed to re-slate this section of roof using a slate of a similar colour to the existing.

Repairs to the other sides of the out-building, including the west side which addresses the back of the house and is the outbuilding’s main elevation will comprise of local repairs where slates have slipped or are missing. The lower sections of ridge tiles are missing, having fallen away, it is proposed to repair the ridges with ridge tiles that match in with the existing as closely as possible within the budget. There are small patches of existing roof repairs using what appears to be a different slate to the original.

It is proposed to fit new gutters and downpipes to the outbuilding, the existing (non-original) being missing or damaged. While the ideal would be to fit cast iron or aluminum rainwater goods the budget is such that it may be necessary to consider uPVC rainwater goods which could potentially be replaced in the future should sufficient funds become available.



ROOF WORKS METHOD STATEMENT:

1. Establish **safe access** to the building. This will involve the use of scaffolding and careful use of roof ladders of a type or adjusted to protect decorative ridge finials and roof coverings in general.
2. **Carefully inspect** the roof coverings for slipped, broken or missing slates and defective flashings. Take photographs to **record** the condition of roof coverings and associated details. Rainwater goods, (valleys, gutters, hoppers, downpipes, etc. to be inspected for blockages and leaks, all leaves, plant growth and debris to be carefully removed.
3. **Slipped Slates:** The type of fixing will be selected on the basis of what is most compatible with the existing. This may mean re-nailing or fixing in place using tingles' or hooks in the form of lead clips or powder-coated stainless steel hooks which allow the lost slate to be re-positioned within the body of the roof cladding. Alternatively proprietary fittings or secret fixings available for re-fixing slipped slates may be used where they can be readily inserted into a roof covering and are not visible on the external roof slope.
4. **Non-ferrous nails**, (copper, aluminum or stainless steel) with large heads are to be used when carrying out repairs. Galvanised nails including those with a zinc coating are not to be used.
5. **Valleys:** to be carefully cleaned to enable inspection and repair where needed using a like material. From the ground it appears that the central valley is lined with copper that discharges to what appears to be an aluminum profiled guttering system and downpipes (non-original). The main gutter system appears to be in good order.
6. **Flashings:** (chimney flashings, to gutters, to the valley) to be checked and repaired if needs be using a like material, (thought to be lead).
7. **Decorative Ridge Finials and ridge tiles:** to be retained – little if any work is anticipated here, it may be a case of carefully repairing fixings in places if necessary. Some careful repair of bedding mortar to ridge tiles is likely to be needed using lime mortar.
8. **Ventilation:** in carrying out the roof repairs care is to be taken to ensure that ventilation to roof timbers does not get blocked.
9. The use of modern **sealants** to seal damaged slates an prevent water penetration is to be **avoided**.
10. To facilitate the **ongoing maintenance of the roof** it would be sensible to discreetly fit a **roof-light** from the attic to access the centre valley in a concealed face of the roof. A Guide to the Repair of Historic Roofs: (2010) Page 76 states: *“Where no roof access is provided, the provision of safe and permanent access for maintenance purposes should be considered where it can be satisfactorily achieved.”*
11. In making repairs to the building the principle using **reversibility** techniques is to be followed where for reasons of supply or cost it is necessary to use an alternative to the original material/technique.
12. **Architectural salvage** is **not** to be used from elsewhere unless certain that the taking of the materials has not caused the destruction of other old buildings or been the result of theft
13. All works are to **be recorded**, with notes of the materials and techniques used as well as existing details.

