

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

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**.

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, keeping the amount of site traffic through the house to a minimum. The proposed new site entrance to the Laurel Park (east) side of the house would facilitate the delivery of materials relating to the extension directly to the back of the house reducing traffic through the site.

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. The proposed alterations to the existing extension to the north-east can be carried out from outside the original part of the house. All propping where required will be to the engineer's instruction.

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 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.

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: not proposed for access in carrying out works associated with this planning application.

All internal joinery in the vicinity of the works is to be protected from damaged while the works are in progress. It is noted that there is no original joinery in the vicinity of the works at basement level other than a single door (east side of the north-eastern original basement room), which it is proposed to protect and retain.

Timber reveal liner pieces to the opening on the east side of the hall at first floor level: to be retained and 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.

Relocation of the window from the east elevation of the corner extension to the east side of the adjacent reception room is to be carried out by specialist joiners with conservation experience and expertise. External works as proposed will not impinge on other original windows.

Front Entrance Steps: not proposed for use in bringing heavy items into the house.