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Planning Department,  
South Dublin County Council,  
County Hall, Town Centre,  
Tallaght,  
Dublin 24

12<sup>th</sup> 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**.

Dear Sir, Madam,

I have been retained by the owners, (applicant), of **Oak Lodge**, New Road, Clondalkin, Dublin 22, D22 F516 as architect to prepare this planning application for proposed works to the house.

Please find enclosed the Planning Application for the development referred to above. The enclosed documents are listed on the "Architect's Schedule of Documents and Drawings".

The new owners, our clients, have bought Oak Lodge as their family home. We have been instructed to advise on repairs to the existing house and outbuilding, working out a new layout with improvements to make the house suitable for family living today.

The house needs repairs, alteration and extension before the family can move in, something they would like and need to be able to do reasonably soon. The house is currently suffering from damp at basement level, bathroom and kitchen accommodation and redecoration. The budget is limited so it is likely that some of the work will have to be done gradually over time.

ARC Architectural Consultants Ltd. has been retained prepare the enclosed Architectural Heritage Impact Assessment which includes a selection of photographs to illustrate the existing property and aid assessment of the proposed changes. SCD Consulting engineers, a firm experienced in Conservation works are also working on the project.

#### Site Context and Zoning:

The house is situated on New Road, an approach road to (south east) of Clondalkin Village, opposite the Immaculate Conception Church, in an area with zoning objective "RES: to protect and/or improve



residential amenity". The eastern site boundary is to Laurel Park, a development of two storey semi-detached houses.

The houses on New Road to the north of Oak Lodge is a terrace of two storey dwellings with pitched roofs. The southern boundary of Oak Lodge is with semi-detached two storey house with pitched roof.

The house at Oak Lodge is a detached three bay single storey over basement house with a large garden dating from circa 1840. The house is set back from the road and separated from it by a large walled front garden. Behind the house are a yard and out-building which forms part of the boundary wall with Laurel Park Road and associated houses. The main garden space is on the southern side of the house and is at a higher level than the yard. The driveway extends to the yard at the back, there is a gateway between the front and back drive/yard area. The yard is separated from the garden space to the south by a painted brick wall with a gate leading to steps up to the garden.

The enclosed Architectural Heritage Impact Assessment describes the existing property in more detail and includes photographs.

### Recent Correspondence with the Conservation Officer (SDCC)

Email Friday 11 June 2021 10:30: Letter setting out proposed works to address damp in the basement, works relating to window repairs/replacements, roof repairs and front entrance steps.

Email Monday 14 June 2021 10:08: Response from SDCC Conservation Officer to the 11<sup>th</sup> June submission confirming works to enable the walls to dry out and address potential future rising damp issues as being exempt from planning permission as listed below:

- (i) Replace the existing (non-original) concrete floor which is of an unacceptable standard with a properly insulated concrete floor and damp proof (radon) membrane.
- (ii) Careful stripping back of basement wall plaster to allow them to breathe and dry out. Most of the basement plasterwork is modern (cementitious), badly done, prevents breathability and as a result drying out.
- (iii) Find or put in land drainage around the external walls. This will involve some adjustment of ground levels locally beside the walls because the ground level has been changed over time and is now barely below window sill level at the front of the building, in the case of the window under the entrance steps it is above sill level. The existing ground level (not original) is aggravating the damp problem.
- (iv) Leaving the exposed walls breathe for a time so that they can dry out, before lining the basement walls internally with a breathable finish, possibly one with insulating properties. There is no corning at this level.

The above work is progressing currently in train.

Email Wed 21/07/2021 16:07: Submission relating to proposed roof repairs.

### Summary of the Subject of and Reasons for this Application:

The Applicants and their young children are keen to make the Oak Lodge into a home that respects the original character of the house and is mindful of historic building fabric where existing. The intention is to make the existing buildings which are in poor repair into a comfortable family home that blends the existing historic building and its features with the comforts of modern family life. The aim of the proposed changes is to make the building more comfortable and manageable to maintain, with kitchen and bathroom accommodation compatible with that today's typically expectations for a house of this scale.

This application is for additional items that require planning permission which can be summarized as follows:



- (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.

The proposed works are to facilitate the care, maintenance and conservation of the protected structure with some additions to suit modern day living. The Applicants plan on living in the house for the long term and with this in mind would like to do things correctly, something that takes time and may need to be phased to make this process manageable.

- (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.

The corner two storey extension to the back of the house, North-East contains one room on each floor both with sub-standard floor to ceiling heights, (2.148m at basement level and 2.025 on the eaves side at first floor level). The extension, an early addition to the house, has a lean to pitched slated roof with a parapet wall to the north. The ridge of this extension is just under the gutter line. The extension brickwork is not tied into the main house, the roof is failing, the extension first floor level does not match that of the rest of the house and the step down through the doorway linking the two is uncomfortable.

It is proposed to make alterations as shown on the enclosed drawings to create a utility room at upper basement level with a floor to ceiling height to match the rest of the floor and a first-floor bathroom at the same level as the rest of the upper ground floor and a standard floor to ceiling height by replacing the lean to roof with a new insulated flat roof. The proposed windows to the east are modern in style, in line with the width original windows in the house. Privacy/opaque glazing will be used in the first floor bathroom window. The condition of the existing structure is such that it may be necessary to reconstruct some walls or parts of them.

- (ii) Demolition of the two storey extension at the centre of the back (east) of the house & the construction of a new flat roofed two storey extension with roof-light(s).

This modern element is an extension of the first extension across the back of the hallway. This second extension is of unsound construction: single leaf blockwork external walls with no foundations, steel windows at first floor and uPVC units at basement level and a lean too roof covered with asbestos sheeting. At first floor the extension floor level is lower than that of the hall beside it. This extension is not original, is of no architectural merit and the engineer has recommended its demolition because it is of unstable.



It is proposed to replace this extension with a new two storey extension creating a hall large enough to provide a seating area while giving access to the proposed new bathroom and study/home office at first floor level. The proposed windows and roof lights will bring natural light into the house which will enhance the existing halls. At basement level this extension forms a bright new entrance off the yard, an en-suite and separate toilet off the hall within easy reach of the garden. It is proposed to keep the window between the new study/office and family room as an internal window. Other doors from the house to the existing extension are not original or of quality.

It is likely that the basement entrance will be in daily use for family comings and goings from the house, as well as by older visitors or others who could find the steep front steps difficult. The proposed new entrance will be much nicer than the existing arrangement which is not attractive.

The proposed extension is more than 12m from the boundary it faces, and the height of the out-building roof is such that it forms the view from the first-floor extension windows. The south side of the proposed extension is 18.5m from the boundary it faces and the difference in ground levels between the house and the adjacent property is such that overlooking is not an issue

From a thermal point of view the proposed extension acts as a well-insulated porch to the original part of the house that will help to reduce drafts and make the house warmer. The proposed extension houses essential bathroom and utility room services with generous hallways bringing natural light into the house, all of which enhance the overall layout.

It is proposed to clad the projecting central bay of the extension in timber and to render and paint the side elements so that the proposed addition will blend in and compliment those of the existing house. New doors/windows will be highly insulated painted or stained timber, aluclad or thermally broken aluminium. A discreet metal coping is proposed as the finish to parapets to areas of flat roof.

**DRAINAGE:** A soak-away is proposed to comply with SuDS, please refer to the enclosed drainage proposal by the project engineer's recommendations and what is feasible within the budget. It is proposed to use the existing connection to the existing combined drain for foul drainage as indicated on the enclosed plans.

- (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.

Reference to the drawings and photographs show that windows in the house range from painted single glazed two over two sliding sash timber windows to steel windows (circa 1930s) to uPVC. In the original part of the house where possible it is proposed to repair and retain existing sliding sash windows and where it is not or where they have been replaced by uPVC units it is proposed to have sliding sash windows made to match the original windows. It is proposed that where new windows are required, they will be double glazed. Thermal upgrading is proposed in the form of brush seals appropriate for use with sliding sash windows.

The existing sash windows have been reviewed by an experienced conservation firm: DJH Joinery who with a view to carrying out window repairs and making new windows where necessary. Existing architraves are to be kept in position while the windows are being repaired. Window repairs may take place in a specialist joinery shop. Original glass where existent is to be retained.

A modest extension with a pitched roof in the form of bay with sliding sash window side lights over timber panels with French doors onto a new patio is proposed to replace the existing uPVC door and poor-quality patio. The scale and details of the proposed extension are to match in with those of the existing first floor bay window beside it.





(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.

- a) Minor internal alterations: overall the general plan of the original part of the house will work well for the family. Permission for the following minor reversible changes are requested:

At lower basement level (existing floor to ceiling height 2.2m) it is proposed to move a wall to make the hall between the two bedrooms at this level feel more spacious.

At ground floor it is proposed to make a doorway between the rooms on the northern side of the building which are proposed for use as the kitchen and dining room. This is a reversible change and can be done without damage to the cornice in the front room which is to be retained. The proposed kitchen layout is to be arranged to protect existing joinery.

General refurbishment: the house needs new services and redecoration (painting with breathable paints). Existing service routes are to be reused where possible, care will be taken to protect original building fabric.

The original part of the house has a hipped slated roof with decorative ridge finials. Some roof repairs are required as a number of slates have slipped, and it is proposed that these be carried out in accordance with best practice and be kept to a minimum. As always when dealing with a roof of this age there is a concern that once work starts the level of repair required may be more than that originally anticipated. It is hoped that the need for roof repairs will be limited but this is something that may need review on closer inspection, (the family's budget is limited).

Repairs and decoration (painting), where carried out will be in accordance with best Conservation practice. Please refer also to the enclosed Method Statement.

- b) Maintenance access & Photovoltaic panels to the roof: permission is sought for a new roof-light facing into the valley roof of the main part of the house to provide maintenance access to the roof. The roof light not visible to the street or the windows of adjacent houses. Without this type of access, the Applicants would have to hire a cherry picker from time to time to check and clear gutters, do small maintenance jobs, etc. adding to the already high cost of maintaining an old house such as this one. The roof light would be accessible from the attic and not visible from inside the house.

Permission is sought to locate photovoltaic panels (approx. 2.42m x 2m) to provide a source of green energy to the house. The panels would be located facing into the center valley gutter. The proposed location of the panels coupled with perspective mean that the panels are unlikely to be noticeable from ground level. There are no buildings near the site that are of a height to make them visible from windows.

- c) Plaster repairs: externally the house has a painted finish over plaster which is lime in places with sections of cementitious plaster repairs. Much of the original external plaster is blown. Please refer to the enclosed photographs and drawings. Lime plaster repairs are something the Applicants plan to do but the budget is not there to do them now.
- d) Boundary wall to the North between the boundary wall with Laurel Park and the gateway dividing the front driveway from the back yard the existing boundary is in part formed by the sidewall of the neighbour's garage and for the remainder by a timber face that is falling in. It is proposed to replace the fence with a capped blockwork wall subject to planning permission and agreement with the neighbour.



- (v) **Outbuilding to the Rear: internal alterations, roof repairs, new doors and window and general refurbishment:** The outbuilding has painted brickwork walls and a slated pitched roof. The outbuilding is in poor condition and requires general repair/refurbishment work. It is proposed to move the internal wall subject to planning permission so that the internal space will suit the applicant's needs. It is proposed that the out-building be used in part as a shed and for the remainder as a home gym. New doors and windows are proposed to replace the existing units which are rotten, please refer to the architect's drawings for further detail.
- (vi) **Minor hard and soft landscaping works including parking area to the North-East and all ancillary site works above and below ground:** It is proposed to widen the front driveway at the base of the front steps to allow for easier turning in front of the house and to take account of the adjustments to the current layout as part of the works to address damp at basement level. The yard is likely to have been used for parking over the years and it is proposed to continue to do this for the area to the north of the shed and house.  
A new patio is proposed to the south to replace a small poor-quality patio with the associated adjustment of ground levels/banking down where possible to avoid having too many steps.

**Note on Site Access:** The existing arrangement of the site entrance from New Road to the front driveway is on the northside of a pedestrian crossing. The gateway and front boundary wall are flush with the public footpath which combined with the tall gate piers and narrow gates creates a very dangerous blind exit. The Applicants would like a safer exit. The way to create a safe route out of the property without changing the entrance piers, gates and their position would be to create a new gated entrance/exit onto Laurel Park subject to planning permission on foot of a separate planning application.

Before making a planning application for a second site entrance the matter would require agreement and permission from the owner of a modern wall across the back of the site where it abuts Laurel Park. It is thought that modern wall between Oak Lodge and Laurel Park is within the control of the Local Authority, this is something we are trying to confirm, and it is hoped that the Local Planning Authority may be able to advise. We believe that both the Roads and Conservation Department would support the idea of a new gated site entrance to the rear given the dangerous nature of the existing gateway.

### Summary:

The Applicants wish to make Oak Lodge their family home which is in keeping with the generally recognized ideal use for a building of this kind. This is because this type of usage is known to be the one most likely use to promote the building remaining in constant use with an occupant loading suited to the structure and type of building owner/user that is likely to take care of the house and value its original features.

The proposed works will make the house into a comfortable home in keeping with modern day life and the outbuilding will provide much valued additional space promoting further enjoyment of the property. The proposed extension will be in keeping with its context and does not overlook or overshadow adjacent properties. Improved insulation standards in the extended area will enhance comfort levels and enjoyment of the house.

We trust that you find this application in order and hope that you consider it favourably. The fact that the applicants and their young children are currently waiting for the house to be ready for them to move into means we are particularly keen to see a positive outcome to this application with as little delay as possible. We are available to discuss any item that may require further clarification or discussion and respectfully suggest that conditions attached to what we hope will be a favourable decision could be used to manage details relation to key points if needs be.

Yours sincerely,



Tara Cooke. B.Arch. MRIAI

