

CONSERVATION / METHOD STATEMENT

Further Information Revision: 22nd March 2022

Further Information for Application Planning Register Reference: SD21B/0530,

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:

We have been instructed by the Applicants to respond to South Dublin County Council's request for Further Information and to prepare the documents requested therein. This statement is to be read in conjunction with the enclosed Architect's letter, associated drawings and enclosures by the Design Team as listed in the cover letter.

Please note the Applicants have purchased the house for use as their home which is the ideal use for this property with regards to supporting conservation of the protected structure. The Applicants' want to keep and protect the original character and features where present and have taken the project on in the knowledge that this will involve careful repair work using breathable materials compatible with the existing building fabric.

The Applicants plan to make some minor changes to achieve a layout that provides a comfortable family home that while respecting the historic building fabric, it's character and its features.

2.0 General

All original features, other than those referred to below, will be protected from damage over the course of the works. Where possible like materials to the original will be employed in repair work. Where this is not possible carefully selected materials compatible with the existing will be used. Any work of a structural nature is to be carried out to the instruction and approval of a structural engineer. All members of the Design Team appointed to this project by the Applicants 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 overall result of the proposed works is to maintain the majority of the building's original plan form, 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 elements that are beyond repair the originals will be used as templates for replacement items.

For further comment on Architectural Heritage Impact please refer to the enclosed document by ARC



4.0 PROPOSED WORKS:

4.1: Adjustment of the upper floor level in the Corner Extension and Removal of Existing Non-Original Extension to the East (Back) of the House:



Above: Asbestos roofed extension proposed for demolition & slated corner extension to be retained.

There are two existing extensions to the back of the house. The first forms the **north-east corner** of the building as it currently stands, has a pitched lean-to roof with a two over two sliding sash window at first floor level, over a (circa 1930s) steel window at ground floor with a simple timber framed window to the side. This, (circa 10sq.m. footprint), first extension, to the building is not properly tied into the main building and has a very low-pitched slated lean-to roof. Overall, the corner extension is in poor condition and houses one small room at each level. The room on the upper floor is approached by a steep, easy to miss steps at the doorway to the main part of the house.

It is **proposed to** retain the external walls, roof and sliding sash window of this extension and to carefully insert a new floor at first floor level to match the floor level in the adjoining room in the interest of safety. This proposed work will involve the careful removal of the existing flooring (linoleum), non-original floorboards and joists which, as can be seen from the photograph below, run parallel to the main house facilitating their removal without damage to original building fabric. It is proposed to insert new joists parallel to the back of the original part of the house to avoid any interference with its building fabric. The existing doorway connecting the extension to the main house does not require adjustment.



Above: The direction of the ceiling joists over the corner extension basement room is visible in the top left corner.

The later extension is across the middle of the east elevation and is proposed to be carefully removed. The footprint of this extension is circa 7.8sq.m. and includes an entrance lobby to the basement with adjacent toilet and at first floor a bathroom. The extension is an extension of the halls on both floors of the main house and abuts the older corner extension described above. This middle extension has a corrugated asbestos roof and having no proper foundations is unstable. The 215mm thick external walls are not tied into the main house and this will facilitate the careful removal of both walls with little if any disruption of original building fabric. The floor and ceiling joists are not built into the original walls making it possible to remove them with little if any disturbance of original building fabric. The two metre long south wall of the older corner extension is poorly built and not tied into to the original part of the house so it may require some rebuilding or strengthening as part of the works. It is proposed to use materials that match in with the existing, (block, brick or timber, lime mortar and plaster).

The photographs below and enclosed drawings show:

- (i) There is an existing doorway at basement level into the original part of the house which will become the back door to the house once the extension in front of it is removed. These works will include the reinstatement of a threshold which is work that will be done from the outside without disturbing original building fabric.
- (ii) At first floor level the arched doorway, (visible in the background of the below right photograph), will need to be closed in to protect the building from the elements. It is proposed to do this by glazing the opening as a temporary measure until such time as the Applicants can afford to extend the



house, (subject to a future planning application). It is proposed to protect and retain original joinery where present.

(iii) No other works requiring planning permission are proposed to the original hallways.



Above: Basement Hall: (back door)



First Floor Hall: arched opening in the background



4.2: Addition of a Small Extension to the South of the House at Basement Level:

Above: Existing house as seen from the south-east

The proposed extension to the **basement room in the south-eastern corner** of the house will involve the following works:

Increasing the width and height of the existing external doorway which will include careful needling through the wall and careful propping of the wall, careful removal of a section of wall and insertion of a beam to the project engineer's instruction and specification. Careful insertion of new structure (beam) to the engineer's instruction and specification. Careful repair and make good works to the lining of the opening reveal between the new and old parts of house. The construction of new walls, floor and roof as shown on the enclosed drawings. Connection between original and new walls to use lime mortar in the interest of maintaining breathability of original building fabric. The existing basement room does not include any original decorative details, wall or ceiling linings and has a modern concrete subfloor that includes provision for matching the original finished floor level.

The basement level is generally lacking in original building fabric. The original wall linings, ceilings and basement floors having previously been replaced.

The existing patio outside the doorway is of poor quality and is not original. A new patio area is proposed, its installation will not affect existing building fabric. The patio will be laid to fall and keep surface water away from the house.

The photograph shows that the external walls have been previously "repaired", the existing render repairs are thought to be cementitious, the Applicants hope to be able to replace this with lime plaster in time when funds become available.



No other works requiring planning permission are proposed to this room.

4.4: Works to the Basement Rooms on the West and North sides of the Building:

No works requiring planning permission are proposed.

4.5: Proposed new doorway between first floor reception rooms on the northern side of the building within the original building footprint.



Above: Front room: north-west corner of the original building.

There is an existing dumb waiter (circa 1984) between the basement and ground floor on the north side of the house. The dumbwaiter shaft is the full depth of the wall. In the first-floor room to the north east, (proposed dining room) the opening is approximately one meter high by 600mm wide. It is proposed to increase the size of this opening to form a doorway connecting the front (see photograph below) and back rooms on this side of the house.

The proposed opening will involve careful needling through the wall so that it can be propped before removing a small part of wall and inserting a lintel all to the engineer's instruction. Once the structural work is done the reveals will be repaired and made good with lime plaster. It is proposed to keep the top of the opening below the level of the picture rail (circa 2570mm above the floor in the front (west) room. There is no picture rail on the proposed dining room side of the wall. It is proposed that the work be done slowly and with great care from the dining room side in order to protect and retain the picture rail, which in the event of damage (not anticipated) will require repair by a conservation plasterer using materials that match the original, (lime plaster). The proposed opening is a reversible change. As part of this work



it is proposed to close the existing shaft to the basement which is in the interest of fire safety and sound resistance using materials compatible with the original building fabric. The introduction of new timber steps is a reversible change that allows for retaining the skirting board behind/underneath them.

It is proposed that kitchen units will be free standing furniture style units with inbuilt services conduits and as a result will not impact on original building fabric. No other works requiring planning permission are proposed to the reception rooms on this (north) side of the house room.



Above: proposed dining room, north-east corner of the house, note the absence of corning, picture rail and fireplace, non-original cupboards (now removed), inset into the chimney alcoves.

4.6: Ground Floor Rooms to South-West and North-East:

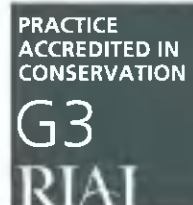
No works requiring planning permission are proposed at this time.

4.8: Attic: No works within the attic requiring planning permission are proposed.

4.9: Proposed Roof-light to provide Maintenance access to the roof and Valley Gutter:

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. The roof has been founded to be in good condition.

At this time the only work proposed to the roof is to insert a roof light to provide maintenance access to the centre valley gutter without having to get scaffold or hire a cherry picker. There is existing attic



access from beside the inner chimney breast recess in the proposed dining room. Leaks associated with valley gutters that are hard to access and therefore maintain are a common and well recognized problem in old buildings.

Best practice supports the provision of access particularly where it will have little to no impact on internal details and is discreet or concealed from view externally. The loss of a small number of roof slates and minor adjustment to the rafters to make an opening for a small access roof light from the attic (no effect on existing ceilings), is a minor matter in light of the potential for damage resulting from a leaking roof.

Architectural Heritage Guidance Document: "Maintenance A Guide to the Care of Older Buildings" states: *"To make the job of regular inspection safer and easier, consider providing a permanent means of access to the areas that will need regular inspection. For example, where possible, provide ladders or folding staircases to attic spaces, provide lighting within roof spaces and access hatches to allow inspection of, and works to, areas such as valley gutters."*

The costs associated with having to hire scaffold or a cherry picker reduce the likelihood of regular gutter inspections being done and this tends to result in leaks only being addressed once they become serious. Ease of access facilitates regular inspections and the carrying out of small repairs at a reasonable cost in keeping with the *"a stitch in time saves nine"* approach to repair and maintenance work.

In the case of Oak Lodge:

- A roof light into the valley side of the roof will not be visible from the ground.
- A roof light from the attic would not affect the existing ceilings.
- The provision of a maintenance access roof light would encourage the implementation of a maintenance schedule to clear autumn leaves, debris after storms, general checks on the roof condition etc.
- The roof light could be in a traditional style – though given the discreet location the need for this expense is possibly not necessary.

The addition of a roof light would involve the following works:

- Removal of a limited number of slates and associated battens.
- Careful cutting of a small number (one or two) of roof rafters to make the opening for the roof light and framing the opening out with trimmers to the engineer's specification.
- The insertion of flashings compatible with the slate roof around the roof-light in accordance with the roof light manufacturer's specification.
- Proposed roof light external frame size approx. 540mm wide x 830mm high such as Velux GVT roof-light or equivalent roof light specifically designed to gives craftspeople maintenance access to roofs.

No other works to the roof requiring planning permission are proposed at this time.

5: NEW BOUNDARY WALL TO THE NORTH-EAST:

A new boundary wall to the north-east to replace timber fencing that has fallen in is proposed. It is proposed that the wall be capped rendered blockwork standing 2m high. The timber fencing is approximately 1.8m high. The proposed work will involve the construction of the new garden wall, does not involve original building fabric and is in the interest of protecting the privacy of the property. Please refer to the North Contextual Elevation on Planning Application Drawing 21-04-PP-03 submitted as part of the original application.

6: MINOR HARD AND SOFT LANDSCAPING WORKS:

Minor hard and soft landscaping works including parking area to the North-East and all ancillary site works above and below ground. These proposed works do not involve original building fabric or changes to original features within the grounds. The existing driveway surface is tarmac.

Please refer to the North Contextual Elevation on enclosed drawing number 21-04-FI-02 and Proposed West (Front) Contextual Elevation on Planning Application Drawing 21-04-PP-01 submitted as part of the



original application. The proposed works includes the wheel break plinth wall shown on this drawing which once rendered and painted will blend into with the walls of the existing house. The construction of this wall does not involve original building fabric and is in the interest of safety.

A soakaway is proposed to manage the drainage of surface water around the building in accordance with SuDS, please refer to the enclosed drainage information by SCD Consulting Engineers. This item will be below ground and have no visual impact on the protected structure. The proposed works associated with this item do not involve the disturbance of original building fabric.

