

PROTECTING THE EXISTING STRUCTURE ("SAFETY STATEMENT") DURING THE CONSTRUCTION PERIOD

Compliance Submission: 26th ~~21st~~ May 2022
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**.

Introduction:

This document addresses **Condition No. 2(g) SD Reg. Ref. 21B/0530** which 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"

Selected routes for construction workers and traffic:

Vehicles: There is currently only one site entrance to this site so all traffic to and from site will be through this entrance. Although tight it is sufficient to allow the type of vehicles anticipated in this project access to and from the site. The extent of boundary walls to the front (west) and back (east) is such that should the need arise it would be possible to have deliveries lifted in over these walls but the need to do so is not anticipated at this stage. Once on site it is possible for deliveries to be unloaded on three sides of the house which means that materials can be delivered close where they are needed, limiting the amount of traffic through the house, it is likely that only replacement window sashes (3 no.) and the rooflight will be brought through the front door.

Construction workers: there is separate access to both floors. The demolition works, site clearance and excavation works are all works that will be carried out from the outside. This approach limits traffic through the house and thus the potential for damage. The protection of internal elements is dealt with separately below.

There are no original internal features at basement level in the vicinity of the proposed demolition works. It is anticipated that the proposed demolition work can be carried out from the outside.

Prior to all construction work:

Protection will be provided to any surface that is to be retained where there is a risk of damage during the construction period.



Protection of Existing Structure where changes are being made:

All load-bearing walls will be suitably supported during demolitions and erection of new works in accordance with drawings, specification and instructions from the project Structural Engineer who is experienced in conservation projects.

Excavations and demolitions are to be carried out carefully in accordance with the structural engineer's instructions with any damage to adjacent areas is to be made good in accordance with best conservation practice.

The work will involve the making of trial holes to carefully assess ground conditions before carrying out works slowly and carefully in accordance with the structural engineer's instructions. Where new openings are to be made or adjusted the work will involve working on small sections of wall at a time (needling) to facilitate the careful insertion of propping/supports and new structure to the engineer's specification. Should existing foundations in the vicinity of the works be found in need of repair or strengthening this work shall be carefully carried out in accordance with the engineer's instructions and specifications.

Some excavation work was carried out as part of the measures previously agreed to address the serious damp issues at basement level. This work was carried out safely under the direction of the project engineer without damage to the existing structure.

The walls, roof structure and floor structure of the existing modern extension to the east are not tied into the existing building which will allow for their removal with minimal disruption of original building fabric.

No materials produced by demolition are to be used as fill, etc. without permission of the Engineer.

All excavations are to be kept dry.

Protection to original elements will include the following measures:

Staircase and internal joinery on access routes through the building:
Newel posts and handrail: cushioned with pipe wrap or similar material and boxed in.
Spindles: covered by protective boarding.

Timber wall liner pieces in the entrance hall: cushioned with pipe wrap or similar material and covered by protective boarding.

Heavy traffic is not anticipated during the construction period at first floor however in the event of a risk of damage to them the floorboards will be covered with protective sheeting. It is noted that the floorboards have suffered damage from works by others in the past.

Windows and associated linings, architraves, panelling, etc.: works to original windows are to be carried out by specialist joiners with conservation experience and expertise.
External works as proposed will not impinge on original windows.

Front Entrance Steps: not planned for use in bringing heavy items into the house. In the event of a delivery or task is proposed that has the potential to damage the steps they will be protected with a suitable covering, (boarding, carpet, sheeting as appropriate).

