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Deaton Lysaght
Architects

636 WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 16

CONSERVATION COMPLIANCE SUBMISSION TO SOUTH DUBLIN CO. COUNCIL

WORK TO BE DONE AND MATERIALS TO BE USED IN THE CONSTRUCTION OF EXTENSION AND REFURBISHMENT WORKS



FEBRUARY 2023

D.L.A. Ltd. Trading as Deaton Lysaght Architects. Registered in Ireland No. 242369 V.A.T. No. 8242369V
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636 WHITECHURCH ROAD DUBLIN 16 – 21-02-2023

BS EN ISO 9001:2000 Quality Assurance Certificate No. PAD1073204



1. **COMPLIANCE WITH CONSERVATION GUIDELINES ;** As the house is located within an Architectural Conservation Area, the Contractor shall have regard at all times to the principles of conservation, and to the guidelines for conservation work published by the Department of the Environment, Heritage, and Local Government. In particular, the principle of minimum necessary intervention, preservation of original material in situ, and reversibility of interventions, shall be adhered to in all considerations of repair and alteration to this building. All structural interventions shall be in strict accordance with planning permission granted, with particular reference to Conservation Conditions. The contractor shall study the conservation report prepared by the architects, and shall comply with the directions, as work proceeds, of the Architect and Conservation Officer, in relation to the approval of repair techniques and materials to be employed.

2. **DEMOLITIONS AND SITE PREPARATION:** Carefully survey, prepare photographic record and agree with the architect on the condition of walls to be removed, and ensure agreement is reached and observed on the procedure and methods to be used in demolition works. Cross-brace all existing adjoining window opes. Prepare a detailed method statement to demonstrate the sequence of the demolition, excavation, and substructure works. Prop and support all affected walls and floors in accordance with detailed engineer's instructions, with particular care to protect rear elevation. Ensure that all existing services are disconnected and made safe.

3. **REPLACEMENT OF WINDOWS ;** Carefully remove the 3 existing windows on the front elevation, and clean off and prepare the openings as necessary. The new windows are to be Multi-pane timber casement windows to special detail to match the historic detail of original windows, manufactured and installed by a specialist joiner.

4. **NEW FRONT DOOR ;** The existing PVC door and frame is to be removed, and the opening is to be cleaned and repaired as necessary. The new door is to be a plain sheeted timber door with decorative arched fanlight over to match the historic detail of the original door assembly, all to be manufactured and installed by a specialist joiner.

5. **MASONRY REPAIRS ;** Where the existing granite stonework has been re-pointed in cementitious mortar, this pointing is to be carefully removed using hand-tools only. Re-pointing of the stonework should be carried out using 2.5:1 sand to hydraulic lime mortar installed into pre-wetted joints and finished flush with finished stonework.

6. **DAMPPROOFING OF ORIGINAL WALLS** ; This is to be carried out using the electro-osmotic system IPE Pro+ provided by BFL Ltd. This comprises a series of titanium anodes drilled into the wall at skirting level at 450mm centres, and linked to an electrical charge unit, which enables the wall to resist the hydrostatic pressure from the ground moisture.
7. **BREATHABLE WALL INSULATION SYSTEM** ;
After installation of mechanical and electrical first-fix installation, existing external walls shall be dry-lined with 30mm Remmers IQ-Therm breathable lining board, installed in accordance with the manufacturers instructions on internal face of walls, with all gypsum plaster removed, levelling coat lime plaster, adhesive mortar, 3mm smooth skim lime plaster to perfect polished finish (all as per information sheet provided by Remmers Ltd.). Where required, existing window architraves are to be removed carefully, and are to be framed out with red deal section installed on the line of the dry-lining, prior to re-fixing of architrave, as per detail.
- New ground floor to be installed in extension, kitchen, and dining room shall be 75mm self-levelling screed with underfloor heating piping, on 150mm tamped 20N concrete slab to smooth, level finish, on min. 120mm rigid insulation board to comply with Building Regulations, on Monarflex Radon Barrier taped and lapped 150mm at all junctions and with dpc's, on 50mm sand blinding, on min. 225mm well-compacted hardcore; provide radon sump and vent outlet, etc. in accordance with manufacturers recommendations. Ensure that all heating and service pipe runs are installed, lagged, and protected prior to pouring and completion of concrete.
8. **EXTERNAL WORKS** ; In front driveway, excavate to new driveway layout, install 225mm well-compacted hardcore base, blinded with 50mm layer quarry dust, and finish in selected limestone pea-gravel finish, c/w selected bevelled kerbstones (Tobermore or similar) at all edges haunched at rear in concrete, and with cross-falls to new road-gulleys, and linked to surface-water drain, all in accordance with site layout plan. Install new granite flagstones to step at entrance door, and at utility entrance. Install armoured cable to light fitting to be installed near gateway. Construct new front boundary wall on 1000x300mm concrete foundation in 450mm solid granite stonework to 1200mm over footpath level, coursed capped and finished to match the historic detail of the original granite walling on the adjoining houses.



MICHAEL LYSAGHT B.A.R.C.H F.R.I.A.I
ACCREDITED GRADE ONE CONSERVATION ARCHITECT
FOR DEATON LYSAGHT ARCHITECTS



THE REPLACEMENT WINDOWS AND FRONT DOOR TO BE SIMILAR TO THE ABOVE.