

MINI FRAMEWORK FOR TOWER ROAD/ MAIN STREET JUNCTION

The mini-framework addresses the future development potential of the eastern frontage of Tower Road from the Tower Shopping Centre to the junction with Main Street to the south. The subject area is located within ACA 009 Clondalkin Village, with its associated discouraging of the amalgamation of adjoining plots. As such, the area is considered as three key potential development plots per the diagram opposite:

1. Tower Shopping Centre
2. The Dispensary Building
3. 04 Tower Road, Dolcan House & 9-10 Main Street

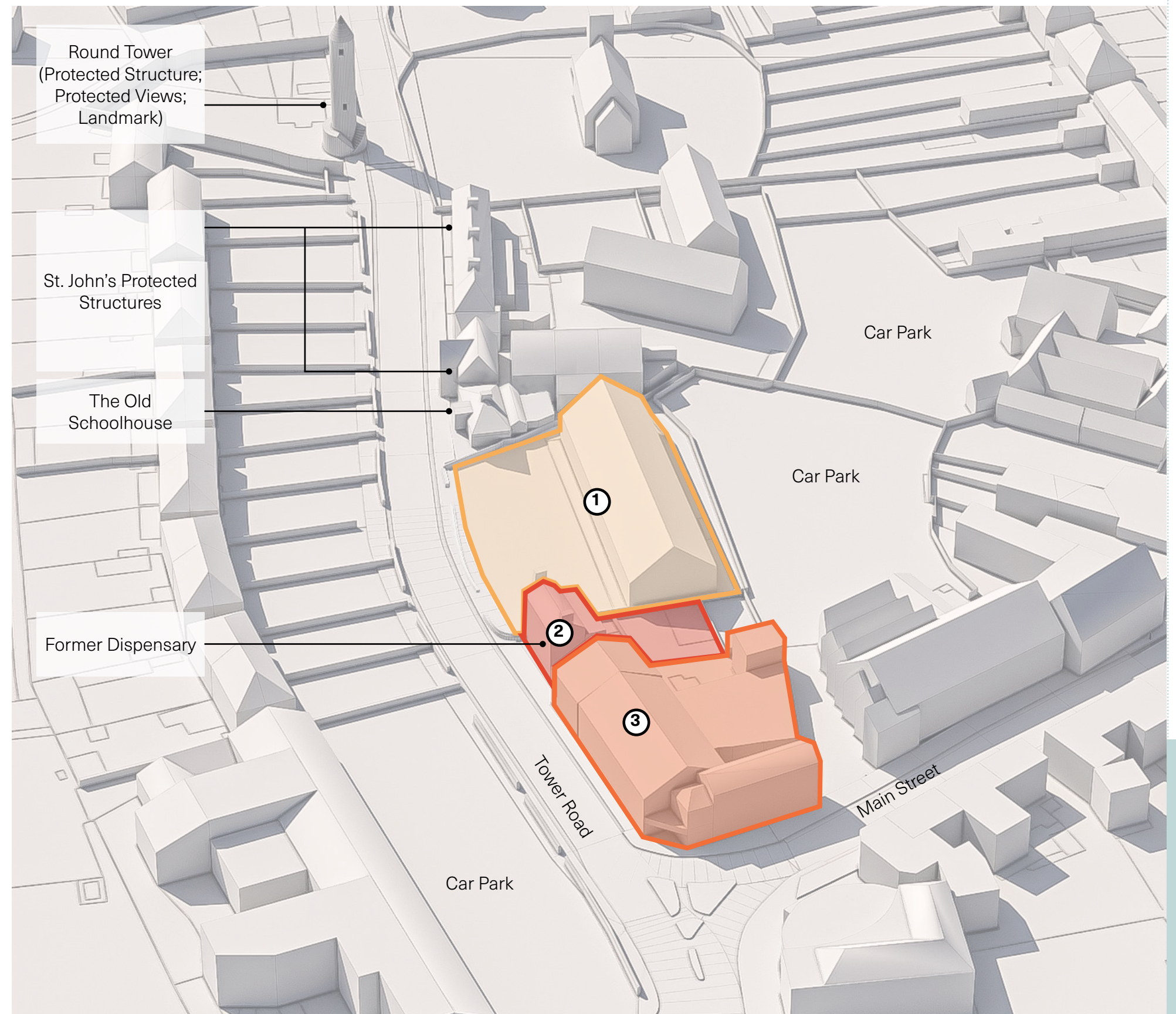
Context

Collectively, the sites are well-located in the village centre area at the junction of two key streets and so in proximity to key transport connections and walkable to village and town centre uses. As such, intensification of use through redevelopment is supported in principle, in mixed-use forms that maintain ground floor commercial activity with street active frontages. Any such redevelopment would need to be sensitive to the particular historic character of the village centre setting.

Setting

The sites are located within ACA 009 Clondalkin Village, in proximity to several Protected Structures and immediately adjacent to the Old Schoolhouse which is identified as a 'positive building' by the ACA Appraisal document.

Specific characteristics of the historic core that contribute positively to its character include glimpsed views and stepped roofscapes. The ACA notes that *'the irregular building line [...] that separate the buildings reveal traditional gables and hipped roof profiles'*. It notes that *'the simple form of the traditional vernacular forms, with vertical window openings on the upper forms and stepped roofscape [...] form part of the special character of the Village'*.



This suggests that while the development of contextually appropriate responsive built form for future proposals on each of the three sites will have certain design considerations in common, they will each need to respond to particular cues from the historic context.

Future redevelopment of the Tower Shopping Centre Site (1) will have some flexibility in bringing the building line out toward Tower Road within the current surface parking frontage. However, this will need to consider the context of the two 'positive buildings' by which the site is flanked, and also maintain a characteristic boundary wall treatment to Tower Road. Consolidating a new building line between these buildings will not be appropriate as it would conceal both the stone gable and steeply pitched roof of the protected Village National School in views from the south and the unusual gabled chimneystack of the Dispensary Building in views from the north.

The Dispensary Building (2) is itself identified as a 'positive building' within the ACA and described as '*an attractive 19th century vernacular building with pitched roof and gable chimneystacks*' in the ACA Appraisal Document. It is noted that signage clutter '*distracts from its visual amenity*' and that there are no historic shopfronts in the ACA. However, there are significant non-original alterations and additions to the rear of the Dispensary Building, suggesting that redevelopment of the site could be considered as long as the form of the original building is maintained, particularly as it relates to the exposed gable viewed from the north.

The partial urban block formed by Dolcan House and adjoining properties on Tower Road and Main Street (3) has a similar condition of a stepped building line revealing a characteristic steeply pitched gable when viewed from Main Street. The scale of the assembled site suggests there is potential for backlands infill and redevelopment, while the significant corner location suggests that additional height might be considered. However, such height would be modest and considered as a local marker for placemaking legibility only.



TOWER SHOPPING CENTRE FRONTAGE



PROTECTED STRUCTURE GABLE FROM SOUTH



DISPENSARY BUILDING GABLE FROM NORTH

Connections

The village centre strategy suggests that the mini-framework area can facilitate future east-west connectivity across the village centre area. Two potential links are apparent that should not be prejudiced by future proposals.

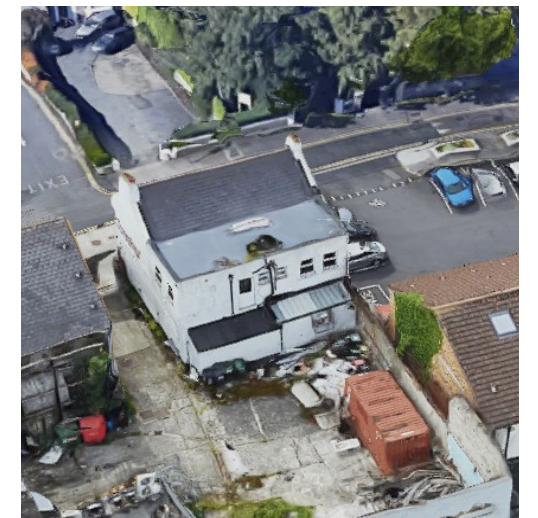
Firstly, the free-standing nature of the Dispensary Building should be maintained to protect its positive contribution to the streetscape in line with the ACA Appraisal Document. This results in a link through to the car-park area to the rear of the subject area that lines up with the existing lane to Moyle Park College that runs from the carpark along the edge of the retail parade. Preserving this link in future proposals retains the possibility of connecting to the adjacent vacant lands and ultimately to Clondalkin Leisure Centre.

Another connection is possible through the Tower Shopping Centre site, along either the north or southern edges. Like the Parade link, this would enable direct access from Tower Road to the nested parking areas within the urban block that could connect to Orchard Road and Pope Lane if future public realm proposals were to be developed.

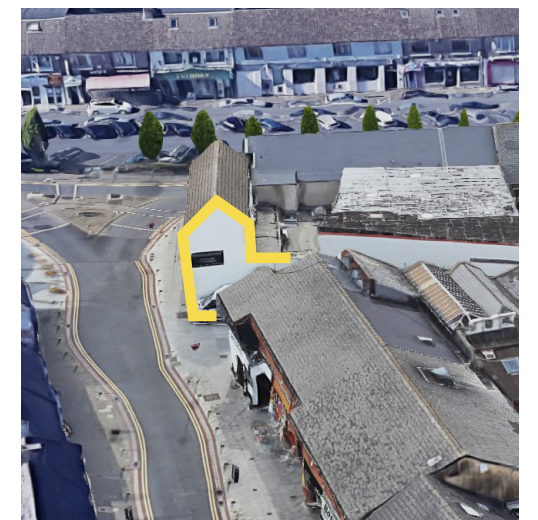
Inclusivity & Variety

Given the location of these routes, it is not envisaged that they would find particular expression through the development of local marker heights to Tower Road. It will be important however for new connections to be attractive and well lit, with either active frontage or own-door entry where possible to animate the routes.

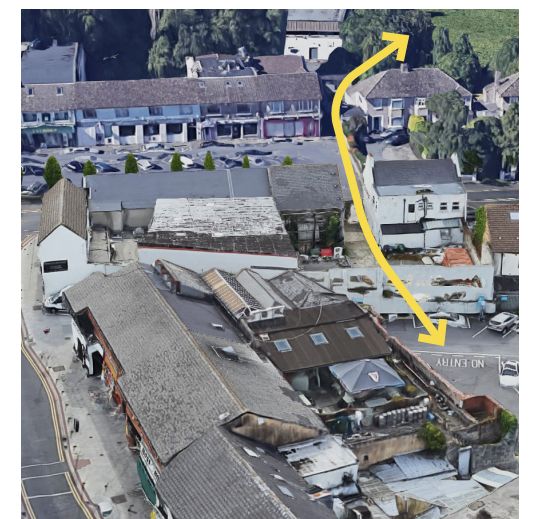
To this end, the existing blank boundary wall condition to the rear of the three sites is noted. Articulation of secondary massings with localised amplification of height could be considered to rear/backlands infill areas of the sites along this frontage to the nested car-parking areas where they aid future legibility, wayfinding and a sense of space in any future public realm interventions in the parking areas.



NONORIGINAL ALTERATIONS TO DISPENSARY BUILDING



STEPPED BUILDING LINE & REVEALED GABLE FROM MAIN STREET



POTENTIAL FUTURE LINK TO MOYLE PARK COLLEGE LANDS

Indicative Layout

The layout opposite is intended for illustrative purposes only to demonstrate the various opportunities suggested by contextual analysis of the subject area in line with the wider objectives of the village centre strategy within the urban design framework of the Local Planning Framework.

Tower Road/ Main Street Junction - Parameters for Development

Key design guidance for any future development options should include:

- To preserve the character of the village and its setting, proposals will be required to demonstrate that proposed height, scale, and massing is responsive to the historic context and complements characteristic features of built form in the village centre and does not diminish its distinctiveness of place.
- Prevailing heights in the immediate context and the sensitivity of adjoining positive buildings are such that no significant increases in building height are envisaged, with new development predominately in the 2-3 storey range and limited deployment of local marker heights to aid the legibility of future routes.
- New development will complement the characteristic wall to window ratios and steep gables of existing development, and employ finishes and material complementary to the historic setting.
- New development on the site of the Dispensary Building will maintain the positive building and focus on infill redevelopment to the rear of the plot and in the location of existing non-original alterations.
- New development to the Tower Shopping Centre can consider redevelopment of the frontage to Tower Road to move the building line subject to contextual appropriateness, and in development of the backlands should support the development of future public links.
- Redevelopment of assembled lots at Dolcan House should consider the stepped building line to Main Street and the retention of characteristic built form. Increased heights may be considered on this prominent corner, and a positive contribution to the streetscape should be made developing more visual interest to the boundary treatment to the carpark.

