

CONSERVATION / METHOD STATEMENT

December 2022

RE: Development consisting of: (i) Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light, (ii) Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under **Planning Application Ref. No. SD21B/0530**, (iii) Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park, (iv) Proposed solar panels, (v) New garden wall with associated gates, (vi) 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 prepare the necessary documents and drawings to make a the planning application for proposed development as described above to Oak Lodge.. 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 please refer to the enclosed Architectural Heritage Assessment document and Architect's Description.

4.0 PROPOSED WORKS:

4.1: Alterations to the Corner Extension:

The extension to the middle of the back of the house has been demolished in accordance with Planning Application Ref. No. SD21B/0530.



The extension, (circa 10sq.m. footprint), to the **north-east corner** of 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.

Under Planning Application Ref. No. SD21B/0530 permission was granted to raise the existing first floor to match that of the main part of the house, in the interest of safety.

It is proposed to retain the external walls, to relocate the sliding sash timber window in the east elevation to what is thought to be its original position on the east side of the first floor reception room in the north east corner of the room and to extend them vertically by the addition of blockwork which the engineer advises will have a stabilizing affect on the walls. Careful fixing of new roof timbers to the back wall of the original part of the house which is currently concealed from view. Careful tying in of the walls to the main building in accordance with the engineer's specification in the interest of stabilizing the existing extension. Tying in works will not be visible on completion.

The relocation of the window and associated alterations to the existing doorway necessitates the addition of a door off the proposed new extension hallway in the south wall of the existing extension.

It is proposed to reinstate a sill to suit the relocation of the window by inserting a stud partition under the window. The insertion of a studwork partition is an easily reversible alteration and the work involved will have no negative impact on the original building fabric of the wall on either side of it.

From an architectural point of view the proposed increase in the height of the extension is to improve the floor to ceiling height. The proposal is to replace the existing sloped roof with a flat roof that steps around the eaves of the original part of the house. The fixing of the roof timbers and application of lead flashing is work that has negligible impact on the existing building fabric while weathering this side of the building/ existing extension which is currently suffering the effects of water ingress over a long number of years.

It is proposed to plaster the extended sections of wall with lime plaster to blend in with the existing structure.

All structural work will be to the engineer's specification.

Proposed works to the existing at basement level:

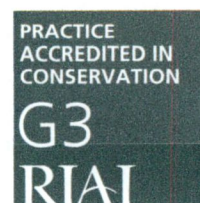
It is proposed to retain the door into the room in the north east corner of the original part of the house so that it is visible from within the original part of the house. It is proposed to insert studwork to the recess between the door and existing extension basement room to provide a flush surface for a worktop. The proposed studwork panel has no impact on the original building fabric and can easily be removed if so desired in the future.

As explained in the enclosed Architect's description it is proposed to replace the makeshift glazed frame in the non-original window opening to the north of this room. This proposal has not impact on original building fabric and will improve the overall appearance of the opening while improving comfort levels.

It is proposed to widen an existing opening in the south wall of the existing room to allow access from the proposed back entrance. In the interest of maximizing on available space in what is a very small space a sliding door is proposed which would most likely involve the partial remaking this wall in studwork. The wall is a minor element of the existing extension, is not visible from outside and is a minor to negligible change in the overall context of the project.

4.2: Proposed two storey extension and associated alterations to the building and development as approved Planning Application Ref. No. SD21B/0530

The proposed extension to the **east side** of the house will involve the following works:



Careful construction of the extension walls and fixing of new structural joists 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 where it is proposed to lower the window sill in the basement room on the south east side of the house. Careful construction of the proposed extension 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 insertion of a very small amount of new studwork partitions (a reversible change) to facilitate putting the door to the en-suite in line with proposed wardrobes.

The proposed roof line steps around the eaves of the original building while providing for maintenance access from the proposed flat roof. The proposed roof will assist with weathering and insulating the back of the building.

The proposed new extension negates the need for a new window to the hall at the upper floor level or external door at basement level. The omission of these items constitutes the alterations to the development as approved under the existing recent planning permission referred to above.

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

The existing paths immediately around the building to the east and north eastern corner are a mix of tarmac and concrete. The proposed works do not involve the removal of original paving.

4.3: Proposed new site entrance, (piers, vehicular and pedestrian gates) to the east, (back), of the property, onto Laurel Park:

This element is proposed in the interest of safety with particular regard to safe exit from the property and safe provision of services such as bin collection.

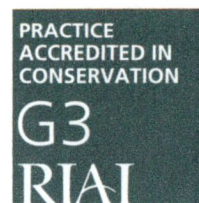
Constructing the proposed new entrance means making an opening in the modern blockwork wall onto Laurel Park and a low brickwork wall in poor condition on the house (west) side of the boundary, see photograph in the enclosed Architect's Description document. If the brickwork that is removed to form the new opening is in good enough condition it may be possible to use it to increase the height of the brickwork on either side of the new opening which would enhance the appearance of this boundary treatment when seen from inside the property. Photographs showing the existing boundary as seen from Laurel Park are included in the enclosed Architectural Heritage Assessment document.

The construction of the new pillars and addition of the proposed gates will have no physical impact on existing original building fabric in addition to the making of the proposed opening.

The condition of the brickwork wall to the back is very poor, the above proposal would the overall stability and appearance of the wall. It would be a positive impact.

4.4: Proposed Solar Panels:

It is proposed to fit a thirty-tube system of solar panels to the south facing section of roof facing into the valley. The proposed system will have an overall area of approximately two square metres and will be mounted on small steel brackets that raise the panels approximately 100mm above the line of the slates. The fact that the panels sit slightly above the line of the roof maintains airflow over the slates. The installation will involve the use of six number 10mm bolts to fit the unit to the roof and the removal of one slate to allow for bringing pipes out through the roof. Should additional support be needed under the solar panels it is likely to involve the insertion of some bracing between a limited number of existing joists subject to the engineer's specification and approval. The proposed solar panels will not be visible from outside the roof valley making their visual impact on the building as a whole minimal to negligible.



4.5: New garden wall with associated gates:

The construction of a new garden wall running from the south-western corner of the site to the south boundary wall, parallel to the front boundary wall is proposed in the interest of making the main garden space on the southern side of the house private and in the general interest of security as explained in the enclosed Architect's description. 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.

4.6: All ancillary site works above and below ground

All above and below ground ancillary site works are to be carried out with care in a manner that does not damage original building fabric. For the most part this work includes foundation, drainage and minor adjustment of non-original ground levels/surfaces.

4.7: Original part of the house:

Under this planning application, there are no proposed internal alterations to the original part of the house other than the minor adjustments set out above.

