



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  
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Rphost / Email: plandev@wicklowcoco.ie  
Suíomh / Website: www.wicklow.ie

  
August 2024

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

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) - EX68/2024 - 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

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## 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/2024/1095

Section 5 Declaration as to whether: -

- (a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds

at Kilcrone 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 7<sup>th</sup> August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd, and associated Drawings/ Photographs.
- b) Record of Protected Structure Reference 03-35 Kilcrone House : Country House : Kilcrone 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 works of Repair, investigation, treatment and remedial works which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, as such would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended)
- (ii) The works of Repair and Restoration are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (iii) The repairs and restoration works to Kilcrone House a Protected structure as set out in the documents 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)

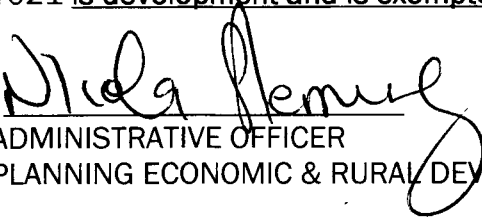



- (iv) The works being undertaken to ensure the removal of failures, dry rot and wet rot, water ingress and the methodology set out in the reports submitted would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, 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**

- "(a) Staircase remedial work  
(b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.  
(c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room  
(d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.  
(e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds" all at Kilcrouney 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/2024/1095

Reference Number: EX69/2024

Name of Applicant: Dublin Oak Academy

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

- (a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds

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

Location of Subject Site: Kilcronee House, Bray, Co. Wicklow A98 T021

Report from Edel Bermingham, SEP

**Having regard to:**

- a) The details submitted on the 7<sup>th</sup> August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd, 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 works of Repair, investigation, treatment and remedial works which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, as such would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended)
- ii. The works of Repair and Restoration are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- iii. The repairs and restoration works to Kilcronee House a Protected structure as set out in the documents 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)

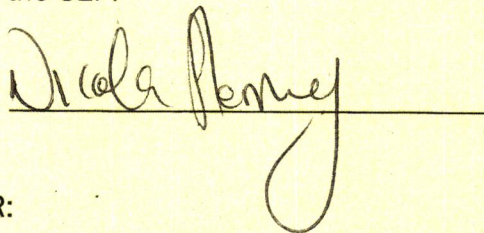
- iv. The works being undertaken to ensure the removal of failures, dry rot and wet rot, water ingress and the methodology set out in the reports submitted would ensure that the works would not materially affect the character of the structure or any element which contributes to its special architectural, 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: -

- (a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds all at Kilcrouney House, Bray, Co. Wicklow A98 T021 is development and is exempted development as recommended in the report by the SEP.

Signed



Dated  day of August 2024

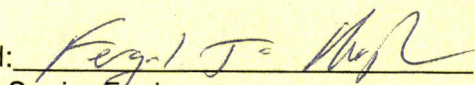
ORDER:

I HEREBY DECLARE:


That: -

- "(a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds" all at Kilcrouney House, Bray, Co. Wicklow A98 T021 is development and is exempted development

Signed:



Senior Engineer  
Planning, Economic & Rural Development

Dated  day of August 2024

**Section 5 Application EX 68/2024**

Date : 27/8/2024.

Applicant : Dublin Oak Academy,.

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

Exemption Whether or not :

- (a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in The Lloyds

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 Kilcronee 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 1,125m<sup>2</sup> changing room and shower room block and phase 2 the 1,919m<sup>2</sup> 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 Kilcronee House : Country House : Kilcronee 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

**Report :**

Heritage Officer : None Received .

**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 (ii)*;

"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 following is or is not development or is or is not exempted development with respect to the following query i.e. :

Urgent Repairs and Renewals to Kilcronee House which are to consist of

- Staircase remedial work
- Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean’s Room.
- Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Teacher’s Room
- Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Manager’s Room at .
- Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in The Lloyds Room.

A report has been submitted from Quigley Preservation Ltd which examined Kilcronee House and has identified that water ingress has resulted in saturation to the building fabric causing both wet and dry rot. The report identifies in respect of Dean’s Room and Teachers Room that -



*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 B58417. 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*

With respect to Lloyd 's Room , and identified Dry Rot both currently active and more historic outbreak -

Active Outbreak -

- *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.*

Older Outbreak to skirting board between fireplace and door

- ▶ *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.*

*A Conservation Report has been submitted prepared by Diamond Architects setting out the works and repair methodology. In particular it is noted that the staircase has moved as one of the cantilevers has dropped and additional support was added by way of a steel angle to support the staircase. Remedial works are required to make good and plaster wall with lime based plaster and timber as required. The report further sets out methodology to restore the areas which were required to be opened up given wet / dry rot and reinstate them in line with good conservation practice.*

*The first question to be asked are whether development has occurred. To this end the proposal involves removal of plaster, paint , timbers, application of chemicals, reinstatement of tumber, plaster, paint, finishes and 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 Kilcronney House are therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended) .

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 only affect the interior of the structure, and would not materially affect the external appearance they would come within the provisions of Section 4(1)(h).

However, given the protected status of the structure 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 failures, dry rot and wet rot 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

- (a) Staircase remedial work
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Teacher's Room
- (d) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in Manager's Room.
- (e) Investigation, treatment and remedial works to repair walls, floors and window where rot has been identified in The Lloyds Room

at 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

- (a) Staircase remedial work is development and is exempted development.
- (b) Investigation, treatment and remedial works to repair walls in area where rot has been identified in Dean's Room.
- (c) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Teacher's Room.
- (d) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in Manager's Room at
- (e) Investigation, treatment and remedial works to repair walls , floors and window where rot has been identified in The Lloyds Room

**is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted on the 7<sup>th</sup> August 2024 i.e. Section 5 Declaration, Architects Cover Letter, Conservation Method Statement, Technical Report by Quigley Preservation Ltd, 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 works of Repair, investigation, treatment and remedial works which involve removal of plaster, paint , timbers, application of chemicals, reinstatement of timber, plaster, paint, finishes, as such would come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended)
- (ii) The works of Repair and Restoration are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (iii) The repairs and restoration works to Kilcronee House a Protected structure as set out in the documents 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)
- (iv) 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 declaration as recommended  
Aigal T. O'Byrne  
28/08/24 SE*

# MEMORANDUM

## WICKLOW COUNTY COUNCIL

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**TO: Edel Bermingham  
SEP**


**FROM: Peggy King  
Assistant Staff Officer**

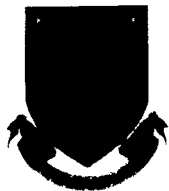
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**RE:- Application for Certificate of Exemption under Section 5 of the  
Planning and Development Acts 2000 (as amended).  
EX68/2024**

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  
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Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

07<sup>th</sup> August 2024

Eavan 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). – EX68/2024 – 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

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



Wicklow County Council  
County Buildings  
Wicklow  
0404 20100

26/07/2024 16:04:20

Receipt No L1/0/332496

DIAMOND ARCHITECTURE  
23 FIATNAULT 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  
MAIN HOME BRAY

Change 0.00

Issued By Ruth Graham  
From Customer Service Hub  
Vat reg No 001523311

THE CASTLE (MAIN HOUSE) 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

WICKLOW COUNTY COUNCIL  
07 AUG 2024  
PLANNING DEPT.

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) EAVAN DIAMOND BARCH. MRIA I  
DIAMOND ARCHITECTS LTD.  
Address of Agent : 83 THE BRACKEN, MARINA VILLAGE  
GREYSTONES, CO. WICKLOW. A63K162

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

3. Declaration Details

- i. Location of Development subject of Declaration KILCRONEY HOUSE (THE CASTLE)  
AT DUBLIN OAK ACADEMY, KILCRONEY HOUSE,

BRAY, CO. WICKLOW. A98TD21

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 KILCRONEY HSE.  
DRY ROT INFESTATION IDENTIFIED. (NO ALTERATIONS TO LAYOUT OR FOOTPRINT).

*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.  
(SEE COVER LETTER)



vii. List of Plans, Drawings submitted with this Declaration Application \_\_\_\_\_  
SEE ATTACHED COVER LETTER.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

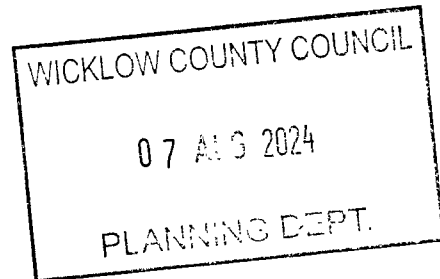
**ADDITIONAL CONTACT INFORMATION**  
**NOT TO BE MADE AVAILABLE WITH APPLICATION**



DIAMOND ARCHITECTS  
93 The Bracken  
Manna Village  
Greystones,  
Co. Wicklow A98 T021

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 Kilcrouney House at Dublin Oak Academy, Kilcrouney House, Bray, Co. Wicklow A98T021.**

Dear Edel,

We have discussed the rot infestation which took hold at the Dublin Oak Academy, Kilcrouney House with you a couple of months ago now.

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 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.

The fungal infestation in Kilcrouney House appears to have taken hold when the school was closed during the Covid lockdown. The infestation at Kilcrouney House does not appear to be quite as extensive as the infestation in the Club Room buildings. The dominant fungal infestation found at the Club Room buildings was Dry Rot, *Serpula Lacrymans* whereas in Kilcrouney House it appears to be both Dry Rot and Wet Rot. 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 some of the rooms at Dublin Oak Academy, Kilcrouney 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. 24-170-S001A) with the application site (Kilcronee House) 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.
- 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 emergency repairs and renewal works to 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 complete Lloyds Room and the other internal works so that the school can use all the rooms as soon as possible for the coming school year.

#### **1.0 Summary of urgently required Repairs and Renewals to Kilcronee House 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 STAIRCASE in Entrance Hall (Kilcronee House) requires remedial work to install additional support and make good plaster and lath, lime plaster and mouldings in order to preserve the staircase:

The staircase in the main entrance hall has moved. The half landing over the main entrance door has fallen and is tilting away from the external wall. The staircase is original and is constructed of timber. One of the structural timbers upon which the stairs is cantilevered, has dropped by 50mm. (See Photo 003 of 19-12-23) We and our clients are of the opinion that the staircase was not safe to use and may have failed when students resumed use of it during the Summer programme of 2024.

1.2 Investigation, treatment and remedial works to repair walls where Rot was identified in the corner of THE DEAN'S ROOM at First Floor level (Kilcronee House):

The Deans room, at first floor level in Kilcronee House, had a significant damp problem in one corner.

1.3 Investigation, treatment and remedial works to repair walls, floors and window where Rot was identified in the corner of THE TEACHERS ROOM at First Floor level (Kilcronee House):

The Teacher's room, at first floor level in Kilcronee House, had a significant damp problem in one corner. This corner corresponds with the other side of the same wall in the Dean's Room.

1.4 Investigation, treatment and remedial works to repair walls, floors and window where Rot was identified in the corner of MANAGER'S ROOM at Ground Floor level (Kilcronee House):

The Manager's room, at Ground floor level in Kilcronee House, had a significant damp problem on one wall. This corner corresponds with the wall and window in the Teacher's Room overhead.

1.6 Investigation, treatment and remedial works to repair walls, floors and bay window and roof over where Rot was identified in THE LLOYDS ROOM at Ground Floor level (Kilcronee House):

In March 2024, the fruiting body of *Serpula Lacrymans* was observed in the Lloyds Room. This indicates the presence of a Dry Rot infestation in Kilcronee House. Given the destruction caused by the same fungus in the

● Club Room Buildings, a decision was made to carry out emergency works to expose the extent of the fungus in the hope that it could be quantified, treated and contained quickly and effectively.

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](mailto:eavan@diamondarchitects.com), if you have any queries at all.

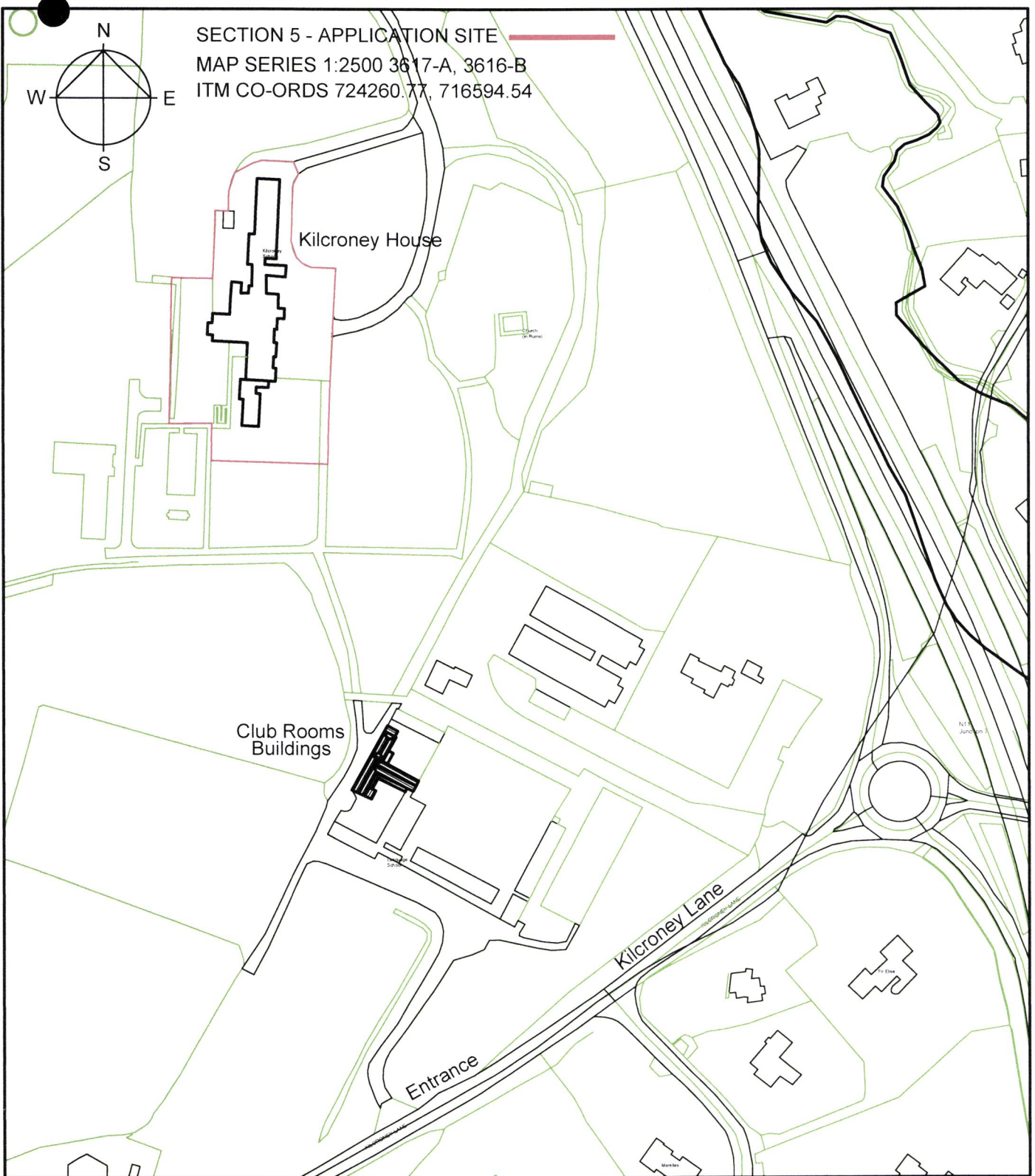
Many Thanks,  
Yours Sincerely,



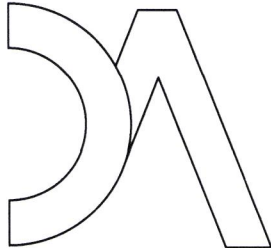
Eavan Diamond  
Eavan Diamond B. Arch. MRIAI

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**

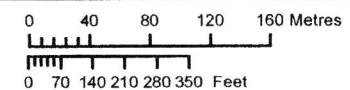
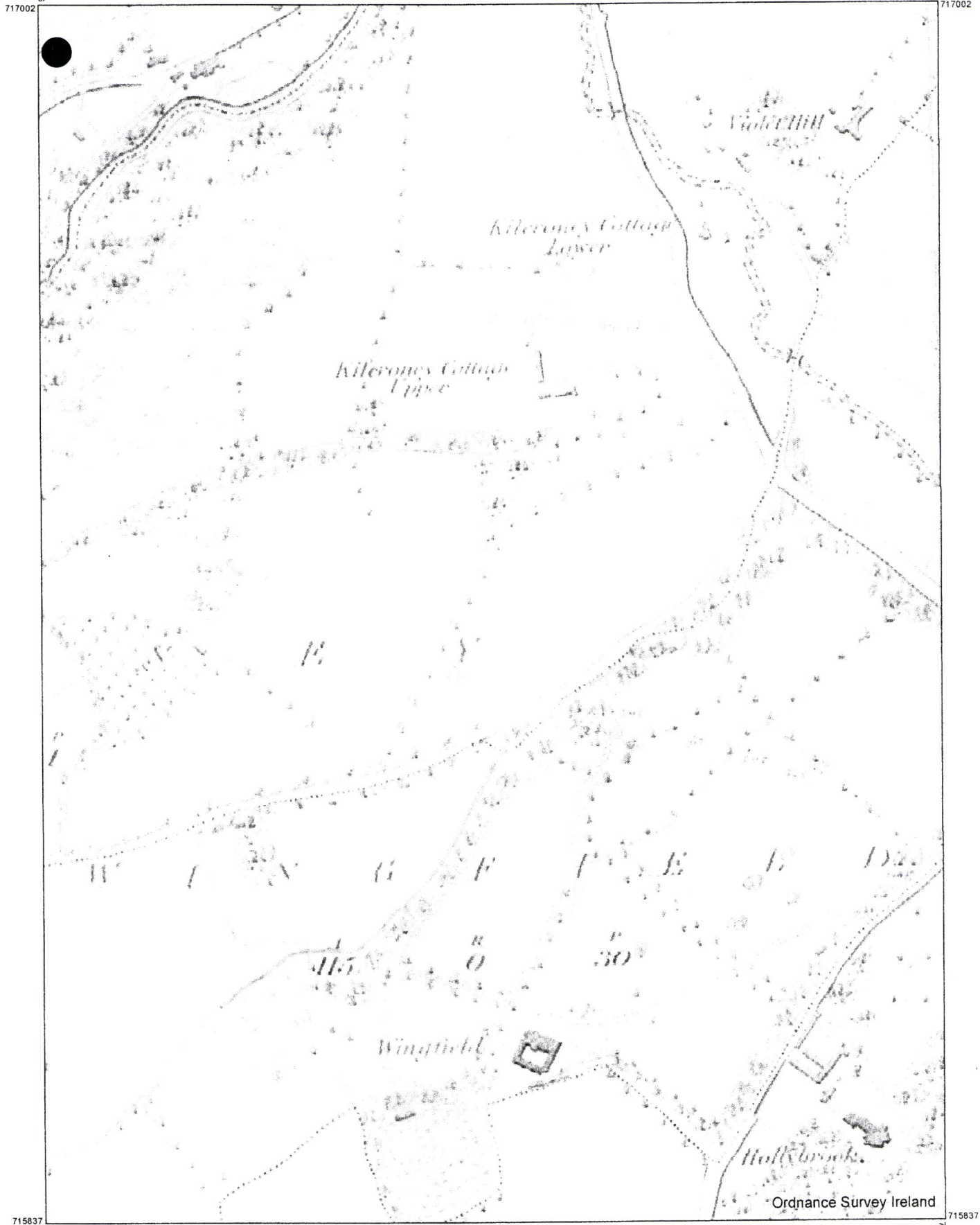


83 The Bracken, Marina Village, Greystones, Co. Wicklow.  
 Eavan Diamond B.Arch.MRIAI M: 00353 86 8115224 email: eavan@diamondarchitects.com

CLIENT LEGIONARIES OF CHRIST	DRAWING EXTENT OF APPLICATION SITE OSI MAP - THE CASTLE	SCALE 1:2500
PROJECT DUBLIN OAK ACADEMY - THE CASTLE	PROJECT NO. 01021-24-170	DWG NO. 24-170-S001A
SITE DUBLIN OAK ACADEMY, KILCROE HOUSE BRAY, CO. WICKLOW A98T021	PROJECT PHASE OPENING UP & REMOVALS	PLOT DATE 12-06-24

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



OUTPUT SCALE: 1:5,000



**CENTRE COORDINATES:**  
ITM 724306,716420

**PUBLISHED:** 19/01/2024  
**ORDER NO.:** 50378090\_3

**MAP SERIES:** 6inch BW ED01  
6inch BW ED01  
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](http://www.tailte.ie); search 'Capture Resolution'

**LEGEND:** To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

**COMPILED AND PUBLISHED BY:**  
Tailte Éireann,  
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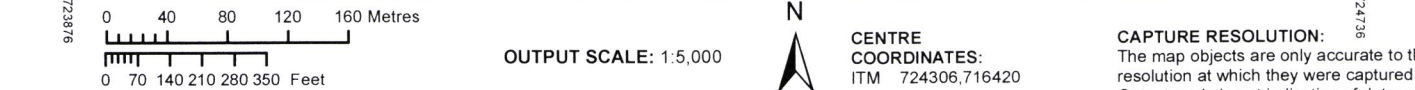
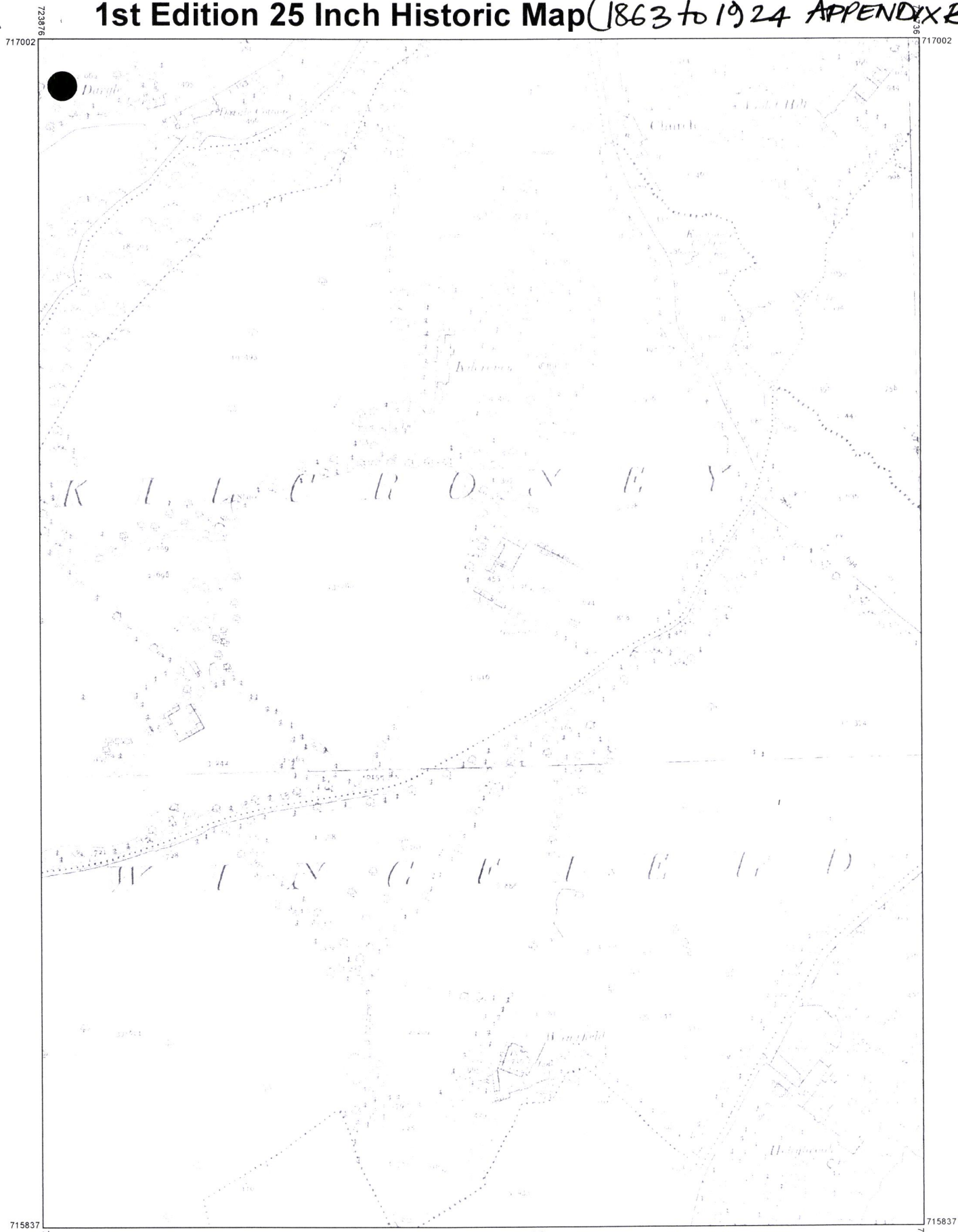
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# 1st Edition 25 Inch Historic Map (1863 to 1924) APPENDIX B



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:**  
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**LEGEND:** To view the legend visit [www.tailte.ie](http://www.tailte.ie) and search for 'Large Scale Legend'

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Ireland.  
D08F6E4

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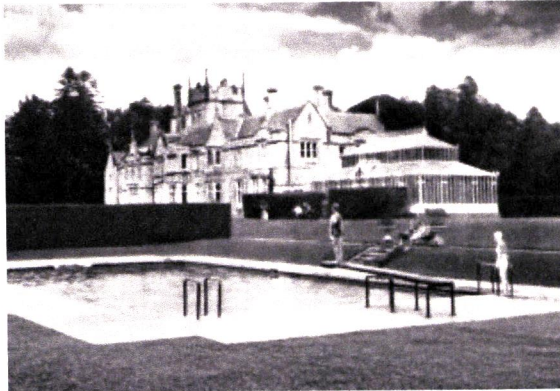
**Tailte Éireann**



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



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



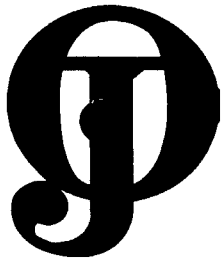
Kilcronney House remained as a private residence until converted to Hotel 1933



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



Kilcronney 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 Kilcronney House as the base for their International Secondary School in Ireland.



# Quigley Preservation Ltd

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

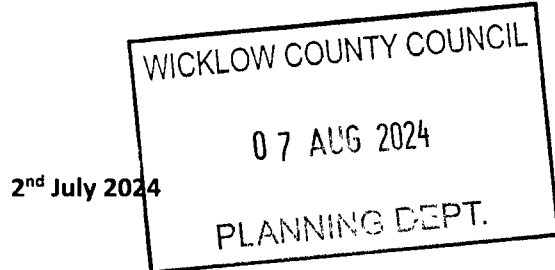


Maris Polymers



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

E: [eavan@diamondarchitects.com](mailto:eavan@diamondarchitects.com)



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.

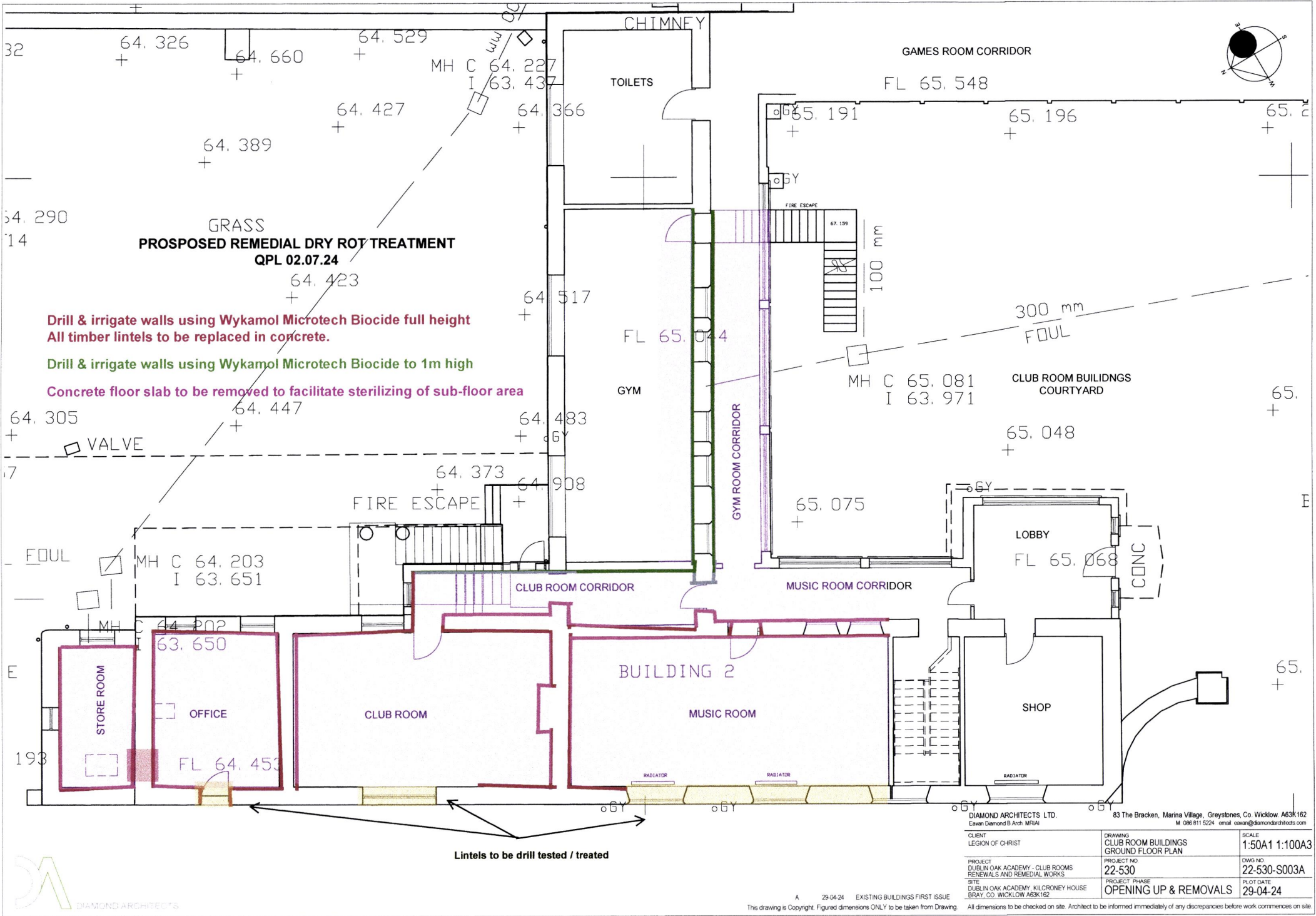
Should you have the above opening up works carried out we will be pleased to return to site in order to examine same and advise.

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 'D. Quigley', is positioned above the typed name.

Darren Quigley.  
Managing Director.



**GRASS  
PROPOSED REMEDIAL DRY ROT TREATMENT  
QPL 02.07.24**

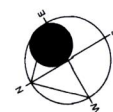
- Drill & irrigate walls using Wykamol Microtech Biocide full height  
All timber lintels to be replaced in concrete.**
- Drill & irrigate walls using Wykamol Microtech Biocide to 1m high**
- Concrete floor slab to be removed to facilitate sterilizing of sub-floor area**

**Lintels to be drill tested / treated**



DIAMOND ARCHITECTS LTD. Eavan Diamond B Arch. MRAI		83 The Bracken, Marina Village, Greystones, Co Wicklow. A63K162 M 086 811 5224 email: eavan@diamondarchitects.com	
CLIENT LEGION 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 22-530	DNWG NO 22-530-S003A	
SITE DUBLIN OAK ACADEMY, KILCRONEY HOUSE BRAY, CO. WICKLOW A63K162	PROJECT PHASE OPENING UP & REMOVALS	PLOT DATE 29-04-24	

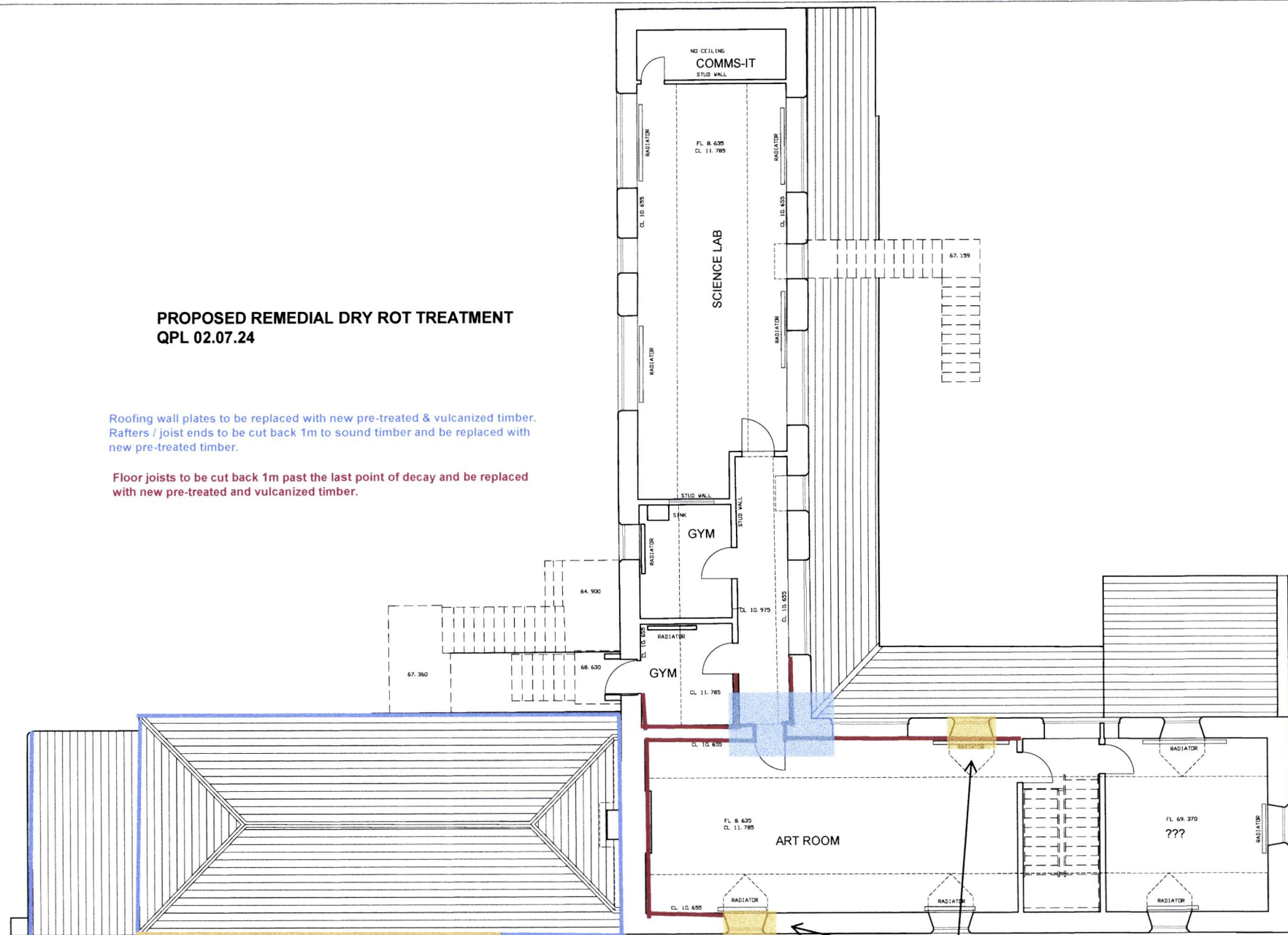
A 29-04-24 EXISTING BUILDINGS FIRST ISSUE  
This drawing is Copyright. Figured dimensions ONLY to be taken from Drawing. All dimensions to be checked on site. Architect to be informed immediately of any discrepancies before work commences on site.



**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. MR/IA		83 The Bracken, Marina Village, Greystones, Co Wicklow. A63K162 M 086 811 5224 email eavan@diamondarchitects.com	
CLIENT LEGION OF CHRIST	DRAWING CLUB ROOM BUILDINGS FIRST FLOOR PLAN	SCALE 1:50A1 1:100A3	DWG NO 22-530-S004A
PROJECT DUBLIN OAK ACADEMY - CLUB ROOMS RENEWALS AND REMEDIAL WORKS	PROJECT NO 22-530	PROJECT PHASE OPENING UP & REMOVALS	PLT DATE 29-04-24
SITE DUBLIN OAK ACADEMY KILCRONEY HOUSE BRAY, CO WICKLOW A63K162			





WICKLOW COUNTY COUNCIL  
07 AUG 2024  
PLANNING DEPT.

Conservation Method Statement for emergency repairs and renewal to **Kilcrouney House** at The Dublin Oak Academy, Kilcrouney House, Bray, Co. Wicklow. A98T021

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



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## 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, treat and contain Wet Rot and Dry Rot (*Serpula lacrymans*) infestations at the **Kilcronev House** the main school building for Dublin Oak Academy. Kilcronev House is a protected structure situated on Kilcronev 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/restore building fabric that had to be removed to contain and treat Wet Rot and, in particular, a Dry Rot (*Serpula lacrymans*) infestation at Kilcronev House, Kilcronev Lane, Bray, Co. Wicklow. A98T021

1.2.2 This report should be read in conjunction with the inclusions listed in Diamond Architect's Cover Letter which includes Quigley Preservation Report on the treatment of the Rot Infestation.

### 1.3 Kilcronev House, Kilcronev Lane, Bray, Co. Wicklow. A98T021

1.3.1 Our clients, Legionaries of Christ bought Kilcronev 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 Kilcronev 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 (The Castle), Kilcronev House, 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 1836-1837. Kilcronee House is not yet constructed. See **Appendix B**, First Edition 25" Historic Map surveyed in 1909 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 largely original 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.

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



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

**3.0 Description of urgently required Repairs and Renewals to Kilcrone House for which we seek a Section 5 Declaration of Exemption:**

3.1 STAIRCASE in Entrance Hall (Kilcrone House) requires remedial work to install additional support and make good plaster and lath, lime plaster and mouldings in order to preserve the staircase:

3.1.1 The staircase in the main entrance hall has moved. The half landing over the main entrance door has fallen and is tilting away from the external wall. The staircase is original and is constructed of timber. One of the structural timbers upon which the stairs is cantilevered, has dropped by 50mm. (See Photo 003 of 19-12-23) We and our clients are of the opinion that the staircase was not safe to use and may have failed when students resumed use of it during the Summer programme of 2024.



Photo 001

taken 19-12-23



Photo 003

taken 19-12-23

3.1.2 This staircase is one of two main staircases for the school building and was in use over the Summer months with Dublin Oak's Summer programme in July. Both staircases are required as fire safety escape routes.

Careful removal of plaster to wall to open-up and inspect where the timber cantilever is bedded into external wall has been carried out. The timber cantilever was found to be requiring additional support but was not found to be rotten.

A new steel angle has been installed as per S.E., O'Brien Consulting Engineers, specification. O'Brien Consulting Engineers are currently designing a prop to support the staircase in the longer term.



Kilcrone House Entrance Hall - Photos June 2024

Staircase opened-up and Steel angle inserted behind lining.

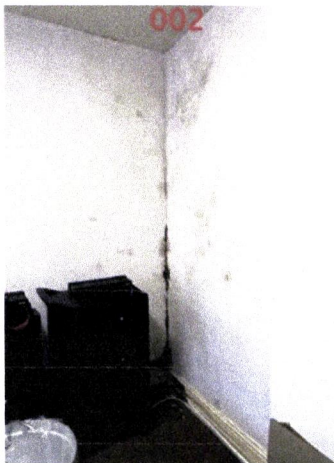
3.1.3 Remedial works are required to make good and plaster wall with lime-based plaster and timber as required.

3.1.4 The Old Mould Company and/or David Broderick, Lime Plasterer, have been engaged to complete reinstatement of panelling to underside of staircase, subject to agreement with WCC.

3.1.5 Re-paint staircase with breathable paint such as Auro or equivalent suitable for lime plaster.

3.2 Investigation, treatment and remedial works to repair walls where Rot was identified in the corner of THE DEAN'S ROOM at First Floor level (Kilcrouney House):

3.2.1 The Deans room, at first floor level in Kilcrouney House, had a significant damp problem in one corner.



Deans Room Photo 002.



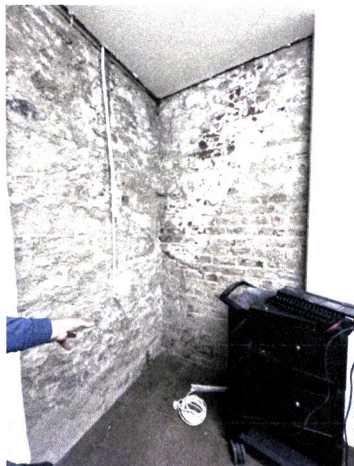
Deans Room Photo 003.



Deans Room Photo 004

3.2.2 The source of the moisture was identified as a leaking lead valley, gutter and downpipe overhead.

3.2.3 Lead valley has been repaired to halt deterioration of the building envelope and the wet rot infestation.



Dean's Room (first floor) lime plaster stripped back and walls treated for Rot Photo taken 06-06-2024.

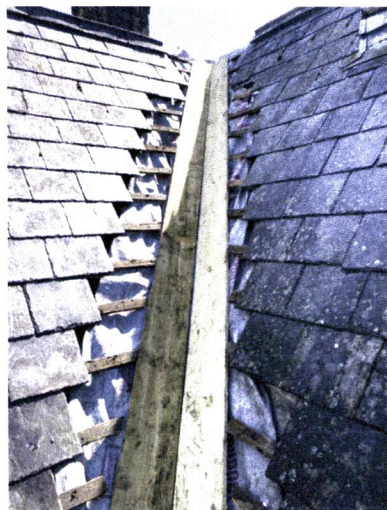
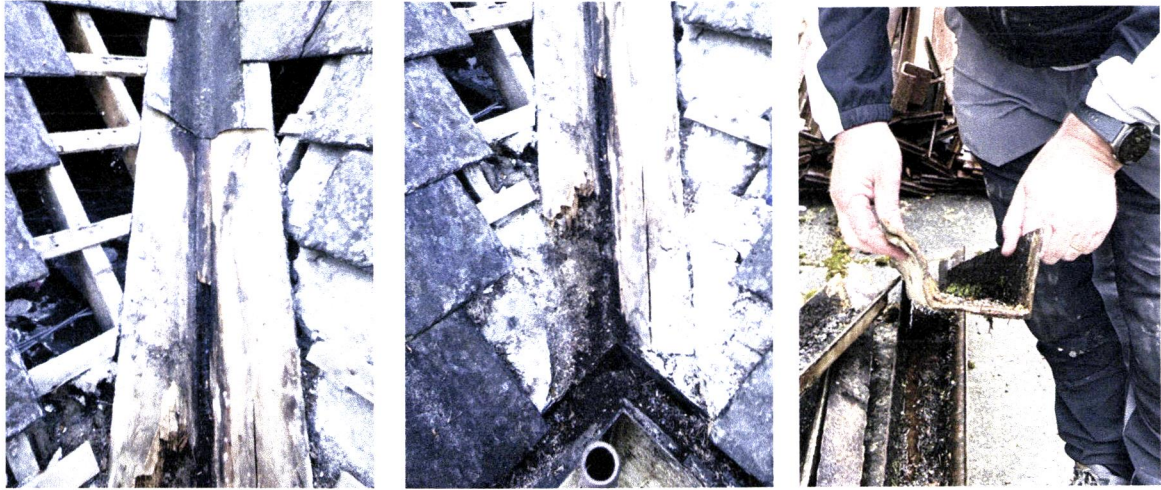


Dean's Room - Diathonite Lime and cork. Photo taken 16-07-2024.

3.2.4 Execution of Quigley Preservation Wet/Dry Rot Protocol.

3.2.5 Installation of Diathonite cork and lime plaster by David Broderick Lime Plasterer/equivalent.

3.2.6 Installation of skirting board etc... where it had have been removed due to rot infestation.



Valley over Dean's Room being repaired.



Valley repaired. Boards, lead and slate replaced.  
Cast iron rainwater gutter - profile special order.

### 3.3 Investigation, treatment and remedial works to repair walls, floors and window where Rot was identified in the corner of THE TEACHERS ROOM at First Floor level (Kilcrone House):

3.3.1 The Teacher's room, at first floor level in Kilcrone House, had a significant damp problem in one corner. This corner corresponds with the other side of the same wall in the Dean's Room.

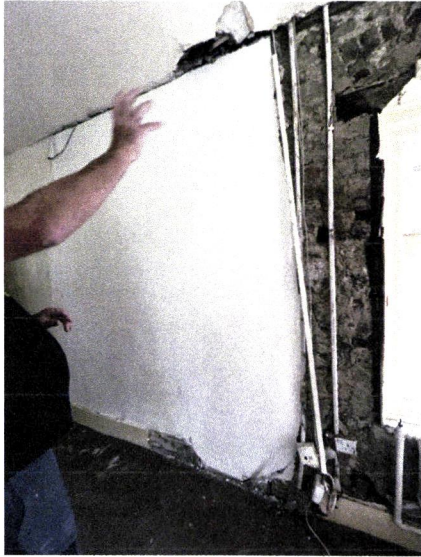


Teacher's Room Water ingress from Valley over.



Teacher's Room - Walls treated.





Teacher's Room - lime plaster partially reinstated. 20-06-2024  
(Window area requires more significant works - See item 3.3.5 below)

3.3.2 Remove lime plaster to examine fungal infestation.

3.3.3 Execution of Quigley Preservation Dry/Wet Rot Protocol.

3.3.4 Installation of Diathonite cork and lime plaster by David Broderick Lime Plasterer/equivalent.

3.3.5 Installation of skirting board etc... where it had been removed due to rot infestation.

3.3.6 Window and surround including liners, architraves, window board and panelling to be carefully removed.

3.3.7 Rotten timber head over window replaced.

3.3.8 Window treated for wet rot, repaired and reinstated/restored.

3.3.9 Lime plaster (Diathonite lime and cork plaster or hydraulic lime) reinstated around window.

3.3.10 Window re-installed.

3.3.11 Second fix joinery mentioned above; skirting boards replaced.



Teacher's Room - Wet Rot identified.



Floor joists under valley now repaired - rotten in wall  
Floor springy - localised rotten timbers.

3.4 Investigation, treatment and remedial works to repair walls, floors and window where Rot was identified in the corner of MANAGER'S ROOM at Ground Floor level (Kilcronee House):

3.4.1 The Manager's room, at Ground floor level in Kilcronee House, had a significant damp problem on one wall. This corner corresponds with the wall and window in the Teacher's Room overhead.



Manager's Room - Wet Rot identified.  
Concealed window on rhs of Rot.



Other side of wall - concealed window.

3.4.2 Remove lime plaster to examine fungal infestation.

3.4.3 Execution of Quigley Preservation Dry/Wet Rot Protocol.

3.4.4 Installation of Diathonite cork and lime plaster by David Broderick Lime Plasterer/equivalent.

3.4.5 Installation of skirting board etc... where it may be removed due to rot infestation.

3.4.6 Window to be carefully removed if required.

3.4.7 Head over window replaced.

3.4.8 Window treated for wet rot, repaired and reinstated.

3.4.9 Diathonite/ lime plaster reinstated around window.



Manager's Room rhs chimney



Opened-up floor joists rotten.



Damp from chimney and ground.

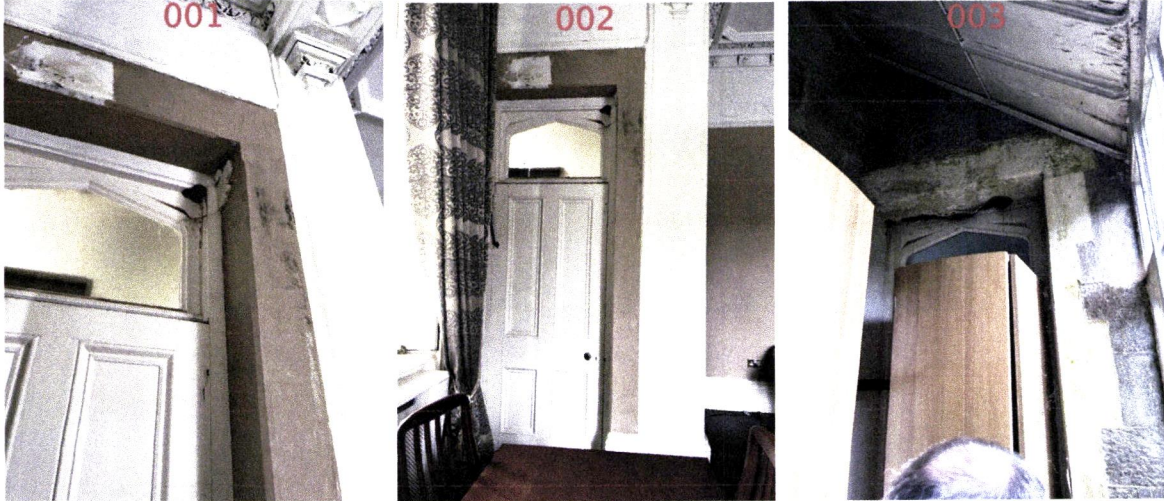
3.4.10 Second fix joinery such as skirting boards replaced.

3.4.11 Floorboards and joists and floorboards investigated and rotten timbers removed.

3.4.12 Remaining timbers treated by Quigley preservation and new timbers reinstated where necessary.

3.6 Investigation, treatment and remedial works to repair walls, floors and bay window and roof over where Rot was identified in THE LLOYDS ROOM at Ground Floor level (Kilcronee House):

3.6.1 In March 2024, the fruiting body of *Serpula Lacrymans* was observed in the Lloyds Room. This indicates the presence of a Dry Rot infestation in Kilcronee House. Given the destruction caused by the same fungus in the Club Room Buildings, a decision was made to carry out emergency works to expose the extent of the fungus in the hope that it could be quantified, treated and contained quickly and effectively.



Bay window Dry Rot fruiting body in Lloyds Room. Fruiting body on both sides of bay window door.

3.6.2 Site inspection and opening-up works around the bay window identified the likely source of the moisture feeding the infestation as a flat roof rainwater outlet that had failed and was allowing water penetrate the building fabric and flat roof over the bay window. A number of rainwater down pipes adjacent to the bay window were also identified as likely to be contributing to the ingress of moisture and resultant rot infestation.



Door Removed revealing dense Dry Rot infestation behind door frame.

3.6.3 Ceiling to bay window and lime plaster to be removed to investigate extent of Dry Rot. Skirting board on left hand side of fireplace near door into Lloyds Room was found to have dense Dry Rot infestation. Damp area in corner of Lloyd Room to left hand side of window to front elevation suspected of having fungal infestation. Emergency works to open-up these three areas were carried out. Prior to the removal of lime plaster, cornices, cornice enrichments, papier mache freeze and timber mouldings. The Old Mould Company and David Broderick have taken measurements, samples and rubber moulds so that the bay window can be accurately restored after eradication of Dry Rot.



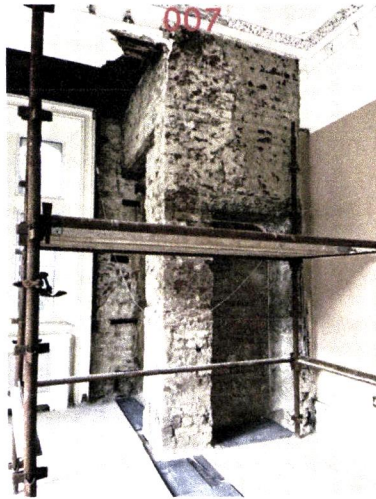
Skirting Board Dry Rot



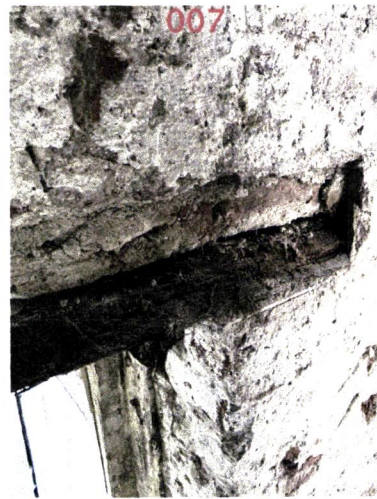
Damp corner of Room.



Damp at rhs of Chimney breast.



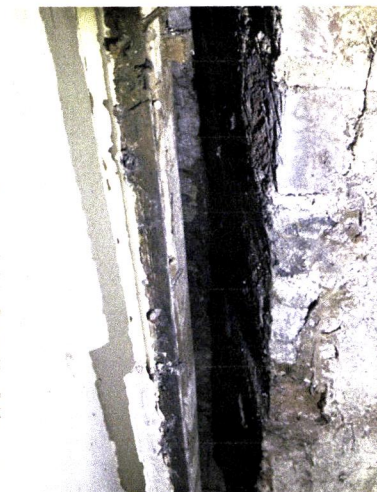
Bay Window Dry Rot exposed



Head over door Dry Rot



Bay window flat roof joists rotten.



Bay Window Timber beams bearing ends to be checked for rot.

Dry Rot observed deep in rhs bay window between timber frame and masonry opening. Bay window will need to be removed to treat.

3.6.4 Remove lime plaster to examine fungal infestation as per Quigley's recommendations.

3.6.5 Replacement of flat roof timber structure, roof covering and lead flashings to bay window

3.6.6 Execution of Quigley Preservation Dry/Wet Rot Protocol.

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

3.6.7 Installation of Diathonite cork and lime plaster by David Broderick Lime Plasterer/equivalent.

3.6.8 Installation of skirting board etc... where it had been removed due to rot infestation.

3.6.9 investigation of sub floor for Rot infestation.

3.6.10 Install permanent ventilation to sub floor to keep space dry.

3.6.11 Window and surround including liners, architraves, window board and panelling to be carefully removed.

3.6.12 Rotten timber head over window replaced.

3.6.13 Window treated for wet rot, repaired and reinstated/restored.

3.6.14 Lime plaster (Diathonite lime and cork plaster or hydraulic lime) reinstated around window.

3.6.15 Window re-installed.

3.6.16 The Old Mould Company to reinstate cornices, cornice enrichments, mouldings and freezes.

3.6.17 Second fix joinery mentioned above; skirting boards replaced.

#### 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 Kilcronee House 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 regarding the overall conservation of Kilcronee House 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 required 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 in agreement with Wicklow County Council to contain and treat wet and dry rot infestations at Kilcronee House.**

## **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 Dry Rot and Wet Rot infestations.

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.

## 6.0 Specification: (unless otherwise agreed with WCC)

(Refer to Quigley Preservation Report 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

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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/m<sup>2</sup>K.**

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.

## 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 significant wet and dry rot infestations that took hold in the Deans Room, Teacher's Room, Manager's Room and Lloyds Room of Kilcronee House during the covid lockdown.

In order to preserve and conserve the building fabric of Kilcronee House, the works outlined are absolutely necessary.

It is also essential to facilitate the on-going use of the Kilcronee 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 very expensive.

## **8.0 Summation:**

8.1 Kilcronee House is a protected structure that is of regional importance. The buildings are extensive and need constant conservation 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.

Remedial works to complete the treatment of the remaining building fabric and re-instatement of all internal completions and plasterwork are urgently required to bring the rooms listed, in Kilcronee House, back to full use for the school as soon as possible.