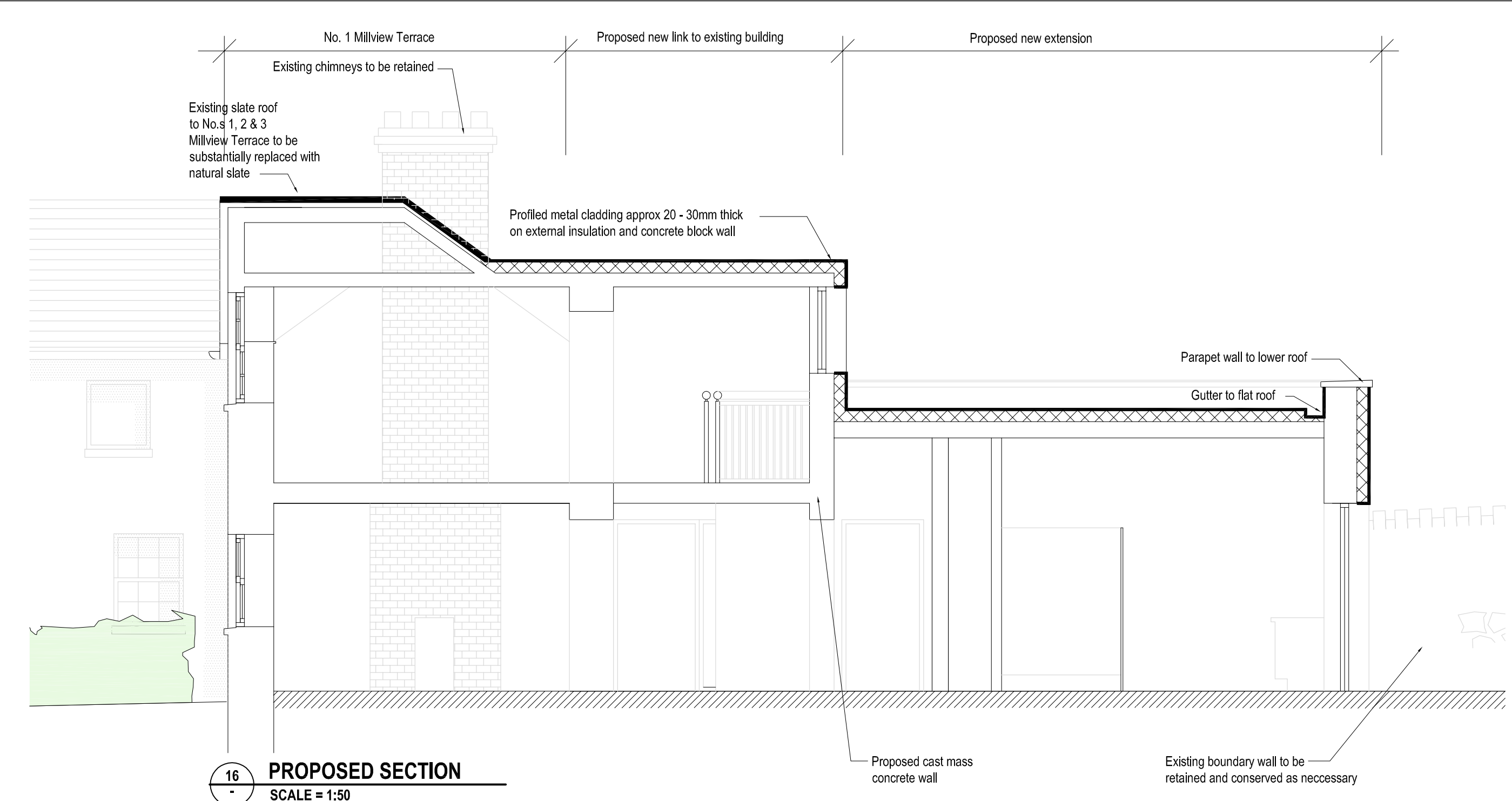
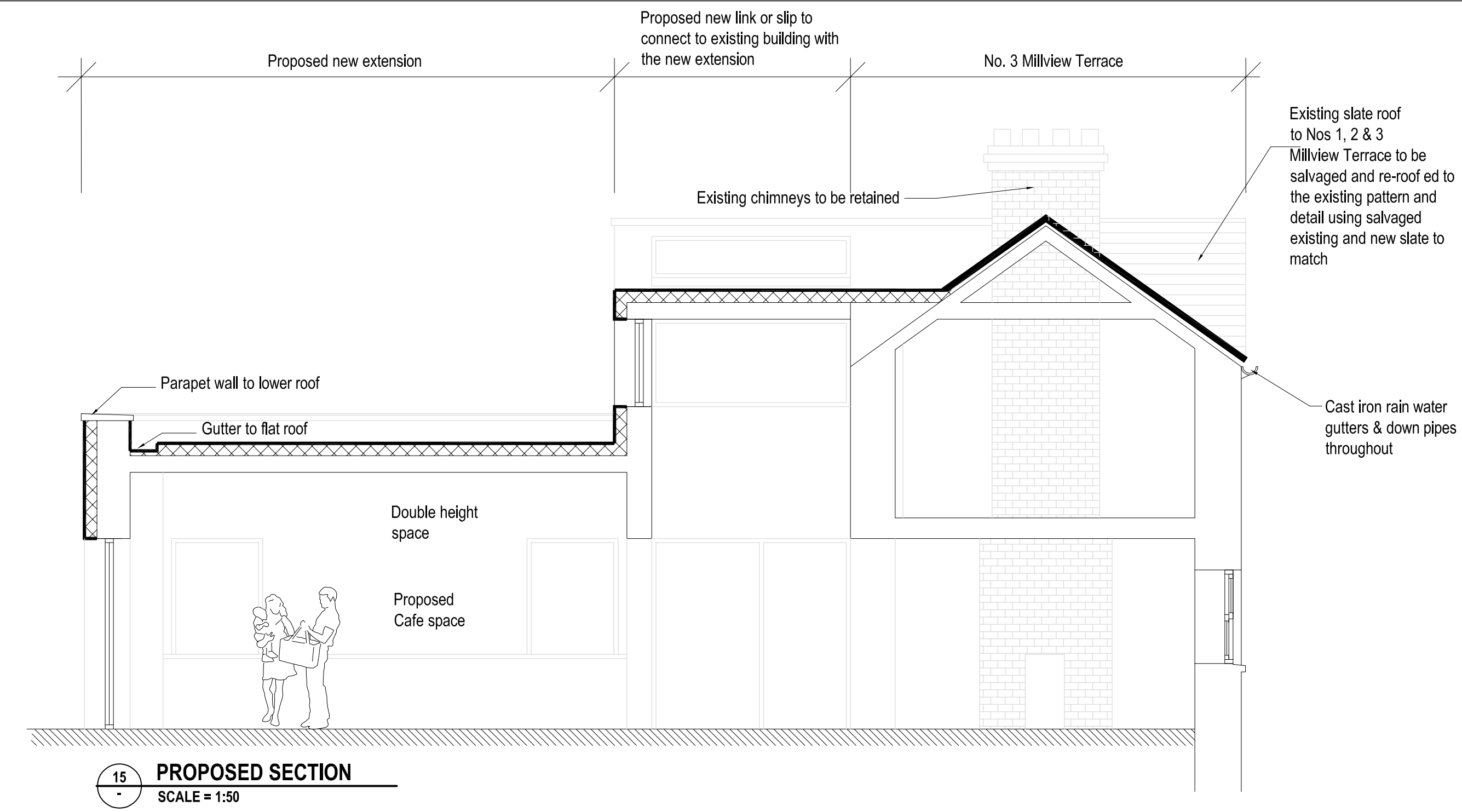




MILLVIEW TERRACE VIEWED FROM THE NORTH



16 TOWER ROAD FROM THE NORTH



15 AND 16 TOWER ROAD FROM THE NORTH

The round tower is managed and maintained by the O.P.W. on behalf of it's owner, the state. No works are proposed to the tower by this project. Therefore its condition is not considered in detail by this report.

15 and 16 Tower Road were built around the very late eighteenth century, or more probably the very early nineteenth century. The low level of the granite cills in relation to the internal spaces and the footpath level outside would be typical of buildings of that period. These are simple small houses with few decorative details, so the date of construction has been estimated by the description of the houses, by reference to the Taylor map of 1816 and by their absence on the Rocque map of 1760. The date of construction of Millview Terrace is discussed in further detail in paragraphs 4.5 and 15.1.3 of the conservation report. The three houses on the old Nangor Road were built slightly later, around the mid nineteenth century. All are good examples of small-scale residential buildings of their time. The three houses at Millview Terrace are Protected Structures.

The interior of 1 Millview Terrace has been largely destroyed by fire damage and the other houses have been altered during their 180 or so years of use. Number 2 has been recently damaged by rainwater penetration through the breaches in its roof covering. The significance of these houses and of numbers 15 and 16 (the latter two are not Protected Structures but are within the Architectural Conservation Area) lies in their architectural form and detail, their group value as two terraces in the village and their contribution to the social and historic development of the site. The condition of the buildings is variable: substantially sound in the case of numbers 3, 15 and 16, less so in numbers 1 and 2. However some of the best of the houses have deteriorated by long periods of disuse and lack of maintenance

The site

The village is a palimpsest of many layers built over a period of at least 1400 years. The site for the proposed centre includes the round tower, the garden to the north and west of it, the three houses of Millview Terrace, the two houses of 15 and 16 Tower Road and their gardens. The area of the site for this project is 3100 sq.m., or 0.77 of an acre, or 0.3 hectares, as shown on the image on the next page. The ground slopes down from south to north by about 3 meters across the full length of the site. In terms of the proposed works, the site includes the area shown in the image: the tower in the south-eastern corner, the garden to the north of it, numbers 1, 2 and 3 Millview Terrace crossing from west to east and numbers 15 and 16 Tower Road from south to north along the north-eastern edge of the site.

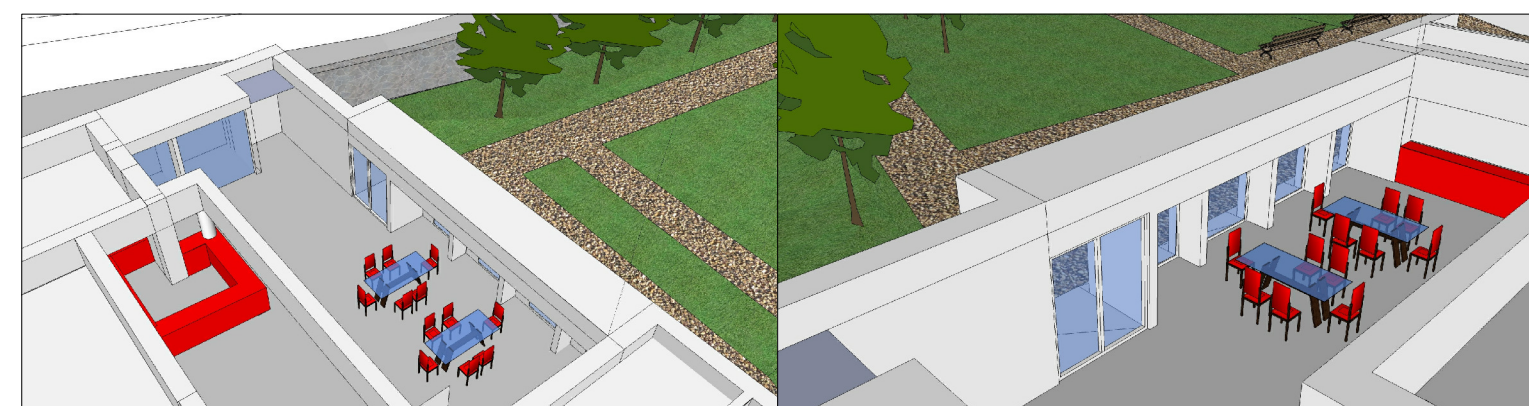
In a wider sense the project considers the adjacent church, graveyard, Tower Road and mediaeval village plan as part of the urban precinct, although no works are proposed to them by this project. The site is situated at a key junction in the village, between the former mill buildings - now a modern commercial-retail district to the north, the historic precinct of the church of St. John's, the ruined mediaeval fragment of the previous church, the early Christian cross stones and stone baptismal font, the graveyard and the nineteenth century school building and almshouses along Tower Road, the Clondalkin leisure centre, former mill ponds, the Camac river, Corkagh Park with its historic buildings and amenities and the Camac caravan park and visitor's centre to the west

Project proposals

At the scale of the village, the project proposes to enhance and connect a series of existing public spaces in Clondalkin village which are presently closed off, separated or disconnected from one another, difficult to access or hidden in backlands locations, behind existing buildings and otherwise out of sight. The project would allow access to and through the site and the village in several directions, linking the historic village and the newer commercial district to the north and linking the urban centre with the large swathe of amenity and recreation facilities to the west - the Mill ponds, the leisure centre, and parkland along the Camac river to Corkagh Demesne and Camac caravan park, using existing routes and the public and cultural functions of the proposed new use of the site to make connections within the site and as a draw to the site

The proposal hopes to underline the prominence of the Round Tower both by the physical response to the site and through the proposed use of the garden and five houses. The project proposes the refurbishment of the five houses, the demolition of existing rere extensions at numbers 16, 2 and 3, the interconnection of the houses by partially opening up the party walls between them, and the development of a new garden between the houses and the round tower. It is proposed to partly restore the front gardens of Millview Terrace as cottage gardens. A small extension is proposed behind the three houses on Millview Terrace, which would link the three houses and provide space for new stairs, toilets and other services. The extension would open out to the new garden and would provide information, exhibition and performance space. No works are proposed to the round tower itself by this project.

3D VIEWS OF THE INTERIOR OF THE EXTENSION SOFTWARE: SKETCHUP



3D AERIAL VIEWS OF THE PROPOSED DEVELOPMENT SOFTWARE: SKETCHUP

SCALE:	VARIABLES
DATE:	15/05/2014
DRAWN:	CS/FOS