

Randalstown

Conservation Area

Part 1 Randalstown Conservation Area Designation

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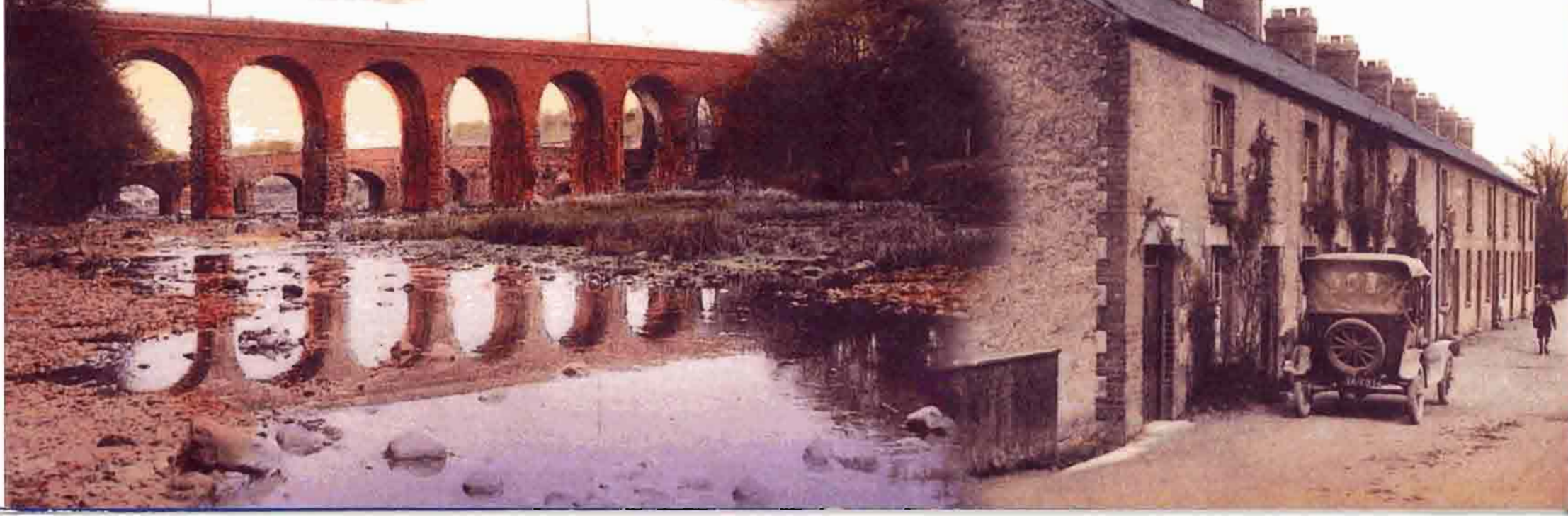
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Part 1

Designation



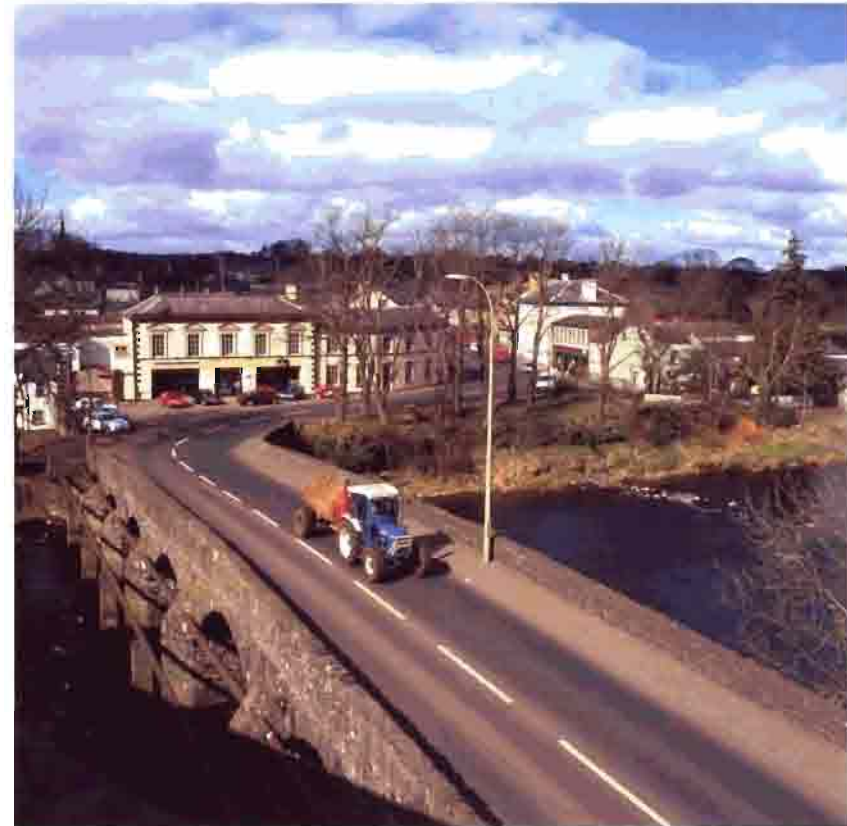
Randalstown Conservation Area

1.0 Introduction

- 1.1 Randalstown is situated on the River Main, approximately 8 kilometres from Antrim, 15 kilometres from Ballymena and 35 kilometres from Belfast. The town is rich in heritage and has grown with recent prosperity. However, it retains its original street layout and many of the original buildings and structures from the 18th and 19th centuries.
- 1.2 Randalstown's integrity as a 19th century typical Ulster town is still largely intact and in an attempt to retain this important part of Ulster's built heritage, the Planning Service has decided to designate Randalstown a Conservation Area.



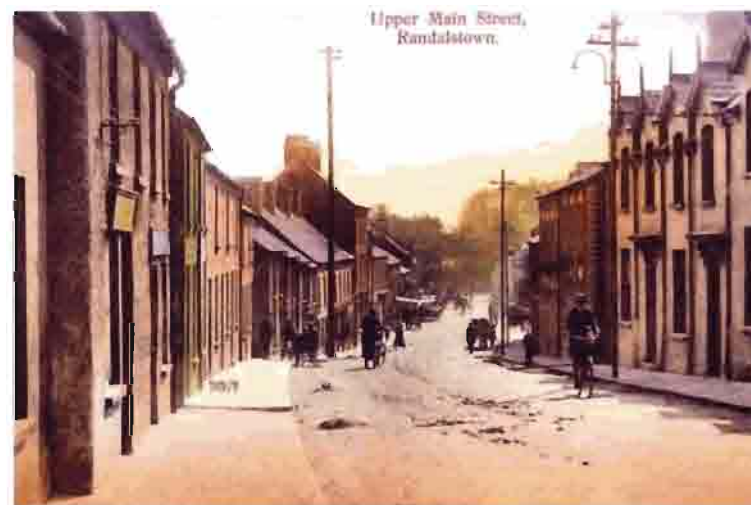
19th Century Randalstown



Randalstown Present Day

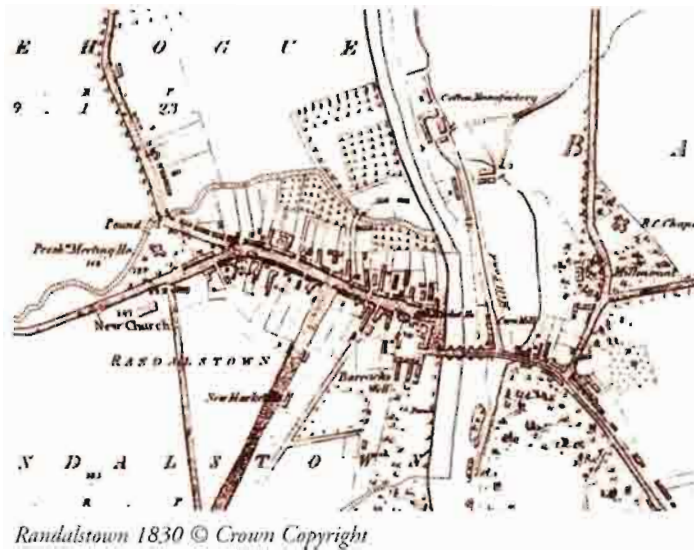
2.0 Historical Context

- 2.1 The origin of the town is obscure and its progress as to size and importance can only be conjectured to have resulted from the establishment of a very extensive iron works in the 17th century. There is also, however, a record of 3 malt distilleries in the town, all of which closed in 1780 when a duty on whiskey was introduced.
- 2.2 Randalstown is said to be a place of considerable antiquity, but except for the ruins of Shanes Castle there is little evidence of this. The Danes had a camp where the River Maine enters Lough Neagh, and an important early river crossing point was guarded by a fort at Dunmore which lies 600 metres to the south of the present road bridge. A stronghold was established at Edenduffcarrick, 4 km south-east of the present town. This was renamed Shanes Castle in the 16th century after Sir Shane MacBrian O'Neill.
- 2.3 Randalstown was formerly known as Mullynierin or "The Iron Mills". It is said to have derived its former name from the iron works which were situated on the "Old Bleach" site and fed from the iron ore that was procured from the hilly ridge at the base of which the town is situated. In 1653 Rose Ann O'Neill of Shanes Castle married Sir Randal MacDonnell 2nd Earl and 1st Marquis of Antrim. Following his death, Rose Ann renamed the town Randalstown in his honour. The town has been connected with the O'Neill family from an early date and until the last century was a place of significant regional trade and importance.



Randalstown Conservation Area

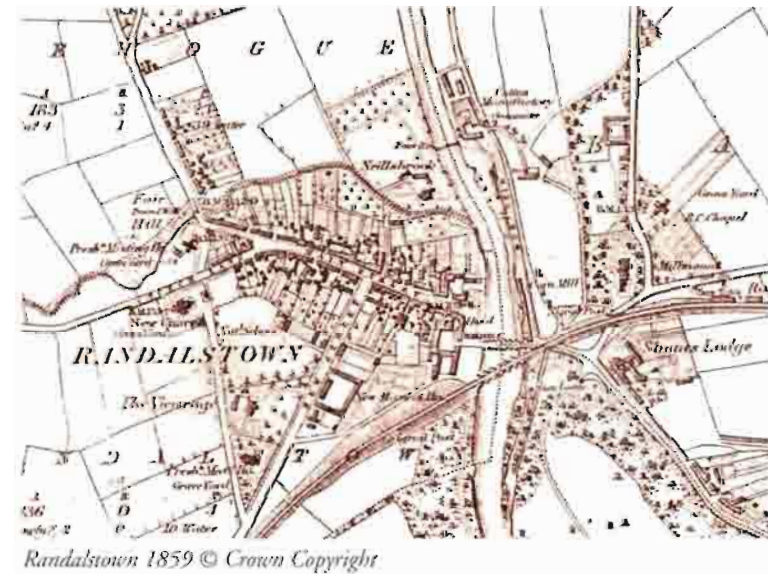
2.4 In 1666 Rose Ann O'Neill obtained a Charter from Charles II granting that the town be constituted a Free Borough with the right to return two members to the Irish Parliament. It is said that anyone who boiled a pot of yarn within the limits of the Borough was entitled to vote. Randalstown ceased to be a Borough under the 1801 Act of Union.



2.5 In 1818 the great monthly linen market, after many successful years of operation, began to decline. For some time it had almost been the sole support of Randalstown. In 1828 there was an attempt to revive it, but without success. The cause of its decline was the town's proximity to Ballymena to where the market was transferred. The grain market continued, however, in the New Market house built in 1831. Today the market house still remains, as the town's local library.

2.6 The "Old Bleach" site on the east bank of the river was the focus of Randalstown's industry, at one time being the site of the 'Iron Works' and later a flax mill which fell into decay in the 1840s. In 1864 a new mill was formed by the Old Bleach Swan Co. owned by Messrs C J & R T Webb for the manufacture and bleaching of linen. This concern continued for over a century until its demise in the early 1980s.

2.7 Randalstown developed along Main Street. In "Maps and Roads of Ireland" 1778, the town is shown as a single street extending north-west from the river bridge. Some 50 years later in 1830 it is described as being "chiefly one street extending for half a mile along the road from Toomebridge to Belfast, near the bridge it made an angular turn towards the river bridge. On the opposite side of the river, a row of cottages



stretched for around 450 yards (Shanes Street), at the north western part of the town another row of cottages stretched 246 yards (Portglenone Road) and from its centre another street veered off in a southerly direction, but it had lately commenced and consisted of only 6 houses (New Street).”

- 2.8 By 1857 local maps show Randalstown largely in its current layout. By this time the railway viaduct had also been completed. The market yard had been developed on New Street but unfortunately this structure was destroyed by fire. It was later rebuilt on its original site in July 1892. By 1859 however the town had matured into its present street pattern and many of the original buildings of the period still remain.
- 2.9 In more recent times Randalstown has seen a significant growth in population. Since 1984 over 200 private dwellings have been built. This may be due to its proximity to the motorway making the town a thirty minute drive to Belfast. Today the population of Randalstown is some 4,000 people.



Photograph courtesy of Ulster Folk & Transport Museum



Photograph courtesy of Ulster Folk & Transport Museum

Randalstown Conservation Area

3.0 What is a Conservation Area?

- 3.1 Article 50 of the Planning (NI) Order 1991 provides the legislation for the protection of buildings of special architectural or historic interest, and for the designation of whole areas of similar interest, the character and appearance of which it is desirable to preserve and enhance. These areas are termed Conservation Areas.
- 3.2 Planning Service, after consultation with Antrim Borough Council and the Historic Buildings Council, has decided to designate the central area of Randalstown as a Conservation Area.

4.0 Why Designate Randalstown as a Conservation Area?

- 4.1 The history and evolution of Randalstown is typical of many small Ulster towns. However, unlike many, Randalstown's integrity as a small attractive 19th century town is still largely intact.
- 4.2 The designation of Randalstown as a Conservation Area should form the basis of providing a visual testimony to the history and evolution of the town. In time the Conservation Area should constitute both a scenic heritage and a historic resource having significant potential for recreation, tourism and environmental education.



- 4.3 In recent years there has also been renewed interest in the concept of Conservation Areas. This reflects a growing recognition of the potential of conservation policy in securing a range of indirect benefits by adopting a positive, promotional approach to the historic and architectural heritage of a settlement. The role of Conservation Areas in encouraging economic regeneration both through tourism, and also by exerting a beneficial influence on the impression presented by the image created of the place in question.

- 4.4 Vigorous and effective programmes of Conservation Area renewal also help to raise local morale and foster a greater sense of civic pride in a town. This applies equally to residents and business people within the town and those who regularly visit the area to meet people, shop or work. It may also stimulate economic activity and provide jobs and opportunities for new or regenerated skills.
- 4.5 In 1989, responsibility for the administration of Conservation Areas, including the processing of Conservation Area grants for non-listed buildings, was transferred from the then Historic Monuments and Buildings Branch (DOE) to the Divisional Planning Offices. A greater emphasis was also placed on enhancement with specific strategies to be prepared for each Conservation Area. These highlight a change in emphasis. Instead of designation being the final step in a process, it is simply the beginning of a positive proactive and promotional approach towards ongoing improvements. It also provides an opportunity to achieve a co-ordinated approach to development affecting such areas and to focus available resources in a way that will secure maximum benefits.
- 4.6 The use of finance from such sources as the Urban Development Programme financed in part by the International Fund for Ireland (IFI), the Environmental Improvement Programme and the grant provision available through the designation of Conservation Areas, provides financial assistance and incentive to improve the building fabric and open spaces within the Conservation Area.
- 4.7 In this way conservation and regeneration can move forward hand in hand. An agreed enhancement strategy provides a framework for local control and ownership of the regeneration process which can produce community self help initiatives and solutions to local problems.



- 4.8 Planning Service looks forward to working in partnership with other Government Agencies but particularly with community groups such as the Randalstown Historical Society and the ARCHES (Assisting Randalstown Community towards Harmony and Economic Success) regeneration group to both conserve and sensitively develop the Conservation Area, in the overall economic and environmental enhancement of Randalstown.

Randalstown Conservation Area

5.0 Aims and Objectives of Designation

The aims and objectives of Randalstown Conservation Area Designation include;

- (a) To provide a framework for and to ensure a co-ordinated approach to development affecting the Conservation Area by establishing clear and consistent development control standards and practices.
- (b) To make available grant-aid from various sources to enhance and improve properties in the Conservation Area.
- (c) To co-ordinate development, maintenance, or minor works by Statutory Agencies.
- (d) To protect and enhance the character and general amenity of the Conservation Area and encourage the retention, rehabilitation and reuse of existing buildings of architectural or historic interest.
- (e) To provide a focus of civic pride for residents, in the history and architectural heritage of their town.

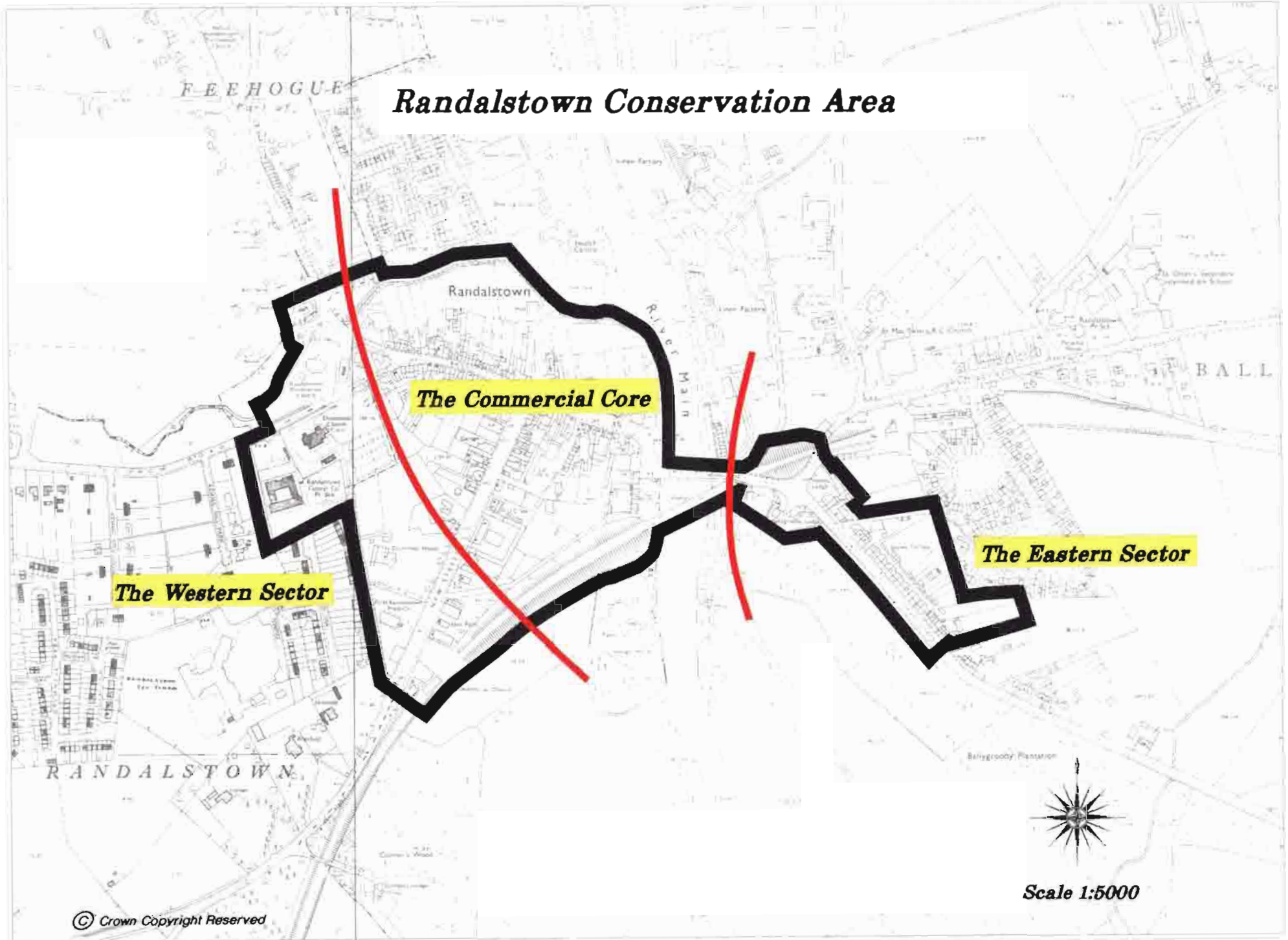
6.0 Conservation Area Boundary

- 6.1 Planning Service after consultation with the Historic Buildings Council and Antrim Borough Council has concluded that the Central Area of Randalstown will form the basis of the Conservation Area.



- 6.2 The Randalstown Conservation Area therefore encompasses the commercial heart of the town including Main Street and New Street. It includes the listed buildings at the bottom of Main Street including the "Old Barracks" dating from the 1680s, and the road bridge and railway viaduct, built in 1855, the viaduct being one of the best examples of Victorian engineering in Ulster. The area further extends eastward taking in the prominent entrance to Shanes Castle estate and Shanes Street itself, with its fine old stone terrace built by the O'Neill family for estate workers. It also extends north-west from the central area to include the Church of Ireland and Presbyterian churches.

Randalstown Conservation Area



Randalstown Conservation Area

- 6.3 A map detailing the area is attached. The area amounts to some 20 hectares and has some 40 listed buildings and structures. (See Appendix I.)
- 6.4 Randalstown Conservation Area therefore contains a mix of land uses including the commercial uses of the town centre and the residential areas along Shanes Street and Portglenone Road. These different uses provide a variety of opportunities as well as constraints in relation to Conservation Area Policies

7.0 Conservation Area Designation

- 7.1 Notice is hereby given that Planning Service in pursuance of powers conferred upon it by Article 50 of the Planning (NI) order 1991 has designated the area outlined on the accompanying map of Randalstown as a Conservation Area, being an area of special architectural importance or historic interest the character of which it is desirable to preserve or enhance.

A map of the designated area has been deposited at the Borough Council Offices in Antrim and the Divisional Planning Office in Ballymena at the address indicated below:-

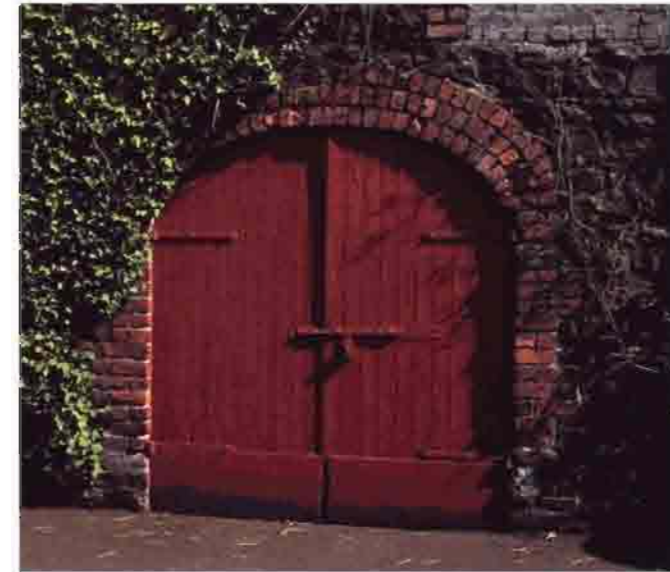
Antrim Borough Council
The Steeple
ANTRIM BT41 1BJ
Tel: 01849 463113
Fax: 01849 464469

Ballymena Divisional Planning Office
The Planning Service, County Hall
182 Galgorm Road
BALLYMENA
BT42 1QF
Tel: 01266 662098 or 01266 662093
Fax: 01266 662127



8.0 Responsibility for the Control of Development

- 8.1 Article 50 of the Planning (Northern Ireland) Order 1991 provides legislation for the protection of buildings of special architectural or historic importance. In addition it also provides for the designation of whole areas of special architectural or historic interest where it is considered that they merit preservation or enhancement.
- 8.2 Conservation is much more, however, than just the maintenance of historically important and attractive buildings and their environments as records of the past. It also provides for consideration of these matters in the context of present day life, functions and requirements. Conservation in Northern Ireland is the concern of everyone and one of the aims of this book is to inform people about Randalstown Conservation Area, its purpose and function.
- 8.3 Responsibility for the statutory listing of historic buildings and for the control of the development lies with the Environment and Heritage Service. Responsibility for the designation of Conservation Areas lies with the Planning Service. However, the task of conserving the Province's heritage cannot be left solely to Government Agencies, a sprinkling of voluntary bodies, and a band of responsible conservationists. The public at large, as well as developers in the public and private sectors and those owning or occupying premises within or adjacent to conservation areas, all have important roles to play.



9.0 Development Control and Environmental Enhancement Objectives

- 9.1 Planning Service in exercising its planning functions within the Conservation Area will be guided by the following objectives:-
- 9.2 To safeguard the physical fabric of the area from neglect and decay and to prevent insensitive development and redevelopment;
- 9.3 To enhance the intrinsic character of the area, and to set off its features of merit;

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- 9.4 To protect and enhance views into and within the Conservation Area;
- 9.5 To ensure that changes of use where they occur are appropriate and in sympathy with the purpose for which the building was originally constructed;
- 9.6 To protect the general amenity of the Conservation Area by discouraging development which generates excessive or inappropriate private vehicular activity, noise or other nuisances and would put at risk the continuing occupation of neighbouring properties;
- 9.7 To support the use of upper floors, over commercially occupied ground floor properties, as living accommodation. Encouraging people to live within the town centre Conservation Area will contribute to its vitality outside normal shopping hours and may contribute to a reduction in vandalism.
- 9.8 To enhance the visual amenity of the Area by encouraging the removal of street clutter, all unnecessary overhead wires and those along building elevations, and by encouraging proper maintenance of all areas of hard and soft landscaping;
- 9.9 To stimulate awareness of the importance of conservation and to encourage local input and support for conservation policies;
- 9.10 To enhance the visual amenity of the area by insisting on the use of sympathetic design of high standards regarding shop fronts and signage.
- 9.11 To seek appropriate signage and the removal of inappropriate signage, if necessary by using enforcement powers.
- 9.12 To encourage the restoration of original features on a building e.g., doors and windows, lost in the past through insensitive development.
- 9.13 To encourage the repair, rather than the replacement of elements on a building, to retain the maximum content of its historic fabric.



10.0 Control of Development

10.1 Development within the Conservation Area will be controlled with the primary aim of ensuring the retention of all that is important to the Area's character. Important buildings and groups of building and open space which contribute to the Area's character will be protected.

This control will be exercised as follows.

10.2 New buildings must take account of the character of their neighbours. Their mass and outline must be sympathetic to the rhythm of the street scene.

10.3 Building materials must be of a quality, texture and colour that are compatible with the character of the area.

10.4 It is vital that the elevational treatment of buildings reflects the character of the Conservation Area. Provision of shopfronts, signage, doors, windows, rainwater goods, roofing materials and surface treatments should be in accordance with the Design Guidance for Randalstown as published.

10.5 Changes of use that are likely to have an adverse effect on buildings which contribute significantly to the character of the Conservation Area will not normally be permitted.

10.6 Planning Service will normally expect planning applications, in respect of sites or buildings within the Conservation Area, to be submitted with full details showing clearly in plan and elevation, relationships to adjoining buildings. This is to ensure at the initial planning stage that the development is satisfactory in all respects. It is desirable therefore that applicants should consult informally with the Divisional Planning Office prior to the preparation of detailed plans.

10.7 Under the terms of the Planning (Northern Ireland) Order 1991 (Article 51) the consent of the Planning Service is required to demolish any building within a Conservation Area which is not already protected by other means. Such consent will only be given where it can be demonstrated that this proposal will meet Planning Service policies in relation to the Conservation Area.



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- 10.8 Where permission is sought to demolish or alter a building which has been 'listed' under the Planning (NI) Order 1991 as being of special architectural or historic interest, it will be necessary to demonstrate that such works would in themselves be an enhancement, or that they are required for overriding and exceptional reasons relating to the development of the area.
- 10.9 Development near, but not inside the Conservation Area, and visually related to it should be sited and designed in size, form and materials to be in harmony with the buildings and general appearance of the Conservation Area.
- 10.10 The relationship of buildings and intervening spaces can often be important in determining the visual character of an area, while the lack of open spaces may be an historical consequence of an area's function. The creation of new open spaces will be carefully considered to ensure that they make a positive contribution to the character and visual amenity of the Conservation Area and that proper provision is made for their maintenance.
- 10.11 Consent to display advertisements generally requires an application under the Planning (Control of Advertisements) Regulations (NI) 1973, though certain classes of advertisements may be displayed without express consent. Applications for consent will be judged against the Design Guidance as published and the positive effect they make to the visual character of the Conservation Area.
- 10.12 Under the terms of the Planning (General Development) Order 1973 (as amended) certain types of development do not require specific planning permission. However, Planning Service has power under Article 4 of that Order to direct that in any particular area, these types of development must require the grant of planning permission. Such directions may be applied within this Conservation Area. It should be noted in this respect that there are specific differences in the regulations relating to "Permitted Development" in designated Conservation Areas than elsewhere.



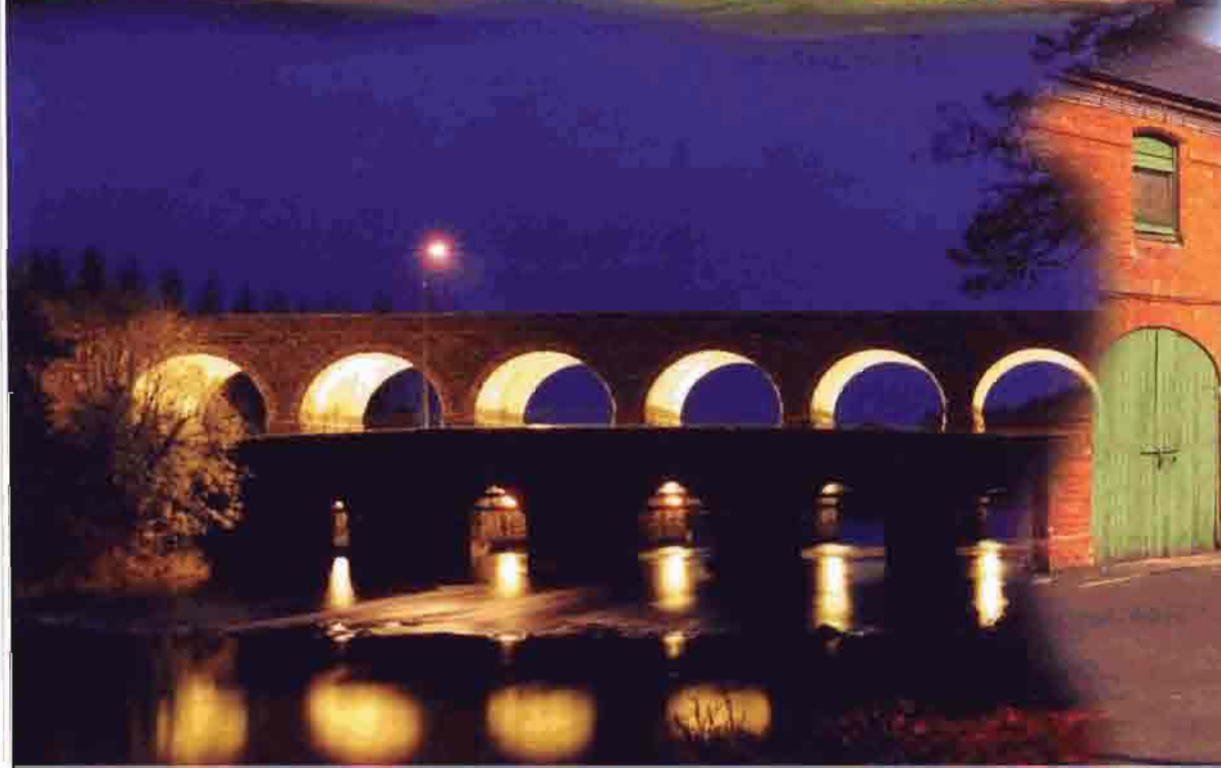
11.0 Listed Buildings within the Conservation Area

- 11.1 The statutory 'Listing' of buildings is intended to protect them from the effect of undesirable development, because of their special architectural and historic interest. Listed Building Consent is required to carry out any work on them.
- 11.2 Those intending to carry out work on a listed building may obtain advice on individual projects from the Environment and Heritage Service who will give detailed development guidelines on such matters as the shape, size and number of chimneys, roof shape and detailing, windows and doors. Other features such as balconies, steps, railings and boundary walls which contribute to the charm and character of a Listed Building should also be conserved. In certain circumstances the interiors of these buildings may also be an important part of the 'listing'
- 11.3 Extensions to Listed Buildings may be acceptable either in the form and character of the parent building or as a totally different but high quality design.
- 11.4 Details of all listed buildings contained within the Conservation Area are set out in Appendix I.



12.0 Development by Public Agencies

- 12.1 The designation of a Conservation Area requires the involvement of a number of governmental bodies. Planning Service sets the framework, standards and policies relative to any development within the area. Often other agencies have a commitment to maintenance or services within their responsibility but unfortunately there can be a breakdown within the consultation process through a lack of information and co-ordination. This can cause projects to be carried out without due care and consideration.
- 12.2 Every effort will be made to ensure that full consultation takes place within the governmental system. Public agencies have a specific responsibility to ensure that any works within a Conservation Area, whether new build or maintenance, should reflect and enhance the character of the Conservation Area.



Part 2

Enhancement Strategy



Randalstown Conservation Area

13.0 Introduction

- 13.1 The purpose of this Enhancement Strategy is to establish a framework which will assist all parties to improve the environment within Randalstown Conservation Area, encourage its regeneration and promote it as an attractive place to visit, live or work.
- 13.2 Central to these issues is positive action to preserve and enhance the built environment and its associated open spaces, having identified the constraints and opportunities.
- 13.3 Enhancement involves the development of ideas into a series of comprehensive improvement measures.
- 13.4 At the outset, consideration must be given to wider issues such as the uses the community makes of the area, the impression the area portrays to the community (its image), and what more can be done to secure its long term social and economic health. This will be aided by adherence to correct architectural and historical principles, and the promotion by central and local government, public agencies and community groups of a more economically viable and user-friendly town centre.
- 13.5 This Enhancement Strategy has been prepared following discussions with Antrim Borough Council, the ARCHES Community Group and other interested parties.
- 13.6 The aim of the Strategy is to facilitate the maintenance and enhancement of the historic form, vitality and viability of the Conservation Area.

13.7 It is intended to focus ideas and rationalise conflicting concerns. However, it stops short of engaging in scheme detail, which will develop following further studies and consultation with bodies or groups who are known to have relevant views.

13.8 Randalstown's Conservation Area, which encompasses the commercial heart of the town, can be broadly sub-divided into 3 distinct but interrelated sectors, each with its own identity, character and atmosphere. These are:

- (i). The Commercial Core which incorporates Main Street, the lower section of New Street, John Street, Moores Lane and Bridge Street, and part of the disused railway embankment,



- (ii). The Eastern Sector incorporating Shanes Street, the entrance to Shanes Castle and part of the disused railway embankment,



- (iii). The Western Sector incorporating the upper section of New Street, Portglenone Road, Church Road, and part of the disused railway embankment.



- 13.9 Each sector has different problems which will require individual solutions. These solutions may require to be prioritised, to give direction to any further related works, and also to take account of the availability of funding.



- 13.10 This document therefore highlights the 'issues' currently identified within the Area, to stimulate discussion in an effort to set government and non-government wheels in motion, and open doors for local community groups and other interested parties to become involved in implementation. It is the responsibility of public agencies to take a leading role and set an example to private developers and the public.

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14.0 Initial Strategy Formulation

- 14.1 The needs and aspirations of those who live in, work in and visit the Area must be established, be they motorists, pedestrians, cyclists, traders, shoppers, the disabled etc., and, where practical, be incorporated into any scheme. Detailed survey work, including attitude surveys, may be required. These may highlight ideals and preferences of various groups and uncover potential conflict situations at an early stage.
- 14.2 Local representation, whether through elected representatives or community groups, is encouraged to secure a partnership approach with Planning Service. When objectives have been set, the exploration of ways whereby they may be achieved is required, and then priorities established.



15.0 Sector 1

The Commercial Core

- 15.1 The primary retail and commercial area which is the focal hub of Randalstown, is located at the junction of Upper and Lower Main Street, Moores Lane and New Street. Whilst alterations to properties over the years have eroded the quality of the streetscape to a degree, the overall impression is still typically 19th century Ulster in street-form, function and harmony. Terraces of two storey buildings, with narrow property frontages imparting a vertical emphasis, front the streets. Periodically they give way to entry's leading to more intimate public and private back street areas.
- 15.2 The objectives outlined below present the broad thrust of issues which are currently identified, and which must be addressed in any enhancement and regeneration exercise within this sector.

15.3 *Objective 1* *Improved Traffic Circulation*

- 15.3.1 A major traffic problem exists within the commercial core. Particularly, high volumes of traffic on Main Street coupled with on-street parking, a narrow carriageway and junctions at New Street and Moores Lane conspire to form bottlenecks and tailbacks at peak periods.



15.3.2 *Consideration should be given to identifying and implementing a suitable traffic management system to relieve the pressure at peak periods.*

15.3.3 Any traffic management system cannot be considered in isolation and must be part of an overall traffic plan incorporating the three town sectors.



15.4 *Objective 2 Improved Car Parking Facilities*

15.4.1 Excessive on-street parking is a particular nuisance within the town centre. This leads to double parking, especially with service vehicles, causing severe congestion at times.

15.4.2 *Consideration should be given to the better management of on-street parking facilities and the provision of additional off-street parking facilities convenient to the town centre.*

15.4.3 Both residents and visitors should be rewarded with attractive as well as functional car parking facilities.



Artists impression of John Street car park.

15.4.4 *Consideration should be given to the provision of a high quality environment within off-street car park areas.*

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15.5 *Objective 3* *Improved Pedestrian Circulation*

15.5.1 Existing traffic problems within the town centre can prove hazardous to pedestrians, especially the elderly and disabled. Within Objectives 1 and 2 above,



15.5.2 *Consideration should be given to optimising the free and safe movement of pedestrians, whilst not impeding the overall flow of traffic within the town centre.*

15.6 *Objective 4* *Improved Building Form and Streetscape*

15.6.1 Design Guidance has been prepared to help ensure that the special characteristics of Randalstown Conservation Area are protected and enhanced by new development and alterations to existing buildings. It addresses issues including; building scale and proportion, mass, roof design, materials, finishes, shopfronts and signage, in the context of Randalstown as a typical 19th century Ulster town.



15.6.2 Planning Service will strive to ensure that works to an existing building within the Area will be carried out in a way whereby the maximum content of its historic fabric is retained, and be architecturally and historically correct to the period. New build schemes must sympathise with the character of the Conservation Area in all its external detail.



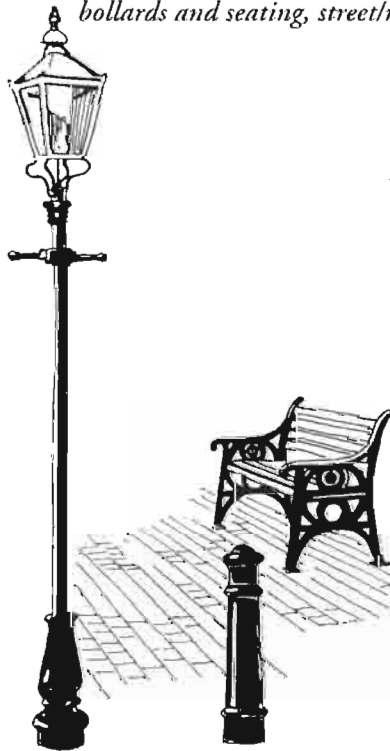
15.6.3 Shop signage in Main and New Streets is a particular problem. The plethora of signs, many inappropriately designed and sited, conflict with each other in many instances.



15.6.4 *Consideration should be given to a comprehensive assessment of the impact of all fascia and projecting signs, to actively promote the built form within the town centre.*

15.6.5 Encouragement will be given to local traders and residents within the Conservation Area to take advantage of advice and grants available to help in the overall enhancement of the streetscape.

15.6.6 *Consideration should be given to enhancing the streetscape within the town centre such as facelifts to properties, the removal of overhead cables, more sympathetic street furniture such as street lighting, litter bins, bollards and seating, street/road signage and appropriate landscaping.*



15.6.7 Street furniture includes street lighting, litter bins, bollards and seating, street and road signage. Criticism of street furniture tends to relate to the quality of individual items and to the lack of an overall coherent style or visual theme in their design. Emphasis must be placed on a coherent style and a high quality product which reflect the character of the Conservation Area.

15.7 *Objective 5* *Removal of Gap Sites and Derelict Properties*

15.7.1 To help consolidate the built form in the town centre, Planning Service will encourage appropriately designed development in present gap sites.

15.7.2 A number of derelict and run down properties mar the quality of the built environment within the town centre, especially upper Main Street.



Artists impression of Main Street.

Randalstown Conservation Area

15.7.3 *Consideration should be given to the suitable development of gap sites, and refurbishment and re-use of derelict and run down properties within the town centre.*

15.7.4 Planning Service through support and grant aid will encourage this proposal. Various sources of financial assistance are available and are listed in Appendix III of this book.



15.8 *Objective 6 Improvement of Open Spaces*

15.8.1 Within Randalstown Conservation Area, open spaces such as those which link buildings or groups of buildings can be as significant as the buildings themselves. Three areas have been identified for consideration;

15.8.2 Opposite Moores Garage, Bridge Street, north of the river bridge. This area occupies a prominent position within the Area, and provides a focal point to traffic heading east along Main Street.



15.8.3 *Consideration should be given to the enhancement of the area of passive open space opposite Moores Garage, by the use of hard and soft landscaping, appropriate to the scale, use and setting of the area.*

15.8.4 Moores Lane. This is another prominent town centre area, visible from the Main Street/ New Street junction. It is likely that the lands to east of the street will be redeveloped with a wrap-around building at the important focal point.



15.8.5 *Consideration should be given to an appropriate environmental improvement scheme on lands west of Moores Lane, which should include areas of hard and soft landscaping such as planted beds, trees and shrubs, paving, period seats and lighting, and the replacement of the utilitarian toilet block currently on site.*

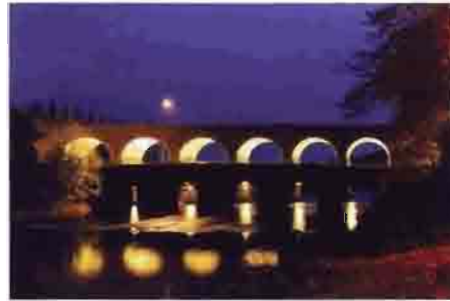
15.8.6 The Parade, Bridge Street. This area lends itself to environmental enhancement in keeping with its riverside and historical setting.



15.8.7 *Consideration should be given to an environmental improvement scheme at The Parade, to include areas of hard and soft landscaping such as planted beds, trees and shrubs, paving, period seats and lighting.*

15.9 Objective 7 *Enhancement of The Viaduct*

15.9.1 The viaduct has recently been enhanced by floodlighting provided by a local community group, the ARCHES. Planning Service welcomes and encourages work of this nature.



15.9.2 *Consideration should be given to further enhancing The Viaduct through supplementing the existing floodlighting scheme, and making it accessible to the public by the provision of a footbridge link to Station Road.*

15.9.3 Integral with this proposal is the inclusion of The Viaduct within the suggested Embankment Walk, outlined below. A safe footway is required along its surface. Such a scheme would bring this surface back into public use, offering the opportunity to add elements of street furniture such as railings, street lamps and seating.



15.10 Objective 8 *Provision of an Embankment Walk*

15.10.1 *Consideration should be given to providing a footway/cycle link from New Street to Shanes Street/Station Road using the old railway embankment.*



Artists impression of the Embankment Walk at the Viaduct.

15.10.2 The footbridge mentioned above would facilitate the crossing to Station Road.

15.10.3 This concept with its scenic views could prove to be a popular attraction and could link up with a pedestrian/cycle link to Randalstown Forest and Cranfield Point.

Randalstown Conservation Area

15.11 *Objective 9* *Provision of New Street/Bridge Street Link*

15.11.1 *Consideration should be given to an environmental improvement scheme along the laneway which runs from New Street to The Parade and Bridge Street open space areas.*

15.11.2 The scheme would be chiefly a tidy up exercise of the route including backland properties, and the provision of a suitable walking surface and street lighting.

15.11.3 This walkway would complement the embankment walk proposal and offer an alternative path to the lower viaduct and open space areas at The Parade and Bridge Street.



15.12 *Objective 10* *Revitalisation of the Market Yard, New Street*

15.12.1 Planning Service would encourage the revitalisation through investment of this Victorian market yard to encourage its return to active town centre use. The “nissen” type huts should be removed.



Artists impression of the Market Yard, New Street.

15.12.2 *Consideration should be given to the re-use of the Market Yard by its internal sub-division into small workshops/crafts/start up units.*

15.13 *Objective 11* *Restoration of the 'Old Forge', John Street*

15.13.1 John Street car park is a functional and utilitarian area which does little to produce a shopping environment that assists in attracting shoppers to Randalstown. Objective 2 highlights the issue of rewarding visitors by the provision of an attractive environment within car parks.



15.13.2 *Consideration should be given to the refurbishment and reinstatement of the Old Forge to enhance the appearance of the car park, and add to the vitality of the town centre.*

15.13.3 Indeed, interest has already been shown by several bodies. The ARCHES community group see the building as an ideal location for its administrative headquarters, giving it a visible presence in the town centre.

15.13.4 Increased visitor interest in the area suggests the need for a local Tourist Information Service which could also be accommodated within a refurbished building.

15.13.5 Antrim Citizens Advice Bureau has agreed in principle to provide a limited outreach service in Randalstown. The type of service provided by the C.A.B. would be in harmony with many of the aims and objectives of the ARCHES group. Sharing of the premises would obviously be of mutual benefit.

15.13.6 The ARCHES would also propose a Local Exchange and Trading System (promoting cross community interaction) and a Cyber Cafe facility (public access to computer facilities).

15.14 *Objective 12* *Refurbishment of the vacant upper floor of the Library building, New Street*

15.14.1 The Public Library is a listed building, built in 1831 as a Court House. It suffered severe internal damage in 1990 and has been refurbished. Its ground floor is again in use as a public library.



15.14.2 *Consideration should be given to the refurbishment and re-use of the vacant upper floor of the Library building in New Street.*

15.14.3 Randalstown Historical Society has a proposal to refurbish the vacant upper floor of the Library building. This facility would accommodate their meetings and exhibitions, house its archives and be used for cultural and educational purposes for the community.

Randalstown Conservation Area

16.0 Sector 2 The Eastern Sector

16.1 This sector extends eastwards from Bridge Street incorporating Shanes Street and part of Station Road, including the Barbican Gate Entrance to the Shanes Castle Estate and the railway embankments. Within this sector is a mixture of single and two storey terraced dwellings interspersed with a small number of commercial premises.



16.2 Shanes Street is the main traffic artery from the M2 motorway. Shanes Terrace is a prominent feature, of vernacular design and finishes, with many properties in their original condition. This terrace, with the Shanes Castle Estate wall opposite, and the enclosed atmosphere generated by the high embankments and Barbican Gate at the Viaduct, combine to funnel the visitor into the Conservation Area, giving a sense of arrival.

16.3 A point of interest is that the old railway station on Station Road, now in residential use, is still mainly in its original built form including the platform.

16.4 The three objectives outlined below present the broad thrust of issues which are currently identified, and which require to be addressed in any enhancement and regeneration exercise within this sector.

16.5 *Objective 13* *Improved Vehicular Movement*

16.5.1 A traffic problem exists at peak periods at the Shanes Street/ Station Road and Magherabeg Road/Station Road junctions. High volumes of traffic converge from these roads and form tailbacks.



16.5.2 *Consideration should be given to improving the free flow of traffic within the sector. Improvements should complement any additional traffic measures considered appropriate within the other two town sectors.*

16.6 *Objective 14* *Improved Pedestrian Environment*

- 16.6.1 Shanes Street and Station Road are main traffic arteries into Randalstown from the east. Station Road in particular is a major pedestrian thoroughfare to and from the town centre and west.
- 16.6.2 *Consideration should be given to alleviating vehicular/pedestrian conflict within this well trafficked area by providing a better pedestrian link.*
- 16.2.3 Improved pedestrian linkage could be incorporated within the Embankment Walk proposal outlined in Objective 8 above.

16.7 *Objective 15* *Improving the Built Environment*

- 16.7.1 The objectives relating to building form and streetscape, gap sites and derelict properties and open spaces outlined for the Commercial Core apply equally to this Eastern Sector.



17.0 Sector 3 *The Western Sector*

- 17.1 This sector sweeps to the West in an arc from the disused railway embankment in the south, across the upper part of New Street to the Church Road/Portglenone Road junction. It is a mixed use area, primarily community/residential in function. Large dwellings, churches and other social buildings which occupy substantial plots give an air of quietness and harmony.



- 17.2 The two objectives outlined below present the broad thrust of issues which are currently identified, and which require to be addressed in any enhancement and regeneration exercise within this sector.

Randalstown Conservation Area

17.3 *Objective 16* *Improved Vehicular Movement*

17.3.1 A traffic problem exists at peak periods at the Church Road/ Pottglennone Road junction. High volumes of traffic converging on the town centre from the west coupled with narrow carriageways and on-street parking can conspire to create tailbacks. Traffic movement west can be hampered by congestion in Upper Main Street.



17.3.2 *Consideration should be given to identifying and implementing measures to improve the free flow of traffic through the junction, complementary to traffic measures considered appropriate within the other town sectors.*

17.4 *Objective 17* *Improving the Built Environment*

17.4.1 The objectives relating to building form and streetscape, gap sites and derelict properties and open spaces outlined for the Commercial Core apply equally to this Western Sector.

18.0 Summary

18.1 It is important to remember that this document 'highlights' the issues currently identified within the Conservation Area. The strategy will only develop through liaison, co-operation and partnership. The setting up of the ARCHES community group and Randalstown Historical Society, both with a growing membership and genuine interest in the enhancement and regeneration of their town, with strong Borough Council support, has been the first step in this lengthy process.

Design Guidance



Randalstown Conservation Area

19.0 Introduction

- 19.1 Planning Service has prepared the following design guidance as an integral part of the Randalstown Enhancement Strategy. This will ensure that the special characteristics of Randalstown Conservation Area are protected and enhanced by any new development or alterations to existing buildings and that all development complements the best of the existing built environment.
- 19.2 In the case of proposals affecting buildings that are “listed” as being of special architectural or historic interest, more specific requirements may be applicable and these can be discussed with the Planning Service and the Environment and Heritage Service, prior to the submission of a planning application.
- 19.3 Most of the buildings within Randalstown Conservation Area are domestic in scale and this must be respected by all new developments, including alterations and extensions to existing buildings. Elevational treatment must blend with the existing mainly vertical fenestration emphasis, and solid to void proportions must reflect those existing.
- 19.4 New development (including alterations or extensions to existing buildings) must complement existing good elevational treatment and make a positive contribution to the Conservation Area as a whole. This is likely to be best achieved by the use of traditional (vernacular) building forms and materials. Respect for vernacular design need not necessarily mean the creation of sterile uniformity but rather an opportunity to contribute to the existing character of the street or townscape in a fresh and interesting manner. Alternatively, buildings of contemporary design in sympathy with the scale and character of the area may be acceptable in certain locations.



- 19.5 In assessing new development proposals, attention to detail in both the overall design (i.e., scale, massing, proportion, fenestration etc.) and the successful integration of appropriate building elements, materials and finishes (window, door and roof detail, chimneys, gutters, rendering, painting etc.) is essential for a successful design scheme.
- 19.6 Where existing properties are to be renovated or altered, the emphasis for renovation should be on the repair of their component parts rather than their replacement. For alteration, the emphasis should where possible be on replication.
- 19.7 Planning applications which do not comply with the design criteria set out in this Design Guide are likely to be refused planning permission. These guidelines will also form a major part of the Planning Service's evidence in any planning appeal against a refusal of planning permission on design grounds.
- 19.8 The following pages of the Design Guide give advice on good and poor elements of design and also incorporate advice on new or replacement shop fronts and associated signage.



Randalstown Conservation Area

20.0 Design Considerations

20.1 Scale

- 20.1.1 New development must reflect the scale of adjoining properties, retaining the architectural rhythm of the street. To ensure that a new building is in scale with its surroundings, particular attention should be paid to its elevational mass and height.
- 20.1.2 Developments with elongated frontages, whether new or formed by the linking of two or more existing properties, must break up this elevational mass into modular units similar in width and height to those in the surrounding area.

20.2 Proportion

- 20.2.1 The existing building form in Randalstown is typical of the mid to late 19th Century; i.e. two and three-storey elevations with a vertical emphasis and a high solid to void ratio.
- 20.2.2 The design of new buildings and extensions must reflect these features, taking care to avoid the use of large blank surfaces and horizontal features.



Poor example of elevational treatment.



Example of appropriate elevational treatment.

20.3 Building Line

- 20.3.1 One of the most important characteristics of Randalstown Conservation Area is the way building facades flow in a largely uninterrupted fashion. Where this continuity is disrupted, for example at a vacant site and rebuilding is proposed, the traditional building line and linear street pattern must be maintained.



20.4 Materials

- 20.4.1 The use of the right kind of external finishes is vital as this imparts to a building its overall character. The materials chosen should therefore relate in sympathy to those already in use in the vicinity, and in addition, finishes to extensions should match the parent building.

20.5 External Wall and Timber Finishes

- 20.5.1 Wall finishes should be smooth render and painted, although brick or stone may be appropriate in certain circumstances. Plaster detailings such as plinths, quoins, string courses, keystones and arches are important external design factors giving character and emphasis to a building, and will be encouraged.

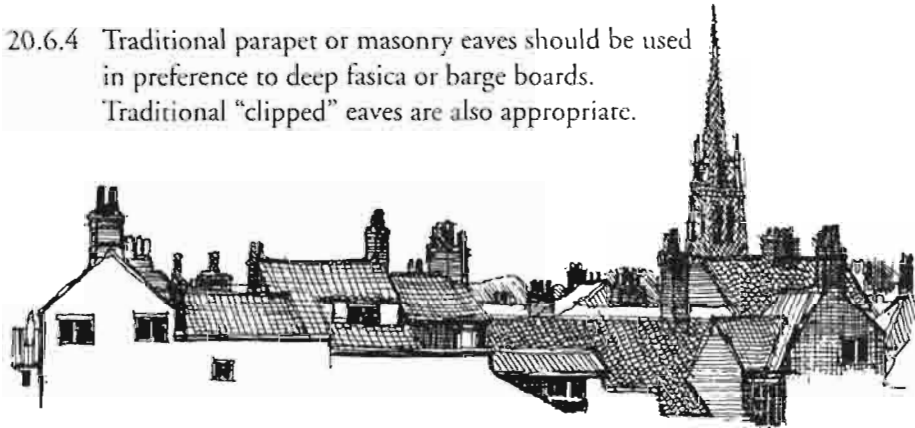


- 20.5.2 Among the materials and finishes unlikely to be acceptable for wall finishes are dry dashed plaster, modern textured renders, roughcast, concrete cladding, mosaic finishes and pebble dash, or an inappropriate type of pointing to stone or brickwork.
- 20.5.3 In relation to timber surfaces whether composite or natural, these should be finished in opaque gloss or flat paint. Stains and varnishes used as external finishes are rarely appropriate in Conservation Areas.

Randalstown Conservation Area

20.6 Roofs

- 20.6.1 Generally roof pitches should be "A" type, pitching away and upwards from the street at angles that are similar to roof pitches in the area.
- 20.6.2 The dominant roof covering within the Conservation Area is natural "Bangor Blue" type slate. A natural slate must be used on all new developments. Roof tiles are inappropriate and synthetic slates may only be used in exceptional circumstances and locations.
- 20.6.3 Ridge tiles are an important element of the roof. They should be dark blue or terracotta, of "V" section and substantial in form, with decoration as appropriate to the type of building.
- 20.6.4 Traditional parapet or masonry eaves should be used in preference to deep fascia or barge boards. Traditional "clipped" eaves are also appropriate.



20.7 Chimneys

- 20.7.1 Chimney stacks and pots must be replicated or retained, even if non-functional, with full corbelling in matching brick or plaster, and be of adequate proportions. Pots should be terracotta (with gas vents if required).



20.8 Rainwater Goods

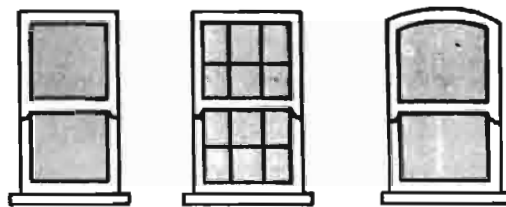
20.8.1 Rainwater goods must be cast iron or heavy duty aluminium. Downpipes should be circular or rectangular in section and gutters half round or ogee in profile, as appropriate. Heavy duty cast aluminium hopper heads are readily available. Rainwater goods must be painted to complement or match wall finishes or be a neutral colour such as black or deep bronze.

20.8.2 Piping associated with foul drainage should, if possible, be confined to the rear elevation of the building or if possible located inside the building.

20.9 Windows

(For commercial properties see shop fronts).

20.9.1 Window fenestration and frame design within the Conservation Area is typical to the Victorian period. It is important that these design elements are retained or re-instated, where possible.



Traditional sash windows should be used in the Conservation Area.

20.9.2 New buildings must reflect the window levels and patterns of adjoining buildings. This is of prime importance in retaining the unity and rhythm of the street scene.

20.9.3 Window frames must be of the double hung vertical box sliding sash type, constructed in timber. They must be finished using opaque paint. Stains or varnishes are unacceptable.



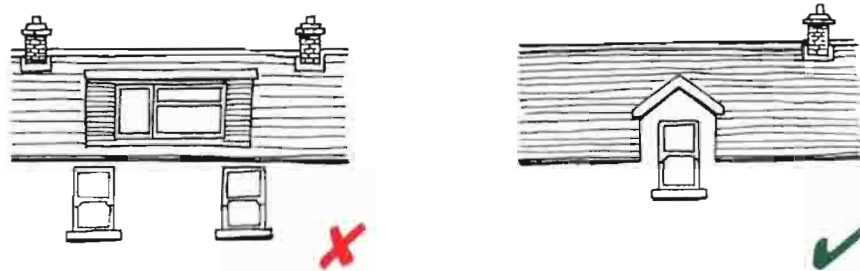
20.9.4 Mock double hung vertical box sliding sash i.e., hinged or pivoted sliding sash type windows etc., are unacceptable. Traditional casement windows may be renewed where existing. PVCu or PVCu coated metal or timber window units are also unacceptable.

20.9.5 Mouldings or other decorative plasterwork around window openings must always be retained.

Randalstown Conservation Area

20.9.6 Window sills must be substantial in depth, the leading profile being 100 mm (min), and constructed in either pre-cast concrete or stone and normally painted as features.

20.9.7 If considered essential, dormer windows should normally be located on the rear elevation of buildings and be of traditional design. Continuous or flat roof type dormers are not acceptable.



20.9.8 Rooflights must respect the street scene and should be well spaced and not over large or dominant. They should preferably be located on the rear elevations and be of traditional design.

20.10 Doors and Door Openings

20.10.1 Doors are an important feature of a building. Traditional timber panelled doors with moulding surrounds have been used extensively within the Conservation Area.



20.10.2 Replacement of traditional wide doors with narrower modern doors and side-lights is unacceptable, as are doors with integral fanlights. If replacement is necessary, panelled doors of original width with separate fanlights over must be used, and painted a strong colour such as blue, brown or red. Stains and varnishes are not acceptable. Where mouldings and pilasters are existing, these must be retained and restored where necessary. Secondary doors to a building (usually at the rear) may be constructed in T&G and beaded vertical timber sheeting, finished as above.



Example of traditional door types

20.10.3 If there is no fanlight, plain glass panels may be substituted for solid ones in upper parts of panelled doors. Door sidelights should consist of plain parallel faced glass. Bubbled, frosted or coloured glazing is not appropriate within the Conservation Area.



20.10.4 Door accessories such as knockers, letterboxes, locks and handles should be made of brass, bronze or cast-iron and be of period design. When doors in existing buildings are being replaced, if possible, the existing door furniture should be re-used.



20.10.5 When buildings are being converted for multiple occupancy use, it is desirable that no additional doors are added to the front elevation, as these can be a discordant feature and lead to break-up of the rhythm of the street pattern.

20.10.6 It is important that door openings are maintained at their traditional dimensions and not made narrower.

20.11 Ancillary Development

20.11.1 Free-standing walls around buildings should be finished in a material compatible with the buildings to which they relate. Where fencing around new or existing buildings is required, cast-iron or wrought-iron railings with a simple decorative vertical emphasis is often the most appropriate material. Post and rail fencing or horizontal ranch type boarding is unacceptable. New fencing work must complement and not detract from the simple yet high standard of craftsmanship exhibited in existing work.

20.11.2 Burglar and fire alarms should be discreetly sited and coloured to harmonise with buildings as far as practical. They should not be an advertising medium for the supplier.

20.11.3 Satellite dishes will normally only be permitted on rear elevations and in situations where they are not unduly noticeable. The open-work wire type dishes are least obtrusive. These may be painted to help them blend with their background.

20.11.4 Fire escapes, where required, must be contained within the existing building envelope (usually at the rear) within a sympathetically designed extension, or be a positively designed new element that can be said to contribute to the quality of the area.



20.11.5 New domestic garages and outbuildings will be acceptable within the Conservation Area where they relate to existing buildings in a way which achieves a unified grouping. Their design must be carefully considered, to include a pitched roof and with finishes to match the main building.

Randalstown Conservation Area

20.12 Colour

20.12.1 Planning permission for external painting and decoration is not normally required but the use of colour is an important consideration in building elevation and streetscape. Painting schemes should be harmonious and add to the environment rather than detract from and be injurious to the streetscape. The use of many different colours, particularly where they do not blend, is to be avoided.



Before



After

20.12.2 On old buildings, traditional is the governing criterion. The colour for walls, detailing and timber work must be governed by the period style of the architecture. On new buildings colour schemes should harmonise with the immediate surroundings. A proliferation of different colours is not considered acceptable within a defined block. Integrated painting schemes are to be welcomed and will be encouraged.

20.12.3 As a general rule, window frames, glazing bars and door frames are best painted white or a near white colour. Stronger colours could be used for doors and other details but considerable care should be taken with their choice. Experience has shown that pastel shades are normally most effective on walls.

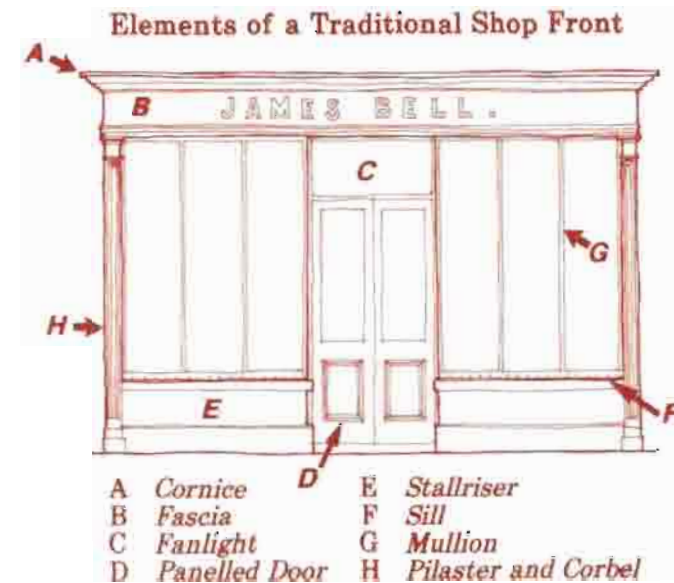
20.13 Listed Buildings

20.13.1 As the townscape character of Randalstown is so significantly affected by these buildings, Planning Service will give specific and careful consideration to any proposals which either directly or indirectly affect them. The general development guidance contained herein will be more rigorously applied in relation to these buildings and Planning Service will seek specific advice from Environment and Heritage Service on any proposals affecting listed buildings. (for list see Appendix 1.)



21.0 Shop fronts

- 21.0 Randalstown Conservation Area completely encompasses the commercial centre of the town. It is therefore of paramount importance that careful consideration is given to the design of shop fronts and shop or office facades. The care and attention given to this type of development will enhance the overall character of the town, both for residents and business people within the Area, and for those who regularly visit the Area to meet people, shop or work.
- 21.1 Within Randalstown the appearance of a shop front makes a very distinct impression on the overall streetscape. The design of a shop front must be considered within the context of the character and style of the building into which it is to be fitted and also within the context of the area within which it is located.
- 21.2 Shop fronts must reflect their setting, therefore a traditional shop front is the most appropriate. Where a traditional frontage remains, any refurbishment work or alteration should strive to retain it.



- 21.3 To ensure that a shop front integrates with the building to which it relates and to the streetscape, the following points require to be taken into consideration:-
- 21.3.1 The shop front height should approximate first floor level, with an adequate gap retained between the top of the fascia and the first floor window sills.
- 21.3.2 The depth of the fascia should not exceed 15% of the height of the shop front. If the depth and size of the fascia is too large it may obscure or detract from first floor windows or existing pilasters.

Randalstown Conservation Area

21.3.3 The fascia should give a unifying effect to the streetscape and blend with adjoining fascias. It must be in scale with the building of which it is part. An elongated fascia can dominate the building instead of being contained within it, creating a conflict between the vertical emphasis of the upper floors and the horizontal emphasis of the ground floor shop units, and must be avoided.

21.3.4 To avoid a sharp visual break being created between the ground and upper floors, the ground floor treatment should be incorporated within the architectural design of the whole building.



21.3.5 Where a shop front involves two or more plot widths, the identity of each building must be respected. This can be achieved by a change of fascia detail or by using two separate but interrelated shop fronts creating a visual break between elevations. The visual continuity of ownership can be maintained by the careful use of similar shop front design, colour, fascia and signage.

21.3.6 The best designed shop fronts are those that are kept simple using traditional design elements and the minimum number of materials and colours. The use of plastics, polished or polyester coated aluminium, or stainless steel is inappropriate within a historic environment and must be avoided. The use of ceramic tiles is generally unacceptable.



21.3.7 Consideration to detail is particularly important if a shoddy or contrived appearance is to be avoided. Plaster mouldings, embossed pilasters, quoins and other details can give an impression of quality and authenticity but should not be overdone. It is important that stallrisers of an appropriate depth (600 mm min) should be retained or provided.

21.3.8 Large horizontal expanses of undivided glass are not appropriate within the Conservation Area. This can be avoided by the use of vertical mullions which help retain the vertical emphasis of the buildings.



21.3.9 If security shutters are considered necessary, they should be of the open or lattice type. This can allow the passage of light from within the shop during the hours of darkness, creating a more pleasant atmosphere within the street. The shutter laths should be colour co-ordinated to the shop facade using an appropriate matt, semi-matt or glossy metallic based paint. The shutter box should be concealed within the building facade and the guiderails recessed into the reveals of the shop window, and where appropriate the surrounds plastered to avoid disruption of the streetscape.



21.3.10 Where it is necessary to secure a recessed entrance, this should be protected with a set of wrought iron gates of an appropriate design and finish.



21.3.11 Dutch canopies and awnings as permanent features can detract from the street scene and will generally not be allowed within Randalstown Conservation Area. However, retractable sun shades which are an integral part of the fascia when closed will be allowed. When used they should sit between and not over any pilaster and preferably spring from the lower edge of the fascia.

21.3.12 Rendered fascias will often be enhanced if distinctive architectural features such as quoins or plaster mouldings are highlighted in the contrasting colour or even in a deeper shade of the main elevational colour. It is important to ensure that the colours used blend with the other buildings in the vicinity. Experience has shown that pastel shades are frequently most effective in this context.

21.4 It is important that provision should be made in the design to provide access for the disabled. In this context the removal of steps at the entrance is the most obvious point. Ideally new level changes should be accommodated within buildings but if external access ramps are needed they should be carefully designed to respect the character of the building itself.



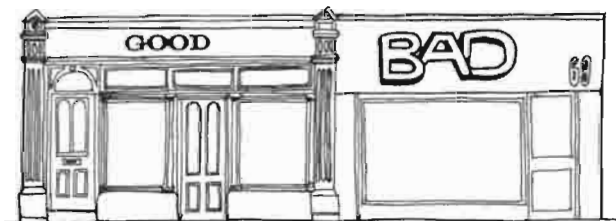
Randalstown Conservation Area

22.0 Shop and Fascia Signs

22.1 Shop fascia signs, projecting signs and advertisements have a significant effect on a town centre. Too many signs, often poorly designed and sited, can conflict with each other and compete for attention, adversely affecting the visual quality of the Area.



22.2 This being the case, the number of signs and advertisements on a building and the information contained on each, and their design and siring, require careful consideration.



22.3 Within the Conservation Area, the proportion of the sign must relate to the elevation on which it is placed. If it is too large it may dominate the elevation, and if it is too small it may be insignificant and ineffective.

22.4 Good quality timber or glass fascia signs, hand painted to contain name, trade and street number are the most appropriate in a Conservation Area. These best reflect the historic environment.

22.5 An acceptable alternative to this is the use of individual three dimensional letters in an appropriate material such as wood or metal alloy, of acceptable style, texture and colour, applied directly to the fascia panel. In some cases, lettering may be fixed directly to the wall.



22.6 Projecting signs which hang from wall brackets will be encouraged. They should be of wood and or metal construction and hand painted, complimenting the fascia sign and shop front. An ornate wall bracket will improve the appearance of the sign.



22.7 Projecting signs will not normally be permitted above first floor cill level.

22.8 Projecting box signs are not appropriate in a Conservation Area.

22.9 The illumination of signage is an important factor in a successful shop front design. Internally illuminated or halo lit signs are unacceptable, whilst wash lighting is welcomed. Illumination by small, discreet, individual spot lights which are shielded and correctly directed is acceptable, providing the luminosity is not excessive. Large swan neck projecting lamps are inappropriate and unacceptable.



22.10 On upper floors advertising can be carried out by using black, white or gold lettering of appropriate size and style, applied directly to the inside of window panes. Other signage on upper floors should be avoided. A standard size and shape of nameplate at the entrance door of premises advertising upper floor uses will be encouraged.

22.11 Standard house styles and corporate signage as often seen on banks and building societies can be inappropriate within a traditional streetscape. Corporate styles must be modified to ensure that they respect their location within Randalstown Conservation Area. This is particularly the case on listed buildings.

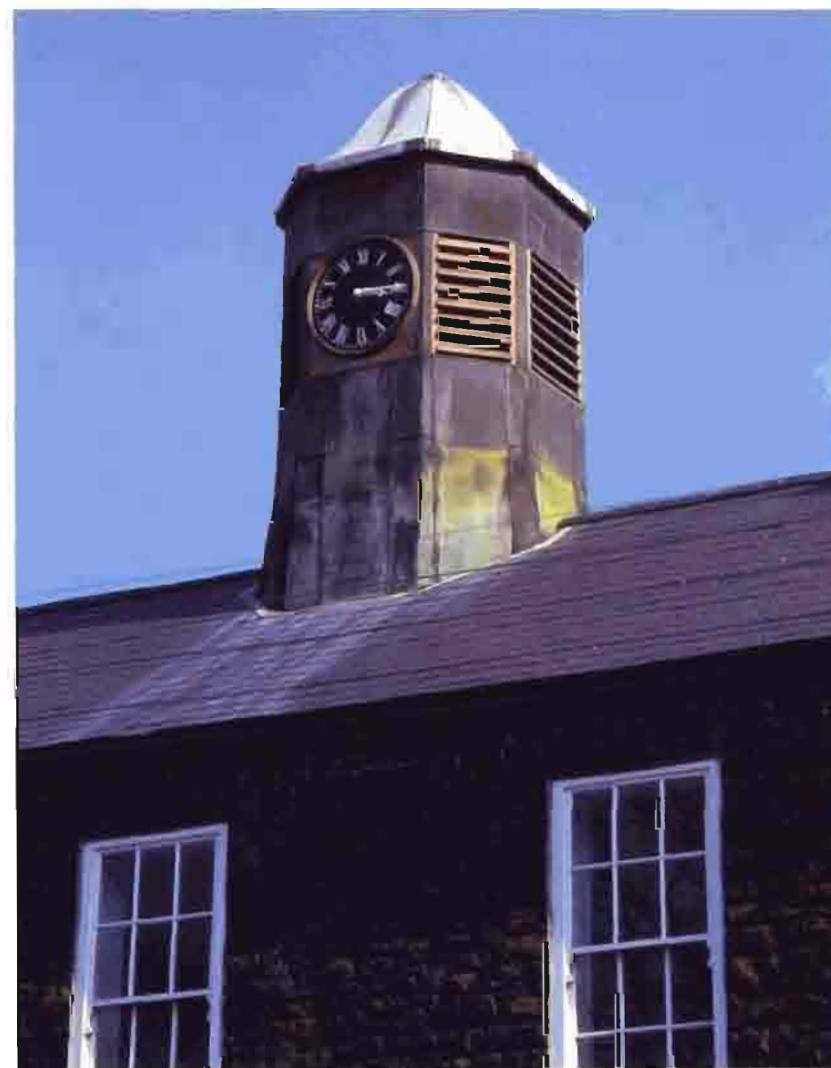
22.12 Hoardings can have a particularly detrimental affect on the visual character of a Conservation Area and therefore they will not normally be acceptable.

22.13 The Planning Service's policy in relation to advertisements and signage is designed to ensure that they are considered as an integral element of the elevation and not added as an afterthought. Signage must be appropriate, complement its immediate surroundings and enhance the totality of the visual environment within the Conservation Area.

Randalstown Conservation Area

23.0 Summary

23.1 In the past the standard of drawings presented to Planning Service for consideration as part of a planning application has at times been poor. Planning Service will now insist on detailed drawings (plans, sections and elevations) which show clearly what is proposed. In proposals which affect the front elevation of a building, the drawings should also show how the proposals will relate to neighbouring properties. This is essential in the context of new shop fronts or signage. All drawings must clearly indicate the materials, colour and finishes proposed. Failure to supply such drawings will lead to delay in the processing of planning applications or may lead to the refusal of planning permission. It is desirable, therefore, that applicants should consult informally with Planning Service prior to the preparation of detailed plans.



Appendices



Randalstown Conservation Area

LISTED BUILDINGS WITHIN RANDALSTOWN CONSERVATION AREA

| Reference Number | Building | Date of Erection | History |
|------------------|---|------------------|---|
| 4/1 | Presbyterian Church (Old Congregation), Randalstown | 1790 | Porch 1829, vestry added 1929 |
| 4/2 | Drummaul Parish Church, Church Road, Randalstown | 1831 | Rebuilt on site of Church of 1709. Additions in 1870, 1883, architects Welland and Gillespie |
| 4/4 | First Presbyterian Church, New Street, Randalstown | 1841 | Congregation formed when dissenters refused to vacate the Old (Meeting House) Congregation Church |
| 4/54 | The Forge, John Street, Randalstown | c1900 | A single-storey, three bay building constructed of squared basalt with red brick dressing to quoins, windows and central arched opening. The doors are sheeted and the windows are sixteen-pane casements. The roof covering and rainwater goods have been removed. Very few smithys have been listed and while this building is not as ornate as the 1887 forge at Massereene, |

Appendix 1

Reference Number

Building

Date of Erection

History

4/5

"Drummaul House" New Street, Randalstown

1840

Antrim, it is a feature of local interest and is of historic importance in the general development of the town. In addition the retention in the interior of the forge and brick hearth and canopy add considerably to the interest as the other examples have had the fittings removed.

Former vicarage later named Laurel Lodge

4/4

First Randalstown Presbyterian Church Wall and Pillars, New Street, Randalstown

Pre 1832

Random rubble walling with rough stone coping. Square gate pillars.

4/7

Drummaul Church Hall, New Street, Randalstown

About 1840

A single-storey rough-cast building, eight bays wide with round-headed unrecessed Georgian-glazed windows.

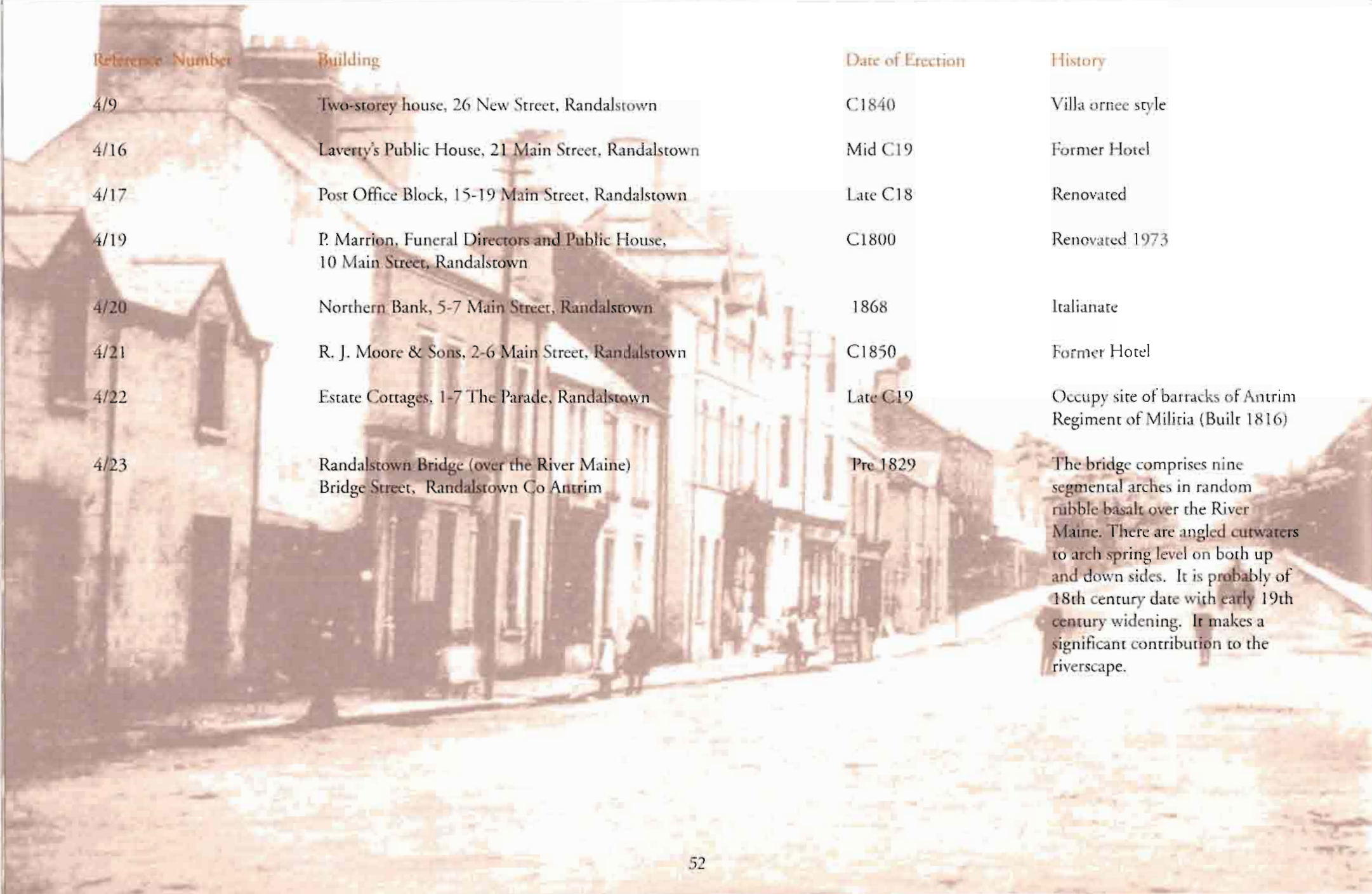
4/8

Public Library, New Street, Randalstown

1831

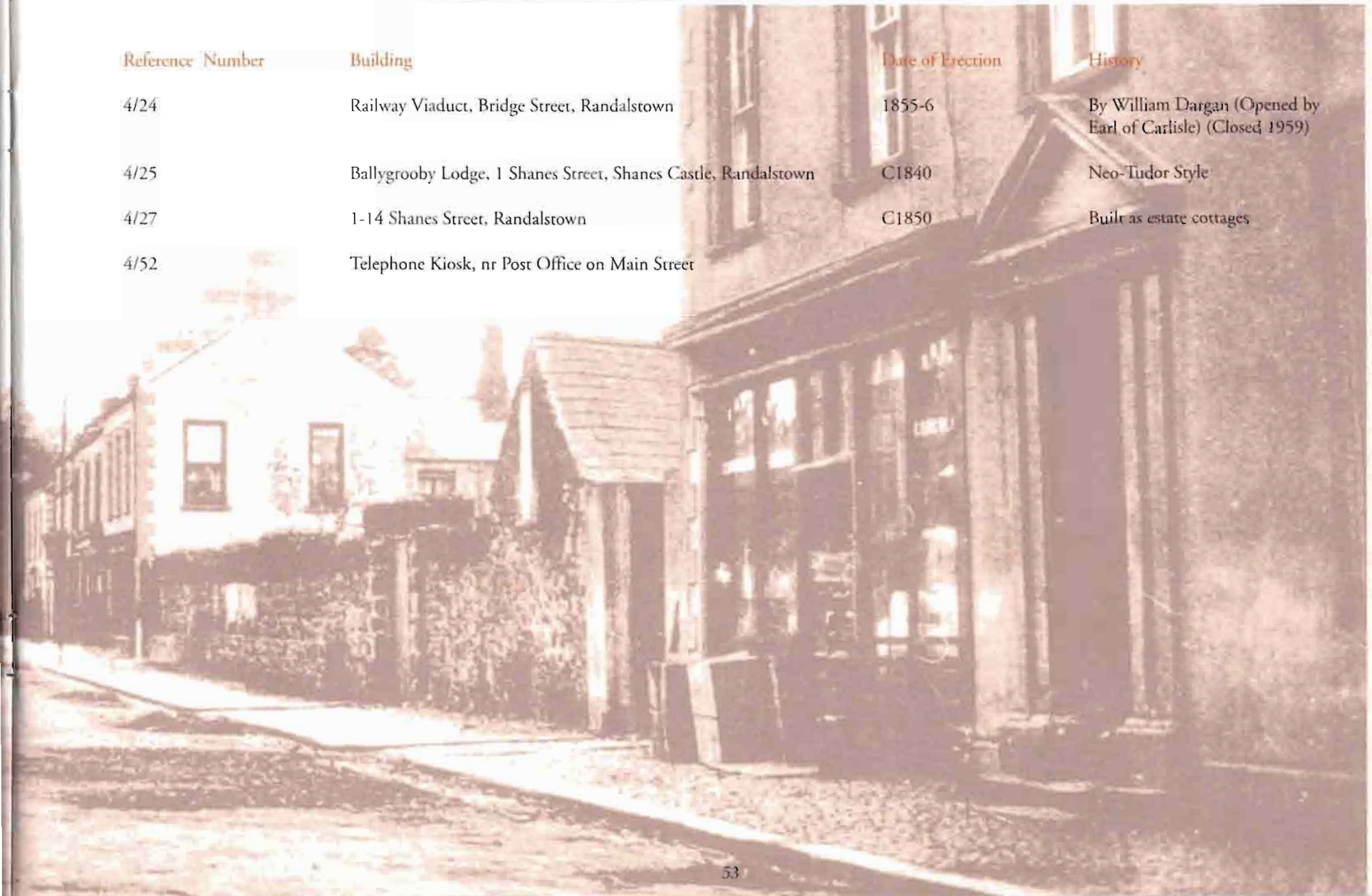
A two-storey, five-bay basalt building with cupola. Former Court House and Market House.

Randalstown Conservation Area



| Reference Number | Building | Date of Erection | History |
|------------------|---|------------------|--|
| 4/9 | Two-storey house, 26 New Street, Randalstown | C1840 | Villa ornee style |
| 4/16 | Laverty's Public House, 21 Main Street, Randalstown | Mid C19 | Former Hotel |
| 4/17 | Post Office Block, 15-19 Main Street, Randalstown | Late C18 | Renovated |
| 4/19 | P. Marrion, Funeral Directors and Public House, 10 Main Street, Randalstown | C1800 | Renovated 1973 |
| 4/20 | Northern Bank, 5-7 Main Street, Randalstown | 1868 | Italianate |
| 4/21 | R. J. Moore & Sons, 2-6 Main Street, Randalstown | C1850 | Former Hotel |
| 4/22 | Estate Cottages, 1-7 The Parade, Randalstown | Late C19 | Occupy site of barracks of Antrim Regiment of Militia (Built 1816) |
| 4/23 | Randalstown Bridge (over the River Maine) Bridge Street, Randalstown Co Antrim | Pre 1829 | The bridge comprises nine segmental arches in random rubble basalt over the River Maine. There are angled cutwaters to arch spring level on both up and down sides. It is probably of 18th century date with early 19th century widening. It makes a significant contribution to the riverscape. |

| Reference Number | Building | Date of Erection | History |
|------------------|--|------------------|--|
| 4/24 | Railway Viaduct, Bridge Street, Randalstown | 1855-6 | By William Dargan (Opened by Earl of Carlisle) (Closed 1959) |
| 4/25 | Ballygrooby Lodge, 1 Shanes Street, Shanes Castle, Randalstown | C1840 | Neo-Tudor Style |
| 4/27 | 1-14 Shanes Street, Randalstown | C1850 | Built as estate cottages |
| 4/52 | Telephone Kiosk, nr Post Office on Main Street | | |



Randalstown Conservation Area

GLOSSARY OF TECHNICAL TERMS

The following is intended as a layperson's guide to some commonly used planning and architectural terms.

ARCHITRAVE:

The moulded frame surrounding a door or window, also used in classical architecture to describe the lowest of the three main parts of an entablature.

CONSERVATION AREAS:

These are areas which are considered to be of particular architectural or historic importance and thus worthy of retention and enhancement. In order to ensure that the character of such areas is not eroded, future development proposals are normally expected to conform with a series of policies and controls prepared by the Planning Service.

CORNICE:

A projecting moulding, often of ornate design, along the top of a building or above doors and windows.

DEVELOPMENT CONTROL:

A term given to the process whereby the planning authority assesses and determines planning applications.

ENTABLATURE:

The upper part of an Order or Architecture above a column or colonnade comprising the architrave, frieze and cornice.

ENVIRONMENTAL QUALITY:

Refers to the quality of our physical surrounding and may be as good or bad as local circumstances permit.

FACADE:

The exterior face or elevation of a building.

FASCIA:

A flat band or board often used in the context of shop fronts where the name of the shop or its owners is to be found.

FENESTRATION:

The arrangement of windows in a building.

GEORGIAN:

The association of architectural style and ideas to the reign of the four King Georges (1714-1830).

INFILL:

The process of development or redevelopment which takes place within gaps in an existing street frontage.

LANDSCAPING:

The design and layout of the spaces between and about buildings. This can take the forms of either walls, footpaths, i.e., hard landscaping or trees, shrubs and open space, i.e., soft landscaping.

LAND USE:

The use or activity which does or might take place on a particular area of land.

MULLION:

An upright bar which divides a window into a number of lights.

PILASTER:

A shallow pier or rectangular column projecting only slightly from a wall, and having no structural function.

PROPORTION:

Refers to relationship in terms of size and arrangement of the various elements in the facade.

QUOIN:

A term generally applied to the raised stonework to be found at the corners and angles of a building.

SCALE:

The size of a particular building or its components when considered in relation to its surroundings, or in reference to the human form.

SILHOUETTE:

A building or group of buildings viewed against a lighter background such as the skyline.

STREET FURNITURE:

This refers to the various elements to be found in typical streets or our towns and cities, such as street lamps, post boxes, litter bins, direction signs and public seating.

STRING COURSE:

A projecting horizontal course or line of mouldings running across the facade of a building.

TOWNSCAPE:

The visual effect created as a result of the relationship of buildings or groups of buildings to each other, and to the spaces formed by these buildings.

TRANSOM:

A horizontal bar of timber or stone across the opening of a window, generally used to divide glazing panes.

URBAN DESIGN:

The discipline or study of urban areas in terms of design and function.

VERNACULAR:

A style of building or architecture peculiar to a particular locality and period.

VICTORIAN:

The association of architectural style and ideas to the reign of Queen Victoria (1837-1901).

VISTA:

A long narrow view, as might be obtained in a tree-lined street.

VISUAL STOP:

Some form of barrier that effectively restricts a view.

Randalstown Conservation Area

SOURCES OF FINANCIAL ASSISTANCE

Development within Randalstown Conservation Area may be eligible for grant aid. The main sources of financial assistance include:-

DEPARTMENT OF ENVIRONMENT (NI)

- (i). In the case of works to Listed Buildings (Historic Buildings Grants)

Environment and Heritage Service may give financial assistance towards the cost of repairs or maintenance of buildings which have been 'listed' as being of special architectural or historic interest. There is no fixed rate of grant and each case is considered on its merits.

Contact: Environment and Heritage Service
5-33 Hill Street
BELFAST BT1 2LR
Telephone: Belfast 235000.

- (ii). In the case of works to unlisted buildings within the Conservation Area (Conservation Area Grants).

Planning Service may consider for grant aid, expenditure to be incurred in connection with the preservation or enhancement of a Conservation Area. Such expenditure is normally expected to be part of a co-ordinated scheme. Conservation Area grant is normally 20% of the cost of grant eligible items which promote and enhance the character or appearance of the Conservation Area.

Contact: Ballymena Divisional Planning Office
County Hall
BALLYMENA
BT42 1QF
Telephone: Ballymena
662098 or 662093

- (iii). The Urban Development Programme sponsored by the International Fund for Ireland (IFI) has since 1987 been assisting by grant aid projects which will contribute to the refurbishment of derelict properties or vacant sites within a commercial area.

Contact: Urban Regeneration Division
Londonderry House
21 Chichester Street
BELFAST BT1 4JJ
Telephone: Belfast 252707

- (iv). The acquisition of lands for public open spaces for these purposes may also be grant aided.

Grants up to 75% may be made under Section 16 of the Local Government Act (NI) 1966.

Further details may be obtained from:

Urban Regeneration Division
Londonderry House
21 Chichester Street
BELFAST BT1 4JJ
Telephone: Belfast 252707

DEPARTMENT OF EDUCATION (NI)

District Councils have a duty to secure for their areas facilities for recreational, social, physical and cultural activities and the approved expenses of a District Council for such purposes may be grant aided under the Recreation and Youth Service (NI) Order 1973.

Contact: Sport, Recreation and
Community Facilities
Branch
Department of Education
(NI)
Rathgael House
BANGOR
Telephone: Bangor 270077

NI HOUSING EXECUTIVE

The Housing (NI) Order 1976 enables the Northern Ireland Housing Executive to pay grants towards the cost of improvement and conversion up to certain maximum amounts.

Grants may also be paid to help meet the cost of improving houses by providing for the first time such standard amenities as a

fixed bath, wash-hand basin, water-closet and hot and cold water supply at certain fixed points.

Grants towards repairs may also be paid. All grants are subject to certain conditions and details may be obtained from any office of the Northern Ireland Housing Executive. Such grants do not necessarily exclude historic building grants.

Contact: Any office of the Northern
Ireland Housing Executive
Local office: Telephone
Antrim 428142.

CHARITABLE TRUSTS

Charitable Trusts are sometimes willing to help with conservation of buildings in charitable or other non-profit making ownership. The Pilgrim Trust may be prepared to give grants of this sort. The Landmark Trust is interested in purchasing properties of historic or architectural interest which can be converted into lettable holiday houses. They particularly favour buildings of individual character. The Carnegie United Kingdom Trust makes grants to support

countryside projects of various kinds. These include schemes for practical conservation but not for the preservation of buildings.

Contact: Pilgrim Trust
Fielden House
Little College Street
LONDON SW1P 3SH

Landmark Trust
Shottesbrooke
White Waltham
BERKSHIRE

Carnegie United Kingdom
Trust
Comely Park House
Dunfermline
FIFE

For details of other grant-giving bodies, reference may be made to 'Directory of Grant-Making Trusts' published by the National Council of Social Services.

Randalstown Conservation Area

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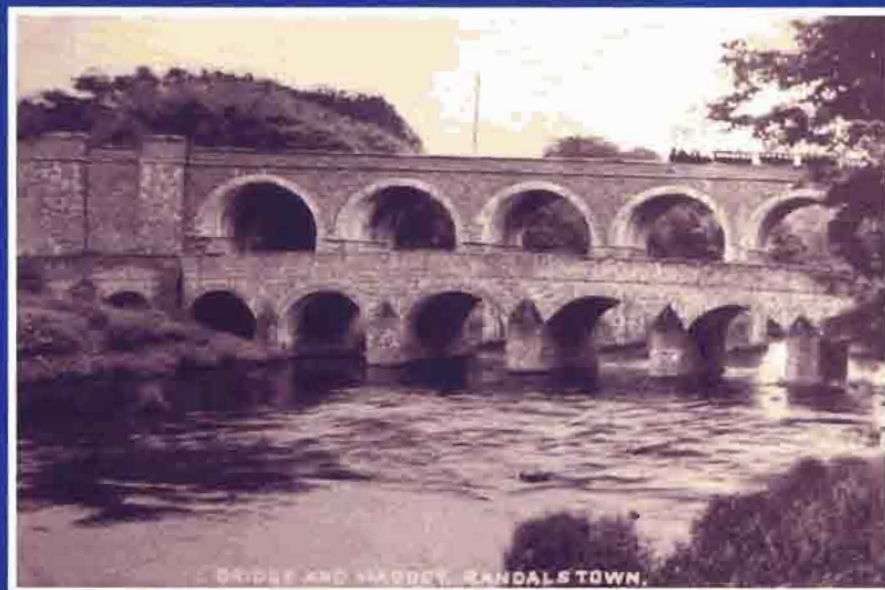
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