

1.2 Village Form (continued)

Right: This is an aerial map of Oldtown, taken in July 2008. Superimposed on this is an extract from the 1839 first OS edition map, showing the vernacular pattern of a rural village - a scattering of cottages, although there is a Dispensary, and the pub. The RC chapel is marked but was demolished relatively recently. The two images are also located on page 6, far right, to facilitate further examination, see caption. The aerial photograph on page 4 shows the central area and the extent of new building in 2010.

Below: Map extract from **Vernacular inventory of Five Villages in North Fingal**, prepared by lotts for Fingal County Council Jan 2011.

These buildings, along with other buildings of architectural interest which are classical style (not vernacular), form the remaining existing buildings in the old centre of the village. They are coded below and are described in detail in the inventory. The register numbers are attached to images on following page. The inventory offers support for the protection and preservation of the remaining buildings in the village centre.





Above and below: Aerial view of the village centre and 1839 map, with buildings circled, which appear to be extant on the 1839 survey. Images 1 and 3 show Vernacular Inventory codes for reference. (Building No.5 on map is illustrated on p13. image no. 3). Buildings 2 and 4 are of architectural significance, classical style alongside vernacular buildings.

Key to numbers on maps and images:

- 1: Located on the edge of the pub car park, this is a derelict group of cottages which would be of significant interest if they were rescued and conserved.
- 2: Location of the pub. The footprint seems not to have changed - originally a pair of houses.
- 3: Possible location of the Dispensary is a stone building
- 4a&b: Substantial stone house with set-back on façade, with attached shop, 'P. Archer'. Footprint today is similar but the twin gable pitched roof came after the 1839 OS map.



1.3 Economic Context

Since adoption of Oldtown LAP in 2004, 137 residential units were permitted. Currently (July 2011), 62 dwellings have been built, six of which remain unoccupied. Out of the remaining 75 permitted houses, there are 50 remaining units on the west side of the Fieldstown Road which have not yet been started.

1.31 Unfinished Estates

Oldtown Avenue: 15 permitted, 5 built

Weston Park: 35 permitted, 20 built

There is a real and pressing problem of unfinished and unoccupied houses which are vulnerable to vandalism. Action especially for the substantially built, but not completed houses is needed as they are vulnerable to serious and irremediable damage. Partially built structures and foundation slabs may need to be cleared or covered according to their condition. Site safety for residents by urgent removal of waste and unused materials is essential and urgent, and achieving general tidiness is an immediate concern.



Above: Social and affordable housing scheme, Fingal County Council, completed Sept 2010. The tarmac areas seem out of scale and grassed areas will benefit from planting, yet it is a major addition to the village, promising mixed tenure, and demonstrating forceful, uncompromising architecture. It will hopefully contribute towards the long term sustainability of the village.

Below: Oldtown Avenue, is an attractive scheme of detached houses at the heart of the village. Some houses have been completed, but some remain unoccupied, and others are unfinished.



Above: Weston Park new housing. Cul de sac parking behind the houses is well designed parking area for orderly parking. An attractive and safe open space meeting area for children and families is also provided.

Below: Weston Park new housing. Attractive frontage onto the Fieldstown Road into Oldtown, although unfinished area is unsightly from the road.



1.4 A Village enveloped in its own Landscape

Oldtown village makes a quiet impact on the visitor, in an area of gentle landscape and mature hedgerows. The older areas of the village have, mainly, a canopy of trees overhead, whilst newer development has mainly created a more open landscape. The village is surrounded by orchards, which are very evident on the aerial views of the village context, but less apparent on the ground. The River Daws runs through the centre, buried in undergrowth, yet creating a corridor of nature biodiversity. The durable stone walls, boundary hedges and narrow lanes provide a distinctive character, adding to the impact of single storey vernacular architecture and some attractive stone built two storey houses.



Above: The community centre is almost hidden in the trees which dominate this modest yet appealing structure. The River Daws travels under the road at this point, under the stone bridge. **Right:** The River is enclosed by wall and cutaway bedrock bank with overhanging trees. **Below, Centre:** Laneway runs parallel to river, leading into attractive meadow and cutaway edges to the river banks, labelled on the 1839 map as quarries. **Below, left:** Entrance to village centre from the South; a very satisfactory, Arcadian sense of arrival into the old village centre.



1.5 Entrances to the Village

South Entry: From St Margaret's and Dublin area. Fieldstown Road is wide and straight, which tends to encourage speeding. The Clonmethan HSE Health Centre effectively marks the beginning of the village, travelling northwards. The roadside is well planted, with some beautiful trees between the Health Centre and the housing estates. Shamrock Park estate is exceptionally well planted and landscaped up to the road with abundant open space. On the opposite side of the road, West Park, a very interesting development with a strong frontage is currently incomplete (May 2011) and is a concern for the sustainable future of the village.

Guidelines for **South Entry**, Fieldstown Road

- Maintain and protect existing roadside planting
- Develop a landscape plan, for example with hedgerow screening, to minimise impact of incomplete housing estate
- Consider traffic calming measures on this road to reduce speed of vehicles.

Below, 2: Catholic church replaced Chapel in centre of the village. Open, tarmac surface car park at the front, offers potential for environmental improvement in a critical location for the village.



Above, 1: The straight road in from St Margaret's and Dublin is punctuated by the HSE Health Centre and these two housing developments. Shamrock Park on the left is from the 1970s and has generous open space. The boundary to the road is well-planted which acts as an effective visual and noise barrier. Weston Park on the right is unfinished and unsightly, in need of effective measures pending its completion.

Below, left and right, 3 and 4: There is a tight turn to cross the bridge in the centre, an effective traffic calming measure which also 'announces' the heart of the old village. The recently re-thatched cottage beside the low two-storey stone house make an attractive pair.



1.5 Entrances (continued)

West Entry: From The Naul Road.

This road is relatively narrow, and straight. It does not appear to carry significant amounts of non-local traffic, but consideration should be given to further traffic calming around the school as this is a busy area. Currently, the road has an active side with footpaths on the school side. There is a lack of coordination of materials (building of walls in red brick (image 2), new footpaths in concrete paviors as well as poured concrete, pebble-dash finished wall at the school) which is typical of many village expansion areas where there is little evidence of guidelines. On the other side of the road, the distinctive character of hedgerows (at images 4 and 6) should be protected in any development proposals.

Guidelines for **West Entry**: The Naul Road

- Maintain and protect existing roadside hedgerows
- Consider traffic calming on this road to create a pedestrian friendly area around the school
- Replacement walls, if necessary, should be made in natural stone



West Entry, from the Naul Road

Above, Image 1, The left roadside edge is attractive. Bank, hedging and poplar trees define the edge. **Image 2**, between school and village, shows how village character gives way to engineering road curves and brick walls, instead of the distinctive language of the place. **Image 3**, is the entrance, right, to the new housing at Clonmethan Green and the junction to the narrow lane which is a remnant of the old village structure. **Image 4** completes the sequence as the road traverses the village. **Image 5** is the local National School and **image 6** captures the afternoon release, where traffic is mainly pedestrian...