

Tara Cooke,
13 Clarinda Park North,
Dun Laoghaire,
Co. Dublin.
A96 AK66

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

26th May 2022

RE: **Oak Lodge**, New Road, Clondalkin, Dublin 22, D22 F516
Planning Register Reference: SD21B/0530.

Description of the Proposed Development as stated in the original application: The development consists 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.**

COMPLIANCE SUBMISSION:

Dear Sir or Madam,

We have been retained by the Applicants to respond to prepare this submission in response to Conditions: 2(b-g), 6 and 8 of South Dublin County Council's Notification of Decision to Grant Permission (SDCoCo Reg. Ref. 21B/0530).

Please find enclosed the drawings and documents listed below:

Documents:

Architect's cover letter, (this document).
Schedule of materials and final details.
Protecting the Existing Structure ("Safety Statement") during the Construction Period.

Drawing No.	Drawing Title	Scale
21-04-PP-C-1	Proposed Ground Floor Plan	1:100 @ A3
21-04-PP-C-2	Proposed Replacement Windows	1:20 & 1:5 @ A3
21-04-PP-C-3	Proposed Windows and Doors	1:100 & 1:50 @ A3
21-04-PP-C-4	Proposed East (Back) Elevation Windows & Doors	1:100 & 1:50 @ A3



Condition No. 2(b) of SDC SDCoCo Reg. Ref. 21B/0530 states:

"The proposed **new opening between two rooms** on the north side of the upper floor of the house shall be **omitted**. Prior to the commencement of development, the applicant shall submit a revised Upper Ground Floor Plan indicating that this element has been omitted from the plans."

The enclosed drawing numbered: 21-04-PP-C-1 shows the Ground Floor Plan amended as required under the above condition.

Condition No. 2(c) of SDC SDCoCo Reg. Ref. 21B/0530 states:

"Prior to the commencement of development, the applicant shall submit revised plans that indicate the proposed **new bay extension door and side lights** shall be painted timber to match the original door and window materials."

The enclosed drawing numbered: 21-04-PP-C-3 shows the new bay extension door and side lights revised in accordance with the above condition, (Proposed South Elevation).

Condition No. 2(d) of SDC SDCoCo Reg. Ref. 21B/0530 states:

"Prior to the commencement of development, the applicant shall submit a **Schedule of materials and final details** for **all new windows and doors** as well as the proposed new additions and elements to the Protected Structure proposed for the written agreement of the Planning Authority."

Please refer to the enclosed:

- Schedule of materials and final details.
- Drawing numbers: 21-04-PP-C-2, 21-04-PP-C-3 and 21-04-C-4

There is some overlap between this condition and the response to condition 2(e) and 2(f) below.

Condition No. 2(e) of SDC SDCoCo Reg. Ref. 21B/0530 states:

"Prior to the commencement of development, the applicant shall provide revised plans which indicate that where windows are being revised, the applicant shall reinstate original window types that match the historically correct type with regard to design, profile and material and reinstated. The submitted plans shall detail that the ground floor east elevation window shall be retained as per the existing opening unless justification for its replacement is provided and otherwise agreed in writing by the Planning Authority"

Please find enclosed **drawings no. 21-04-PP-C-2 and 21-04-PP-C-3** showing the proposed window details where windows are to be revised to match the original window types that match the historically correct window type in terms of design, profile and material. This drawing should be read in conjunction with the written description of what is proposed in the enclosed **Schedule of Materials**.

With regards to **the lower ground floor/basement east elevation window**, (see photograph below) to the existing extension, the existing opening is not an original opening. The sill is a modern sill that matches that of the windows in the adjacent modern extension. The plaster work around the window shows signs of having been altered before, possibly lowering the window head. The proportions of the existing opening make it inappropriate for a sliding sash window matching the historical details of the house. The fact that the existing opening is not original provide justification for the proposed changes to this opening.

The width of the existing window adds a sense of space, light and connection with the outdoors to what is a very small room. Lowering the sill and raising its head as proposed would increase the indoor-outdoor connection while gaining the depth of the window reveal as useable floor space, a valuable result in such a tight space. The benefits a larger opening would bring provide further justification for the proposed changes to this opening.



On foot of the decision, we have reviewed the proposed enlargement of this opening and proposed matching the head height with that of the other existing original window opening in this elevation. Please refer to the enclosed drawing No. 21-04-PP-C-4 which shows the proposed revised window opening fitted with a window with a frame that is modern in style, a discreet modern intervention. A change in materials to thermally broken aluminium frames would help to keep frame sizes thin while discreetly identifying this item as an intervention while also being a reversible change. This discreet intervention will, it is hoped, in time sit alongside and tie in with the proposed extension for which a planning application is due to be made in the next few weeks.

This approach is in keeping with the guidance on Dublin Civic Trust's website which states: "*Repairs and alterations to old buildings should generally be of their time. Quite simply, new interventions or additions do not need to look old. Attempts to disguise or artificially age interventions should be avoided. However, there is no need for new interventions to be visually obtrusive or clash with the old in order to be honest. They should be discernible on close inspection but should not detract from the visual integrity of the original structure. New alterations and additions will, in turn, form part of the history of the building, so they should make their own positive contribution by being well-designed and constructed.*"



Condition No. 2(f) of SDC SDCoCo Reg. Ref. 21B/0530 states:

*"Prior to the commencement of development, the applicant shall submit details for the written agreement of the Planning Authority in relation to the **existing stair window** at first floor level which is proposed to be glazed"*



Please refer to the enclosed drawing No. No. 21-04-PP-C-4 which shows a revised window in the form of a one over one sliding timber sash window over a painted insulated fixed panel painted to blend in with the wall. The advantage of a one over one arrangement is that it allows for double glazing.

It is hoped that this window will be a short-term feature of the house as if, subject to a separate planning permission, the house is extended to the east this opening will be returned to its current status as an internal doorway. It is therefore proposed, to make this window with a less expensive timber than that proposed for the other windows, painted to match the existing windows. Window horn and frame details to match those shown for replacement sash windows shown on the enclosed drawing numbered 21-04-PPC-02

There are two reasons for separating this project into different applications. The first being the objective to facilitate having minor alterations and repairs done as soon as possible so that the applicants can move into the house with their young children. The second to allow for separating the project into separate planning applications to allow for phasing of the project should the need arise to allow for budgeting and remove the risk of a planning permission withering should there be a significant gap between different phases. It is the applicants hope that subject to a second planning application being successful they will be in a position to extend to the east of the house without delay.

Condition No. 2(g) of SDC SDCoCo Reg. Ref. 21B/0530 states:

*"Safety measures shall be put in place during the proposed demolitions works and works proposed. Prior to the commencement of the development, the applicant shall submit a **Safety Statement** for the written agreement of the Planning Authority detailing how the existing structure will be protected during demolitions works and site clearance/excavation and new works"*

Please refer to the enclosed document titles: Protecting the Existing Structure ("Safety Statement") during the Construction Period which describes how the existing structure will be protected during demolitions works.

Condition No. 6 of SDC SDCoCo Reg. Ref. 21B/0530 states:

"Windows: Replacement windows shall replicate those in the current building. This includes colour and type including casement/sash."

This condition overlaps with those relating to the windows in the east elevation, 2(e) and 2(f) above. It is assumed that any agreements made in relation to condition 2(e) and 2(f) will take precedence over Condition 6.

Condition No. 8 of SDC SDCoCo Reg. Ref. 21B/0530 states:

"Amendments – Glazing: The following amendment to the design shall be carried out: The wc window on the south elevation shall be fitted with obscure glazing and such obscure glazing shall be maintained in perpetuity".

There is no wc window (existing or proposed) on the south elevation.

Conclusion: This letter and associated enclosures address the items for agreement listed under the Conditions of the Decision to Grant Permission under Planning Register Reference: SD21B/0530.

Please do not hesitate to contact us if we can be of further assistance. Should items require further consideration we would appreciate the opportunity to discuss them over the telephone or at a meeting as this may assist better understanding. We are mindful of the fact that the Applicants need work on site as soon as possible so that they can move in. We look forward to receiving confirmation of agreement of the conditions attached to the grant.

Yours sincerely



Tara Cooke MRIAI
RIAI Grade 3 Accredited Conservation Architect

