

NOTE: to address Item 1, Point 1 of the Further Information request.

Further Information Revision: 21st 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.**

The scope of work for which planning permission is sought is reduced as explained in our enclosed cover letter. **Further Information Item 1(1)** listed some concerns in relation to items for which we are not currently seeking permission. This note seeks to address the concerns raised and provide assurance that the works at Oak Lodge will be carried out in accordance with best conservation practice.

Detail in relation to works for which permission is sought is included in the enclosed Method Statement.

- (i) **Underfloor Heating:** opening-up works have showed that it is possible to install underfloor heating within screed without affecting the finished floor level in the basement, that is to say: without impacting on door heights or the stairs. This work can be carried out without affecting original building fabric.

It is generally recognised that the gradual and constant temperature control associated with underfloor heating is beneficial in old buildings. Furthermore, underfloor heating is compatible with the use of green technologies, something that is becoming more important with rising energy costs and concern for the environment. The proposed use of Photovoltaics is not currently proposed. Please refer also to the comments in the enclosed Architectural Heritage Impact Statement.

It is noted that there are no original finishes including plaster at basement level.

- (ii) **Wall Linings to Address Damp at basement level:** Wykamol lining with ventilation between the relevant walls and back of the lining through a small number of discreetly located wall vents at low level have been installed. The vents are not noticeable from the driveway being at lower level. Damp levels in the basement walls are such that the insertion of a lining membrane is essential to make the rooms at this level habitable.
- (iii) **Ventilation: at basement level including in the proposed new shower room:** a humidity-controlled ventilation extract fan is proposed for use in the basement shower room. The main entrance steps in front of this room will conceal the vent from view at driveway level.

