

LOUGHGALL

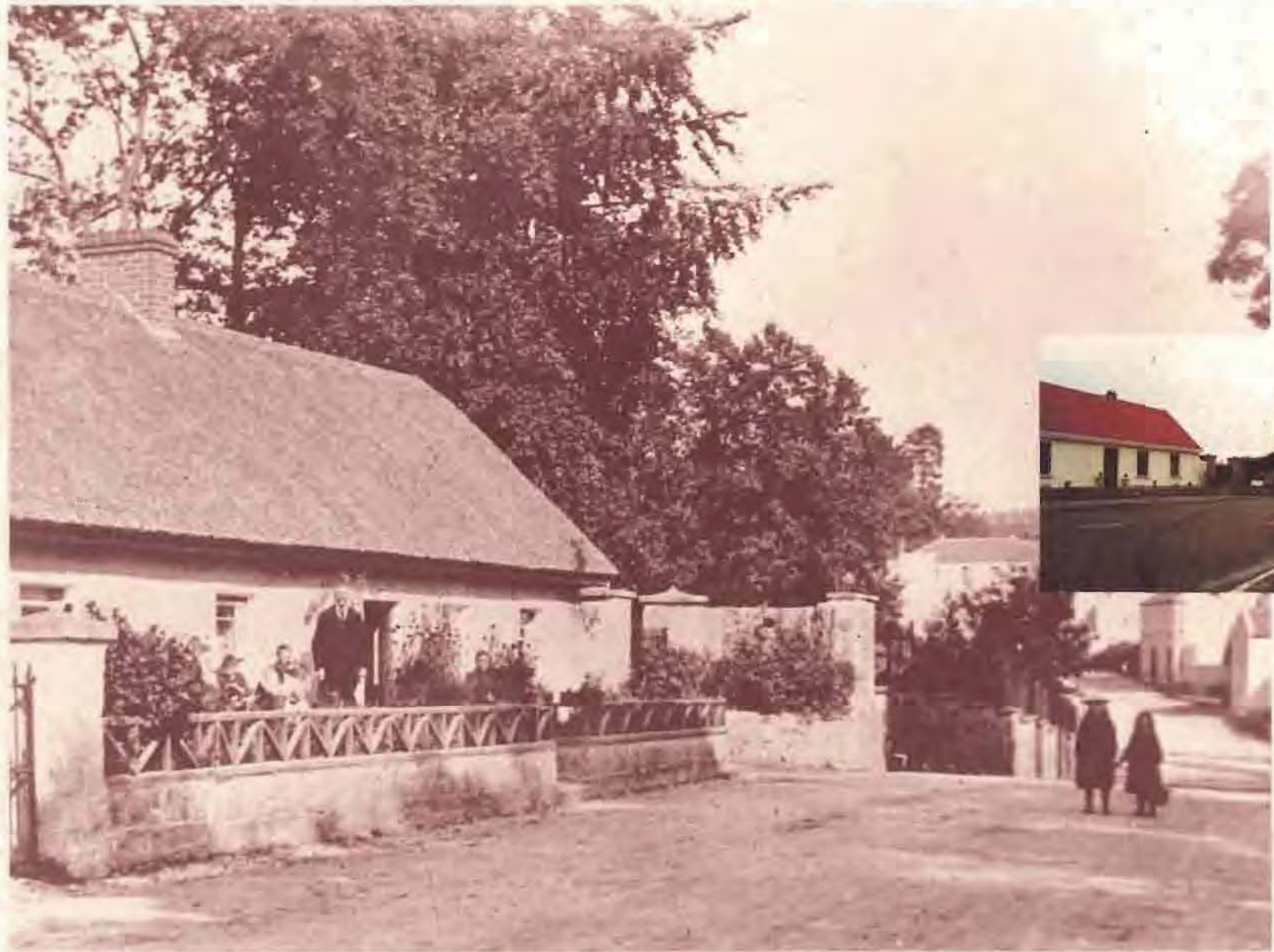
A CONSERVATION VILLAGE

LG



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The Department of Environment (NI), after consultations with Armagh District Council and the Historic Buildings Council, has designated a Conservation Area in the village of Loughgall, County Armagh. The aim is to preserve and enhance the character and appearance of the area, the boundary of which is shown on page 6.

The Department appointed Crawford W. Campbell Associates (Landscape Architects and Site Planners) with Desmond FitzGerald (Architect) to carry out a conservation study of Loughgall. This booklet follows from that commission and sets out the Department's guidelines for development in the Conservation Area. It also indicates a range of possible environmental improvement measures for the village.

Recently there has been a renewal of interest in the designation of conservation areas and a growing awareness of the benefits that can come from designation. For Loughgall this should mean not only the conservation of

the built environment, but also the promotion of a more positive image of the village as a place to live, work and visit.

The village is located in the heart of Armagh's 'orchard county', close to the historic City of Armagh, and also to the National Trust properties at The Argory and Address House. Strategically, Loughgall is well placed to play a part in the development of Armagh's tourism potential. Providing it retains its quality and distinct identity the village should be able to claim a share of the so-called "heritage market".

Developers, property owners and tenants should familiarise themselves with this booklet; and architects, designers and builders should have a clear understanding of the Conservation Area context within which they are working. If considering work involving demolition, alterations, extensions or new building, early contact should be made with the Department, which will also be able to advise on the grants available from public bodies and Government departments.

HISTORY



... today's village has its origins in the Plantation of Ulster.

A religious settlement is known to have existed at Loughgall in the early ninth century, but the structure of today's village has its origins in the Plantation of Ulster. In 1610 James II granted the manor lands at Loughgall and Carrobrack to Lord Saye and Sele, who in turn sold the three thousand acre manor at Loughgall to Sir Anthony Cope, of Hanwell in Oxfordshire. The manor lands were later split between two branches of the Cope family, with adjoining demesnes at Drumilly and the Manor House.

The village was sacked in the Civil War of the 1640's and recovered slowly after the Restoration, taking on an English appearance with the building of several elegant Georgian houses. The main public buildings are the Courthouse, built in 1746, and St. Luke's parish church, dating from 1795. In the latter year, following the Battle of the Diamond, the first Orange Lodge was formed at James Sloan's house in the Main Street.

In Lewis's Topographical Dictionary (1837), the author says of Loughgall parish - "the system of

agriculture is highly improved under the auspices of the resident gentry" and writing in *Harvest Home* (1956) T.G.F. Patterson credited the Cope family among others with introducing a systematic method of planting apple trees. On certain estates in the area, clauses were inserted in farm leases requiring tenants to plant fruit trees in proportion to the acreage held. It is interesting to note that the Drumilly and Manor House estates are still at the forefront of agricultural activity, now that they are owned by the Department of Agriculture and function as the Northern Ireland Horticulture and Plant Breeding Station.

In the mid-nineteenth century the village had sixty houses of which "the greater part were large, well built and handsome." The streets were "neither lighted, paved or watched" (O.S. Memoirs). The village had its constabulary station, dispensary, school house and court. The manorial court was still held but the market had ceased by 1837, as had the four village fairs. The construction of the Manor

House, its ornate gate lodges, screen wall and formal avenue date from the mid-nineteenth century and a visitor to the Conservation Area today might well find the following remarks apt, even though they were made by G.H. Bassett in 1888:

"It is situated in a beautiful valley and surrounded by richly planted demesnes and handsome private residences. The village consists of one street in which the houses with few exceptions are large and well built. A highly ornamented entrance to the Manor House demesne (Mrs. Cope) is almost in the centre ... Opposite the Manor House gate there is an entrance to the ancient burial ground in which are vaults containing the remains of the Copes, the Verners and many other well-known county families ... Mrs. Cope, it appears considered that the thirstiest mortal could find enjoyment in such a fair region without the aid of either brewer or distiller. She tested the truth of her opinion by purchasing the vested rights of the village publicans and setting up a coffee tavern as a substitute."

Character and Appearance

For its size Loughgall contains a fine collection of intact Georgian and Regency houses, ranging from simple vernacular street buildings to grand gentlemen's residences. Much of the period detailing remains. The buildings are set informally along both sides of the Main Street, suggesting a somewhat unplanned historical development. Many of the buildings are "listed" and their presence goes a long way in creating Loughgall's distinctive appearance. The Appendix on page 28 provides further details of the listed buildings which are identified on the map, page 6.

Prominently sited on high ground at the south-western end of the village is St. Luke's Church, while at the opposite end of the Conservation Area is the former Courthouse which sits at right angles to the road, looking down the curving Main Street. Almost in the centre and forming a focal point for the Conservation Area is the splendidly ornate entrance which leads to the Manor House.

The walled demesne extends beyond the Conservation Area and contains about two hundred hectares of open farmland, woods, gardens and the lake. The Manor House is listed along with its entrance gates, screen walls and gate lodges. There are many interesting buildings and landscape features on the demesne lands,

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... the former Courthouse which sits at right angles to the road, looking down the curving Main Street.





among them a lime kiln, the hermitage, an ice house and a walled garden. The avenue of lime trees which links the Manor House to Main Street is an important element of the Conservation Area, as are the open fields beside St. Luke's which allow views from the street to the lake and Manor House.

The Conservation Area has been defined so as to reflect the linkages, both historic and visual, between the Main Street and the demesne. It recognises not only the quality of the traditional street architecture but also the important part that various landscape elements (the demesne; the church ruins; trees) play in creating a strong sense of place.

Change has come slowly to Loughgall and is likely to continue in this way. To ensure that change is appropriate, guidance is offered to developers and property owners (page 8).

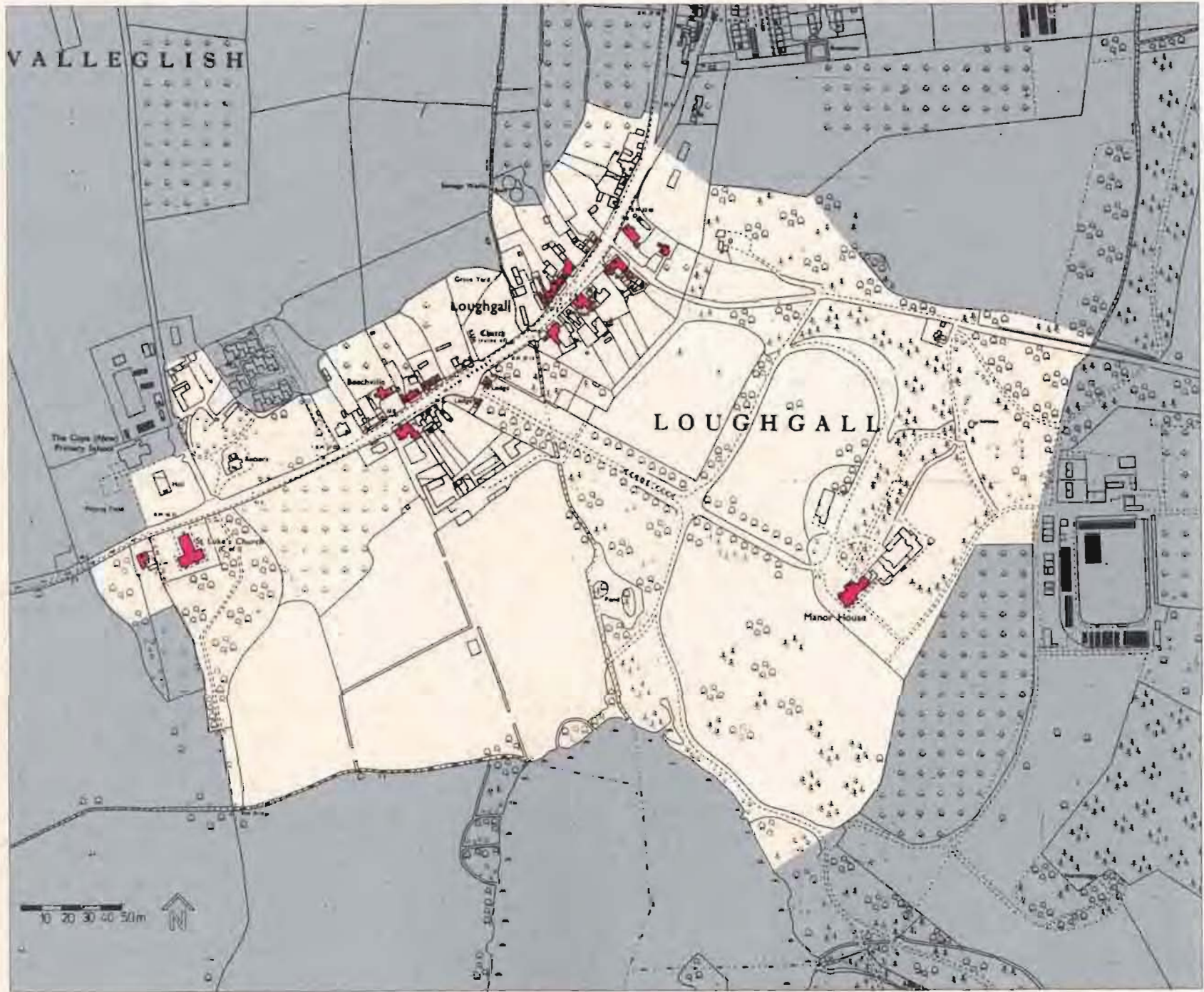
The Department will have regard to this guidance when dealing with planning applications in the Conservation Area.

A range of suggestions for environmental improvements is also included (page 20) and further consultations will take place through elected representatives should finance become available to implement these proposals.

VALLEGLISH

CONSERVATION MAP

6



Conservation Area

Listed Buildings

There are few opportunities for new buildings within the Conservation Area, and some of these are shown on the map (pages 22 and 23). There is an opportunity to form a new public space in the centre of the village, and a proposal of high architectural quality in keeping with the rest of the village will be encouraged on this site.

Loughgall's special character derives as much from the high quality landscape around the village as from its buildings. Open space within the village is also important and should not be considered simply as left-over land. Every effort should be made to ensure that new development behind existing buildings does not have an adverse impact on the village and its setting. Some scope exists for the renovation, use and conversion of outbuildings at the rear of Main Street properties.

There are one or two bungalows in the village which are of inappropriate form and finish and these serve as a reminder that new development must be of a design wholly in keeping with the main traditions of the Conservation Area.



design DESIGN GUIDELINES *guidelines*

GENERAL

LISTED BUILDINGS

SCALE

PROPORTION

WALL FINISH AND COLOUR

ROOFSCAPE

WINDOWS

DOORS

GARDEN FENCES

SHOPS AND SHOPFRONTS



general GENERAL

The purpose in setting out design guidance is twofold. Firstly, it should be seen as an aid to those developers undertaking new development or involved with the alteration or refurbishment of existing buildings. Secondly, it is to ensure that such proposals are sympathetic in scale and appearance to their surroundings and do not detract from the distinctive character of the Conservation Area.

It is important that new building works or changes to existing buildings produce a harmonious relationship with adjoining buildings in the streetscape. Ideally this is best achieved by replicating traditional designs and using traditional materials, though modern design forms, when well handled, may also prove acceptable. Applications for planning permission should include contextual drawings to show the way in which new works relate to neighbouring buildings.

... many of the buildings in the Conservation Area are already protected through statutory listing because of their special architectural or historic interest.

Listed Buildings LISTED BUILDINGS

Many of the buildings within the Conservation Area are already protected through statutory listing because of their special architectural or historic interest. Where proposals are made in respect of listed buildings specific requirements over and above the guidelines contained in this booklet may apply and will be subject to the scrutiny of the Department's Historic Monuments and Buildings Branch. It will be necessary to obtain Listed Building consent for all alterations to listed buildings. Within the Conservation Area the demolition of certain unlisted buildings, whether in whole or part, will also require permission.

SCALE

The buildings of Loughall, with few exceptions, are built mainly to a domestic scale using traditional designs and are predominantly two-storeyed in height. New development should be of a scale which relates to and is compatible with its local situation in the Conservation Area. In this way the shock of the new will be less apparent and the new building will be at ease with its surroundings.

Where extensions are planned to existing buildings these should closely follow the form and appearance of the original building. Extensions or alterations to buildings which are out of scale with the existing building will not be permitted.



PROPORTION

When designing a new building or making alterations to a building careful attention must be given to the respective parts making up the form of that building. It is important to ensure that the shape and arrangement of window and door openings, for example, are in harmony with one another as this affects the overall composition and look of the building. This is particularly important where a building elevation fronts the street or is open to public view or where the new works have a close visual relationship with other buildings.





In essence, new windows, doors and appropriate structural elements should reflect the vertical emphasis of existing openings and features found on traditional buildings. The modern tendency to use horizontal window shapes and uninterrupted glazed areas is unlikely to produce a satisfactory design solution in the Conservation Area and designers should refrain from adherence to this style. The ratio of openings to wall should always be biased in favour of the latter to achieve a better balance and proportion to the building elevation. Also, excessive areas of glass can have the effect of giving a weak visual appearance to a building, and will be discouraged; while large areas of blank wall which may be too imposing and uninteresting should be avoided.

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wall finish and colour WALL FINISH AND COLOUR *colour*



The dominant external wall treatment in the village is a rendered finish, either of smooth plaster or roughcast, and usually painted. The use of brick as a facing material is evident on only a few buildings, notably the former Bramley Apple restaurant (now converted to a dwelling) and the Masonic Hall. Elsewhere, exposed rubble masonry is a rare exception to the above and can be seen on Beechville, a mid-nineteenth Century listed dwelling set back on Main Street.

The walls of street buildings have traditionally been painted in pale colours such as off-white, cream, ochre and light grey or occasionally with

pale greens and pinks. Doors, sash boxes if visible, and window sills are often expressed in strong primary colours or black. Future wall finishes and colour schemes should normally be in accordance with the traditional usage as described.

ROOFSCAPE

The interplay of roof lines is an important feature of the village and the Department will seek to ensure that this is scrupulously maintained and unimpaired. New buildings or alterations which necessitate a change to the roof line must be of a sympathetic form and not jar with the existing situation.

There is virtually no tradition of using dormer windows or roof lights on the village buildings, exceptions being found on St. Luke's Rectory and the renovated Bramley Apple dwelling. Whilst new dormer windows may be accepted on the rear elevation of buildings they will only be permitted on front or street elevations if they can be successfully incorporated into the building design. In either case, they should be constructed to a gable roof form and be in scale to the original building. Where dormer windows are introduced it is important that these are correctly spaced and read through





with the vertical axis of existing windows in the associated elevation. Flat roofed dormer windows, in most circumstances, are considered inappropriate and are unlikely to be permitted.

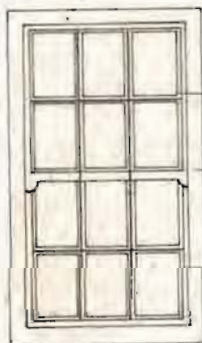
For new development, the roof plane should angle away from the street building line at a pitch similar to that of nearby buildings. Roof covering should ideally be of natural slate though a sympathetic man-made substitute may be accepted. Where cement-asbestos slates have been used their replacement over time with natural blue black slate will be encouraged. Chimney stacks and pots play a key role in maintaining the visual interest of any roofscape and should be included as a feature even where non-functional. Rain water gutters and down pipes should be of cast iron or cast aluminium. PVC goods are not appropriate for the Conservation Area.

With regard to other roof details it is worth noting that most of the Georgian houses have tight eaves with no overhang and these should be preserved. Some of the later buildings from the Regency and Victorian periods display overhanging eaves. Any repair work should faithfully restore the existing eaves to its original design.



SOME EXAMPLES OF ACCEPTABLE WINDOW DESIGN

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UP & DOWN SLIDING SASH

EXPOSED SASH BOX

BEAD MOULDINGS

DETAIL OF SASH WINDOW

For most of the buildings within the Conservation Area existing windows, where necessary, should be repaired and not replaced. If replacement is needed this should be a meticulous replication and be as detailed as repeating the mouldings on glazing bars and saving the original 18th Century crown glass which adds immensely to the village character. Existing window openings should not be enlarged. Examples are shown of replacement timber windows of suitable character. PVC windows are not appropriate in the Conservation Area.

Replacement sills, if necessary, should be in dressed limestone or painted cast concrete and modelled directly from neighbouring traditional buildings.

In one or two cases 18th and 19th Century windows have been replaced with 20th Century joinery of unsuitable character. As an example the terrace on Main Street, in which the Orange Order was founded, now has modern window frames which should ideally be replaced by six on six panes, up and down sliding sash windows with exposed sash boxes. These can be copied from the window pattern on nearby buildings.



SUGGESTED WINDOW TREATMENT



EXISTING

Traditionally panelled or vertically boarded doors should be used in new buildings. Large areas of glazed panel are inappropriate for the Conservation Area and in a number of cases it would be desirable to replace glazed doors with panelled doors based on existing models in the village. Replacement doors should be of similar width to the original and not of a narrow width with sidelights added. Modern 'off the shelf' doors with integral fanlights are not considered suitable for the Conservation Area. Plaster detailing around doors should be retained and repaired where necessary and traditional style door fittings used whenever appropriate. As with windows, the use of PVC material for doors should be avoided.

TRADITIONAL DOORWAYS



Six Panelled Door to Gentlemen's residences.



Four Panelled Door to smaller dwellings.



Traditional Porch treatment.

garden GARDEN FENCES



SUGGESTED FENCE TREATMENT

Figure 1

In the case of Loughgall there are many houses with small front enclosures or small gardens and it is important that the boundary treatment to these areas is in keeping with the Conservation Area (see Figure 1). It is suggested that either of two types of fencing should be used. Figure 2 shows the traditional wooden picket fencing which has been successfully used to date in the village. Normally this fence type is painted dark green or white, either of which is suitable for Loughgall. Figure 3 shows metal railings which could also be used and ideally should be painted black.

It is important that both of these fence types have a brick or fendered path or kerb sett for their base which gives a more traditional appearance and is visually more appealing.

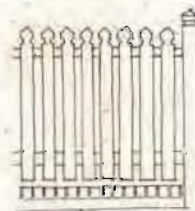


Figure 2

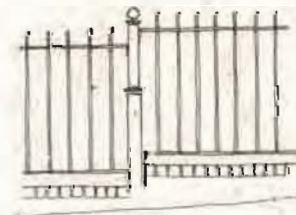


Figure 3

Shops and Shopfronts

The main scope for new commercial development in the Conservation Area is likely to be through a change of use to an existing building, though small scale development on one or two vacant sites may be possible. Permission for such work will only be granted where the proposed development is of a scale and type compatible with its surroundings and where the visual character of the village can be maintained. In either case, the previous guidance on scale, proportion, finishes and other details will apply.



Where a new shopfront is to be inserted in an existing building this must be designed to be in sympathy with the associated upper elevation. The shopfront should normally consist of a fascia over the shop width to carry signage and have a visible support on either side. Where the shopfront extends over more

than one unit width, both the fascia and shopfront must be detailed in such a way to retain the rhythm and identity of the respective facades. Traditional style shopfronts, with painted timber as the preferred working material, are regarded as the most suitable for the village especially if incorporated into existing buildings. The use of modern materials, for example aluminium framing and glazed tile surrounds, are not considered appropriate for the Conservation Area.

Careful attention must be given to signage on shopfronts and the way in which any fascia sign or elevation is to be detailed and illuminated. The fascia sign should carry only the trade name, address and business description and exclude other advertisements. Generally, hand painted fascia lettering or individually applied lettering, back lit if

required, will prove the most acceptable.

Internally illuminated box signs of perspex or similar shiny material will not be permitted.

In most cases signs above fascia level will only be permitted where they specifically relate to an upper floor use. In such instances hand painted hanging signs are the most appropriate and should be of a suitable size and design and sensitively located on the facade. These can be externally lit if required.

Where protective shutters are needed, these must form an integral part of the shopfront and be recessed behind the fascia. Shutters should have a dark colour finish and be of a fretwork or lattice type. External shutter boxes projecting beyond the elements of the building will not be permitted.



A more traditional appearance could be recreated by the use of granite kerbs and flags.

A range of suggestions for village improvements is shown on the map, pages 22 and 23. It is suggested that the road could be narrowed in width to facilitate some layby parking and allow for wider footways with additional opportunities for street lighting, street furniture and tree planting. At present the footpaths are mainly asphalt with concrete kerbs. A more traditional appearance could be recreated by the use of granite kerbs and flags.

There is a considerable amount of visual disorder, caused by overhead lines and poles, which detracts from the amenity of the village. An effort should be made to have electricity and telephone wires placed underground.

If finance becomes available to implement the proposals, it will be important to ensure that the improvements, such as layby parking, respect the village setting and the informality of its layout.

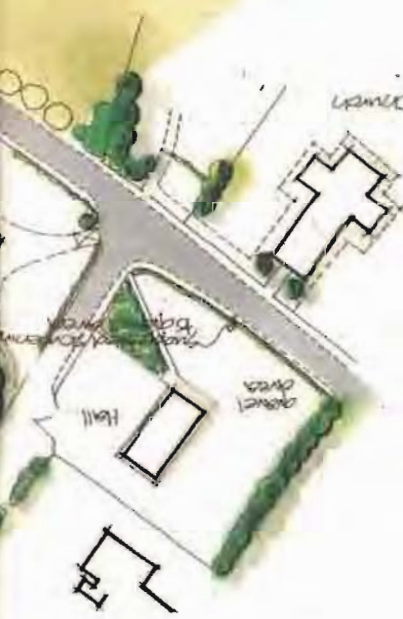


EXISTING

SUGGESTED TREATMENT

Existing overhead services to be relaid underground. Where manholes and vertical elements occur, for example the pump, these should be paved in small square setts. Concrete road kerbs to be replaced with granite kerbs.

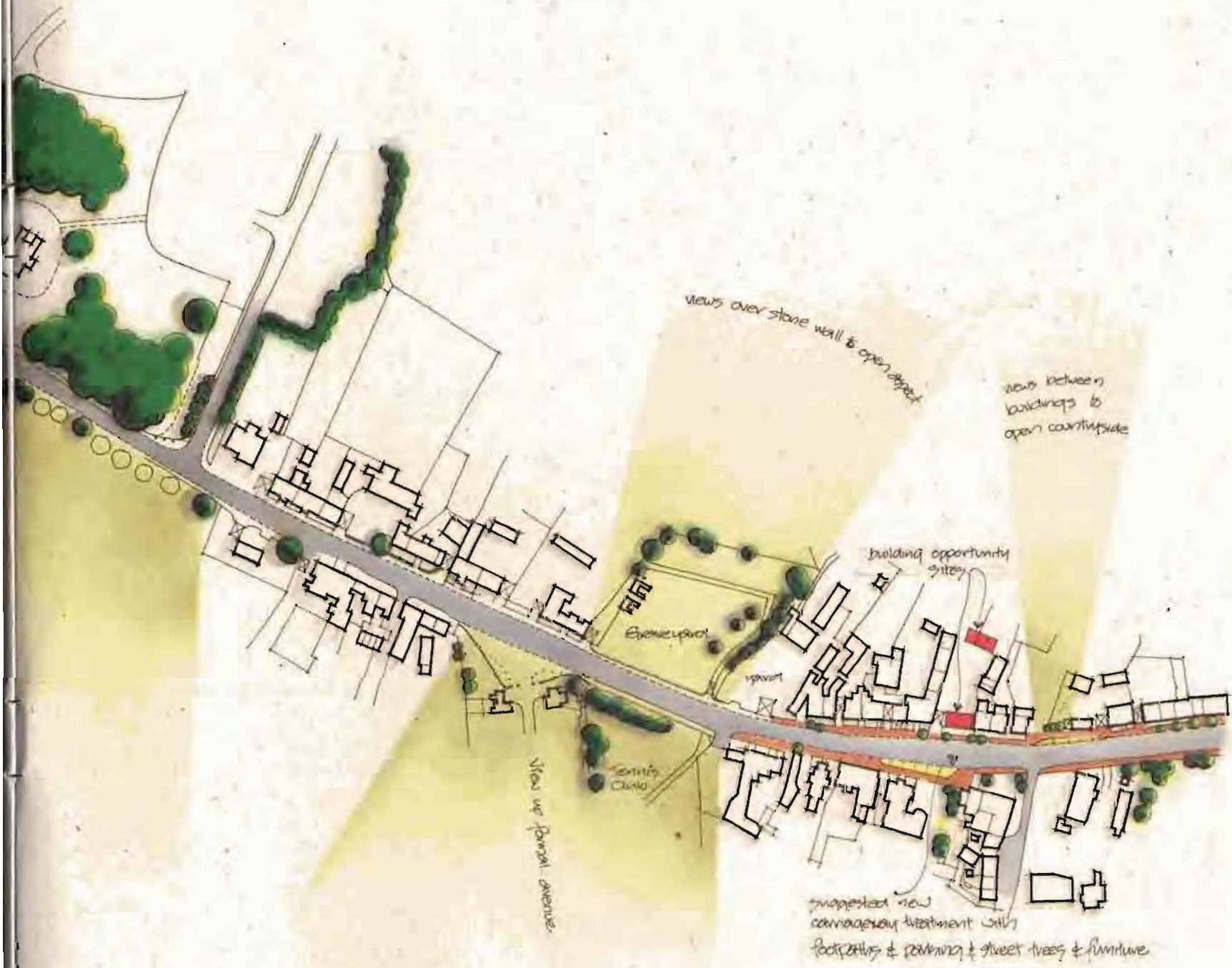
Wash water tree canopy to be



PROPOSALS FOR VILLAGE IMPROVEMENTS



PROPOSED RANGE OF STREET FURNITURE





**SUGGESTED TREATMENT**

Garden frontage to be fenced with either wooden picket type fencing or metal railings. Where vehicular entrances occur these should have granite setts and an appropriate gate.



EXISTING

SUGGESTED TREATMENT

All footpaths to be flagged and have granite kerbs.
Surface water drainage to be accommodated in cast
iron covered channels.

LISTED BUILDINGS

Listed buildings contribute significantly to the character of Loughgall's Conservation Area. Buildings which are 'listed' because of their architectural or historic merit are subject to strict controls under Part V of The Planning (N.I.) Order 1991. Grants may be available for their repair or maintenance.

If further information is needed or if any changes or alterations to a listed building are being considered, early contact should be made with:-

Historic Monuments & Buildings Branch
Environment Service
Department of Environment N.I.
5-33 Hill Street, Belfast BT1 2LA
Telephone 0232 235000





Court House, 77 Main Street	Simple two storey structure with hipped roof. Blind arcade at ground floor. Georgian fittings. Erected 1746.
Manor House	Decorative gate lodges and gate screen, with wrought iron gates and curved wing walls (all listed) form the entrance to the Manor House. The Manor House is two storeyed with cross wings, gables and gable dormers. Date - mid 19th Century.
St. Luke's Church	Church of Ireland in Georgian Gothic style. Built 1795; gallery 1822; alterations late 19th Century.
Old School House	1811 Erasmus Smith Foundation. Half-hipped; mid-Georgian house beside St. Luke's.
Loughgall House 19 Main Street	Pre 1833. Two storeyed house with attic and basement. Front railing listed.
Rose Cottage	Early 19th Century. Single storey; slated. Rubble stone construction with brick dressings.
59 - 63 Main Street	Late 18th Century. Two storey houses with basement. Gibbs style door cases.
48 - 58 Main Street	A two storey terrace. Mid 19th Century.
53 Main Street	Two storeyed, smooth rendered house with coach arch. Formerly the police barracks. Mid 19th Century.
47 Main Street	Gabled, informal house. Georgian style.
Orange Hall	1907. Simple gabled hall and porch.
30 Main Street	Two storey house adjoining Orange Hall. Late Georgian doorcase and fittings.
24/26 Main Street	Pair of two storeyed dwellings. Mid and late 19th Century fittings.
"Beechville" 18 Main Street	Detached, hipped house. Rubble brick dressings. Late Georgian fittings.

The Church ruins and graveyard are protected as an Ancient Monument.

For locations see map, page 6.

INFORMATION SOURCES

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Ordnance Survey	MEMOIRS OF IRELAND - PARISHES OF COUNTY ARMAGH (Q.U.B.) 1990
G.H. Bassett	COUNTY ARMAGH 100 YEARS AGO - A GUIDE AND DIRECTORY 1888 (E.B.P.) 1989
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Staff of Armagh County Museum and S.E.L.B. H.Q. Library.

Designed by Joanne McCrum. Watercolours by Julie Tute. Illustrations by Roy Knox.

POINTS TO REMEMBER

- *Today Loughgall is a very special place, cared for and shaped by many past generations.*
- *Don't put your heritage at risk with shoddy work.*
- *Being designated as a Conservation Area brings benefits and responsibilities.*
- *Conservation does not mean preservation; changes will take place.*
- *When making changes, the quality of design is important; pay attention to small details.*
- *Virtually all building work and development (even demolition work) will require planning consent.*
- *The Department has enforcement powers to remedy unauthorised developments and signs.*

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GETTING STARTED

- *If you are thinking of doing work, look closely at neighbouring buildings for hints, especially those buildings which are listed.*
- *Seek sound professional advice and speak to the Department's staff as early as possible.*
- *Financial assistance for certain works may be available. Check on this well in advance and don't prejudice any grant offer by commencing work without first having obtained the necessary statutory approvals.*

CONTACT ADDRESS

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Telephone 0762 341144*

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