

## SCHEDULE OF MATERIALS AND FINAL DETAILS

---

Compliance Submission: 26<sup>th</sup> 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**.

---

This document addresses the Conditions No. 2(d) and in part 2(e) and 2(f) as the requirements of the conditions overlap. **Conditions No. 2(d)** 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."*

### **Replacement Windows:**

Oak Lodge still has a number of sliding sash windows with a range of different details and a mix of one over one and two over two windows. Some of the windows may be original, some may be later additions that are none the less old. For the most part the internal window cases are still intact, including architraves and paneling. These will be retained in place, overhauled and redecorated.

It is proposed to match the details of the existing sliding sash one over one window in reception room in the north-west corner of the building forming part of the north elevation. The enclosed drawing no. 21-04-PP-C-2 shows the frame details of the existing and proposed windows.

It should be noted that the detail and profiles of the new up-and-down sash windows will be almost identical to the existing window in the reception room in the north-west corner of the building.

It is proposed to glaze the new hardwood sash windows with energy efficient glazing consisting of slim double-glazed units incorporating Low-E glass. The double glazed units are to have an overall thickness of 14mm, made up of 4mm glass, a 6mm cavity filled with argon or krypton gas, 4mm glass and be sourced from an Irish manufacturer. Slimmer units manufactured outside Ireland are available but these all appear to present safety problems related to inadequate glass thickness, or problems related to failure of the cavity seal. Using an Irish manufacturer has advantages when dealing with any defects that might occur and with future maintenance.

A glazing thickness of 14mm is thicker than the single glazing in the existing windows. The profile of the moulding on the original sash frame is such that a 14mm glazing thickness can be accommodated in a new sash frame of very similar profile and moulding. Given the considerable benefit to the heritage of Oak Lodge and its environs, of putting back up and down sash windows and given the considerable benefits in terms of thermal performance and sustainability of using double glazing units with Low E glass, it is submitted that the proposed sash frame profile as shown on the appended drawings is entirely appropriate. It should also be noted in this regard that a range of glass



thicknesses were used in Victorian up and down sash windows of the period.



Above Left: Window details bay window sidelight SW Reception Room, Right: window detail NE Reception Room  
 Below: External view of NE Reception Room room window, North Elevation.



**East Elevation: Replacement door:** (Drawing 21-04-PP-C-4): the existing opening is currently an internal opening that may become an external opening depending on the outcome of a new planning application that is due to be lodged seeking permission for an extension to the back of the house. There is currently no evidence on site or photographic record to show what the original door looked like. In the interest of providing some natural light to the hall at lower ground floor/basement level a glazed painted timber or thermally broken aluminum door to match that of the new window to the existing corner extension to improve daylighting at basement level. The enclosed drawing shows a



revised proposal for this door. It is noted that this door is only visible from within the garden to the east of the house, it is not visible from the public realm.

**South Elevation: Extension Windows:** (Drawing 21-04-PP-C-1 & 21-04-PP-C-3):

It is proposed that the glazing to the new extension to the south elevation be double glazed low-e windows with modern timber frames with square cut profiles painted to match the colour of the existing windows in keeping with the item 4 of the further information which stated:

*"It is considered that any such modest side extension should be simple in design and form and should allow for a contemporary addition at this location in contrast to original architectural features and design of the existing house, thereby clearly showing it as a modern intervention and addition to the existing house. The applicant is requested to submit a revised proposal for this element, which should be redesigned and revised to address the above concern"*

**Replacement windows in the East elevation are subject to the agreement of specific conditions** 2(f) and 2(e), please refer to the enclosed letter for these items.

Budget permitting, in time, the applicants plan to replace the existing uPVC **front entrance screen** with a painted door with fanlight and sidelights to a design in keeping with the period the house was built in. The enclosed drawing no. 21-04-PP-C-3 shows a design contemporary with the original part of the building. The proposed door and frames would be painted wood, most likely accoya – subject to budget and availability. It is noted that the removal of the existing uPVC units and their replacement with a front entrance in keeping with the original is a planning exempt item given that the proposed replacement unit is in keeping with the style of the original house in terms of quality and detail. There is currently no evidence on site or photographic record to show what the original door looked like.

**Internal stud partition to basement shower room:** plasterboard with skim coat fixed to timber studwork to the engineer's specification. Note there are no existing ceilings, floors or joinery in the vicinity of this item.

**Proposed Extension:**

Wall finish: Render to match the colour of the adjacent walls.

Proposed Extension parapet coping: Pressed metal coping piece.

Proposed Extension roof: flat roof finish such as paralon or similar material.

Proposed Extension floor: selected finish over new insulated concrete floor as per the rest of the basement floor, (screed over insulation over concrete incorporating a radon barrier, over sand blinding over hardcore).

**New boundary wall where the existing fencing has failed:** 2m high capped rendered blockwork

**External Plaster repairs:** where relevant: lime plaster. Elsewhere: wall finishes to garden walls to blend in with the existing.

Where existing lime plaster comes away because it is blown or in areas abutting new works it is to be repaired with **lime plaster** of a strength and thickness in keeping with the existing. This work may involve cutting back the existing plaster to the masonry behind so that the thickness of the plaster can be established and aid assessment of the strength of the existing plaster. Local repairs should be carried out using a weak to moderate hydraulic lime plaster NHL2 to NHL3.5 depending on the strength of the existing lime plaster. Once the masonry has been exposed, a rich scudding coat of 1 part lime to 1.5 parts sand should be applied followed by one to two coats of a 2:1 (lime to sand) plaster depending on the thickness needed to marry in with the existing plasterwork. The proposed mix may need adjustment once a more detailed assessment of the quality of the existing lime-work is done. It is noted that the existing external plasterwork is a mix of large areas of inappropriate cement render and lime plaster, sections of which are blown. The extent of lime repair/plastering required will emerge as the plasterers work. This work will be carried out by plasterers experienced in carrying out lime repairs to old buildings on conservation projects.



**Roof light:** proprietary maintenance access roof-light designed to give craftsman's roof access while also providing some natural light and ventilation to the uninhabited attic space. Several companies make suitable roof lights including Velux. The proposed roof-light location is to the back of the house, into the valley as such will have negligible visual impact on the appearance of the house.

**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. The detail of the landscaping will be worked out over time as funds become available and is to be in keeping with the house. The perimeter path at low level to the basement is to be finished with selected paving laid to fall to surface water drains in accordance with the planning application drawings and planning conditions relating to drainage. The change in level between the driveway and path and the planting between the two mean that the path is not visible from the front of the building.

