



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website www.wicklow.ie

Diamond Architects Ltd
83 The Bracken
Marina Village
Greystones
Co. Wicklow
A63 K162


 August 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX69/2024 – Legionaries of Christ, Dublin Oak Academy, Bray

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT





Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website www.wicklow.ie

DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Dublin Oak Academy

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1093

Section 5 Declaration as to whether: -

- i. Repair of slate roof to the Club Room Building
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas of the Club Room Building
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:
- v. Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.
- vi. Execution of Quigley Preservation Dry Rot Protocol: We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed"

at Clubroom Buildings, Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98 T021 constitutes exempted development within the meaning of the Planning & Development Act, 2000 (as amended)

Having regard to:

- a) The details submitted on the 7th August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd, OBA Consulting and Civil Engineers Report, and associated Drawings/ Photographs.
- b) Record of Protected Structure Reference 03-35 Kilcronee House : Country House : Kilcronee TD
- c) Architectural Heritage Protection : Guidelines for Planning Authorities
- d) Sections 2 , 3 4 and Section 57 of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration:

- i. The Club Room Building which is within the attendant grounds of Kilcronee House a Protected Structure would form part of the Protected Structure given the definition of Protected structure as set out in Section 2 of the Planning and Development Act 2000(as amended).
- ii. The works of Repair and Renewal which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, roof replacement and associated gutters etc. would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- iii. The works of Repair and Renewal are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- iv. The repairs and renewals to the Club Room Building would be works mainly to the interior of the structure, and works which do not materially affect the external appearance of the structure so

*Ta an doicimead seo ar fáil i bhformáid eile ar iarratas
This document is available in alternative formats on request*

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhísi, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



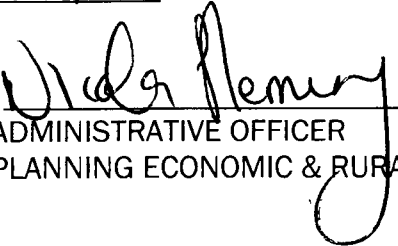
as to render the appearance inconsistent with the character of the structure or of neighbouring structures, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended)

- v. The works being undertaken to ensure the removal of failures, dry rot and wet rot, water ingress and the methodology set out in the reports submitted would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and therefore would be exempted development having regard to the provisions of Section 57 (1) of the Planning and Development Act 2000(as amended)

The Planning Authority considers that “

- i. Repair of slate roof
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster has been removed
- v. Reinstatement of the Mechanical and Electrical Systems
- vi. Execution of Quigley Preservation Dry Rot Protocol:
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed all at Clubroom Buildings, Dublin Oak Academy, Kilcroney House, Bray, Co. Wicklow A98 T021 is development and is exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  August 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1093

Reference Number: EX69/2024

Name of Applicant: Legionaries of Christ

Nature of Application: Section 5 Declaration request as to whether or not: -

- i. Repair of slate roof to the Club Room Building
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas of the Club Room Building
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:
- v. Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.
- vi. Execution of Quigley Preservation Dry Rot Protocol: We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed

constitutes exempted development within the meaning of the Planning & Development Act, 2000 (as amended)

Location of Subject Site: Clubroom Buildings, Dublin Oak Academy Kilcronee House, Bray, Co. Wicklow A98 T021

Report from Edel Bermingham, SEP

Having regard to:

- a) The details submitted on the 7th August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd, OBA Consulting and Civil Engineers Report, and associated Drawings/ Photographs.
- b) Record of Protected Structure Reference 03-35 Kilcronee House : Country House : Kilcronee TD
- c) Architectural Heritage Protection : Guidelines for Planning Authorities
- d) Sections 2 , 3 4 and Section 57 of the Planning and Development Act 2000 (as amended)

Main Reason with respect to Section 5 Declaration:

- (i) The Club Room Building which is within the attendant grounds of Kilcronee House a Protected Structure would form part of the Protected Structure given the definition of Protected structure as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (ii) The works of Repair and Renewal which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, roof replacement and associated gutters etc. would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended).

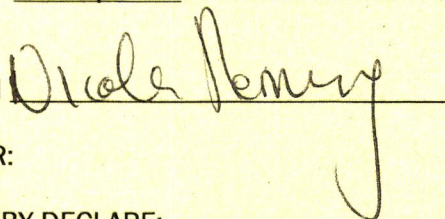
- (iii) The works of Repair and Renewal are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (iv) The repairs and renewals to the Club Room Building would be works mainly to the interior of the structure, and works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended)
- (v) The works being undertaken to ensure the removal of failures, dry rot and wet rot, water ingress and the methodology set out in the reports submitted would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and therefore would be exempted development having regard to the provisions of Section 57 (1) of the Planning and Development Act 2000(as amended)

Recommendation:

The Planning Authority considers that: -

- i. Repair of slate roof
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster has been removed
- v. Reinstatement of the Mechanical and Electrical Systems
- vi. Execution of Quigley Preservation Dry Rot Protocol:
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed all at Clubroom Buildings, Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98 T021 is development and is exempted development as recommended in the report by the SEP.

Signed



Dated ^{28th} day of August 2024

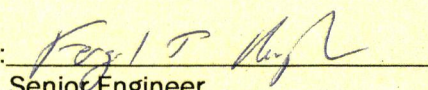
ORDER:

I HEREBY DECLARE:

That: -

- "i. Repair of slate roof
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster has been removed
- v. Reinstatement of the Mechanical and Electrical Systems
- vi. Execution of Quigley Preservation Dry Rot Protocol:
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed all at Clubhouse Buildings, Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98 T021 is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


 Senior Engineer
 Planning, Economic & Rural Development

Dated ^{28th} day of August 2024

Section 5 Application EX 69/2024

Date : 26/8/2024.

Applicant : Dublin Oak Academy.

Address : Kilcrouney House, Bray , Co. Wicklow A98 T021, Co.Wicklow. .

Exemption Whether or not :

- i. Repair of slate roof to the Club Room Building
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas of the Club Room Building
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:
- v. Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.
- vi. Execution of Quigley Preservation Dry Rot Protocol: We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History :

PRR 15/1239 Permission granted for demolition of the existing single storey residential building to the side of the existing school building and storage sheds to the rear and the construction of a two storey building consisting of ground floor educational use with a single storey glazed link to the existing school building and first floor clergy accommodation and a separate single storey boiler / plant room to the rear and all ancillary works (protected structure)

PRR 08/ 1707

Applicant: Oak Language Centres Ltd.

Permission granted for two storey over basement novitiate building of 2,335m² gross floor area. The building will comprise 36 no. bedrooms and auxiliary rooms such as offices, living rooms, a dining room, a chapel, library and meeting room.The proposed development includes the

provision of an internal distribution road to serve the proposed Novitiate to link to the existing internal access road leading from Kilcronev Road, the provision of 8 no. car parking spaces and all associated landscaping and site development works

Decision: Conditional

PRR 08/ 113

Permission granted for 36m² substation with associated switch room and ancillary works for previously approved 3 storey block extension PRR 04/ 129

Decision: Conditional

PRR 04/ 129

Permission granted for three storey dormitory block to the west of existing foreign students boys school to be built in 2 phases, phase 1 consisting of a 1,125m² changing room and shower room block and phase 2 the 1,919m² dormitory blocks with chapel and play room together with sewerage treatment plant with outfall pipe to Dargle River and associated works to be built in two phases

Decision: Conditional

PRR 95/ 2600

Permission granted for the Retention of structural alterations and change of use of nursing home to boarding school & ancillary works at former

Record of Protected Structures :

03-35 Kilcronev House : Country House : Kilcronev TD

Extensive,tudor gothic-revival house of circa 1850 designed by Daniel Robertson for Dr Lloyd, Provost of Trinity. It is built of granite ashlar with transom and mullioned windows, drip labels, crenellations, gables and pinnacles. On the right-hand side is a four- stage tower and out offices which are designed to look like the main house.

Report :

Heritage Officer : None Recieved

Relevant legislation :

Planning and Development Act 2000 (as amended)

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes—

(i) the interior of the structure,

(ii) the land lying within the curtilage of the structure,

- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 :

3.—(1) In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 :

- 4.— (1) The following shall be exempted developments for the purposes of this Act—
- (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

S57. (1) Notwithstanding *section 4(1)(a), (h), (i), (ia), (j), (k), or (l)* and any regulations made under *section 4(2)*, the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Assessment

The Section 5 application seeks a declaration as to whether the Emergency Repairs and Renewals to Club Room Building at Kilcronee House are development and are exempted development.

The works consist of –

- i. Repair of slate roof to the Club Room Building
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas of the Club Room Building
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings

- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:
- v. Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.
- vi. Execution of Quigley Preservation Dry Rot Protocol: We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

The works are necessary as the Club Room Building has suffered from a severe fungal infestation with the dominant infestation being Dry Rot. It is indicated that the building has suffered with rain ingress due to defective gutters and leaking roof, and these went unchecked as during Covid the structures weren't in use.

A number of reports have been submitted which identify the issues, and set out how they will be addressed –

- OBA Consulting Structural Engineers – Report identifies structural issues due to rot and decay in the structural fabric of the Club House Building.
- Quigley Preservation Ltd - Evidence of Wet Rot and Dry Rot, Propose to remove timbers in such areas of rot for up to 1m from last evidence of rot and chemically treat. Bond Timbers to be replaced by bricks bedded in mortar.
- Diamond Architects conservation method statement - Infected material has been removed, and Dry Rot Consultants require 1m back from infection to treat the building fabric, which also include removal of concrete floors.
Roof will be removed, slates which can be reused will be kept, and replacement slates natural slates to be sourced to match in size and gauge. New gutters and down pipes to be provided, replace rotting woods.etc.
Install concrete floor slab. Removal of courtyard tarmac and raising external ground to level higher than floor level in places. Installation of a gravel and / or paving slabs and/ or new tarmac, finished at an appropriate level to prevent further ingress of moisture. A French Drain to external perimeter of to be provided.
Replace plaster, ceilings as necessary.

The first question to be asked is whether development has occurred. To this end the proposal involves removal of plaster, paint, timbers, application of chemicals, reinstatement of roof, gutters timber, plaster, paint, finishes and removal of exterior as such would come within the meaning of works being

any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

The repairs and renewals to Club Room Building are therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended) .

From the details submitted but not referenced in the main query the proposal also involves the removal of tarmac grounds outside and build up of levels. This is a separate operation to that

occurring on the main building and whilst included in documents does not form part of Section 5 request, and has therefore not been examined as part of this assessment.

Section 4 of the Planning and Development Act 2000 (as amended) provides that

4.— (1) The following shall be exempted developments for the purposes of this Act—
(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Given the works are for maintenance/ improvement that would mainly affect the interior of the structure , and would not materially affect the external appearance so as to render the appearance inconsistent with the character of the structure or of neighbouring structures they would come within the provisions of Section 4(1)(h).

The Club Room Building forms a building within the attendant grounds of Kilcorney House, and therefore forms part of the protected structure, and as such the provisions of Section 57 (1) are applicable i.e.

(1) Notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

(a) the structure, or

(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Having regard to the enabling works being undertaken to ensure the removal of dry rot and water infiltration which are urgent, and the Conservation Report and technical guidance submitted it is considered that the approach identified would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The works are therefore development ,and are exempted development.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether the

- i. Repair of slate roof
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster has been removed
- v. Reinstatement of the Mechanical and Electrical Systems

- vi. Execution of Quigley Preservation Dry Rot Protocol
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

to Club Room Building to Kilcrouney House, Bray , Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that

- i. Repair of slate roof
- ii. Reinstatement / Installation of concrete floor slabs and build up to the ground floor areas
- iii. Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed
- iv. Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster has been removed
- v. Reinstatement of the Mechanical and Electrical Systems
- vi. Execution of Quigley Preservation Dry Rot Protocol:
- vii. Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

is development and is exempted development.

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted on the 7th August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd,OBA Consulting and Civil Engineers Report, and associated Drawings/ Photographs.
- b) Record of Protected Structure Reference 03-35 Kilcrouney House : Country House : Kilcrouney TD
- c) Architectural Heritage Protection : Guidelines for Planning Authorities
- d) Sections 2 , 3 4 and Section 57 of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration :

- (i) The Club Room Building which is within the attendant grounds of Kilcrouney House a Protected Structure would form part of the Protected Structure given the definition of Protected structure as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (ii) The works of Repair and Renewal which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, roof replacement and associated gutters etc. would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (iii) The works of Repair and Renewal are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (iv) The repairs and renewals to the Club Room Building would be works mainly to the interior of the structure, and works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the

character of the structure or of neighbouring structures, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended)

- (v) The works being undertaken to ensure the removal of failures, dry rot and wet rot , water ingress and the methodology set out in the reports submitted would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and therefore would be exempted development having regard to the provisions of Section 57 (1) of the Planning and Development Act 2000(as amended)

27/8/2024

27/8/2024

*Issue date as recommended
15 Aug 2024
23/08/24*

MEMORANDUM

WICKLOW COUNTY COUNCIL

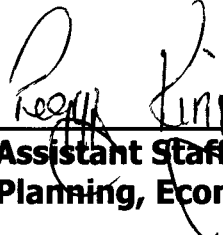
**TO: Edel Bermingham
SEP**

**FROM: Peggy King
Assistant Staff Officer**

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX69/2024**

I enclose herewith application for Section 5 Declaration received completed on 07/08/2024.

The due date on this declaration is 03rd September 2024.



**Assistant Staff Officer
Planning, Economic & Rural Development**



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

07th August 2024

Evan Diamond B.ARCH.MRIA 1
Diamond Architects Limited
83 The Bracken
Marina Village
Greystones,
Co Wicklow, A63 K162

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX69/2024 – Legionaries of Christ.

A Chara

I wish to acknowledge receipt on 07/08/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 04/09/2024

Mise, le meas

Peggy King
Assistant Staff Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

26/07/2024 16 00 35

Receipt No L1/0/332495
***** REPRINT *****

DIAMOND ARCHITECTURE
23 HAINAULT DRIVE
FOXROCK
DUBLIN 8

PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non vatable	

Total 80 00 EUR

Tendered
Credit Card 80 00
CLUBS BUILDING KILCRONEY

Change 0 00

Issued By Ruth Graham
From Customer Service Hub
Vat reg No 0015233H

CLUBROOM BUILDINGS AT
KILCRONEY HOUSE.



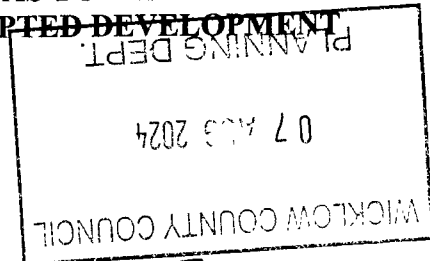
Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

Fee Received _____

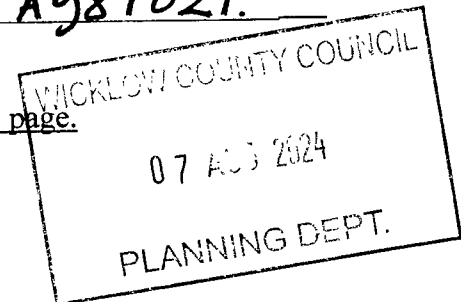
APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING
& DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS
NOT DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT



1. Applicant Details

- (a) Name of applicant: LEGIONARIES OF CHRIST
Address of applicant: DUBLIN OAK ACADEMY, KILCRONEY
HOUSE, BRAY, CO. WICKLOW A98TD21.

Note Phone number and email to be filled in on separate page.



2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) EVAN DIAMOND B. ARCH. MRJAI
DIAMOND ARCHITECTS LTD.
Address of Agent : 83 THE BRACKEN, MARINA VILLAGE,
GREYSTONES, CO. WICKLOW A63K16Z

Note Phone number and email to be filled in on separate page.

3. Declaration Details

- i. Location of Development subject of Declaration CLUBROOM BUILDINGS
AT DUBLIN OAK ACADEMY, KILCRONEY HOUSE,

BRAY, CO. WICKLOW, A98T021

ii. Are you the owner and ~~the~~ occupier of these lands at the location under i. above?
? (Yes) No. (THE APPLICANT IS THE OWNER.)

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

N/A.

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____

SEE ATTACHED COVER LETTER.

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

EMERGENCY REPAIRS + RENEWALS TO CLUB ROOM BUILDINGS AT KILCRONEY HOUSE;
DEEP ROT INFESTATION IDENTIFIED (NO ALTERATIONS TO LAYOUT OR FOOT PRINT.)

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? YES.

THE CLUBROOM BUILDINGS ARE WITHIN THE CURTILAGE OF THE PROTECTED STRUCTURE; KILCRONEY HOUSE.

vii. List of Plans, Drawings submitted with this Declaration Application _____
SEE ATTACHED COVER LETTER.
+ DRAWING ISSUE SHEET.

viii. Fee of € 80 Attached ? PAID OVER THE PHONE BEFORE SUBMISSION.
(PAYMENT TAKEN BY VANESSA PORTER)

Signed : Ewan Diamond Dated : 19 July 2024.

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
 - Floor area of structure in question - whether proposed or existing.
 - Floor area of all relevant structures e.g. previous extensions.
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

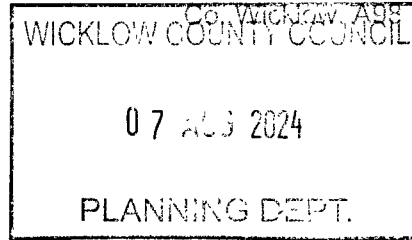
- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

ADDITIONAL CONTACT INFORMATION
NOT TO BE MADE AVAILABLE WITH APPLICATION



DIAMOND ARCHITECTS
33 The Bracken
Marina Village,
Greystones,
Co. Wicklow, A98 021

Edel Bermingham
Planning Department,
Wicklow County Council,
County Buildings,
Wicklow,
Co. Wicklow.



19th July 2024

Application for Section 5 Declaration on Development and Exempted Development under Section 5, Planning & Development Act 2000 (as amended).

Re. Emergency Works, Repairs and Renewals required to The Club Room Buildings at Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

Dear Edel,

We have discussed the rot infestation which took hold at The Club Room buildings in Dublin Oak Academy, Kilcronee House with you on a couple of occasions over the last 18 months. The Club Room Buildings, while within the curtilage of Kilcronee House, were built later than Kilcronee House.

The approach we discussed was that we would carefully monitor the opening-up and removal of infected building material in a conservative stage by stage process, which we would record via survey drawings and/or photographs. Once opening-up and removals were completed, we would submit a Section 5 Application for the proposed works to carry out the repairs and renewals necessary to reinstate the building fabric.

We enclose our record drawings and photographs of the Club Rooms-Report Stage (pre-opening up) and the Club Rooms-Stages 1 - 4 opening-up and removal of the building fabric where we were required to continue until we reached 1m beyond the edges of this extensive dry rot infestation.

The fungal infestation in the Club Room buildings appears to have taken hold when the school was closed during the Covid lockdown. The dominant fungal infestation found at the Club Room buildings was Dry Rot, *Serpula Lacrymans*. Dry Rot is an aggressive fungal infestation that can spread far from its original water source and cause significant destruction of timber in buildings. Refer to Darren Quigley, Quigley Preservation Ltd., report enclosed, which outlines their proposed treatment of the infected building fabric.

On behalf of our clients, Legionaries of Christ and their representative Ryan Clear, we enclose this application for a Section 5 Declaration on Development and/or Exempted Development in respect of proposed repairs and renewals required to The Club Room Buildings at Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

We enclose two copies of the following documentation and drawings:

- This cover letter outlining our Section 5 queries requesting a Declaration of Exemption.
- Appendices A and B attached; Historical Maps which support the date of construction of Kilcronee House as 1835-40.
- Appendix C attached; photographs of Kilcronee House over the years.
- Site Location O.S Map (Dwg. No. 22-530-S001A) with the application site (Club Room Buildings) outlined in red attached to this letter.
- Wicklow County Council Section 5 Application Form filled-in.
- Confirmation of payment of €80 Section 5 application fee to WCC via Vanessa Porter in the Cash Office.
- Schedule of Floor Areas of the relevant Club Rooms.
- Diamond Architects Drawing Issue Sheet - The drawings record the fungal infestation and subsequent opening-up in a conservative stage by stage manner.
- Diamond Architects Report Stage Drawings; Dwg No.s 22-530-R002-R007, A3 Drawings of the Existing with Dry Rot Infestation recorded.
- Diamond Architects Opening Up Stage 1 Photos & Drawings; Dwg No.s 22-530-D003B to D004B.
- Diamond Architects Opening Up Stage 2 Photos & Drawings; Dwg No.s 22-530-D003C to D004C.
- Diamond Architects Opening Up Stage 3 Photos & Drawings; Dwg No.s 22-530-D003D to D004D.
- Diamond Architects Opening Up Stage 4 Photos & Drawings; Dwg No.s 22-530-D003E to D004E.
- Quigley Preservation Report on the treatment of the Dry Rot (*Serpula Lacrymans*) Infestation.
- OBA Consulting Engineers Report on remediation works and reinstatement of timbers as required.
- Diamond Architects Conservation Method Statement and Specification for the proposed works to Club Room Buildings at Kilcronee House.

We seek a declaration on development and/or exempted development of the proposed reinstatement/remedial works outlined below. We have set out the elements of work in this cover letter and ask that you might assess each on their own merits so that we can commence work on the elements that constitute exempted development, as soon as your Declaration of Exemption issues. Our immediate concern is that we need to reinstate the floors and repair the existing roofs of the club room buildings before the Autumn rain has a chance to get through leaks in the existing roofs to feed any possible residual fungus.

1.0 Summary of urgently required Repairs and Renewals to Club Room Buildings for which we seek a Section 5 Declaration of Exemption:

(Refer to enclosed Diamond Architects Conservation Method Statement item 3.0 for the relevant works and item 6.0 for the specification.)

1.1 Repair of existing slate roofs to the Club Room Buildings:

We seek a declaration of exemption to allow our client to repair the existing roofs over the following club rooms buildings as follows:

- a) the pitched roof over the two-storey building which accommodates the Shop and Maintenance Store over, the Music Room and Art Room over and the Gym and Science lab overhead at first floor.
- b) the single storey lean-to roof over the lobby to the courtyard buildings, the single storey mono-pitch roof over the music room and gym corridors
- c) the single storey pitched roof over the club room, the adjacent office and the store with lean-to pitched roof to the side of the office.

1.2 Roofs to Club Room Buildings are leaking and require substantial remedial works to preserve:

The Club Room Buildings are comprised of several buildings arranged about two courtyard type spaces. Two of the two-storey buildings along with a later single storey lean-to extension have significant issues with their roofs. All three roofs require urgent remedial works.

1.3 Reinstatement/installation of concrete floor slabs and build-up to the ground floor areas of the Club Room Buildings:

We seek a declaration of exemption to allow our client to re-instate the concrete floor slab and floor build-up in the following rooms where infested material (slab, build-up and hard core) has been removed;

a) Music Room and music room corridor, Gym and gym corridor, Club room, Office and Storeroom.

1.4 Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings:

We seek a declaration of exemption to allow our client preserve, consolidate and restore existing timbers and ceiling joists to the following rooms;

a) Music Room and Music Room corridor, Gym and corridor, Club room and Club Room corridor, Office, Lean-to Storeroom.

b) Ceiling Joists, rafters and wall plate to mono-pitch roof over music room corridor and gym corridor.

1.5 Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:

We seek a declaration of exemption to allow our client to re-instate the appropriate plaster to the following rooms:

a) Lobby, Music Room and Music Room corridor, Gym and corridor, Club room and Club Room corridor, Office, Lean-to Storeroom.

b) Art Room, Maintenance Room, Coats Room, Science Lab Store and the Science Lab.

1.6 Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.

1.7 Execution of Quigley Preservation Dry Rot Protocol:

We seek a declaration of exemption to allow our client to complete Quigley Preservation's Dry Rot protocol to irradiate the Dry Rot infestation.

1.8 Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.

We seek your declaration on development and exempted development of the proposed works. We would like to thank you for your time and look forward to your considered decision as soon as possible. Please do not hesitate to contact the undersigned on 086 8115224 or by email eavan@diamondarchitects.com, if you have any queries at all.

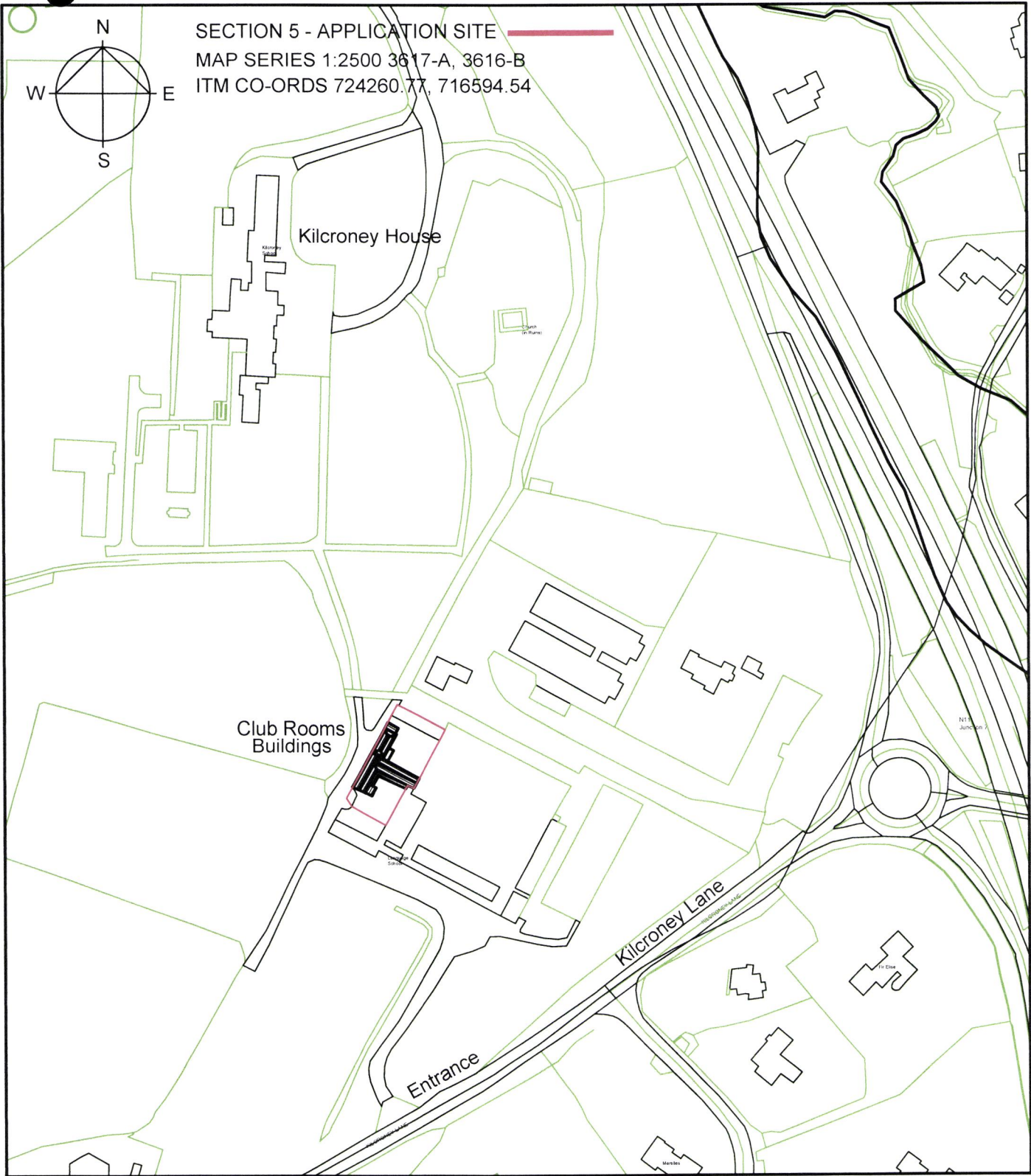
Many Thanks,
Yours Sincerely,



Eavan Diamond B. Arch. MRIAI

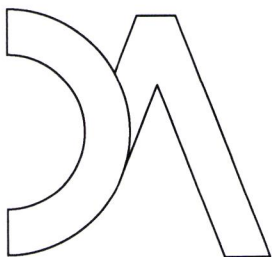
C.C Ryan Clear
Murt Mangan
Darren Quigley
Ciaran O'Brien

Client (Dublin Oak Academy)
Murt Mangan Building Contractor
Quigley Preservation.
Civil & Structural Engineer (O'Brien Consulting Engineers)



DIAMOND ARCHITECTS

83 The Bracken, Marina Village, Greystones, Co. Wicklow.
 Eavan Diamond B.Arch.MRIAI M: 00353 86 8115224 email: eavan@diamondarchitects.com



CLIENT LEGION OF CHRIST (DUBLIN OAK ACADEMY)	DRAWING EXTENT OF APPLICATION SITE OSI MAP - CLUB ROOMS BUILDINGS	SCALE 1:2500
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS	PROJECT NO. 22-530	DWG NO. 22-530-S001A
SITE DUBLIN OAK ACADEMY KILCRONEE HOUSE, CO. WICKLOW	PROJECT PHASE OPENING UP & REMOVALS	PLOT DATE 19-07-2024

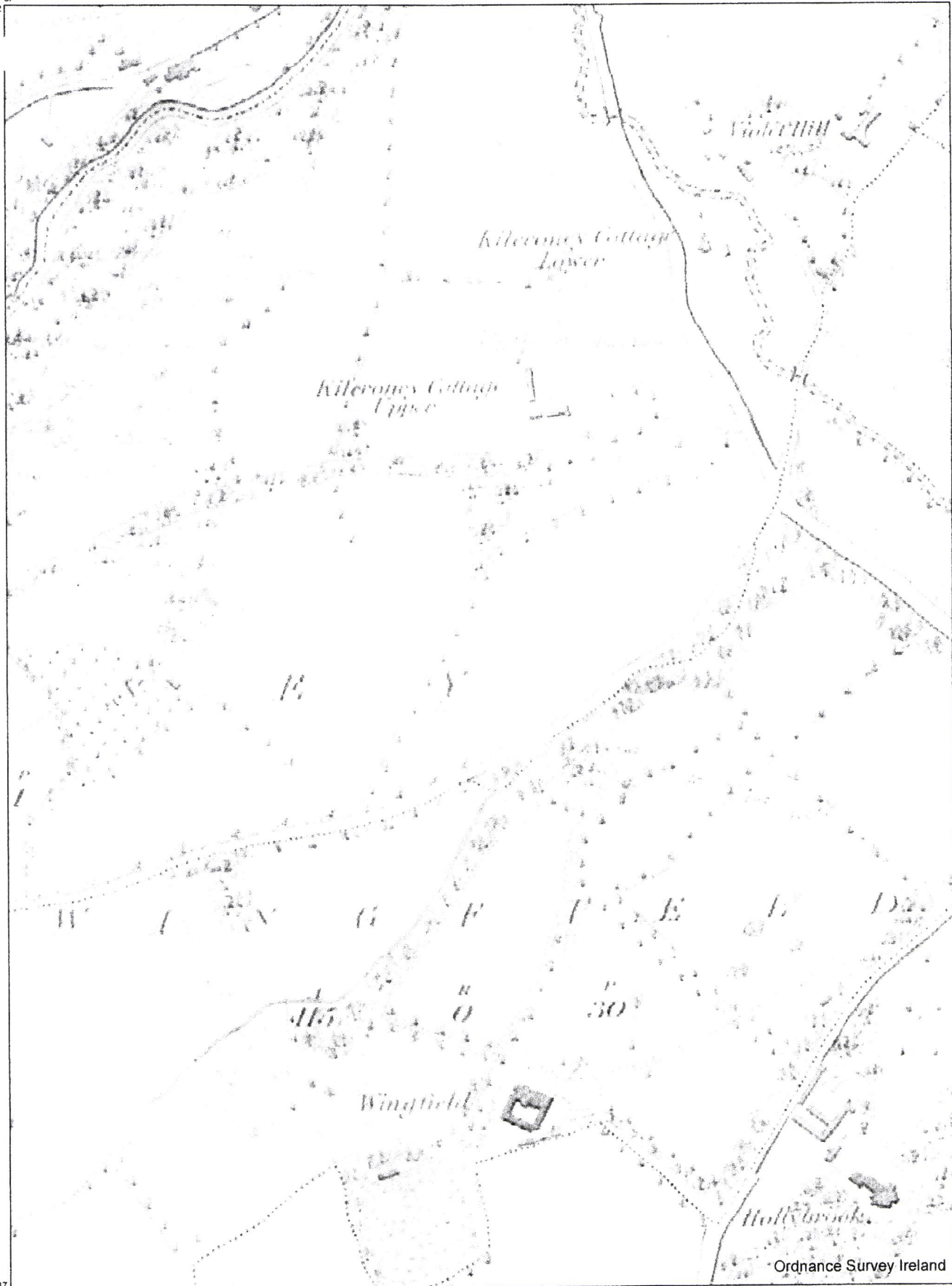
All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.
 This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

1st Edition 6 Inch Historic Map (1829 to 1842) APPENDIX A.

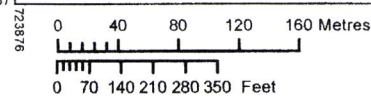
723876

717002

717002



715837



OUTPUT SCALE: 1:5,000



CENTRE COORDINATES:
ITM 724306,716420

PUBLISHED: 19/01/2024
ORDER NO.: 50378090_3
MAP SERIES: 6inch BW ED01
MAP SHEETS: DN028, WW007, WW008

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'
LEGEND: To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

Ordnance Survey Ireland

715837

724736

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

www.tailte.ie
Any unauthorised reproduction infringes Tailte Éireann copyright.

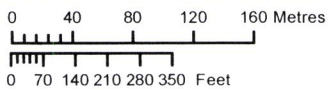
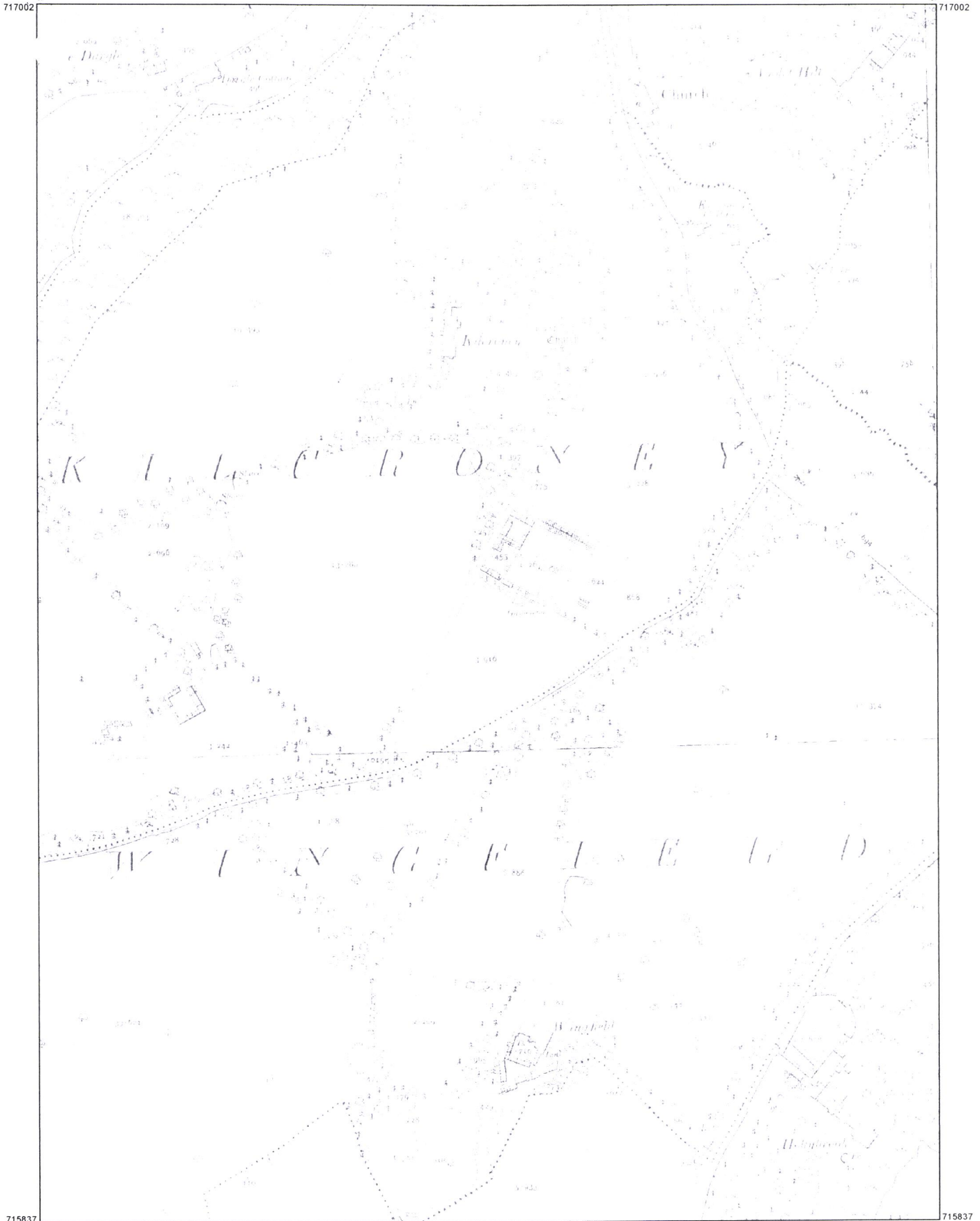
The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2024
All rights reserved



Tailte Éireann

1st Edition 25 Inch Historic Map (1863 to 1924) APPENDIX B.



OUTPUT SCALE: 1:5,000



CENTRE COORDINATES:
ITM 724306,716420

PUBLISHED: 19/01/2024
ORDER NO.: 50378090_1

MAP SERIES: 25 Inch Raster
MAP SHEETS: WW007-04, WW007-08, WW008-01

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie, search 'Capture Resolution'
LEGEND: To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

COMPILED AND PUBLISHED BY:

Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2024
All rights reserved



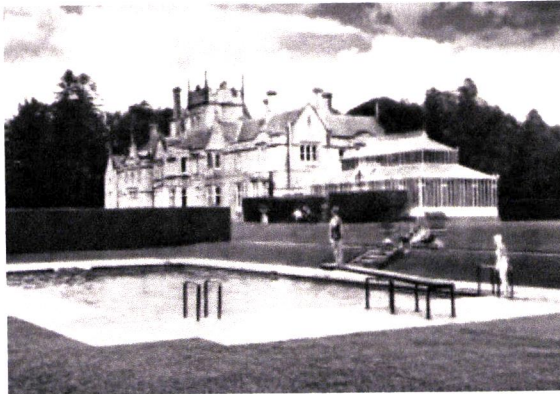
Tailte Éireann

www.tailte.ie
Any unauthorised reproduction infringes Tailte Éireann copyright.

LEGIONARIES OF CHRIST (DUBLIN OAK ACADEMY) KILCRONEY HOUSE - SECTION 5 - APPENDIX C



Kilcrouney House built circa. 1840, designed by Architect Daniel Robertson.



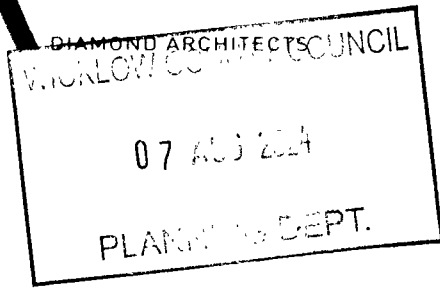
Kilcrouney House remained as a private residence until converted to Hotel 1933



Kilcrouney House converted to Sports and Country Club by Sir Basil Goulding in 1951



Kilcrouney House passed to the Hospiteller Order of St. John of God and used as a Juniorate school and retreat in 1955. 1993 Legionaries of Christ purchased Kilcrouney House as the base for their International Secondary School in Ireland.



DIAMOND ARCHITECTS
83 The Bracken,
Marina Village,
Greystones,
Co Wicklow A98 T021

Application for Section 5 Declaration on Development and Exempted Development under Section 5, Planning & Development Act 2000 (as amended).

Re. Emergency Works, Repairs and Renewals required to The Club Room Buildings at Dublin Oak Academy, Kilcronea House, Bray, Co. Wicklow A98T021.

SCHEDULE OF AREAS OF THE CLUB ROOMS:

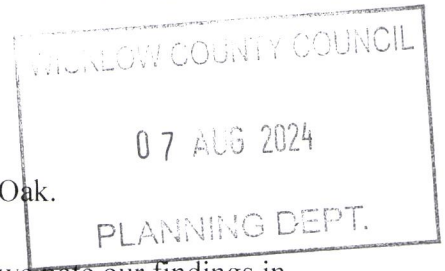
1.0 Ground Floor:	
1.1 Lobby:	14.85 sq.m.
1.2 Shop:	19.51 sq.m.
1.3 Music Room Corridor:	12.40 sq.m.
1.4 Music Room:	44.96 sq.m.
1.5 Gym Corridor:	15.56 sq.m.
1.6 Gym:	42.80 sq.m.
1.7 Club Room Corridor:	12.82 sq.m.
1.8 Club Room:	37.68 sq.m.
1.9 Office:	18.25 sq.m.
1.10 Store:	10.11 sq.m.
Sub-total:	228.94 sq.m.
2.0 First Floor:	
2.1 Maintenance Store:	19.62 sq.m.
2.2 Art Room:	44.92 sq.m.
2.3 Science Corridor:	9.63 sq.m.
2.4 Coats:	6.48 sq.m.
2.5 Science Lab Store:	7.33 sq.m.
2.6 Science Lab:	41.37 sq.m.
Sub-Total:	129.35 sq.m.
Total:	358.29 sq.m.

Ref 500-24P

3rd June 2024

To Whom it may concern.

Re: Engineering remediation works at the 'Club house' Dublin Oak.



Further to our inspection on the instruction of Ms Eavan Diamond we note our findings in relation to the existing structure & the required remediation actions necessary to

Club House

The building is a period structure constructed circa 1867 and is currently in use as a school building accommodating classrooms, science, and assembly rooms.

The building structure is formed with stone masonry walls, suspended timber floors and a pitched cut rafter roof with a raised collar and dormer windows. We noted various modern interventions including concrete and steel heads and non-load bearing timber partitions.

Below are the typical issues found relating to the structural fabric. This report should be read in conjunction with the Architectural report and the timber specialist report.



Replacement of Floor joists in area of recorded dry rot. To avoid damage to the walls a like for like joist will be positioned following treatment into the existing seating pocket.



Replacement of decayed build in timber with selected Engineering brick and lime mortar.



Replacement wall plates in accordance with timber conservation specialists report



Remediate previous splicing which was found to be sub-standard. Install new sister rafters and splice with M10 coach bolts with shear connectors.



Cut back and treat decayed timber rafters in accordance with timber specialists report. Install treated new sister rafter and splice to existing with M10 staggered coach bolts with shear connectors.



Treat existing steelwork with corrosion protection.



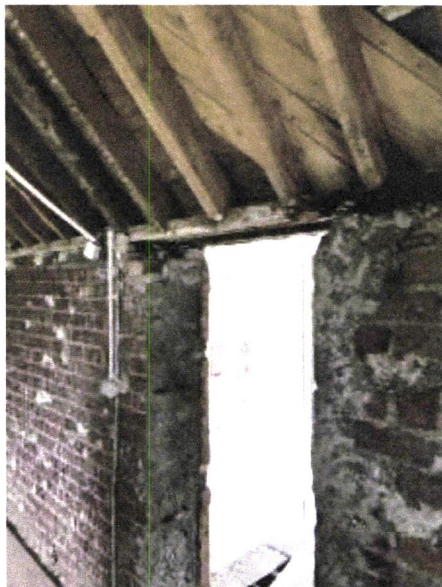
Replace defective and non-conforming gutter detail.



Install replacement head with PC lintel and reconstruct masonry wall over.



Replacement ground floor with a new insulated sla



Replace existing door heads with hardwood timber lintel reinforced with primed 100x100 equal angle beam.

The building is suffering from a significant infestation of rot causing decay and deterioration of the building fabric resulting in structural damage.

Treatment of the rot will be in accordance with the timber specialists' specifications and guidance.

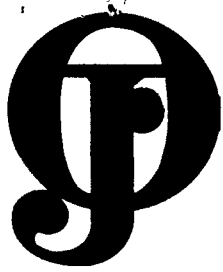
Structural remediation works are required to the following elements.

1. Replacement of ground floor slab.
2. Replacement of roof structure over club room (non – original)
3. Remediation of poorly applied splicing detail
4. Replacement of decayed wall plates where necessary.
5. Removal of decayed bond timbers & replacement with brickwork
6. Replacement of floor joists where necessary with direction from timber specialist.
7. Replacement of missing or decayed heads.
8. Corrosion protection to steelwork (ex)
9. Re-slating & new roof battens.
10. Remediation of all non- functioning rainwater goods.

All works noted above are essential to ensure the viability and integrity of the building structure into the future.



Ciaran O'Brien
BEng CEng MIEI EurIng FConsEI



Quigley Preservation

Preservation House

28 Ardagh Grove, Blackrock, Co. Dublin A94 P0K2

Telephone: (01) 288 1765

info@quigleypreservation.com

www.quigleypreservation.com



Waterproofing, Damp-proofing

Dry Rot, Timber Treatment

Timber Resin Splicing

Condensation Control

Preserving Ireland's Buildings since 1959



Ms. Eavan Diamond B.Arch. MRIA
Diamond Architects Ltd.

E: eavan@diamondarchitects.com

2nd July 2024



Marls Polymers



Re: DUBLIN OAK ACADEMY, KILCRONEY LANE, KILCRONEY, BRAY, CO WICKLOW

Dear Eavan,

We wish to confirm the site meetings over the last number of months between your goodself, Mr. Ryan Clear of Dublin Oak Academy, Mr. Murt Mangan of TOC Construction and the writer.

All directions are taken facing the front elevation from the outside. The purpose of our visits was to advise on remedial treatment of the areas affected by timber decay issues.

It has been observed that water ingress through roofing and building defects has been occurring in both the Club Room Buildings and the main Castle Building for some time causing saturation to the building fabric resulting in outbreaks of timber decay, both wet rot (*Coniophora cerebella*) and dry rot (*Serpula lacrymans*).

Wet Rot, *Coniophora cerebella*

This is one of the most common wood-destroying fungi. It is found in buildings, and occurs very much more frequently than dry rot, although the extent of each outbreak is usually much less. *Coniophora* as with all other wet rots, requires substantially wetter wood for attack to progress than does dry rot. It does not produce well developed conducting strands, and so will not penetrate brick walls in the dry rot manner. It is, therefore, a less serious menace than true dry rot, and, when the source of damp which is always associated with an outbreak is eliminated, the attack is unlikely to start again.

Dry Rot, *Serpula lacrymans*

This is the fungus which is responsible for most of the destruction of timber in buildings. It lives on the cellulose of damp timber and requires damp, warm, stagnant conditions for its cultivation. Once established it will spread to timber that would appear to be adequately ventilated and reasonably dry. An attack which has begun will push out its strands or hyphae

Directors: D. Quigley (Managing). Company Secretary: B.G Quigley.

Incorporated in Republic of Ireland. No. 218156

until drier wood is encountered. They extract nourishment from timber reducing it to a brittle condition and finally causing it to crumble away. Strands are known to have the power of percolating through heavy brickwork and masonry following the line of damp in search of further timber to attack. The moisture is carried through the strands, which are hollow, and so another zone is rendered suitable for destruction. When the fungus has reached a certain stage of maturity, the fruit bodies are produced. These are generally in the form of flat pancakes growing on the wood or on the brickwork and plaster near it. The fruit bodies have brick red centres which give off prodigious numbers of red rusty seeds or spores. The infestation is usually caused by faulty construction or faulty maintenance. When the source of moisture has been removed, the fungus will eventually cease spreading and will lie in a dormant state.

CLUB ROOM BUILDINGS

The opening up works to date has revealed that substantial outbreaks of dry rot have occurred as shown on the appended marked-up drawing. In order to establish the full extent of the outbreaks and to facilitate treatment of same, further opening up works are required.

In order to eradicate the outbreaks of dry rot remedial chemical treatment of the affected areas is required. To facilitate this treatment the wall plaster should be removed to expose the full extent of the outbreak of dry rot. This exposure should extend for a distance of 1 meter in each direction beyond the last visible sign of fungal growth. Sterilisation and complete irrigation of the walls with *Wykamol Microtech Biocide* (please see enclosed leaflet) is necessary to kill the hyphae strands in the fabric. Chemical treatment should be applied by drilling holes in the walls and irrigating with the fungicidal solution to saturation point.

All in-built timbers in the dry rot affected area should be removed for a distance of at least 1 meter from the last visible sign of infestation. Bond timbers should be replaced by bricks bedded in mortar. **All replacement timber should be pre-treated to Use Class 4 BS8417 and, where coming in contact with the fabric of the building, be vulcanized using a torch-on felt DPC.** The vulcanized timbers should not be fixed for a period of at least 24 hours. No timber plugs should be used in the replacement of joinery; may we suggest masonry nails or plastic grounds. It is the responsibility of the building contractor to ensure no timbers are re-fixed without proper chemical treatment and vulcanising.

Following dry rot chemical treatment, the treated fabric should be left un-plastered until complete drying out of the walls has occurred. As a precaution against hygroscopic salts forming, may we recommend that a salt inhibiting chemical such as *Wykamol Renderproof* (please see enclosed leaflet) be used in the mixing water of the re-plastering.

CASTLE BUILDING

DEAN'S ROOM

A heavy outbreak of wet rot has occurred in the Deans Room below the roof valley at both first floor and ground floor levels. Hypahe strands of the wet rot fungus are visible on the wall plaster and decay was noted in the roofing wall plate and bond timbers in the wall. We suspect that decay has also occurred in the floor joists at first floor level in the Deans Room and adjacent teachers room.

We recommend that the wall plaster be stripped full height in the Deans Room and adjacent teachers room at first floor level extending down to floor level at ground floor level in this area. All in-built bond timbers should be removed and the wall be washed down by liberal spray method using *Wykamol Microtech Biocide* prior to making good.

The roofing wall plate along the valley should be fully exposed and the decayed sections be replaced with new pre-treated timber to Use Class 4 BS8417. The first floor level floor joists should also be exposed for examination and the decayed ends be cut out and replaced with new pre-treated timber. The masonry exposed by the removal of the decayed timbers should be sterilized by liberal spray method using *Wykamol Microtech Biocide*.

LLOYDS ROOM

An active outbreak of dry rot was noted in the rear left-hand corner of the room which divides to the small storage room leading into the chapel. Sporophores (fruiting bodies) of the dry rot fungus were noted on the wall plaster. The removal of the plaster has revealed that severe decay has occurred in the lintel above the door ope and doorframe in this area. There is a flat roof above this area that we understand is to be entirely replaced.

We recommend further action as follows:-

- The wall plaster be stripped full height from the window on the gable wall, across the door ope returning around same into the corner of the room and also extending back 1m into the small storage room.
- There are 2 nr. large beams at roof level that are bearing into the wall above the door ope. The bearing ends should be cut back from the wall and be replaced with new pre-treated and vulcanized timber.
- The decayed lintel should be replaced in concrete.
- The window surrounds should be removed to expose the window lintel and frame for examination.
- The sub-floor area should be exposed by removing floor joists back 1m from the walls.

In the opposite corner of the room, decay by dry rot was noted in the skirting board between the fireplace and door. It appears to be a historic outbreak possibly of a longstanding nature. Nevertheless, opening up works as follows should be undertaken in order to establish the full extent of the problem and to facilitate treatment of same.

- Strip the wall plaster to 1m high.
- Remove flooring timbers back 1m from the wall.
- Remove the doorframe.
- It may be necessary to carry out opening up works on the hallway side of this wall in order to properly sterilize this area.

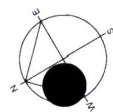
Should you have the above opening up works carried out we will be pleased to return to site in order to examine same and advise.

We thank you and assure you of our close attention at all times.

Yours sincerely,
QUIGLEY PRESERVATION LIMITED.

A handwritten signature in black ink, appearing to read 'Darren Quigley', written in a cursive style.

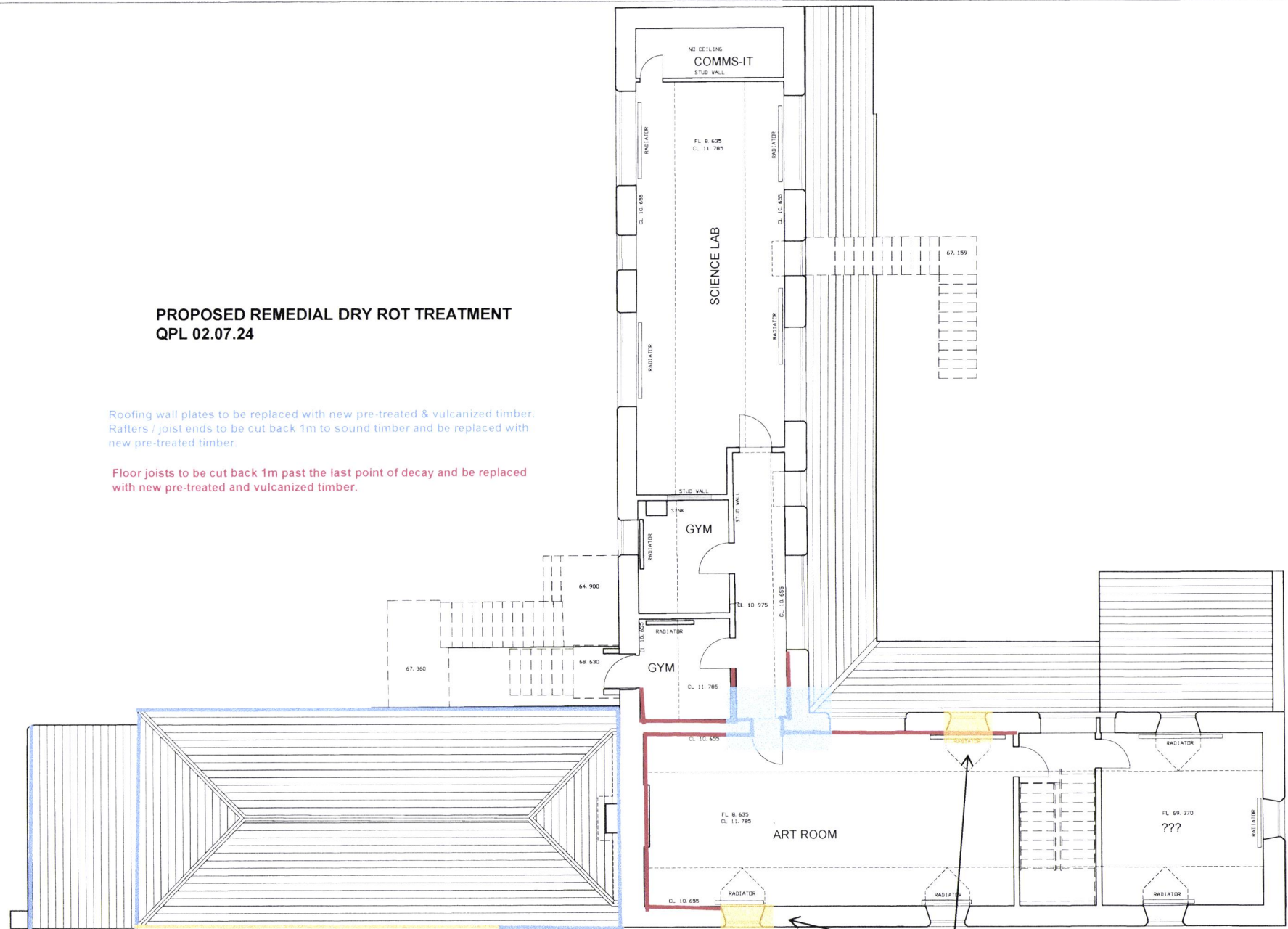
Darren Quigley.
Managing Director.



**PROPOSED REMEDIAL DRY ROT TREATMENT
QPL 02.07.24**

Roofing wall plates to be replaced with new pre-treated & vulcanized timber.
Rafters / joist ends to be cut back 1m to sound timber and be replaced with new pre-treated timber.

Floor joists to be cut back 1m past the last point of decay and be replaced with new pre-treated and vulcanized timber.



↑
**Expose section of roofing wall plate
for closer examination**

↑
Lintels to be drilled & tested / treated

DIAMOND ARCHITECTS LTD. Eavan Diamond B Arch MRIAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow A63K162 M. 096 811 5224 email: eavan@diamondarchitects.com
CLIENT LEGION OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	SCALE 1:50A1 1:100A3
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO 22-530	DWG NO 22-530-S004A
SITE DUBLIN OAK ACADEMY - KILCRONEY HOUSE BRAY, CO. WICKLOW A63K162	PROJECT PHASE OPENING UP & REMOVALS	PL OT DATE 29-04-24



Conservation Method Statement for repairs and renewal works to the **Club Room buildings** at The Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow. A98T021

For Legionaries of Christ, Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

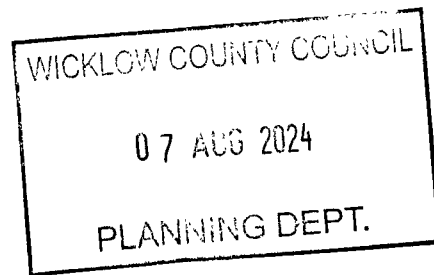


Table of Contents

Table of Contents 2

1.0 Executive Summary: 4

1.1 Introduction:..... 4

1.2 Purpose of this report. 4

1.3 Kilcronee House, Kilcronee Lane, Bray, Co. Wicklow. A98T021 4

1.4 Wicklow County Council RPS:..... 4

2.0 NIAH, History and Description of the Structure: 5

2.1 National Inventory of Architectural Heritage: 5

2.2 History:..... 5

2.3 Description of Kilcronee House: 5

2.4 Description of Club Room Buildings at Kilcronee House: 6

3.0 Description of urgently required Repairs and Renewals to Club Room Buildings for which we seek a Section 5 Declaration of Exemption:..... 8

3.1 Repair of existing slate roofs to the Club Room Buildings:..... 8

3.2 Roofs to Club Room Buildings are leaking and require substantial remedial works to preserve: 8

3.3 Reinstatement/installation of concrete floor slabs and build-up to the ground floor areas of the Club Room Buildings:..... 10

3.4 Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings:..... 11

3.5 Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings: 11

3.6 Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings. 11

3.7 Execution of Quigley Preservation Dry Rot Protocol:..... 11

3.8 Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:..... 11

4.0 Conservation Philosophy:..... 12

4.1 The Charters: 12

4.2 Recommendations: 12

4.3 Definitions: 12

4.4 Architectural Integrity:..... 13

4.5 Conservation: 13

4.6 Honest Intervention:..... 13

4.7 Careful Opening-Up: 13

5.0 General Conservation Methodologies/Principles:	14
5.1 Character	14
5.2 Limited works.	14
5.3 Repair rather than replace.	14
5.4 Reversibility	14
5.5 Removal of prior unoriginal and unsatisfactory works	14
5.6 Decay.....	14
5.7 Conservation works	14
5.8 Investigations	14
5.9 Documentation.....	14
5.10 Protection	15
5.11 Fire Safety on Site	15
5.12 Water Ingress:.....	15
5.13 Provision of scaffolding/props	15
5.14 Temporary illumination	15
5.15 Salvage	15
5.16 Selection of contractors	15
5.17 Health and Safety.....	15
6.0 Specification: (unless otherwise agreed with WCC)	16
(Refer to O'Brien Consulting Engineers and Quigley Preservation Reports which outlines their protocol).....	16
6.1 Best Practice to treat a Wet Rot or Dry Rot (Serpula Lacrymans) Infestation as per Quigley's Report):	16
6.2 Timber Decay:.....	16
6.3 New Timber Generally: (O'Brien Engineers will advise)	16
6.4 Internal Plasterwork: (David Broderick (Lime and/or Diathonite Plaster) is engaged).....	17
7.0 Impact of and Justification for the Proposed Works	19
8.0 Summation:.....	20

Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

1.0 Executive Summary:

1.1 Introduction:

1.1.1 This Conservation Works Method Statement has been prepared for submission to Wicklow County Council for inclusion with a Section 5 application to carry out urgent repairs and renewals following emergency opening-up works to remove and treat a significant Dry Rot (*Serpula lacrymans*) infestation at the **Club Room Buildings** of Dublin Oak Academy situated within the curtilage of the protected structure, Kilcronee House, Kilcronee Lane, Bray, Co. Wicklow, A98T021.

1.2 Purpose of this report.

1.2.1 This report is the conservation method statement for the proposed works. The proposed works are the repairs and renewals necessary to preserve, consolidate and reinstate building fabric that had to be removed to contain and treat an extensive Dry Rot (*Serpula lacrymans*) infestation at the Club Room Buildings of the Dublin Oak Academy situated within the curtilage of the protected structure, Kilcronee House, Kilcronee Lane, Bray, Co. Wicklow.

1.2.2 This report should be read in conjunction with the list of inclusions; Architect drawings, photos and Civil Engineers and Quigley Preservation Consultants Reports listed in the cover letter of this Section 5 Application.

1.3 Kilcronee House, Kilcronee Lane, Bray, Co. Wicklow. A98T021

1.3.1 Our clients, Legionaries of Christ bought Kilcronee House in 1993. They operate Dublin Oak Academy, a secondary school for international students, at the property. The entire holding is extensive and is comprised of the main school building Kilcronee House, known within the school as 'The Castle', situated at the end of a long avenue, a more secondary complex of buildings known in the school as 'the Club Room buildings' which are organised around a courtyard-type space, a more recent stand-alone new dormitory building as well as sports buildings and a variety of out buildings.

1.4 Wicklow County Council RPS:

1.4.1 The main school building, Kilcronee House (The Castle), is on the Record of Protected Structures at Wicklow County Council. Refer to WCC Development Plan 2022-2028, Appendix 4. RPS No.03-35.

2.0 NIAH, History and Description of the Structure:

2.1 National Inventory of Architectural Heritage:

2.1.1 Kilcronee House is listed on the NIAH Reg. No. 16400704 and rated as of regional importance. The building was built circa. 1837-1840. See Appendix A, First Edition 6" Historic Map surveyed in 1829-1842. Kilcronee House is not yet constructed. See Appendix B, First Edition 25" Historic Map surveyed in 1863-1924 where Kilcronee House and the Club Room Buildings are seen to have been constructed.

2.1.2 NIAH states that Kilcronee House is a medium sized country house, in mildly Tudoresque style, which is in substantially original condition. Although the building has undergone several changes of use including the replacement of original windows with uPVC, it has, nevertheless, retained most of its original detail and all its original character externally. A large conservatory building seen at the southern end of the building, in the 1933 photograph, is no longer entirely intact. The lantern (top portion) appears to have been removed at some time. Refer to Appendix C.

2.2 History:

2.2.1 Kilcronee House is a detached multiple-bay two-storey, Tudor gothic-revival house, built circa. 1840 and designed by Daniel Robertson, Architect, for Dr. Lloyd, Provost of Trinity. Daniel Robertson was an eccentric and prolific architect. He was an American Architect of Scots origin who worked in Ireland. He also designed Lisnavagh House (1846-49) near Rathvilly in County Carlow. Lisnavagh was his last commission before his death at Howth, County Dublin, in September 1849.

Hazel Valerie West was born in 1881 to Alfred and Florence West. The family lived at Kilcronee House, Bray. Over the years, Kilcronee House was the private residence of the Lloyd, Darcy and West families. In the 1911 Census Hazel Valerie Laverton was living with her father Alfred Edward West. She had married Captain Herbert Curling Laverton on 7th July 1908 in London. Dramatic footage of Mrs. Laverton (Hazel Valerie West), owner and pilot of the steam yacht, The Lady of the Lake (renamed HMS Pandora), which was pressed into service during the rescue operations following the Battle of Pettigo. She was hailed by the newspapers in Britain some days later as the pistol-wearing 'Ulster Admiral'.

See Appendix C. Kilcronee House remained as a private residence until it was converted to a Hotel in 1933. In 1951, Kilcronee House was converted to the country's first Sports and Country Club by Sir Basil Goulding. In 1955 the building was taken over by the Hospitaller Order of St. John of God was used initially as a juniorate school and place of interest. In 1993, the building passed into the hands of the Legionaries of Christ and became the new home of Dublin Oak Academy International Secondary School, as it is today.

2.3 Description of Kilcronee House:

2.3.1 Kilcronee House is a detached multiple-bay two-storey Tudoresque former country house. It is constructed of granite ashlar (dressed stone) with moulded string courses, drip mouldings and is comprised of a series of gabled wings. External walls are terminated at their parapets with a variety of crenellations, gables and pinnacles. On the right-hand side is a four-stage tower and out offices which are designed to look like the main house. The timber panelled entrance door is original, is part glazed and is set within a Tudor arched opening; it has decorative sidelights and a small balcony with a pierced stone baluster over. Window openings are largely flat-headed with stone heads, mullions and transoms. Unfortunately, the original windows have been replaced with top-hung uPVC windows. There is a decorative oriel window on the front elevation with a castellated parapet and hipped roof. The pitched roof is steeply pitched, finished with natural slate and cast-iron rainwater goods. Chimneystacks are ashlar granite with boldly corbelled caps and clay pots. The building is set within a large holding of mature grounds and rolling fields.



Entrance Elevation (facing East) Kilcrone House, Now Dublin Oak Academy - Main School Building

2.4 Description of Club Room Buildings at Kilcrone House:

2.4.1 The Club Room buildings are several two-storey and single storey buildings arranged about two courtyard spaces and constructed several decades after the Club Rooms. The Club Room buildings are also of granite ashlar (dressed stone) with less ornate detailing to external windows and doors. Chimneystacks are of ashlar granite with similar boldly corbelled caps and clay pots. Three Cupolas adorn the two-storey club Room building facing southwest which accommodates the science lab at first floor level. Cupolas were incorporated onto the ridge of roofs to provide vents which draw air flow through the building. Windows have been replaced with double glazed uPVC. Alterations to the courtyard elevations of the two principal buildings incorporate a new single storey lean-to corridor at ground level which appears to have been added in the 1950s-60s. (See Photos 12 & 13)



Club Room Buildings (Northwest Elevation) Photos 387 & 391 taken 07-06-23

Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.



Club Room Buildings (facing southeast and southwest). Photos 12 & 13 taken 07-06-23

3.0 Description of urgently required Repairs and Renewals to Club Room Buildings for which we seek a Section 5 Declaration of Exemption:

3.1 Repair of existing slate roofs to the Club Room Buildings:

3.1.1 We seek a declaration of exemption to allow our client to repair the existing roofs over the following club rooms buildings as follows:

- a) the pitched roof over the two-storey building which accommodates the Shop and Maintenance Store over, the Music Room and Art Room over and the Gym and Science Lab overhead at first floor.
- b) the single storey lean-to roof over the lobby to the courtyard buildings, the single storey mono-pitch roof over the music room and gym corridors
- c) the single storey pitched roof over the club room, the adjacent office and the store with lean-to pitched roof to the side of the office.

3.2 Roofs to Club Room Buildings are leaking and require substantial remedial works to preserve:

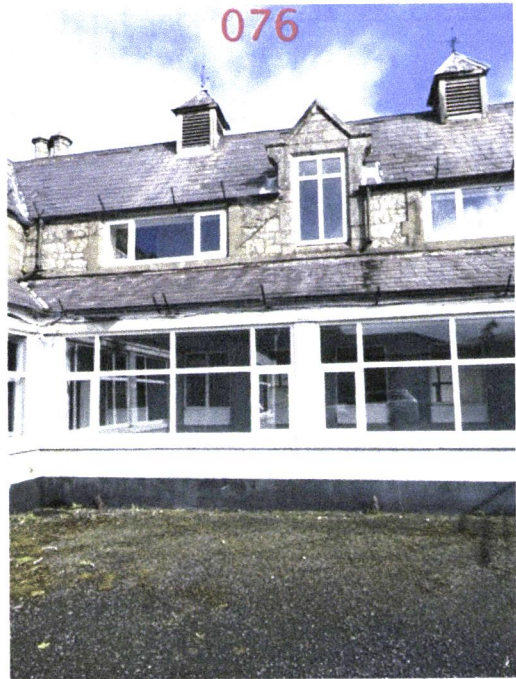
3.2.1 The Club Room Buildings are comprised of several buildings arranged about two courtyard type spaces. Two of the two-storey buildings along with a later single storey lean-to extension have significant issues with their roofs. All three roofs require urgent remedial works.

The two-storey building on the northwest and northeast sides of the courtyard accommodates the music room, club room at ground level and the art room at first floor level. The two-storey building on the northeast side of the courtyard accommodates the gym at ground level and the science lab at first floor level. Both of these buildings meet at a corner where a set of steps lead down to a number of single storey rooms; the clubroom, the office and a store off the office. All 6 rooms have defective rainwater goods and both two-storey buildings have severely leaking roofs with lead valleys and rainwater goods that have failed. Leaky lead valleys are likely to have caused the initial outbreak of Dry Rot in the Club Rooms. The resultant ingress of water went unseen over a long period of time, during covid, when the school was closed. In November 2022, we carried out an initial inspection of the premises on behalf of Dublin Oak and observed a substantial dry rot infestation.

In agreement with WCC, over the course of the last 18 months, the infected build fabric has been carefully removed, in a stage-by-stage manner. Removal of the infected material is complete. Quigley preservation, Dry Rot consultants on the project, require 1m clear in all directions to treat the remaining building fabric and irradiate the fungus. They also required the removal of concrete floors down to the soil. This dry rot infestation is aggressive far reaching.



Roofs to Club Room Buildings



Roofs to Club Room Buildings - Leaking valley



Roofs to Club Room Buildings - Cupolas in a state of total disrepair.

3.2.2 Scaffolding will be erected to allow a thorough examination of the roof at close quarters. The roof will be carefully inspected 5m section-by-section process. We expect most of the nails holding the slates will have rusted. However, we anticipate retaining between 50-75% of the original roof slates and will replace broken or delaminated slates with a similar colour and approved natural slate of the same size and gauge. The majority of lead valleys at the dormers and to roof valleys will need replacement. The lead is old and has stretched and become brittle and is leaking in several areas.

3.2.3 Leaking lead valleys (one stretched joint and lead punctured by a slate) along with a leaking lead hopper/valley are allowing rainwater to penetrate the building and are very likely to have caused the initial outbreak of Dry Rot in the Club Rooms.

3.2.4 Propping of the floors and roofs as required to carry out a detailed assessment and remedial works to the roofs.

3.2.5 Careful removal section by section so that the internal walls and surfaces of the building are exposed to the weather for as little time possible.

3.2.6 The existing roofs are original. The slates and roof completions on the two-storey roofs in question are circa. 180 years old. There is no felt and any lime-based plaster on the underside of the slates has fallen away.

3.2.7 Strip slate from roofs keeping only slates that are sound. We anticipate that circa. 50% of these slates will be too old to re-use and that they are likely at the end of their useful life.

3.2.8 Natural slates to be sourced to match in size and gauge.

3.2.9 Inspect existing roof structure and remove any rotten timber. Splice in new treated timber and treat.

3.2.10 Install new wall plate on heavy gauge DPC where necessary.

3.2.11 Replacement of timber rafters and wall plates either side of the dormers along with re-instatement/replacement of slates and ridge tiles to dormers as required.

3.2.12 Remove battens and re-use where possible.

3.2.12 Install breathable felt over rafters and replace timber battens, where removed, with new treated S/W battens of the same gauge as original.

3.2.13 Replacement of 3no. H/W Cupolas (Roof Ventilators) to the ridge of the pitched roof to the Science lab.

3.2.14 Install new fascia and soffit to the same profile as existing where applicable.

3.2.15 Install vent in soffit board and/or vent tile

3.2.16 Paint Fascia and soffit where applicable.

3.2.17 Install 140m of cast aluminium gutters and down pipes to replace defective, rusted cast iron, broken PVC and missing rainwater goods.

3.2.18 Ensure surface water drains are running freely. Clear and rod as necessary.

3.3 Reinstatement/installation of concrete floor slabs and build-up to the ground floor areas of the Club Room Buildings:

3.3.1 We seek a declaration of exemption to allow our client to re-instate the concrete floor slab and floor build-up in the following rooms where infected material (slab, build-up and hard core) has been removed;

a) Music Room and music room corridor, Gym and gym corridor, Club room, Office and Storeroom.

3.3.2 Install 150mm reinforced concrete floor slab on 150mm insulation on radon barrier dressed up inner face of external masonry wall bonded to 25-40mm diathonite cork and lime plaster to inner face of external walls. Diathonite cork and lime will provide a U-Val of circa. 0.7 W/m²K. Radon barrier will be laid on 50mm blinding on 200mm well compacted pyrite-free hard core.

3.3.3 Removal of courtyard tarmacadam which has built up over many years raising the external ground level to higher than floor level in places. Installation of a gravel and/or paving slabs and/or new tarmacadam, finished at an appropriate level to prevent further ingress of moisture.

3.3.4 Installation of a French drain to external perimeter of the music room and art room two-storey building to allow the damp area, at the base of the stone wall, dry out and remain dry.

3.4 Reinstatement of the timber floor joists and floorboards to the first-floor rooms and corridors where rotten timber or timber within 1m of the infestation has been removed from the Club Room Buildings:

3.4.1 We seek a declaration of exemption to allow our client preserve, consolidate and restore existing timbers and ceiling joists to the following rooms;

a) Music Room and Music Room corridor, Gym and corridor, Club room and Club Room corridor, Office, Lean-to Storeroom.

b) Ceiling Joists, rafters and wall plate to mono-pitch roof over music room corridor and gym corridor.

3.5 Installation of Diathonite cork and lime plaster and/or hydraulic lime plaster and/or calcitherm insulation boards with a hydraulic lime skim to all external walls where plaster within 1m of the infestation has been removed from the Club Room Buildings:

3.5.1 We seek a declaration of exemption to allow our client to re-instate the appropriate plaster to the following rooms:

a) Lobby, Music Room and Music Room corridor, Gym and corridor, Club room and Club Room corridor, Office, Lean-to Storeroom.

b) Art Room, Maintenance Room, Coats Room, Science Lab Store and the Science Lab.

3.6 Reinstatement of the Mechanical and Electrical Systems and associated building works and associated works at the Club Room Buildings.

3.7 Execution of Quigley Preservation Dry Rot Protocol:

3.6.1 We seek a declaration of exemption to allow our client to complete Quigley Preservation's Dry Rot protocol to irradiate the Dry Rot infestation.

3.8 Installation of all internal completions and liners to all internal walls and ceilings where building fabric within 1m of the infestation has been removed:

3.8.1 We seek a declaration of exemption to allow our client to re-instate appropriate internal wall completions to all the rooms affected by this extensive Dry Rot infestation.

3.8.2 Installation of necessary first fix and second fix joinery including internal doors to replace missing doors sets where they have been removed as part of the necessary dry rot treatment.

4.0 Conservation Philosophy:

4.1 The Charters:

The proposed works have been considered generally in the light of the following international conservation charters and standards; 'The International Charter for the Conservation of Monuments and Sites' (The Venice Charter); The Australia Charter for the Conservation of Places of Cultural Significance (The Burra Charters produced by ICOMOS Australia 1979 and amended in 1981, 1988 and 1999); The Appleton Charter for the Protection and Enhancement of the Built Environment; Resolutions of the Symposium on the Introduction of Contemporary Architecture into Ancient Groups of Buildings and The European Charter of the Architectural Heritage. Irish Standards, Building Regulations and Local Authority Conservation Guidance have also been considered, in addition to the appraisal of previously permitted works in the context of protected structures like the subject property.

4.2 Recommendations:

The above Charters define current conservation terminology and makes sensible recommendations for its practice. These include principles and processes for preservation, restoration, reconstruction, adaptation and practice, all of which have been followed.

The Charters accurately describe the strategies to be followed for a project such as this, where the building is within the curtilage of a protected structure, but they cannot dictate every decision since many of the clauses are open to interpretation.

The project proposed as indicated on the Section 5 application drawings has already made decisions regarding interventions that have been made in the past. These aspects may occasionally be in conflict and the relative importance attached to any one of them can only be decided after informed discussion. In such circumstances a consensus of expert opinion will be arrived at in which no relevant fact has been overlooked. The historic and artistic work of the past will be respected, without excluding the style of any given period.

4.3 Definitions:

Preservation: Maintaining a place in its existing state and preventing further deterioration.

Restoration: Returning a place to a known earlier state in order to achieve completeness and restore the original aesthetic unity and legibility of a building by removing accretions or by reassembling existing elements without the introduction of new material.

Consolidation: Intervention to support the structure of a building, halt decay, repair and renew (using reversible methods).

Reconstruction: Returning a place to a known earlier state. It is distinguished from restoration by the introduction of new material. Note; demolition for the purpose of reconstruction is not acceptable under the Venice Charter.

Conservation: The total process of decision making and action leading to the preservation of a building.

Rehabilitation: New use for a building.

'Cultural Significance' is defined as "aesthetic, historic, scientific, or social value for past, present or future generations.

4.4 Architectural Integrity:

Central to safeguarding the architectural integrity of the Club Room buildings is a sustainable and commercially viable use. Where interventions are sought that change the architectural context but ensure the sustainability of the property, best conservation practice recommends compatible modifications. Each intervention has been devised with care and is not considered to negatively affect the building's inherent character.

4.5 Conservation:

The policy adopted with regard to the overall conservation of the Club Room Buildings and its setting is to retain, preserve, consolidate where necessary, restore and enhance its architectural integrity, in line with the international conservation charters referred to above while accommodating the continued use of the buildings as key classrooms of Dublin Oak International secondary school.

4.6 Honest Intervention:

Proposed conservation and new works will be undertaken in accordance with the principles of honest intervention and in a manner that does not detract from the significance of the original fabric of the club room buildings. (Article 4, Venice Charter; Balance, Sensitivity and Visibility).

4.7 Careful Opening-Up:

Given the nature of historic buildings, it is not always possible to ascertain the true condition of the fabric of a building in non-penetrative pre-submission investigations and assessments. The nature of careful opening-up of the building fabric brought about by the commencement of proposed construction works often reveals more information about the extent of necessary works and the direction and manner in which new works should be executed. A broad approach is outlined here, which will be further confirmed to the Authority, if required, when further controlled investigations/ opening-up of the relevant parts of the building by a suitably experienced contractor have been carried out. In order to carry out the proposed works according to best practice to ensure safe-guarding of the building's integrity, the following principles, addressed in outline, will apply.

Please note that emergency opening-up and removal works have been carried out to deal with an extensive dry rot infestation at the Club Room Buildings. This was done with the verbal agreement of the planning department of Wicklow County Council.

5.0 General Conservation Methodologies/Principles:

5.1 Character

All features and materials of importance to maintain the structure's character will be retained. This will include features of all ages.

5.2 Limited works.

It is an objective to carry out works to the original building fabric that is limited to that essential for the survival of the property and its conversion to the new use. As much as is necessary will be carried out and as little as possible.

5.3 Repair rather than replace.

It is intended in all cases, where possible, to carry out repairs to original building fabric rather than replace materials. Where repair is possible, replacement will not be allowed.

5.4 Reversibility.

An overriding conservation principle is the reversibility of all proposed interventions, ensuring that no aspect of the historic fabric will be permanently affected by its provision. In relation to any new work required to the building structure the use of processes that are reversible or substantially reversible will be used. This applies to brickwork, plasterwork and joinery. Only appropriate materials and methods will be used in the works.

5.5 Removal of prior unoriginal and unsatisfactory works

It is intended that unsatisfactory alterations already carried out particularly those carried out in recent years, such as inappropriate and contemporary linings to original masonry walls etc... may be removed as part of the works.

5.6 Decay

Where decay has occurred, before any restoration is undertaken, a thorough analysis should be made of the defects and the nature of the decay in the materials.

5.7 Conservation works

A programme of conservation works shall be carried out to conserve the historic fabric and bring it to a high standard of repair.

5.8 Investigations

To date, a series of careful opening-up and investigations have been carried out to determine the condition of concealed building fabric. Walls have been examined after removal of contemporary internal dry-linings and/or lime plaster to ascertain the extent, if any, of structural failure because of the Dry Rot infestation.

External roof completions have been inspected from the ground only. Roofs will be examined in detail to determine the condition of fixings for slates, flashings, valleys, gutters, rainwater goods and soil pipes. All timbers will be examined to determine the extent of any structural failure and the presence of dry rot, wet rot or infestation and the extent of rising and falling dampness will also be monitored.

Further detailed inspections and investigative works shall be carried out prior to the commencement of the programme of conservation works under the direction of the architect who will advise on conservation aspects of the scheme throughout all stages as required.

5.9 Documentation

Accurate documentation is an inherent exercise in the field of conservation. Non-invasive means of recording will be deployed as a matter of course. New works, where replicating original details, will be recorded and dated as deemed appropriate to ensure a clear distinction between original and later interventions.

5.10 Protection

Prior to commencement of the works, the contractor will, if required and for approval of the architect, put a protection plan in place. The plan will bear reference to all features, scheduling greater protection of vulnerable features. Specific treatments such as screening, masking, and padding will be scheduled for each item as required.

5.11 Fire Safety on Site

Fire prevention and Fire Safety measures are to be determined at tender stage and a fire prevention plan to be agreed prior to commencement of the works. This is particularly important given the predominant proportion of dry timbers usually found in historic buildings. No hot works will commence without prior permission and necessary alarms in place, even if such interventions are of a brief or temporary nature.

5.12 Water Ingress:

Potential for water ingress and/or weather damage during the works to be determined at tender stage and a plan to prevent such damage and protect the building fabric during the works to be agreed prior to commencement of the works.

5.13 Provision of scaffolding/props

The provision of all temporary lifts, hoists, scaffolding, ladders and props will be subject to a planned approach for approval by the Architect and/or Engineer. Should fixings be required for securing of scaffolding, areas where no impact is likely to occur only will be selected. The Authority will be duly notified and agreement obtained prior to commencement, if deemed necessary by WCC.

5.14 Temporary illumination

Where works of a specific conservation nature (i.e. the removal of masonry local to proposed opes) are proposed, higher levels of illumination will be provided to ensure the accuracy of such works.

5.15 Salvage

It is not proposed to incorporate salvaged items from other sites in the works, in a similar regard, the discarding of deteriorated sections of original fabric without detailed, prior assessment and documentation will not be permitted.

5.16 Selection of contractors

Only contractors with proven experience in the repair and alteration of historic buildings, who must be approved by the Conservation Architect, will be selected for the works.

5.17 Health and Safety

All works will be carried out in accordance with the current Health and Safety Standards, Building Regulations and Statutory Approvals. A Design Stage Safety and Health Plan will be prepared prior to signing of the Contract for Phase two of the Project. (Phase one was the emergency opening up works.)

6.0 Specification: (unless otherwise agreed with WCC)

(Refer to O'Brien Consulting Engineers and Quigley Preservation Reports which outlines their protocol)

6.1 Best Practice to treat a Wet Rot or Dry Rot (*Serpula Lacrymans*) Infestation as per Quigley's Report):

6.1.1 Consult with a Preservation (dry rot/wet rot) specialist to remove infected building fabric 1m beyond the infestation in all directions and treat the remaining building fabric in the vicinity of the infestation. (Quigley Preservation are engaged on the project. Refer to their Report dated 2nd July 2024 enclosed.)

6.1.2 Expose full extent of the infestation by removing plaster and timber for a distance of 1m in each direction beyond the last visible sign of fungal growth. Sterilisation and complete irrigation/saturation of the walls with Wykamol Microtech Biocide to kill the fungus. All built-in timbers in the dry rot affected area should be removed for a distance of 1m from the last visible sign of infestation. Bond timbers replaced with by bricks bedded in mortar.

All replacement timber should be pre-treated to Use Class 4 BS8417 and, where coming in contact with the fabric of the building, be vulcanized using a torch-on DPC.

No timber plugs to be used in replacement joinery; masonry nails are recommended instead. leave unplastered to until building fabric has dried out completely.

6.1.3 Reinstall new treated/wrapped timber members as required by Preservation Specialist, Civil/Structural Engineer and Architect. (O'Brien Consulting Engineers are engaged on the project.)

6.1.4 Remove the source of any moisture/water ingress that may be feeding the infestation by fixing leaking roofs, leaking walls, leaky flashings, leaky pipework and/or badly designed drainage works etc...

6.1.5 Dry out the building and ensure adequate ventilation to all areas including all internal rooms, roofs, eaves, soffits roof voids, concealed spaces and suspended timber floors etc...there by removing the conditions for Dry Rot to take hold in the first instance. Dry Rot flourishes in warm, still moist air. Dry Rot requires a source of moisture to survive and spread. Remove the moisture source, keep the building fabric as dry as possible and ventilate the building. Remove the conditions required for the fungus to survive and therefore remove the fungus. Any residual fungus should remain dormant if there is no source of water to feed it.

6.1.6 Consolidate the existing building fabric. Re-install/restore internal building partitions, linings and completions to external walls using breathable materials such as hydraulic lime plaster and/or diathonite cork and lime and/or calcitherm boards with a lime skim to prevent condensation and/or moisture build-up in the building.

6.2 Timber Decay:

Quigley Preservation will advise on the extent of treatment in consultation with our client Dublin Oak Academy. Decay found timbers will be replaced where necessary on a like for like basis and treated as per Quigley's recommendations. Structural members will be spliced/bolted on where necessary as per O'Brien Consulting Engineers. Beams showing decay will be repaired and spliced or equivalent, to Structural Engineer's approval, with timber like the original, where possible. Roof timbers will be inspected as the work proceeds and any discovery of further dry/wet rot will be reported immediately to the Architect. Dry/Wet rot will be treated, if found, by Quigley Preservation sub-contractor with an approved fungicide.

6.3 New Timber Generally: (O'Brien Engineers will advise)

All new timbers that are near or are touching the building envelope will be treated with per Quigley's recommendations.

All new timber used throughout the work shall be well seasoned and dry, free from sap, shakes, large or loose knots, waney edges and other imperfections. All timber found defective in these respects shall be removed from the site. White deal shall be spruce, straight, well-seasoned and free from sapwood. Red deal for joinery etc... shall be red wood. The moisture content of all timber shall not exceed the permitted

maxima set out in IS 96. All timber shall be free from surface moisture at the time of treatment with preservative. Gypsum plaster and gypsum plaster board will not be used on external masonry/stone walls but may be used on internal stud walls which are not in contact with the external building envelope.

6.4 Internal Plasterwork: (David Broderick (Lime and/or Diathonite Plaster) is engaged)

6.4.1 Ceilings:

No sound plaster or render is to be removed other than that scheduled and agreed as an integral part of the works. The original ceilings were lath and plaster. Some still exist.

Care must be taken while carrying out the proposed works to protect any existing fragments of the original ceilings. Any loose areas of plasterwork are to be tied back to the joists with stainless steel wire or mesh. Damaged areas, areas in which laths have perished or holes are to be carefully cut back to the supporting joists and new riven laths are to be fixed to the joists, the ceiling plastered and all cracks cut out and filled with a lime-based plaster by a specialist plasterer.

Areas, where the entire ceiling has already been removed, prior to the opening-up works, and is already permanently lost may be replaced with 12.5mm plasterboard by Lafarge/Gypsum with a 3mm plaster skim to finish unless otherwise agreed with WCC Conservation Officer.

6.4.2 Lath and Plaster repair:

All laths are to be preserved and perished ones replaced (where plaster and lath ceilings are being restored) with new laths ensuring that the gap is within 7 to 10mm to allow the proper formation of adequate keys. The water content is to be adjusted to ensure the minimum of movement and to avoid suction. New laths shall be oak, hazel, close grained decay resistant fir or other approved species to match the sizes of the original, unless the original were undersized, in which case, they shall be sized appropriately for the application. All laths shall be split or riven. They shall be fixed to the substrate with stout galvanised nails to support the weight of the plaster when wet. The gap between the laths must be in range of 7 to 10mm with at least 25mm clearance from any surface above except for timber joists at a minimum of 250mm centres to ensure the proper formation of keys to support the plasterwork. All joints to be staggered.

6.4.3 Internal Plastering to inner face of masonry walls:

Carefully remove loose plaster only where directed. Prepare the background as per external rendering. **Note: Diathonite cork and lime may be used in lieu of the scud coat. It will provide a U-Val of 0.7 W/m²K.**

First coat: The first coat must provide sufficient bonding. A scud coat is to be used on a strong and smooth background. The thickness of the first coat depends on the nature of the background, the overall thickness of the render and the keying function. The background should be dampened and the mix dashed on with a trowel or scoop to give a coating between 3 and 5 mm thickness.

The scudding should be dampened periodically and permitted to dry out slowly before the application of the undercoats. A trowelled scratch coat is preferable on old bricks or soft surfaces. Use a strong mix (1:1.5 sand:NHL3). On soft or weak background use 1:2 or 1:2.5. Successive coats must be weaker than this coat. Scour back and key (criss-cross keying) once initial setting has taken place.

Two undercoats to be applied 2 days or more after completion of each coat. The strength of each coat should be marginally less than the first coat (2:1 Sand:NHL2). Thickness can vary according to the overall thickness required but it is normally between 10 and 15mm thick. They must not be applied over 20mm thick. The thicker the intermediate coats the longer the waiting time before each application.

Finishing coat: The finishing coat is a thin coat 5mm minimum of grade B silica sand and NHL (1.5:1).

6.4.4 Dry Lining:

The inner face of external walls may be dry lined to achieve a reduction in heat loss through the building fabric. Dry-lining may be with calcium silicate multipore board fitted directly to a scud and straightened coat of lime plaster and finished with 2 coats of pre-mix lime plaster such as ECO MORTAR R100 by St. Astier. A glass fibre mesh should be installed prior to installation of the final coat.

6.4.5 Insulation:

The roof space shall be insulated with light weight breathable quilt insulation or equivalent calcitherm board on the slope.

6.4.6 Mortar:

Only hydraulic lime from an approved source will be permitted and the Contractor will be required to submit certification confirming that no cement had been used or added to the powder. Hydraulic lime shall be delivered in bags with the manufacturer's name, the contents and use by date clearly marked on the outside. It shall be stored under similar conditions as for cement. All mixes incorporating hydraulic lime shall be placed within 30 minutes (or other time stated by the manufacturer) of water being added to the mixture, any mixes not used by that time shall be disposed of and never knocked up and used in the work.

6.4.7 Stacks:

Allow for minor repairs to haunchings, pointing and flashings. Remove weed growth and defective concrete haunching from stack and reform concrete haunching. Original pots and any other features will be carefully cleaned with a natural bristle brush and water and retained. Repair pointing where required (full pointing not required). Rake out loose defective pointing and re-point with lime mortar to match existing. Treat with an approved biocide chemical treatment. Vented clay stoppers installed into chimney pots that are not in use. This will prevent rainwater penetrating the building via the chimneys and will allow continued ventilation of the rooms with fireplaces via their chimney stacks.

6.4.8 Fire Protection:

Fire Breaks will be installed at roof level to give a 1-hour fire-rated compartmentation where necessary. construction separating the fire compartments unless otherwise required by the Fire Safety Consultant. Build up masonry to underside of roof on the party line with 215mm solid blockwork and pack to underside of roof with approved fire rated material.

6.4.9 Painting Generally:

Joinery for painting shall be treated with a primer, undercoat and finishing coat using heritage approved paint specification. Where joinery paintwork exists in good condition paintwork will be lightly sanded down for finishing coat in heritage paint selection. Woodwork where paintwork is of poor quality will be sanded down to timber surface insofar as possible in preparation of repainting with linseed oil based or breathable paint (1no. coat undercoat and 2no. topcoats).

Existing original plaster (first floor ceiling) will be cleaned down, made good, filled, and prepared for painting with three coats of a selected colour with flat breathable paint such as Auro. New plasterwork will receive three coats of a similar paint. All new internal lime plaster to be painted with 3 coats of vapour permeable natural matt emulsion paint. Colour to be selected.

Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

7.0 Impact of and Justification for the Proposed Works

7.1 The principal intervention in these proposed exempted development works is the effective treatment of an extensive dry rot infestation that took hold in these club room buildings during the covid lockdown.

In order to preserve and conserve the building fabric of these late 19th Century buildings, which are within the curtilage of Kilcronee House, the works outlined are absolutely necessary.

It is also essential to facilitate the on-going use of the Club Room buildings as a necessary part of the International Secondary School at Dublin Oak Academy, where they accommodate rooms such as the Music Room, the Gym, the Art Room, the Science Lab etc...and

It is important that the custodians, Legionaries of Christ, can operate their day-to-day activities in a reasonable manner. This means planning and scheduling the works such that the school can still function and the budget for such works can be managed in a phased basis. These works were unforeseen and are unfortunately expensive.

Dublin Oak Academy, Kilcronee House, Bray, Co. Wicklow A98T021.

8.0 Summation:

8.1 Kilcronee House is a protected structure that is of regional importance. The buildings are extensive and need constant preservation work to protect the fabric of the building. The school is an important building within the community of Kilcronee, Bray Co. Wicklow. The buildings are being used daily for the education of students in a building and setting that is quite unique.

The Club Rooms Buildings at Kilcronee House are at risk from ingress of water. The roofs must be repaired and as far as possible, leaks removed to prevent any further emergence of Dry Rot (*Serpula Lacrymans*) in the buildings. Remedial works to complete the treatment of the remaining building fabric and re-instatement of all internal completions and services are urgently required to bring the club room buildings back to full use for the school as soon as possible.



DIAMOND ARCHITECTS

DIAMOND ARCHITECTS DRAWING ISSUE SHEET

PROJECT NO. 22-530 DUBLIN OAK-CLUBROOMS - RENEWALS AND REMEDIAL WORKS

Issued To:

Name:











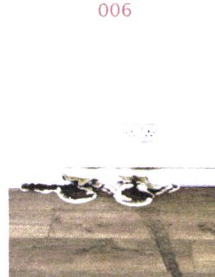
29/04/2024

19/07/2024

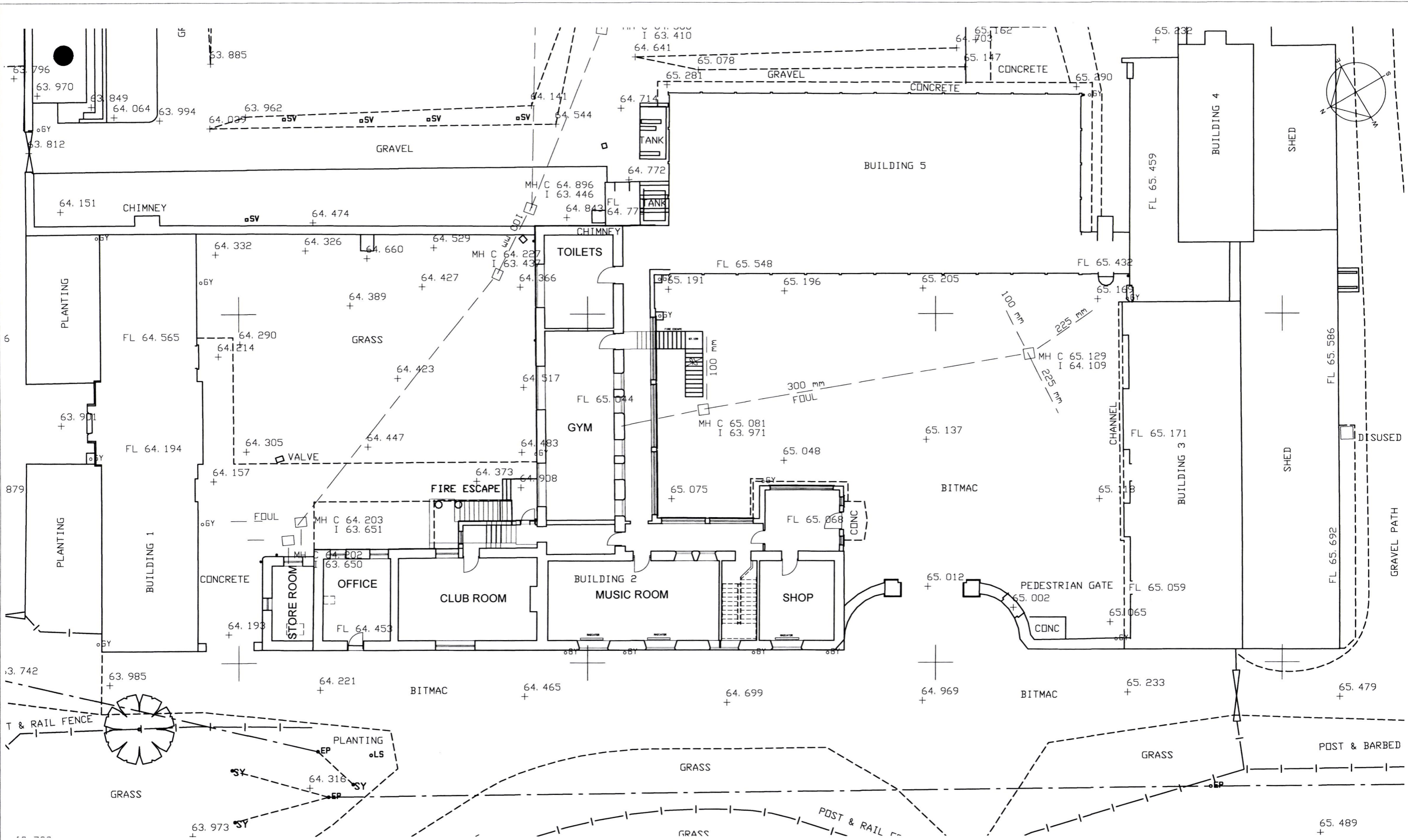
Clients Dublin Oak Academy (Legionaries of Christ) - Ryan Clear
Office Copy Diamond Architects - Eavan Diamond
CoCo Wicklow County Council - Edel Bermingham & Deirdre Burns
Civil&Struct O'Brien Consulting Engineers - Ciaran O'Brien
H&S Project Fire Protection - Martin Lawless
Preservation Quigley Preservation - Darren Quigley

pdf pdf
pdf pdf
pdf&Hcopy
pdf pdf
pdf pdf
pdf

Dwg No:	Drawing Title:	Colour	Noted.	Size.	No.	Rev.
Club Room Buildings - Survey Drawings						
S001	22-530 Site Location OS Map (1:1000 A4)	Redline		A3	S001	A
S002	22-530 Club Rooms - Site Layout Plan (1:200 A3 or 1 100 A1)	B&W		A3	S002	A
S003	22-530 Club Rooms - Existing Ground Floor Plan (1 100 A3 or 1:50 A1)	B&W		A3	S003	A
S004	22-530 Club Rooms - Existing First Floor Plan (1.100 A3 or 1 50 A1)	B&W		A3	S004	A
S005	22-530 Club Rooms - Existing Roof Plan (1:100 A3 or 1:50 A1)	B&W		A3	S005	A
S006	22-530 Club Rooms - Existing West and South Elevations (1 100 A3 or 1.50 A1)	B&W		A3	S006	A
S007	22-530 Club Rooms - Existing East and North Elevations (1 100 A3 or 1:50 A1)	B&W		A3	S007	A
Club Room Buildings - Report Drawings & Photos Pre-Opening Up						
R002	22-530 Club Rooms - Site Layout Plan (1:200 A3 or 1:100 A1)	B&W		A3	R002	A
R003	22-530 Club Rooms - Existing Grd Floor Plan (1.100 A3 or 1 50 A1)	Colour		A3	R003	B
R004	22-530 Club Rooms - Existing First Floor Plan (1:100 A3 or 1.50 A1)	B&W		A3	R004	B
R005	22-530 Club Rooms - Existing Roof Plan (1.100 A3 or 1 50 A1)	B&W		A3	R005	B
R006	22-530 Club Rooms - Existing West and South Elevations (1 100 A3 or 1 50 A1)	B&W		A3	R006	B
R007	22-530 Club Rooms - Existing East and North Elevations (1:100 A3 or 1:50 A1)	B&W		A3	R007	B
Club Room Buildings - Stage 1 Opening Up Drawings & Photos						
D003	22-530 Club Rooms - Existing Grd Floor Plan (1:100 A3 or 1:50 A1)	Colour		A3	D003	B
D004	22-530 Club Rooms - Existing First Floor Plan (1 100 A3 or 1 50 A1)	B&W		A3	D004	B
Club Room Buildings - Stage 2 Opening Up Drawings & Photos						
D003	22-530 Club Rooms - Existing Grd Floor Plan (1.100 A3 or 1 50 A1)	Colour		A3	D003	C
D004	22-530 Club Rooms - Existing First Floor Plan (1:100 A3 or 1 50 A1)	B&W		A3	D004	C
Club Room Buildings - Stage 3 Opening Up Drawings & Photos						
D003	22-530 Club Rooms - Existing Grd Floor Plan (1:100 A3 or 1 50 A1)	Colour		A3	D003	D
D004	22-530 Club Rooms - Existing First Floor Plan (1:100 A3 or 1 50 A1)	B&W		A3	D004	D
Club Room Buildings - Stage 4 Opening Up Drawings & Photos						
D003	22-530 Club Rooms - Existing Grd Floor Plan (1.100 A3 or 1:50 A1)	Colour		A3	D003	E
D004	22-530 Club Rooms - Existing First Floor Plan (1 100 A3 or 1 50 A1)	B&W		A3	D004	E

Item:	Comment:			
1.0	Report/Pre-Opening Up Photos Ground Floor Plan:			
1.1	Refer to Diamond Architects Dwg. No. 22-530-R003B Ground Floor Plan: Ingress of water due to 2no. leaks in valley, 1o. leak from lead/hopper down pipe and missing section of down pipe along with various missing slates due to storm damage.	 07-06-2023 Photo 216 Club Room Corridor	 07-06-2023 Photo 233 Club Room Corridor	 07-06-2023 Photo 10 Music Room external rainwater down pipe.
1.2	Refer to Diamond Architects Dwg, No. 22-530-R003B Ground Floor Plan: Dry Rot (Serpula Lacrymans) Fruiting bodies	 18-10-2023 Photo 1 Music Room	 18-10-2023 Photo 4 Music Room	
1.3	Refer to Diamond Architects Dwg, No. 22-530-R003B Ground Floor Plan: Dry Rot (Serpula Lacrymans) Fruiting bodies	 03-11-2022 Photo 1 Club Room Corridor	 03-11-2022 Photo 2 Club Room Door	 03-11-2022 Photo 3 Club Room Door
1.4	Refer to Diamond Architects Dwg, No. 22-530-R003B Ground Floor Plan: Dry Rot (Serpula Lacrymans) Fruiting bodies	 03-11-2022 Photo 4 Club Room Door.	 03-11-2022 Photo 5 Club Room	 03-11-2022 Photo 6 Club Room

<p>1.5</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-R003B Ground Floor Plan:</p> <p>Dry Rot (<i>Serpula Lacrymans</i>) Fruiting bodies</p>	<p>007</p>  <p>03-11-2022 Photo 12 Club Room</p>	<p>012</p>  <p>03-11-2022 Photo 12 Club Room</p>	<p>001</p>  <p>18-10-2023 Photo 1 Music Room</p>
<p>2.0</p>	<p>Report/Pre-Opening Up Photos First Floor Plan:</p>			
<p>2.1</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-R004B First Floor Plan & Dwg, No. 22-530-R005B Roof Plan & Dwg, No. 22-530-R007B East & North Elevations</p>	<p>351</p>  <p>20-06-2023 Photo 351 Coat Room externally</p>	<p>353</p>  <p>20-06-2023 Photo 353 Coat Room</p>	<p>009</p>  <p>18-10-2023 Photo 9 Art Room at leaking valley</p>
<p>2.2</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-R004B First Floor Plan & Dwg, No. 22-530-R005B Roof Plan & Dwg, No. 22-530-R007B East & North Elevations</p>	<p>011</p>  <p>18-10-2023 Photo 11 Art Room & Science lab corridor</p>	<p>009</p>  <p>15-03-2024 Photo 9 2no. leaks in valley (Lead and slate)</p>	<p>017</p>  <p>15-03-2024 Photo 17 2no. leaks in valley (Lead and slate)</p>

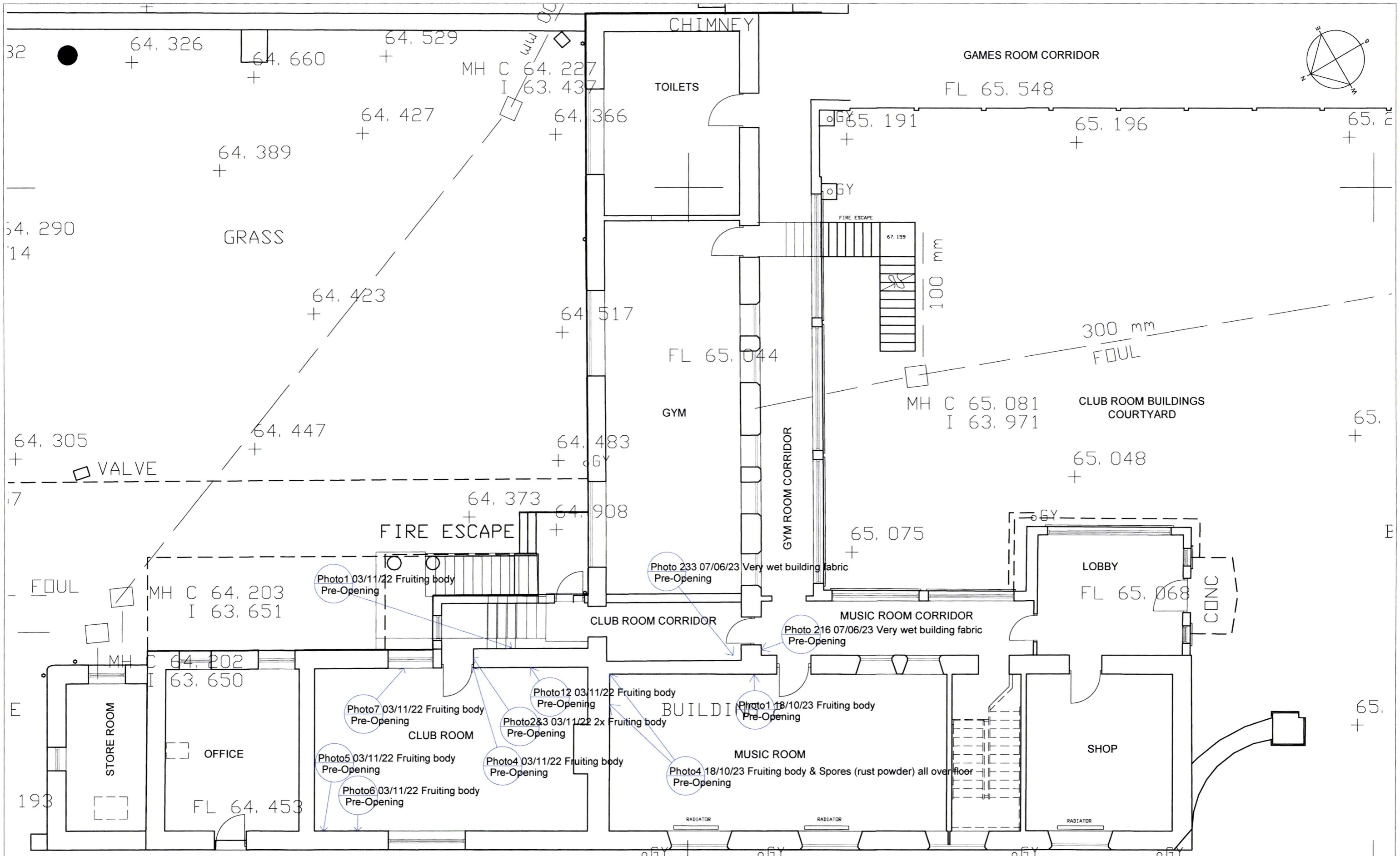


01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - SITE LAYOUT PLAN



DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR.IAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS EXISTING SITE LAYOUT PLAN	SCALE 1:100A1 1:200A2	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS URGENT RENEWALS AND REPAIRS	PROJECT NO. 01021-22-530	DWG NO. 22-530-R002A	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE REPORT	PLOT DATE 18-10-23	

A 18-10-23 REPORT PRE-OPENING UP
This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - GROUND FLOOR PLAN



Photo 10 07/06/23 Bottom 1/3 of RWDP missing-water pouring down face of stone Pre-Opening

B 18-10-23 WATER INGRESS & ROT OBSERVED
 A 03-11-22 WATER INGRESS & ROT OBSERVED

DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR(IAI)		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS GROUND FLOOR PLAN	SCALE 1:50A1 1:100A3	DWG NO. 22-530-R003B
PROJECT NO. DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS 22-530		PROJECT PHASE REPORT	PLOT DATE 18-10-23
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021			

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.

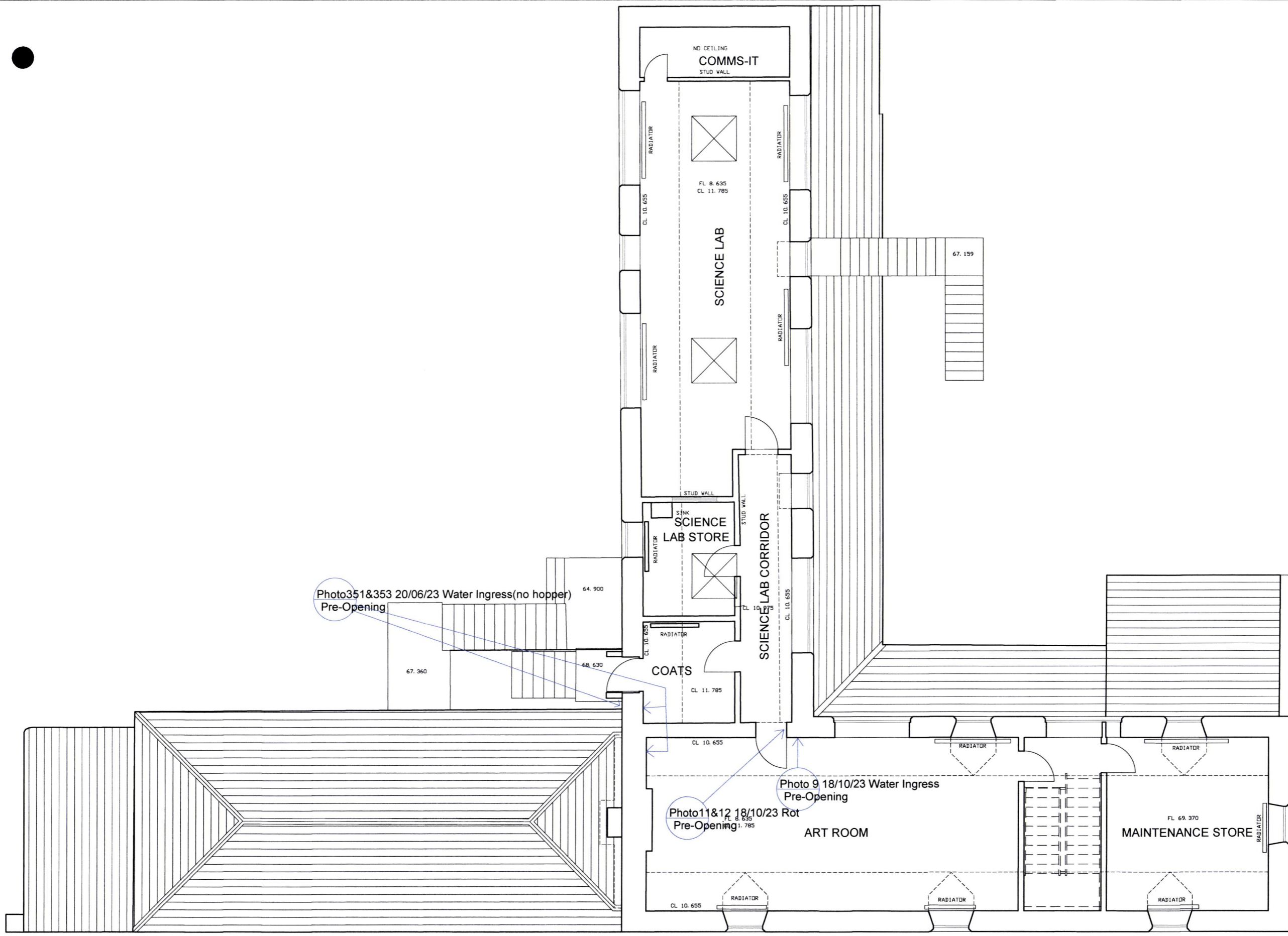
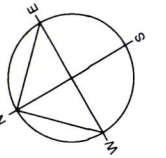


Photo 351 & 353 20/06/23 Water Ingress (no hopper) Pre-Opening

Photo 9 18/10/23 Water Ingress Pre-Opening

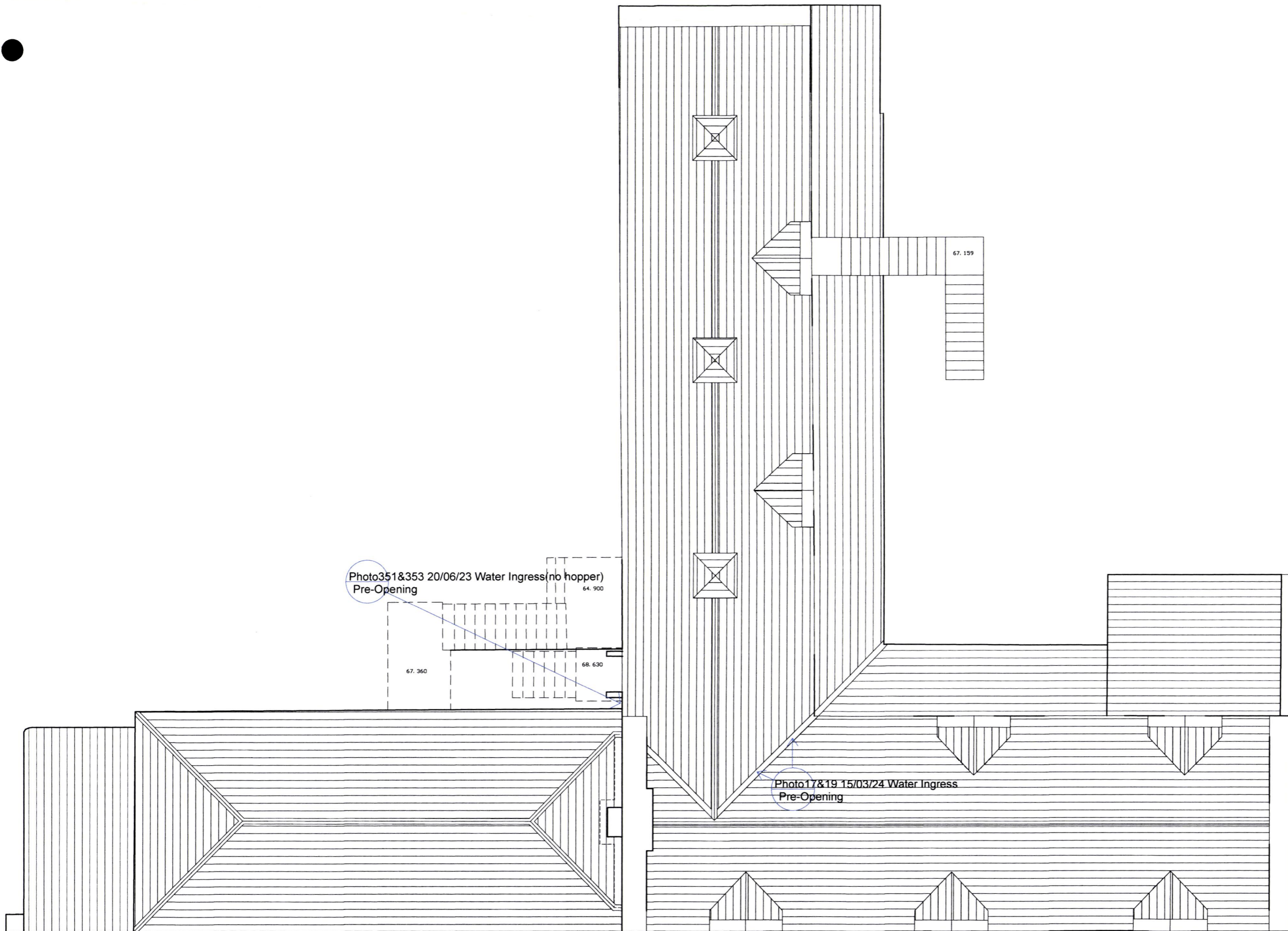
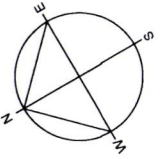
Photo 11 & 12 18/10/23 Rot Pre-Opening

01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - FIRST FLOOR PLAN



DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MRIAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 22-530	DWG NO. 22-530-R004B	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE REPORT	PLOT DATE 18-10-23	

B 18-10-23 WATER INGRESS & ROT OBSERVED
A 03-11-22 WATER INGRESS & ROT OBSERVED
This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - ROOF PLAN



DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR.IAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS ROOF PLAN	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 22-530	DWG NO. 22-530-R005B	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE REPORT	PLOT DATE 18-10-23	

B 18-10-23 WATER INGRESS AT LEAD VALLEY
A 20-06-23 WATER INGRESS
This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - WEST ELEVATION (FACING ONTO AVENUE)



02 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - COURTYARD ELEVATION (FACING SOUTH)

DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MRIAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS WEST AND SOUTH ELEVATIONS	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO 22-530	DWG NO 22-530-R006B	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE REPORT	PLOT DATE 18-10-23	

B 18-10-23 WATER INGRESS AT LEAD VALLEY
A 28-06-23 WATER INGRESS

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - COURTYARD ELEVATIONS (FACING EAST)










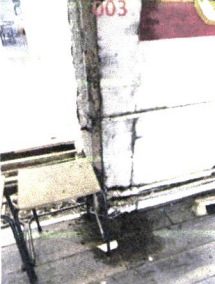




02 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - COURTYARD ELEVATION (FACING NORTH)

DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MRIAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS EAST AND NORTH ELEVATIONS	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 22-530	DWG NO. 22-530-R007B	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE REPORT	PLOT DATE 18-10-23	

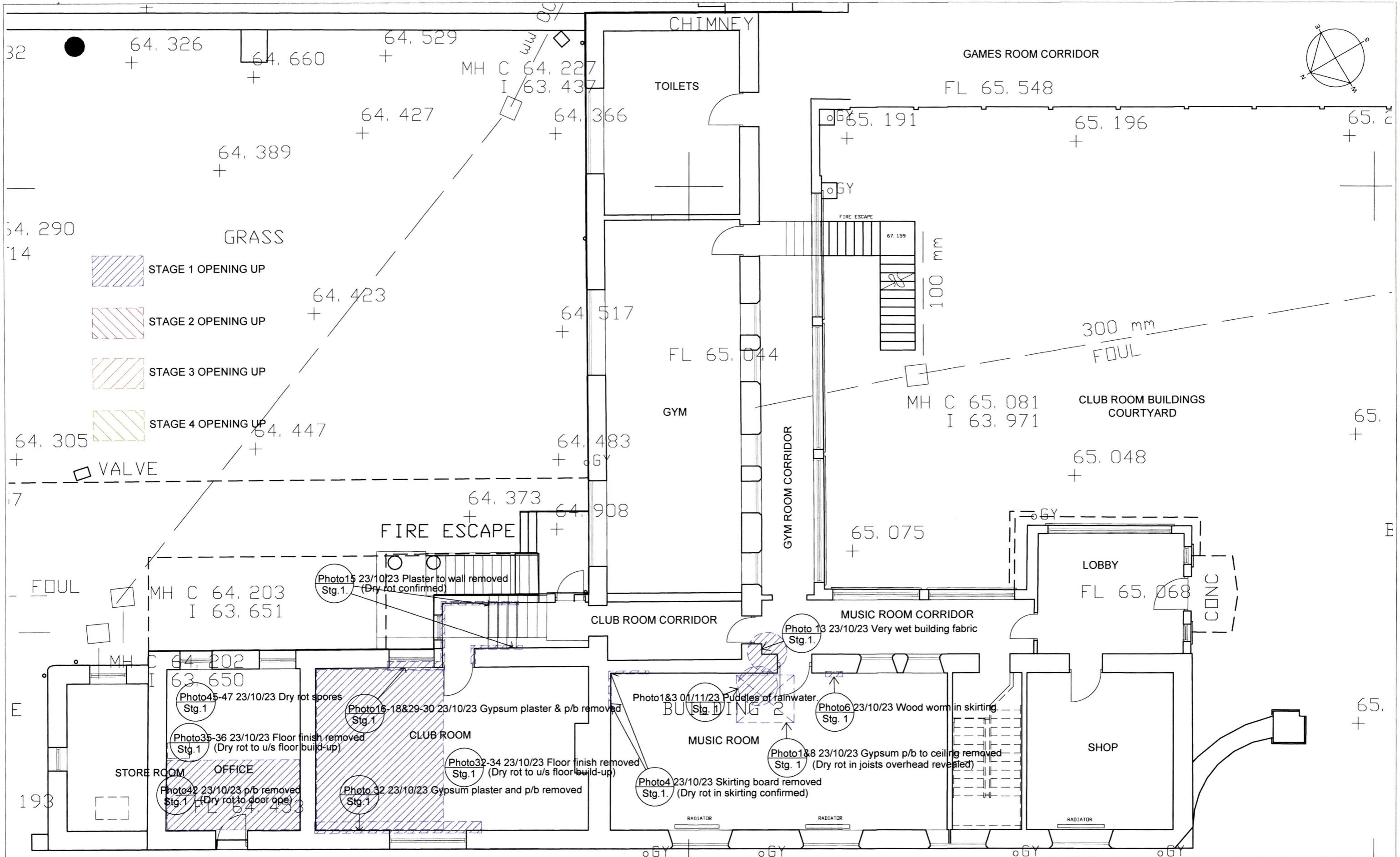
B 18-10-23 WATER INGRESS
A 20-06-23 WATER INGRESS AT LEAD CHUTE

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.

Item:	Comment:			
1.0	STAGE 1 Opening Up Photos Ground Floor Plan:			
1.1	Refer to Diamond Architects Dwg. No. 22-530-D003B Ground Floor Plan:	 <p>23-10-2023 Photo 13 Music Room Corridor</p>	 <p>23-10-2023 Photo 1 Music Room</p>	 <p>23-10-2023 Photo 8 Music Room</p>
1.2	Refer to Diamond Architects Dwg, No. 22-530-D003B Ground Floor Plan:	 <p>23-10-2023 Photo 4 Music Room</p>	 <p>23-10-2023 Photo 15 Music Room</p>	 <p>23-10-2023 Photo 6 Music Room</p>
1.3	Refer to Diamond Architects Dwg, No. 22-530-D003B Ground Floor Plan & Dwg, No. 22-530-D004B First Floor Plan	 <p>01-11-2023 Photo 1 Music Room under valley</p>	 <p>01-11-2023 Photo 3 Art Room under valley (first floor)</p>	 <p>23-10-2023 Photo 16 Club Room Window</p>
1.4	Refer to Diamond Architects Dwg, No. 22-530-D003B Ground Floor Plan:	 <p>23-10-2023 Photo 18 Club Room Window.</p>	 <p>23-10-2023 Photo 32 Club Room</p>	 <p>23-10-2023 Photo 34 Club Room</p>

1.5	Refer to Diamond Architects Dwg, No. 22-530-D003B Ground Floor Plan:	 <p>23-10-2023 Photo 35 Office</p>	 <p>23-10-2023 Photo 36 Office</p>	 <p>23-10-2023 Photo 42 Office concealed door</p>
1.6	Refer to Diamond Architects Dwg, No. 22-530-D003B Ground Floor Plan:	 <p>23-10-2023 Photo 45 Office</p>	 <p>23-10-2023 Photo 46 Office</p>	 <p>23-10-2023 Photo 47 Office</p>
2.0	STAGE 1 Opening Up Photos First Floor Plan			
2.1	Refer to Diamond Architects Dwg, No. 22-530-D004B First Floor Plan	 <p>23-10-2023 Photo 56 Coat Room</p>	 <p>23-10-2023 Photo 57 Coat Room</p>	 <p>23-10-2023 Photo 61 Art Room at leaking valley</p>
2.2	Refer to Diamond Architects Dwg, No. 22-530-D004B First Floor Plan	 <p>23-10-2023 Photo 70 Art Room & Science lab corridor</p>	 <p>23-10-2023 Photo 71 2no. leaks in valley (Lead and slate)</p>	 <p>23-10-2023 Photo 72 2no. leaks in valley (Lead and slate)</p>

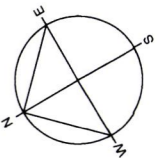


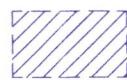



01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - GROUND FLOOR PLAN
REFER TO QUIGLEY PRESERVATION REPORT (LEAD CONSULTANT ON DRY ROT)

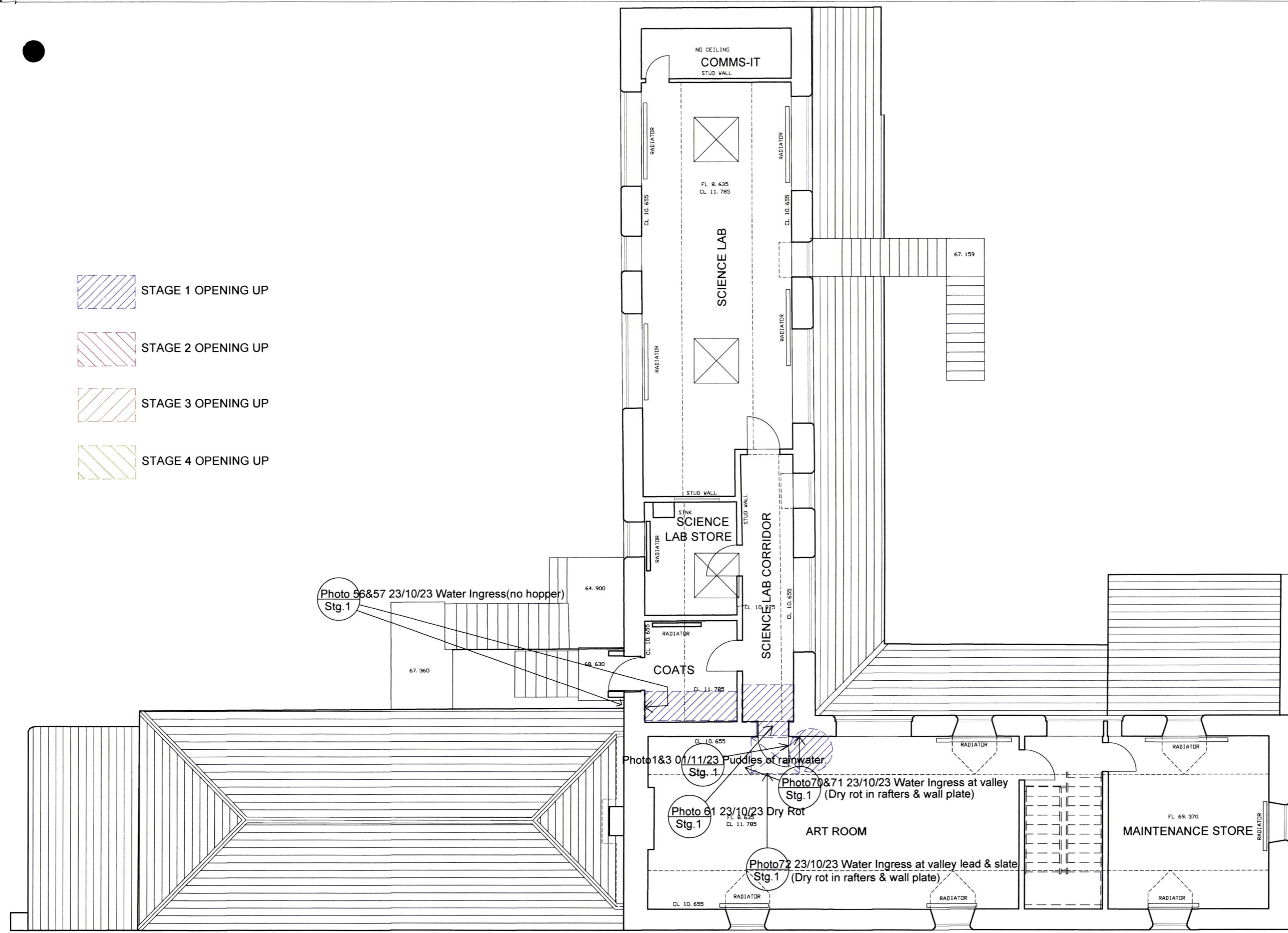
DIAMOND ARCHITECTS LTD. 83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 Eavan Diamond B.Arch. MR.IAI M: 096 811 5224 email: eavan@diamondarchitects.com		
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS GROUND FLOOR PLAN	SCALE 1:50A1 1:100A3
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	DWG NO. 22-530-D003B
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE STAGE 1 - OPENING UP	PLOT DATE 01-11-23



This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



-  STAGE 1 OPENING UP
-  STAGE 2 OPENING UP
-  STAGE 3 OPENING UP
-  STAGE 4 OPENING UP















01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - FIRST FLOOR PLAN
REFER TO QUIGLEY PRESERVATION REPORT (LEAD CONSULTANT ON DRY ROT)













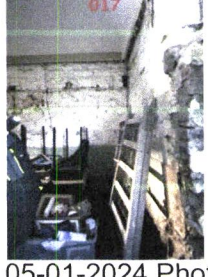




DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR.IAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 096 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	DWG NO. 22-530-D004B	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE STAGE 1 - OPENING UP	PLOT DATE 01-11-23	

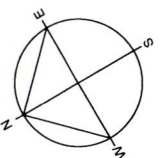
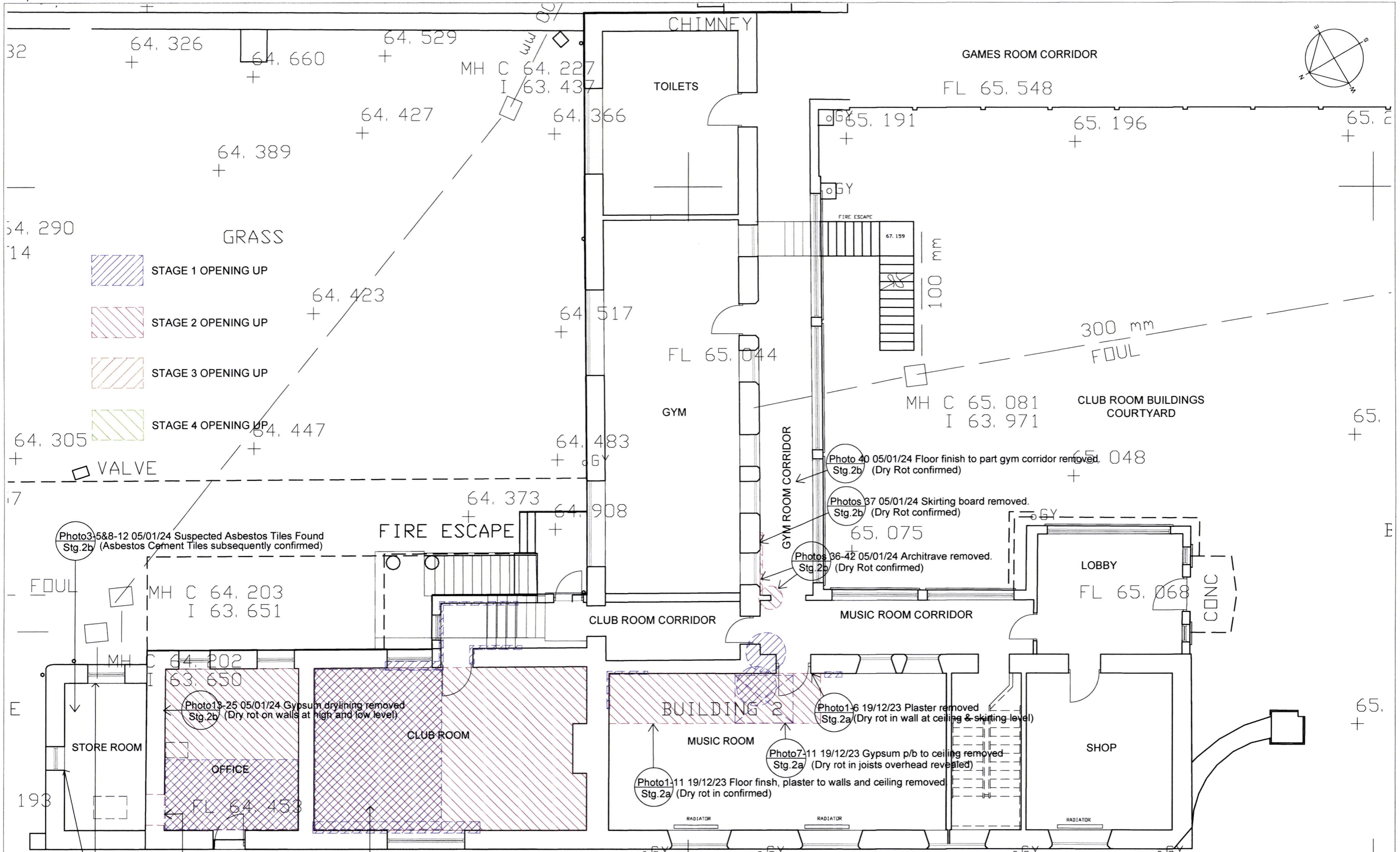
B 01-11-23 RAINWATER POURING IN VIA VALLEY
A 23-10-23 STAGE 1 OPENING UP
This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.

Item:	Comment:			
1.0	STAGE 2 Opening Up Photos Ground Floor Plan			
1.1	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>19-12-2023 Photo 1 Music Room</p>	 <p>19-12-2023 Photo 2 Music Room</p>	 <p>19-12-2023 Photo 3 Music Room</p>
1.2	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>19-12-2023 Photo 4 Music Room</p>	 <p>19-12-2023 Photo 5 Music Room</p>	 <p>19-12-2023 Photo 6 Music Room</p>
1.3	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>19-12-2023 Photo 7 Music Room</p>	 <p>19-12-2023 Photo 10 Music Room</p>	 <p>19-12-2023 Photo 11 Music Room</p>
1.4	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>19-12-2023 Photo 16 Club Room</p>	 <p>19-12-2023 Photo 17 Club Room</p>	 <p>19-12-2023 Photo 18 Club Room</p>

<p>1.5</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan</p>	 <p>19-12-2023 Photo 19</p>	 <p>19-12-2023 Photo 20</p>	 <p>19-12-2023 Photo 21</p>
<p>1.6</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan</p>	 <p>05-01-2024 Photo 01 Store Room</p>	 <p>05-01-2024 Photo 03 Store Room</p>	 <p>05-01-2024 Photo 05 Store Room</p>
<p>1.7</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan</p>	 <p>05-01-2024 Photo 07 Store Room</p>	 <p>05-01-2024 Photo 08 Store Room</p>	 <p>05-01-2024 Photo 09 Store Room</p>
<p>1.8</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan</p>	 <p>05-01-2024 Photo 10 Store Room</p>	 <p>05-01-2024 Photo 12 Store Room</p>	 <p>05-01-2024 Photo 13 Office</p>
<p>1.9</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan</p>	 <p>05-01-2024 Photo 17 Office</p>	 <p>05-01-2024 Photo 19 Office</p>	 <p>05-01-2024 Photo 20 Office</p>

1.10	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>05-01-2024 Photo 20 Office</p>	 <p>05-01-2024 Photo 36 Gym Corridor</p>	 <p>05-01-2024 Photo 42 Gym Corridor</p>
1.11	Refer to Diamond Architects Dwg, No. 22-530-D003C Ground Floor Plan	 <p>05-01-2024 Photo 40 Gym Corridor</p>		
2.0	STAGE 2 Opening Up Photos First Floor Plan			
2.1	Refer to Diamond Architects Dwg, No. 22-530-D004C First Floor Plan	 <p>05-01-2024 Photo 43 Art Room</p>	 <p>05-01-2024 Photo 50 Art Room at leaking valley</p>	 <p>05-01-2024 Photo 51 Art Room at leaking valley</p>



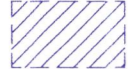



-  STAGE 1 OPENING UP
-  STAGE 2 OPENING UP
-  STAGE 3 OPENING UP
-  STAGE 4 OPENING UP

Photo 3-5&8-12 05/01/24 Suspected Asbestos Tiles Found Stg.2b (Asbestos Cement Tiles subsequently confirmed)

Photo 40 05/01/24 Floor finish to part gym corridor removed. Stg.2b (Dry Rot confirmed)

Photos 37 05/01/24 Skirting board removed. Stg.2b (Dry Rot confirmed)

Photos 36-42 05/01/24 Architrave removed. Stg.2b (Dry Rot confirmed)

Photo 13-25 05/01/24 Gypsum dry lining removed. Stg.2b (Dry rot on walls at high and low level)

Photo 1-6 19/12/23 Plaster removed. Stg.2a (Dry rot in wall at ceiling & skirting level)

Photo 1-11 19/12/23 Floor finish, plaster to walls and ceiling removed. Stg.2a (Dry rot in confirmed)

Photo 7-11 19/12/23 Gypsum p/b to ceiling removed. Stg.2a (Dry rot in joists overhead revealed)

Photos 19&20 05/01/24 Door opened. Stg.2b (Dry Rot confirmed)

Photos 16-21 19/12/23 Gypsum p/b, studwork and Lime plaster removed from all walls. Floor finish and floor insulation removed. (Dry Rot confirmed throughout at high and low level.)

Photos 1-2&7,8-9 05/01/24 Concealed door into Store Room Opened. Stg.2b (Dry Rot confirmed at wall plate and around windows)

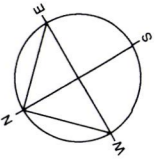
01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - GROUND FLOOR PLAN
 REFER TO QUIGLEY PRESERVATION REPORT (LEAD CONSULTANT ON DRY ROT)





C	05-01-24	STAGE 2a+b OPENING UP
B	19-12-23	STAGE 2a OPENING UP
A	01-11-23	RAIN WATER POURING IN VIA VALLEY.
	23-10-23	STAGE 1 OPENING UP

DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR(IAI)		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS GROUND FLOOR PLAN	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	DWG NO. 22-530-D003C	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE STAGE 2 - OPENING UP	PLOT DATE 05-01-24	



This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



-  STAGE 1 OPENING UP
-  STAGE 2 OPENING UP
-  STAGE 3 OPENING UP
-  STAGE 4 OPENING UP

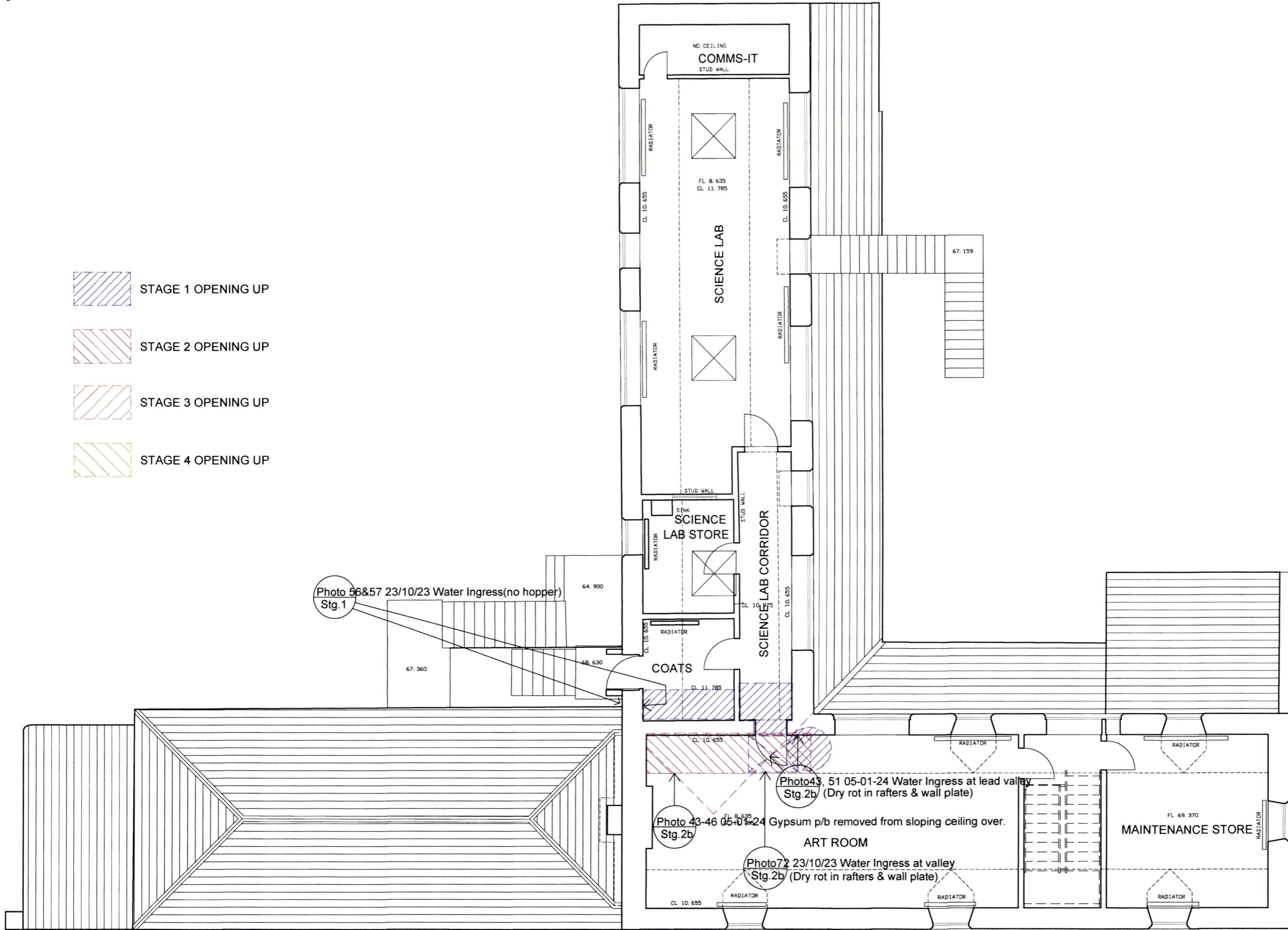


Photo 56&57 23/10/23 Water Ingress (no hopper)
Stg.1

Photo 43-46 05-01-24 Gypsum p/b removed from sloping ceiling over.
Stg.2b

Photo 43 51 05-01-24 Water Ingress at lead valley
Stg.2b (Dry rot in rafters & wall plate)

Photo 72 23/10/23 Water Ingress at valley
Stg.2b (Dry rot in rafters & wall plate)












01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - FIRST FLOOR PLAN
REFER TO QUIGLEY PRESERVATION REPORT (LEAD CONSULTANT ON DRY ROT)





C	05-01-24	STAGE 2b OPENING UP
B	01-11-23	RAINFALL POURING IN VIA VALLEY
A	23-10-23	STAGE 1 OPENING UP

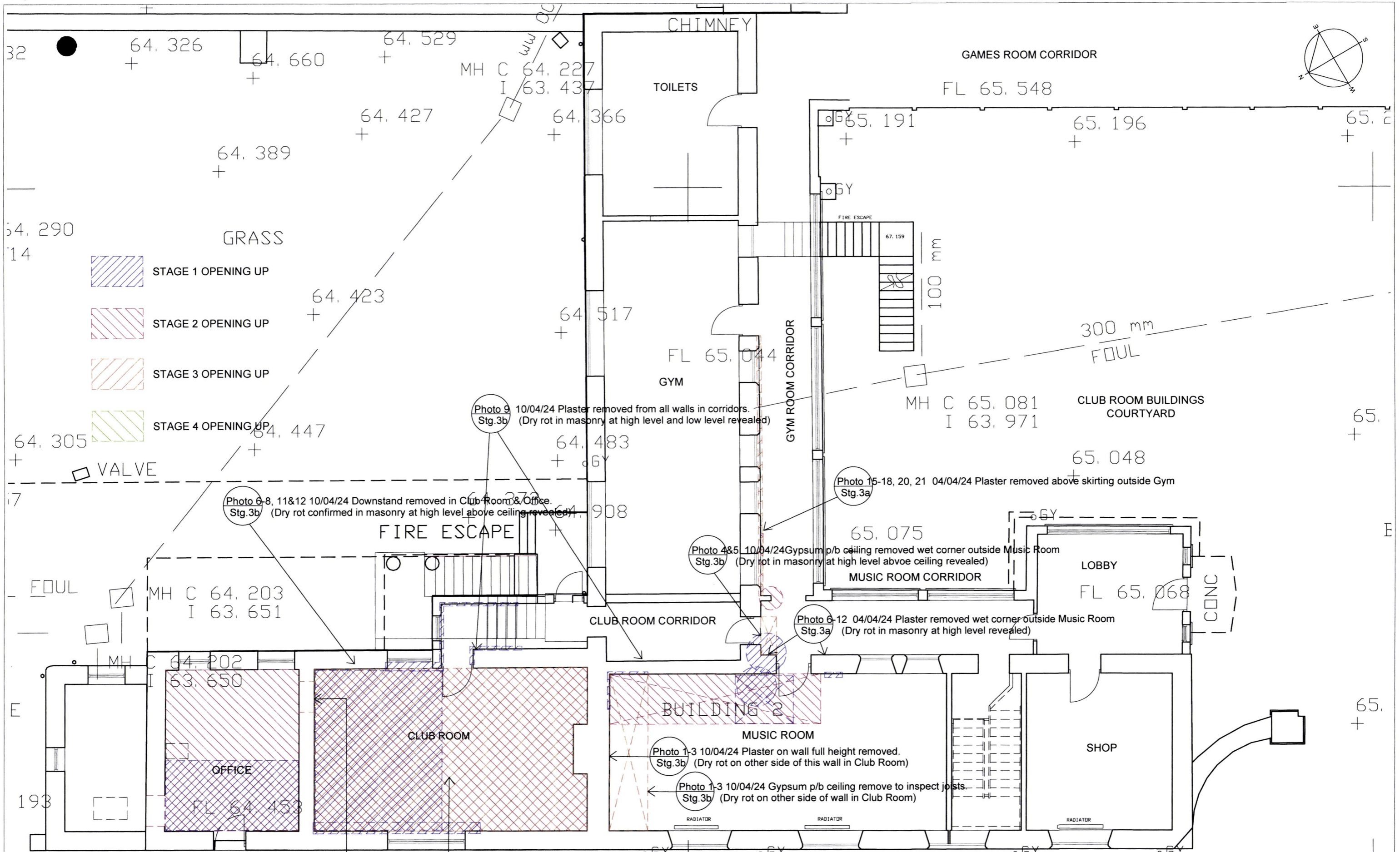
DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR.IAI		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	SCALE 1:50A1 1:100A3	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	DWG NO. 22-530-D004C
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	PROJECT PHASE STAGE 2 - OPENING UP	PLOT DATE 05-01-24
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021		All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.	

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

Item:	Comment:			
1.0	STAGE 3 Opening Up Photos Ground Floor Plan			
1.1	Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan	 <p>25-03-24 Photo 01 Club Room</p>	 <p>25-03-24 Photo 02 Club Room</p>	 <p>25-03-24 Photo 06 Club Room</p>
1.2	Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan	 <p>25-03-24 Photo 07 Club Room</p>	 <p>25-03-24 Photo 08 Club Room</p>	
1.3	Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan	 <p>04-04-24 Photo 01 Music Room</p>	 <p>04-04-24 Photo 03 Music Room</p>	 <p>04-04-24 Photo 04 Music Room</p>
1.4	Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan	 <p>04-04-24 Photo 05 Music Room corridor</p>	 <p>04-04-24 Photo 06 Music Room corridor</p>	 <p>04-04-24 Photo 07 Music Room corridor</p>

<p>1.5</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan</p>	 <p>04-04-24 Photo 11 Music Room corridor</p>	 <p>04-04-24 Photo 15 Gym corridor</p>	 <p>04-04-24 Photo 18 Gym corridor</p>
<p>1.6</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan</p>	 <p>04-04-24 Photo 16 Club Room corridor</p>	 <p>10-04-24 Photo 01 Music Room end wall</p>	 <p>10-04-24 Photo 02 Music Room end wall</p>
<p>1.7</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan</p>	 <p>10-04-24 Photo 03 Music Room end wall</p>	 <p>10-04-24 Photo 04 Music Room corridor</p>	 <p>10-04-24 Photo 05 Music Room corridor</p>
<p>1.8</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan</p>	 <p>10-04-24 Photo 06 Club Room /Office</p>	 <p>10-04-24 Photo 07 Club Room</p>	 <p>10-04-24 Photo 08 Club Room</p>
<p>1.9</p>	<p>Refer to Diamond Architects Dwg, No. 22-530-D003D Ground Floor Plan</p>	 <p>10-04-24 Photo 09 Club Room corridor</p>	 <p>10-04-24 Photo 11 Office</p>	 <p>10-04-24 Photo 12 Office</p>

2.0	STAGE 3 Opening Up Photos First Floor Plan			
2.1	Refer to Diamond Architects Dwg, No. 22-530-D004D First Floor Plan	 <p data-bbox="593 589 858 651">25-03-24 Photo 09 Art Room near valley</p>	 <p data-bbox="896 589 1171 651">04-04-24 Photo 26 Coat Room externally</p>	



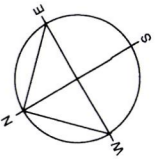
01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - GROUND FLOOR PLAN
 REFER TO QUIGLEY PRESERVATION REPORT (LEAD CONSULTANT ON DRY ROT)

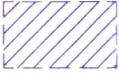



D	10-04-24	STAGE 3b OPENING UP
	04-04-24	STAGE 3a OPENING UP Cont'd
	25-03-24	STAGE 3a OPENING UP
C	15-03-24	KAVANAGH S.E. SITE INSPECTION
	05-01-24	STAGE 2a+b OPENING UP
	19-12-23	STAGE 2a OPENING UP
B	01-11-23	RAIN WATER POURING IN VIA VALLEY.
A	23-10-23	STAGE 1 OPENING UP

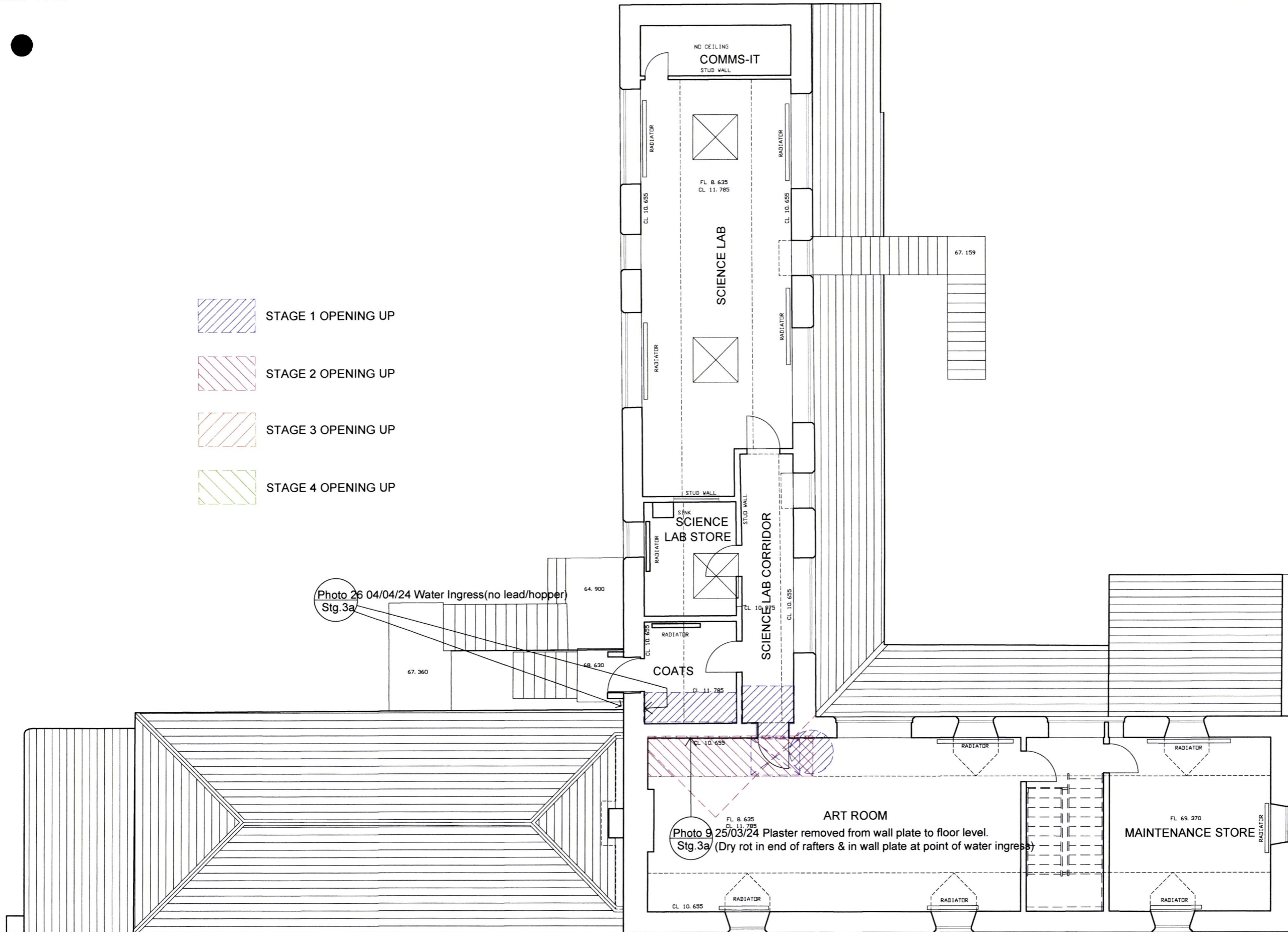
DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR(IAI)		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS GROUND FLOOR PLAN	SCALE 1:50A1 1:100A3	
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	DWG NO. 22-530-D003D	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE STAGE 3 - OPENING UP	PLOT DATE 10-04-24	

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.





-  STAGE 1 OPENING UP
-  STAGE 2 OPENING UP
-  STAGE 3 OPENING UP
-  STAGE 4 OPENING UP

















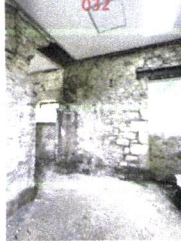
01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - FIRST FLOOR PLAN
 REFER TO QUIGLEY PRESERVATION REPORT (QUIGLEYS ARE LEAD CONSULTANT ON DRY ROT)








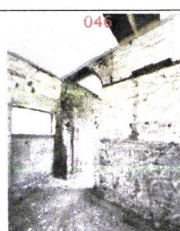







D	10-04-24	STAGE 3b OPENING UP
	04-04-24	STAGE 3a OPENING UP Cont'd
	25-03-24	STAGE 3a OPENING UP
	15-03-24	KAVANAGH S.E SITE INSPECTION
C	05-01-24	STAGE 2b OPENING UP
B	01-11-23	RAINWATER POURING IN VIA VALLEY
A	23-10-23	STAGE 1 OPENING UP

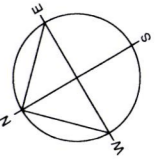
DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR(IAI)		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	SCALE 1:50A1 1:100A3	DWG NO. 22-530-D004D
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO. 01021-22-530	PROJECT PHASE STAGE 3 - OPENING UP	PLOT DATE 10-04-24
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.		





This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing.

Item:	Comment:			
1.0	STAGE 4 Opening Up Photos Ground Floor Plan			
1.1	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 05 Music Room corridor</p>	 <p>08-05-24 Photo 06 Music Room corridor</p>	 <p>08-05-24 Photo 07 Gym Corridor</p>
1.2	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 09 Music Room corridor</p>	 <p>08-05-24 Photo 10 Music Room</p>	 <p>08-05-24 Photo 11 Music Room</p>
1.3	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 12 Music Room</p>	 <p>08-05-24 Photo 13 Music Room</p>	 <p>08-05-24 Photo 14 Club Room corridor</p>
1.4	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 15 Club Room corridor</p>	 <p>08-05-24 Photo 23 Club Room</p>	 <p>08-05-24 Photo 25 Club Room</p>
1.5	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 29 Club Room</p>	 <p>08-05-24 Photo 30 Club Room</p>	 <p>08-05-24 Photo 32 Club Room</p>

1.6	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 35 Club Room</p>	 <p>08-05-24 Photo 37 Club Room</p>	 <p>08-05-24 Photo 38 Club Room corridor</p>
1.7	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 39 Club Room corridor</p>	10-04-24 Photo 04 Music Room corridor	10-04-24 Photo 05 Music Room corridor
1.8	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 43 Office</p>	 <p>08-05-24 Photo 44 Office</p>	 <p>08-05-24 Photo 45 Office</p>
4.9	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 46 Office</p>	 <p>08-05-24 Photo 47 Office</p>	 <p>08-05-24 Photo 51 Store Room</p>
1.10	Refer to Diamond Architects Dwg, No. 22-530-D003E Ground Floor Plan	 <p>08-05-24 Photo 52 Store Room</p>	 <p>08-05-24 Photo 54 Store Room</p>	 <p>08-05-24 Photo 55 Store Room</p>

2.0	STAGE 4 Opening Up Photos First Floor Plan			
2.1	Refer to Diamond Architects Dwg. No. 22-530-D004E First Floor Plan	 <p>08-05-24 Photo 81 Art Room dormer</p>	 <p>08-05-24 Photo 82 Coat Room corridor</p>	 <p>08-05-24 Photo 83 Coat Room corridor</p>
2.2	Refer to Diamond Architects Dwg. No. 22-530-D004E First Floor Plan	 <p>08-05-24 Photo 84 Coat Room</p>	 <p>30-05-24 Photo 10 Coat Room corridor</p>	 <p>30-05-24 Photo 11 Coat Room corridor</p>
2.3	Refer to Diamond Architects Dwg. No. 22-530-D004E First Floor Plan	 <p>30-05-24 Photo 13 Coat Room corridor</p>	 <p>30-05-24 Photo 15 Coat Room corridor</p>	 <p>30-05-24 Photo 16 Coat Room corridor</p>
2.4	Refer to Diamond Architects Dwg. No. 22-530-D004E First Floor Plan	 <p>30-05-24 Photo 22 Art Room Dormer</p>	 <p>30-05-24 Photo 23 Art Room Dormer</p>	 <p>30-05-24 Photo 24 Art Room Dormer</p>



-  STAGE 1 OPENING UP
-  STAGE 2 OPENING UP
-  STAGE 3 OPENING UP
-  STAGE 4 OPENING UP

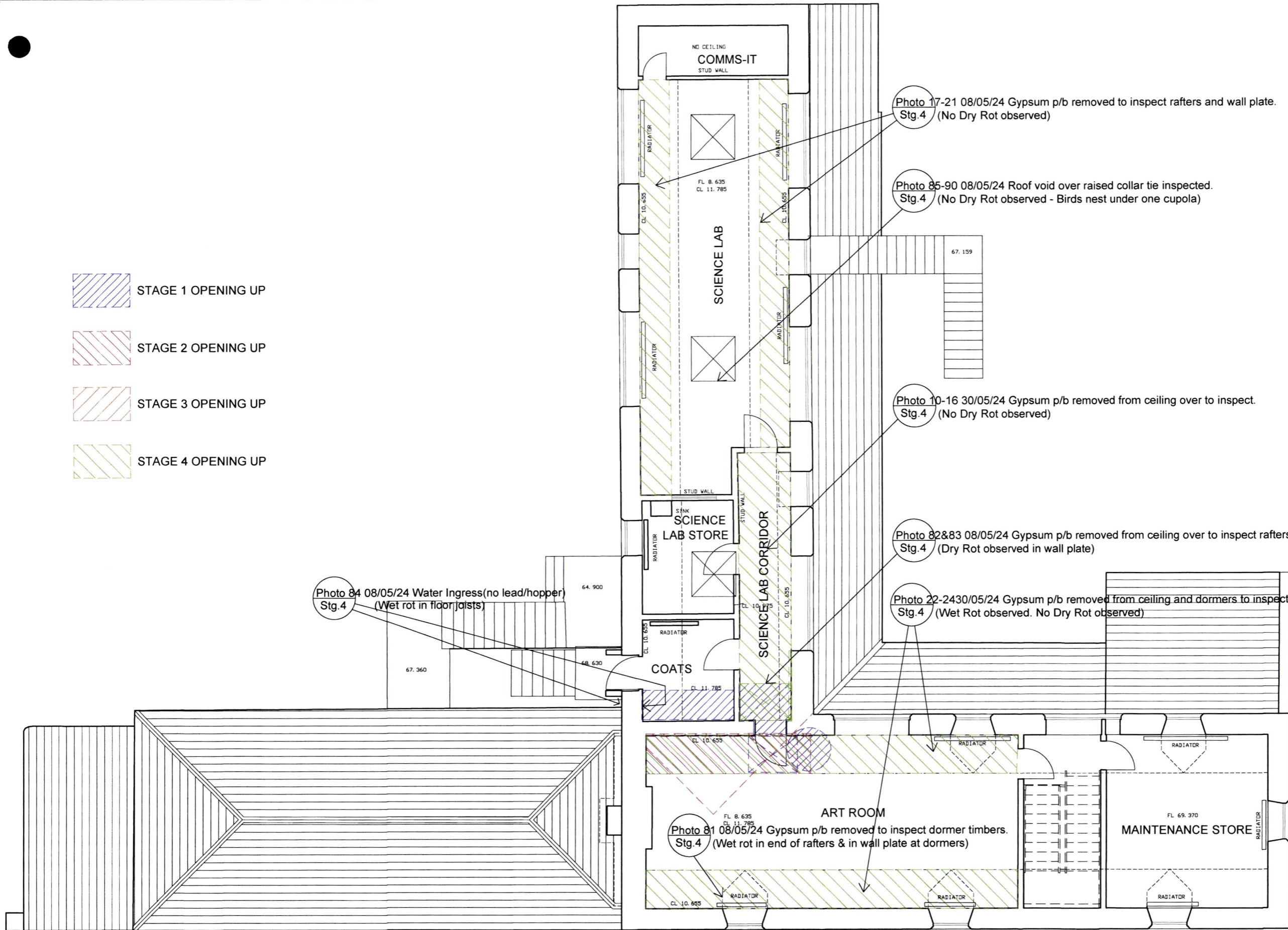


Photo 84 08/05/24 Water Ingress (no lead/hopper)
Stg.4 (Wet rot in floor joists)

Photo 17-21 08/05/24 Gypsum p/b removed to inspect rafters and wall plate.
Stg.4 (No Dry Rot observed)

Photo 85-90 08/05/24 Roof void over raised collar tie inspected.
Stg.4 (No Dry Rot observed - Birds nest under one cupola)

Photo 10-16 30/05/24 Gypsum p/b removed from ceiling over to inspect.
Stg.4 (No Dry Rot observed)

Photo 82&83 08/05/24 Gypsum p/b removed from ceiling over to inspect rafters.
Stg.4 (Dry Rot observed in wall plate)

Photo 22-2430/05/24 Gypsum p/b removed from ceiling and dormers to inspect timbers.
Stg.4 (Wet Rot observed. No Dry Rot observed)

Photo 81 08/05/24 Gypsum p/b removed to inspect dormer timbers.
Stg.4 (Wet rot in end of rafters & in wall plate at dormers)

01 DUBLIN OAK ACADEMY - CLUB ROOM BUILDINGS - FIRST FLOOR PLAN
REFER TO QUIGLEY PRESERVATION REPORT (QUIGLEYS ARE LEAD CONSULTANT ON DRY/WET ROT)

E	30-05-24	STAGE 4 - OPENING UP COMPLETE
D	08-05-24	STAGE 4 OPENING UP
	10-04-24	STAGE 3b OPENING UP
	04-04-24	STAGE 3a OPENING UP Cont'd
	25-03-24	STAGE 3a OPENING UP
	15-03-24	KAVANAGH S.E SITE INSPECTION
C	05-01-24	STAGE 2b OPENING UP
B	01-11-23	RAINWATER POURING IN VIA VALLEY
A	23-10-23	STAGE 1 OPENING UP

DIAMOND ARCHITECTS LTD. Eavan Diamond B.Arch. MR(IA)		83 The Bracken, Marina Village, Greystones, Co. Wicklow. A63K162 M: 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGIONARIES OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	PROJECT NO. 01021-22-530	SCALE 1:50A1 1:100A3
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE STAGE 4 - OPENING UP	DWG NO. 22-530-D004E
		PLOT DATE 30-05-24	

This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.

