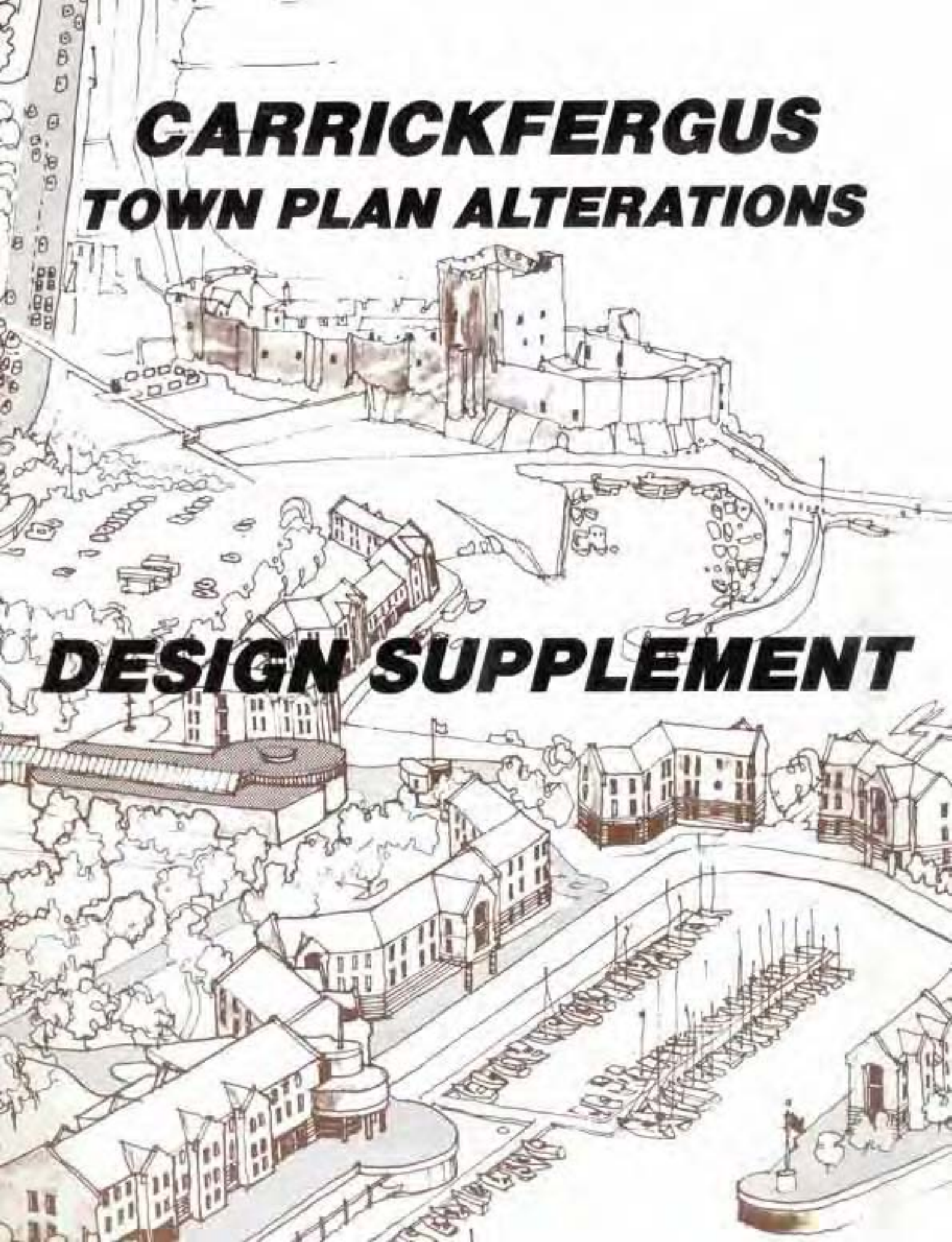
CARRICKFERGUS
TOWN PLAN ALTERATIONS



DESIGN SUPPLEMENT

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1.0 INTRODUCTION

1.1 Carrickfergus because of its geographic setting and historic development offers a unique combination of attractive features. These are a compact town centre within the town wall, an imposing castle, and a maritime setting. It is vital in a regeneration plan which seeks to capitalise on these assets to ensure a quality of design which enhances the built form and townscape.

1.2 The purpose of this supplement is to offer specific design guidance for developers in the town centre and maritime area within the framework established in the Town Centre Plan. (Ref. Para 2.1 page 6). This document will supersede the existing design guidance for the designated Conservation Area contained in Carrickfergus Conservation Area booklet prepared by the Department.

1.3 The format of the supplement will be to provide an analysis of existing townscape and from this derive specific design guidance relating to the various elements contained in the Plan. This will include the town centre as a whole, identified sites therein and the maritime area.

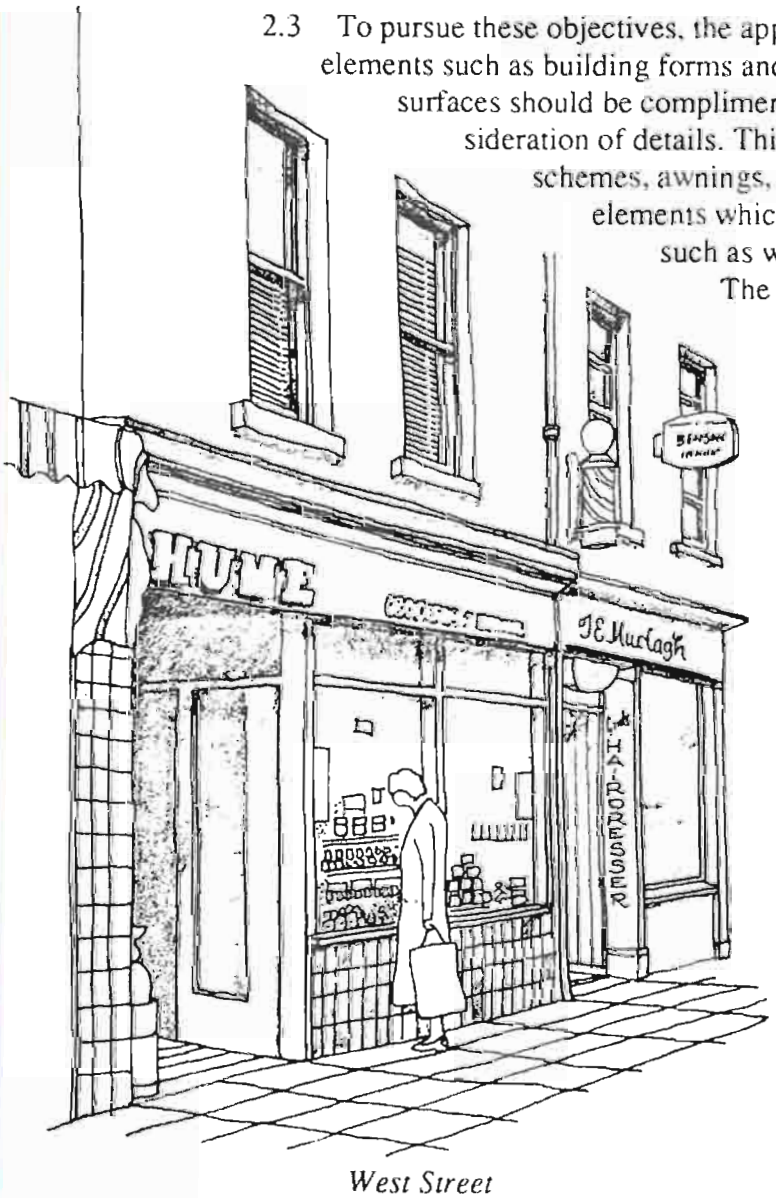
Section 1
TOWNSCAPE ANALYSIS

2.0 TOWNSCAPE ANALYSIS

2.1 The townscape character of Carrickfergus is derived from a number of elements which fuse together to give the town a unique appearance and sense of place. Some of these elements have an obvious importance. For example the individual architectural quality and historic significance of many of the buildings is recognised by resident and visitor alike. However, the distinguishing quality of the built form extends beyond the more elaborate civic buildings and includes the simple attractive forms of the street terraces which characterise the town centre. Moreover it is the layout and arrangement of these buildings and terraces within the town walls which provides a unique pattern to the local townscape; a layout or pattern which has remained largely unaltered since the thirteenth century.

2.2 The most common experience which people have of the streets, buildings and spaces of any town centre is while walking through it. The layout of Carrickfergus town centre provides a series of linked spaces and views of varied and interesting character, which unfold to the pedestrian. It is this variety of experience in the townscape of Carrickfergus which this guide identifies and seeks to promote.

2.3 To pursue these objectives, the appropriate treatment of the "big" elements such as building forms and facades as well as floor or ground surfaces should be complimented by careful and sensitive consideration of details. This includes shop fronts, colour schemes, awnings, shop signs and advertising, but also elements which are outside of planning control such as window displays, door furniture etc. The initial stage in realizing these objectives must be a recognition of characteristic elements which make Carrickfergus attractive.



West Street

Built Form

2.4 The characteristic building form in the town centre is the terrace with heights varying between two and three storeys. The traditional external finish for buildings is plasterwork in one form or another which is then painted. Occasionally this is punctuated by buildings finished in natural stone or clay brick.

2.5 Roofs in general are gable ended, pitched and covered with natural slates. The architecture has a vertical emphasis which is most strongly demonstrated in the fenestration which is of "Scottish Georgian" proportions.

2.6 A feature of the town is the emphasis on 'strong corners' to buildings expressed as decorative plaster mouldings forming quoins, string courses and framing window and door openings.

Townscape

2.7 The area within the town wall provides a compact central core to the town with an attractive and efficient circulation pattern. The narrow streets flanked by two and three storey buildings provide a pleasant human scale and sense of enclosure for the shopper.

2.8 Victoria Place/Market Place offers a central focus to the area and provides an important link between the commercial centre and seafront and thus forms a key entrance to the town centre. This pleasant square which is located at a confluence of paths through the town centre, is fronted by a number of attractive buildings such as the Ulster Bank, Bell's Shop and Dobbin's Hotel, and offers a number of important vistas. To the seaward side,

Market Place

the view is dominated by the Castle, whilst to the west, the Bell Tower and Spire of St Nicholas' Church impose on the skyline. To the east the eye is drawn along High Street to the Town Hall which provides an important terminal vista, retaining the sense of enclosure. The frontage properties in this area all retain the local scale and it will be important to protect this in any redevelopment proposals.

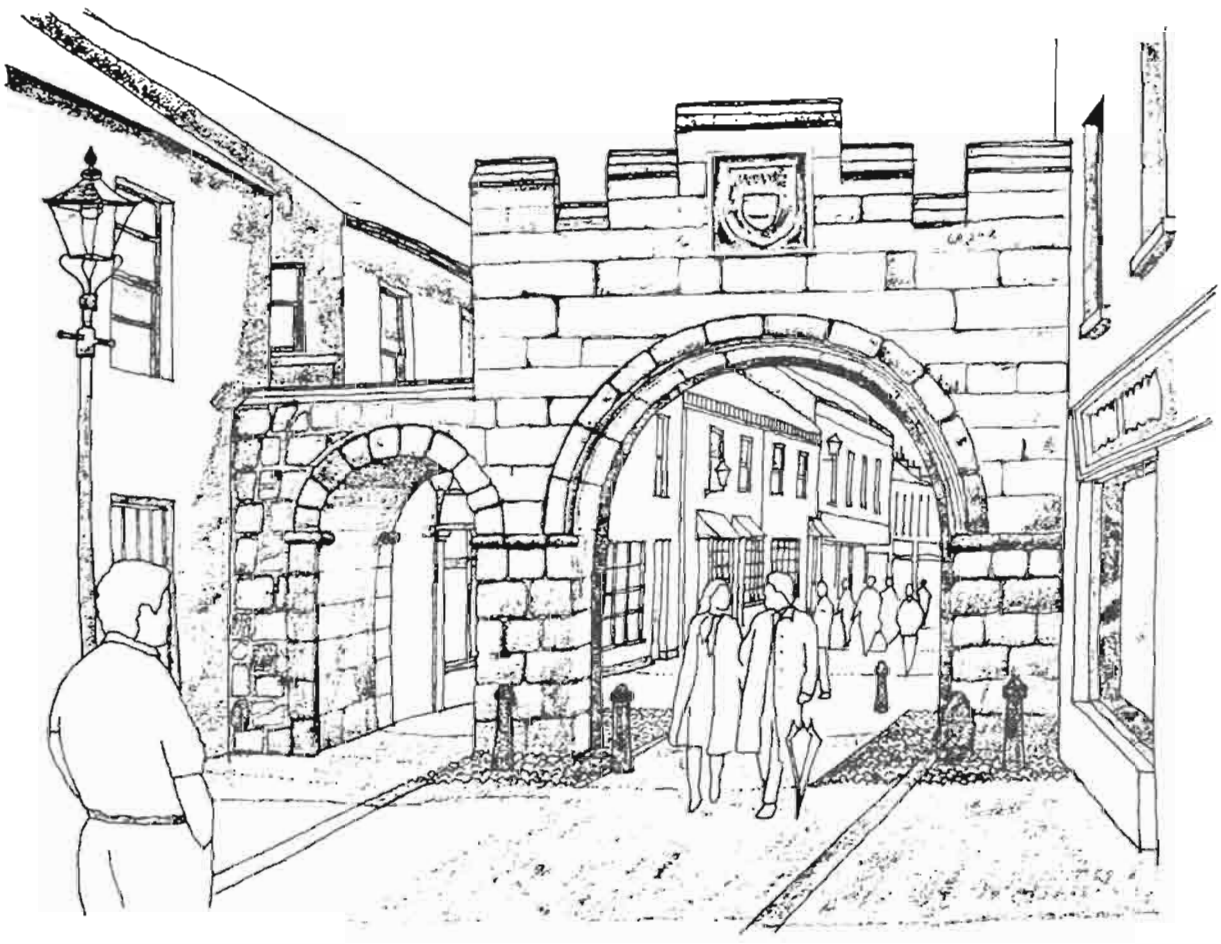
Market Place looking West

View from Market Place (East)

2.9 Joymount is the link between the walled town and the Scotch Quarter section of the Conservation Area, and contrasts with the enclosure of High Street being open to the seaward side. The properties along Joymount and Scotch Quarter retain the character and variety of colour associated with the seafront facade, properties in the area generally being maintained to a high standard.

2.10 Shopping streets aptly named West and North Street lead off Market Place. These have narrow carriageways flanked by two and three storey buildings on a variety of building lines, providing enclosure and interest to the pedestrian. This is heightened by the glimpses of the sea and distant views to The Knockagh from various vantage points along the streets.

2.11 These streets have a number of features which are of historic and architectural interest, the most important being the Methodist Church on West Street and the North Gate which remains intact as a fine terminal feature and interesting entrance to North Street. Both West and North Street are important pedestrian routes through the town centre and their significance as such will be heightened by the new developments at the Marina and on land adjacent to Stewarts. This increases the need to improve the quality of design and general maintenance of buildings in this area to provide the right environment to attract new investment to the gap sites. The Department has an ongoing programme of Environmental Improvement Schemes within the town centre aimed at enhancing the appearance of public areas.



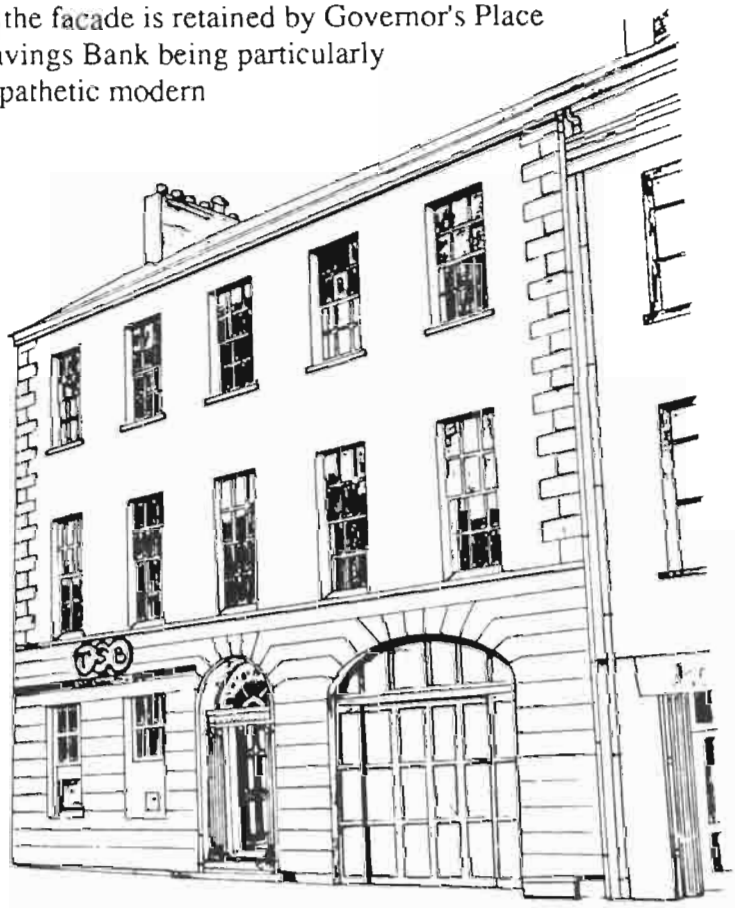
North Street through the North Gate

2.12 Lancasterian Street is the principal route for vehicles through the town centre. This wide street is dominated by ecclesiastic and public buildings along the frontage to the west of the North Street junction. Beyond this the scale is once again reduced on the approach towards Antrim Street and the pedestrian access to St Bride's Street car park to the north. This latter route completes the circulation pattern within the core, formed by the walled town, and will form a new focus for shopping as frontage sites are developed.

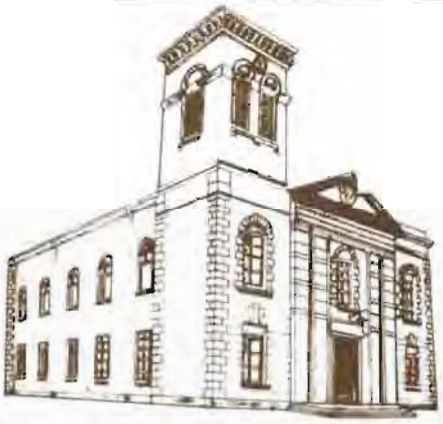
2.13 On the seafront the grandeur of the facade is retained by Governor's Place and Castle Street with the Trustees Savings Bank being particularly fine. However, there are some unsympathetic modern brick facades to Marine Highway.

2.14 There is a collective responsibility for the enhancement of the townscape in Carrickfergus town centre. The residents have a role in looking after the town centre and promoting it's revival. Landscaping schemes and street furniture needs to be protected from vandalism and litter must not deface the increasing attractiveness of the town centre environment.

2.15 In short, the responsibility for enhancing the townscape quality of Carrickfergus town centre embraces a whole range of people including public agencies, shop owners, residents, architects and those who use the environment.



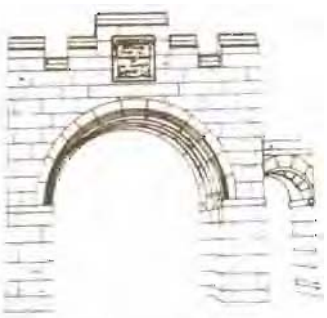
Governor's Place



FIRST PRESBYTERIAN CHURCH, NORTH STREET, 1827

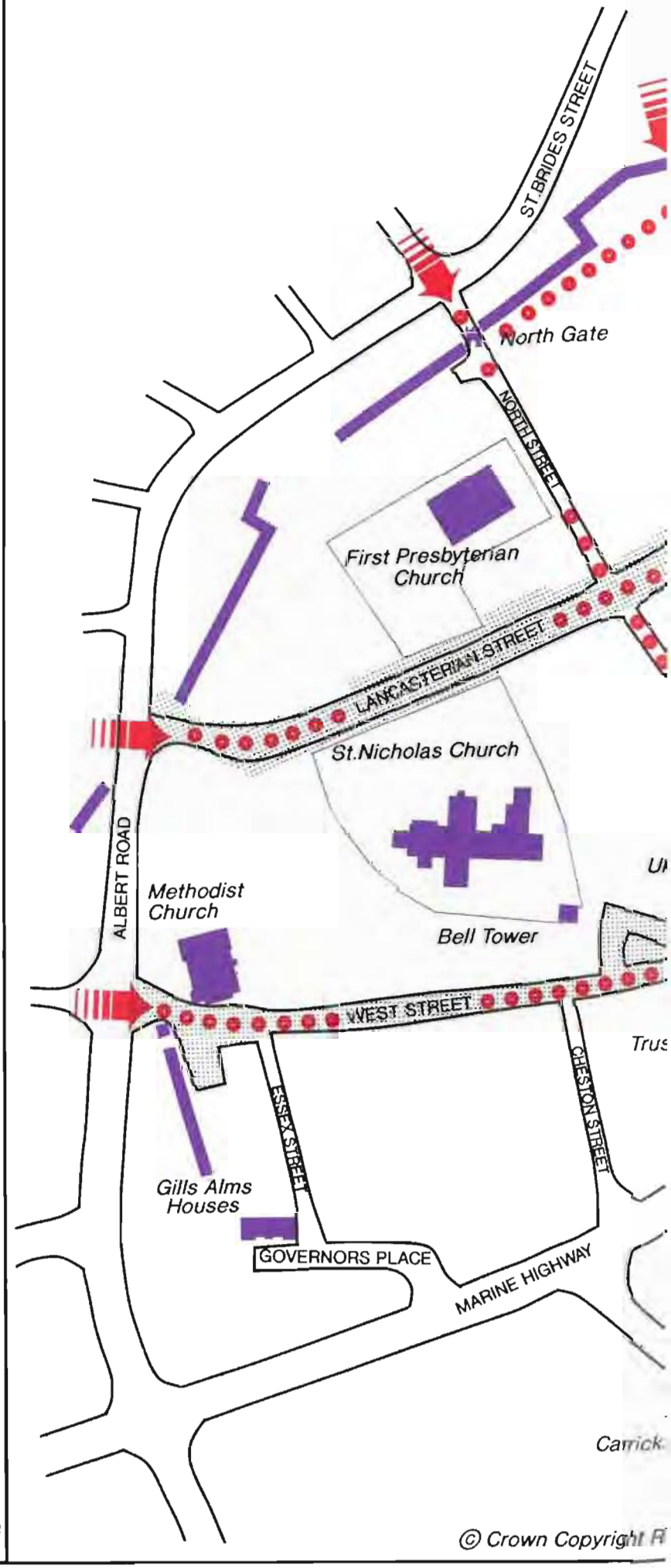
METHODIST CHURCH, 37 WEST STREET, 1883

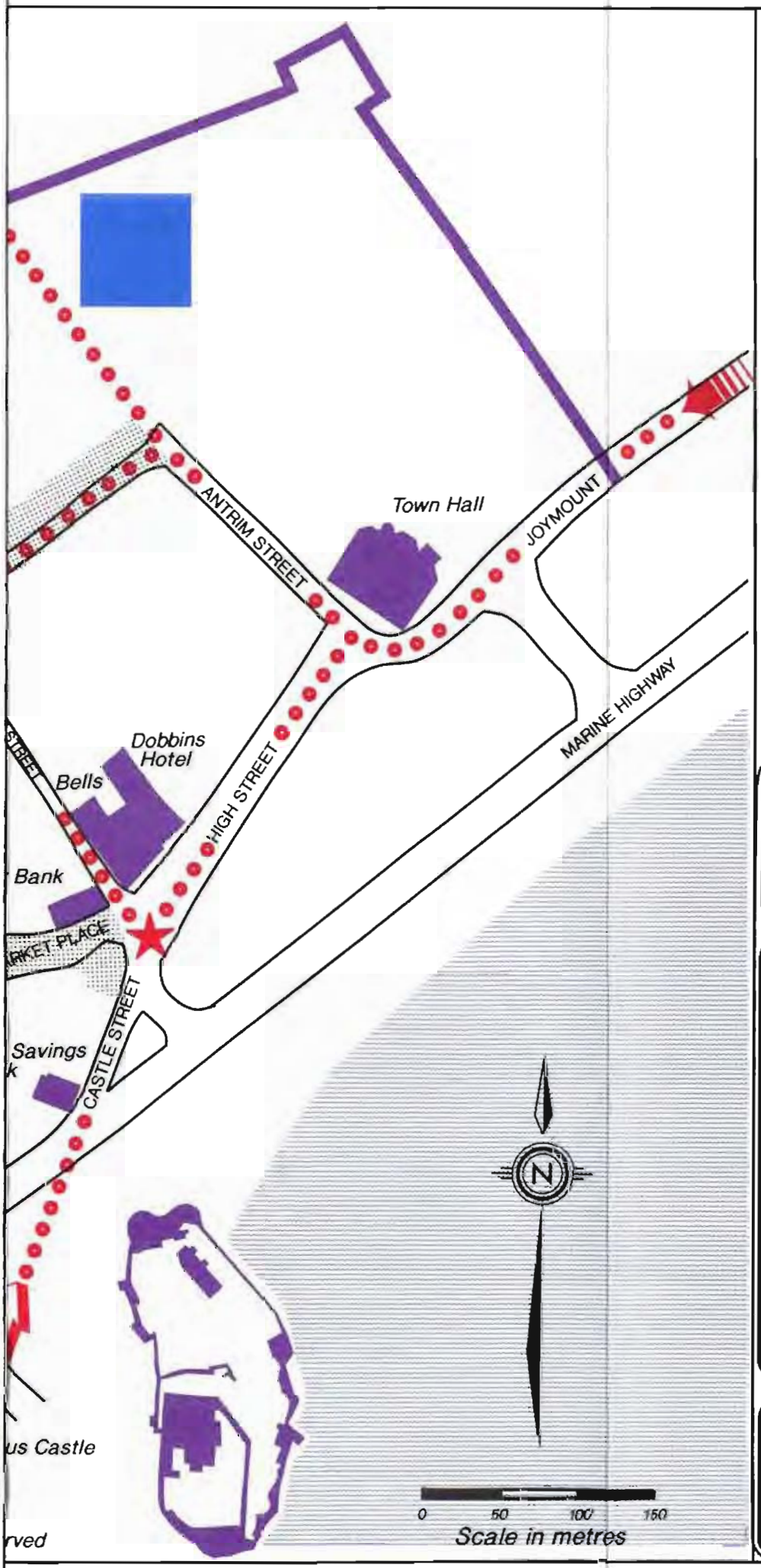
ST. NICHOLAS' CHURCH, c1182–1787

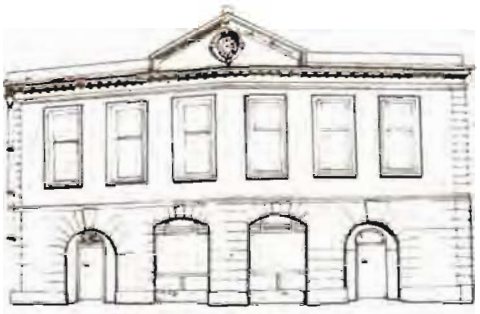


NORTH GATE, 1608

GILLS ALMSHOUSES, 11–13 GOVERNORS PLACE, 1842







ULSTER BANK, 1 MARKET PLACE 1755.

CARRICKFERGUS CASTLE, c1180–c16th.C.

CARRICKFERGUS

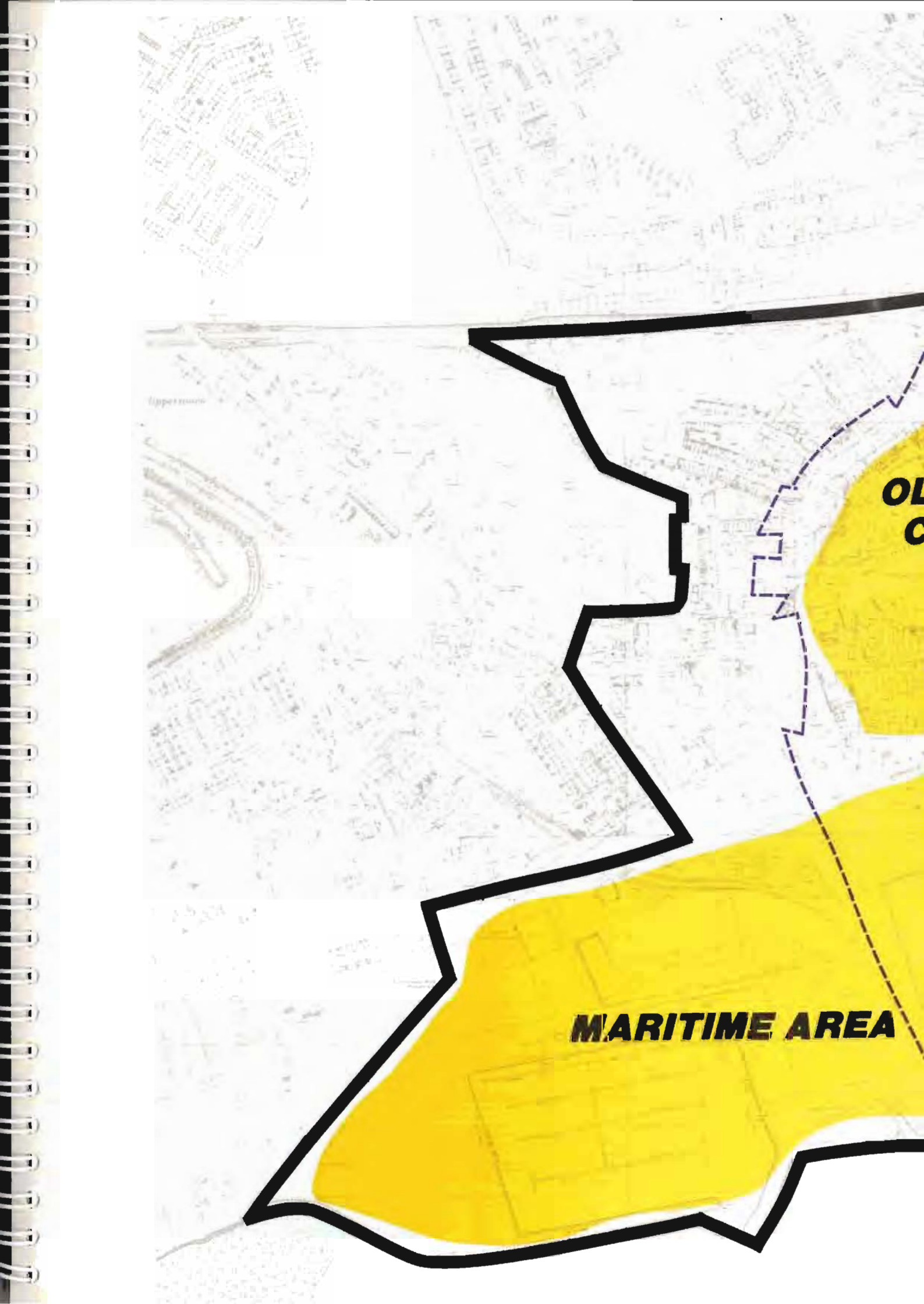
TOWNSCAPE ANALYSIS

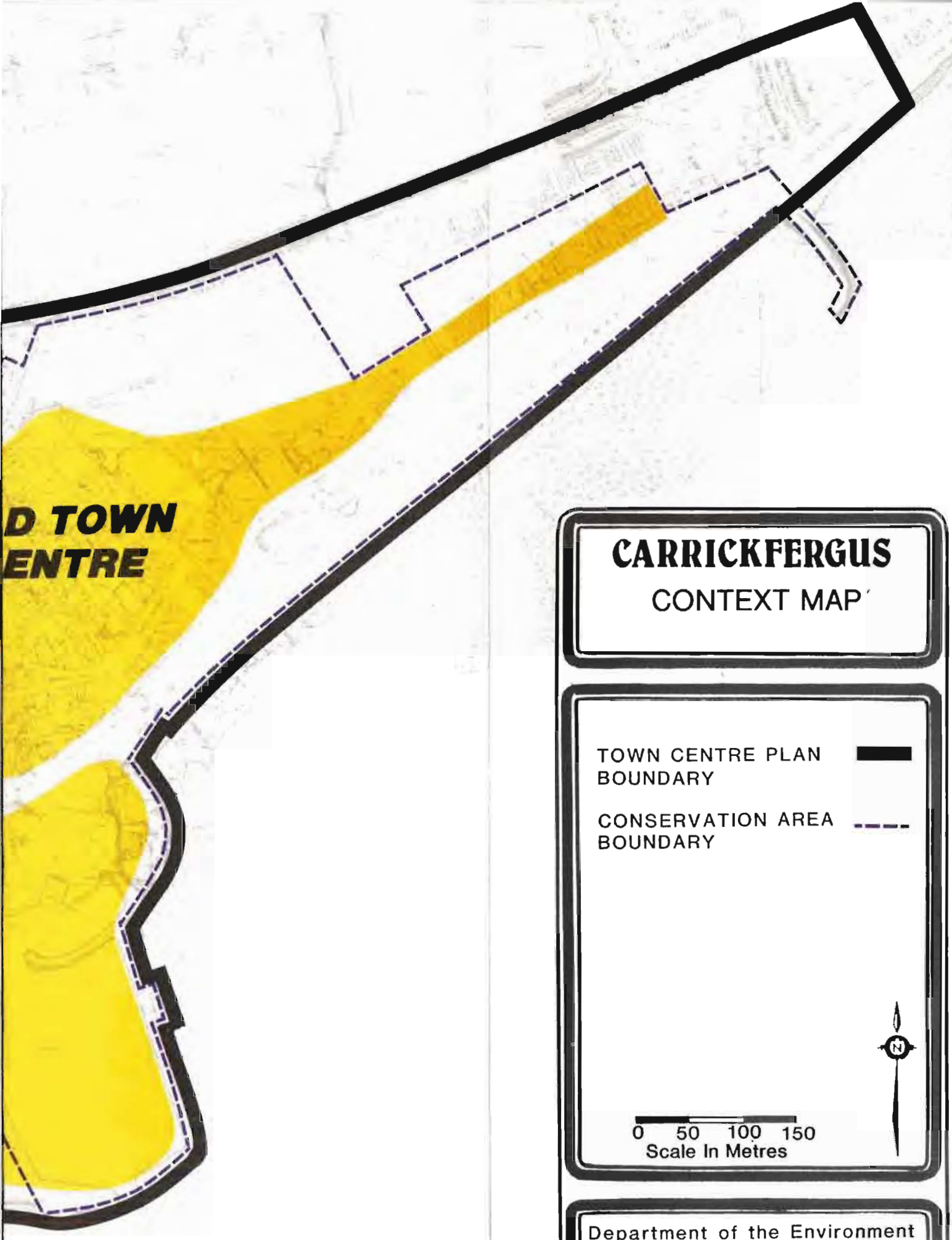
- Significant Buildings
- Focal Point
- Town Wall
- Environmental Improvement Schemes
- Shopping Centre
- Key Entrance Points
- Main Pedestrian Routes
- Major Pedestrian Link From Maritime Area

Department of the Environment for Northern Ireland

Town & Country Planning Service
County Hall
182 Galgorm Road
Ballymena BT 42 1QF.

Section 2
OLD TOWN CENTRE


MARITIME AREA



CARRICKFERGUS

CONTEXT MAP

TOWN CENTRE PLAN BOUNDARY

CONSERVATION AREA BOUNDARY

N

0 50 100 150
Scale In Metres

Department of the Environment for Northern Ireland

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County Hall
182 Galgorm Road
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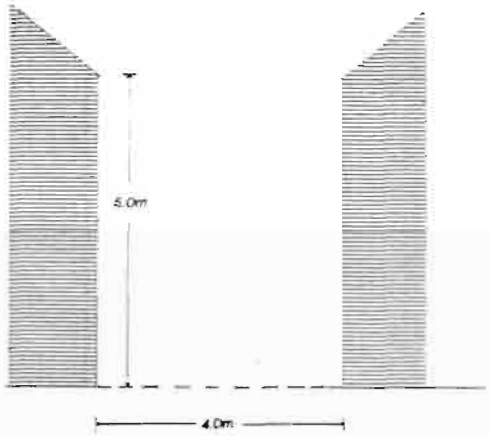
3.0 OLD TOWN CENTRE

3.1 The aim in producing design guidelines for proposed developments within the town centre is to ensure that such proposals are in sympathy with the character of the area. This may be achieved both by replication of traditional building forms or through good modern design. In both cases the designer of new developments or extensions must respect the scale, building line, proportion and architectural detailing of the existing built form.

Scale

3.2 The major part of the building form within Carrickfergus displays a scale which is domestic in character. It will be important in new development to replicate the scale of the surrounding area by ensuring the elevational mass of the building is broken up and modelled into units of similar size to those of neighbouring buildings reflecting the architectural rhythm of the street. The relation of height to width in the streetscape determines the character of spaces, in Carrickfergus the shopping streets provide a pleasant sense of enclosure.



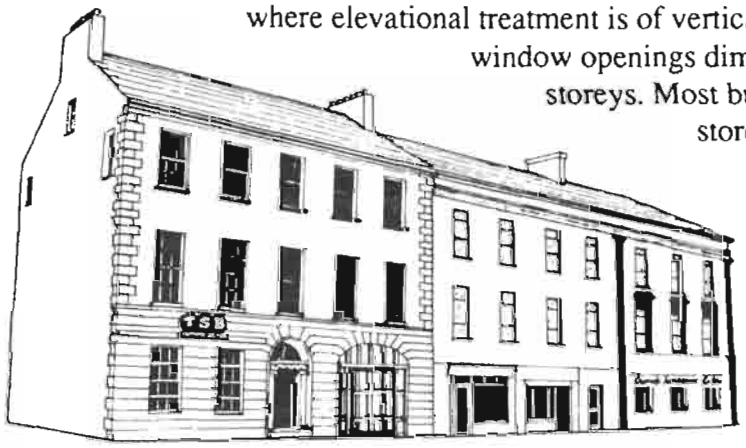
West Street demonstrates the local scale

Building Line

3.3 The existing building line along the main streets is a vital element of the townscape and care must be taken in new development not to detract from this. Significant alteration will interupt a facade and may cause a loss of the sense of enclosure or block an important vista.

Proportion

3.4 The architecture of Carrickfergus is exemplified by buildings with narrow frontages where elevational treatment is of vertical rectangular dimensions with window openings diminishing in height on successive storeys. Most buildings are either two or three storeys high and give a strong sense of rhythm and pattern along the street frontage. The design of new buildings should incorporate this vertical emphasis and the use of large blank surfaces and horizontal features should be avoided.



Architectural details

3.5 The architectural detailing of the buildings gives cohesion to the built form in Carrickfergus. The fenestration in Carrickfergus is of "Scottish Georgian" proportions and is traditionally of timber sliding sash construction. Doors were originally panelled or boarded and painted rather than varnished or stained. There are a wealth of decorative mouldings displayed as quoins, string courses, masonry eaves and as surrounds to doors and windows. The overall colour of the town is given by the simple gable ended pitched roofs of natural slate and the plasterwork finishes which are painted a variety of colours. These features add to the overall character unique to Carrickfergus.

Design Guidelines

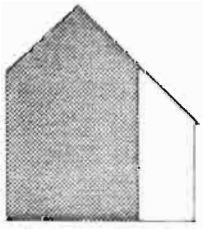
3.6 The following guidelines will be applied to all new buildings and as appropriate to the renovation and refurbishment of existing buildings within the Conservation Area.

New Development | **Alterations and Extensions**

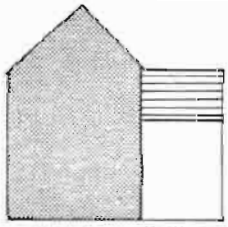
3.7 Mass

Height — should be two or three storeys.

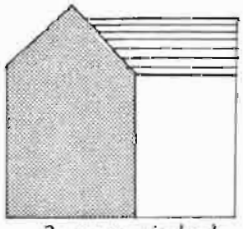
Extensions can take the form and character of the parent building or be of a modern design which compliment the original. In both cases the extension should should not dominate or impair the appearance of the existing and this can be prevented by careful consideration to the scale and mass of the new works and the materials of which it is constructed.



2 storey lean to



2 storey pitched



3 storey pitched

Three storey buildings on High Street

3.8 Roof Design

Except where a gable wall faces onto a street all roofs should pitch away from the street frontage and be covered in natural slates. The angle of pitch should be in the range 35° to 45° and eaves and ridge heights should be similar to those of existing roofs in the immediate vicinity. Chimney stack and pots where these are a significant feature of a terrace or group of buildings should be replicated in new building even if non-functional.

Where an extension is open to public view the provision of a pitched roof will generally be a requirement. It will certainly be required if the height of the extension breaks the eaves line of the parent building.

In relation to alterations the chimney stacks and pots should be retained or replicated in their original form to include corbelling, moulded detail etc.

Gables and eaves should finish flush without barge boards or fascias.

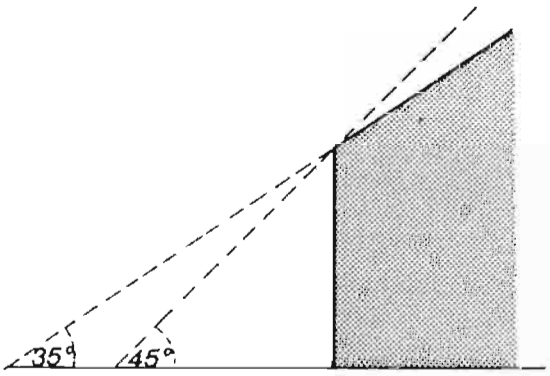
Also applies.

Parapets or masonry eaves may be acceptable in certain circumstances.

Also applies.

Downpipes and gutters should be cast iron or cast aluminium.

Also applies.



35° minimum roof pitch
45° maximum roof pitch

Chimneys break the skyline and emphasize the rhythm of the terrace

3.9 Materials

The use of the right kind of wall finish and roofing material are vital factors as these impart to a building its overall colour as seen from a distance and the textures of its external surfaces close at hand. The materials chosen should therefore relate in character to those already in use and should be kept as simple and low in number as possible.

Also applies.

Wall finishes should be smooth plasterwork render and painted.

Wall finishes of extension should match the parent building.

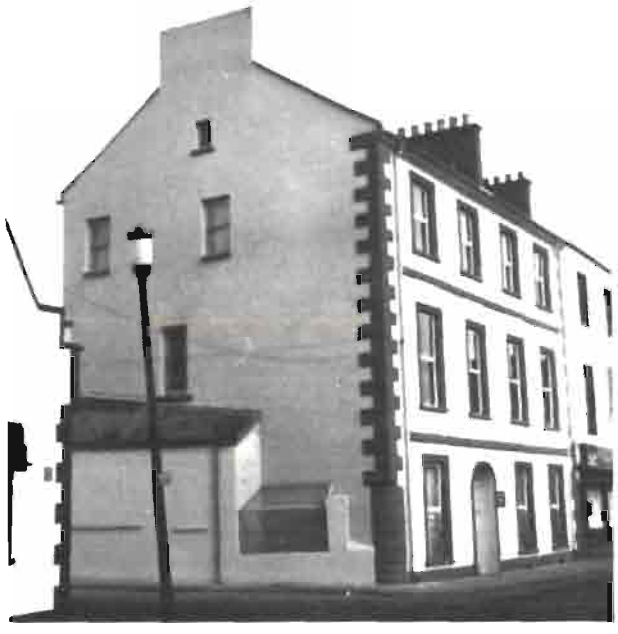
Brick or stone may be used if a building being replaced was previously faced in these materials or the building is in a group displaying these finishes.

Quoinstones are an important feature of Carrickfergus and should be used in new building, where appropriate.

In alterations quoinstones should be retained or replaced where necessary.

New building should have regard to the strong tradition of plaster moulding within the town especially in relation to opening surrounds.

All traditional decorative features whether they be formed in stone, plasterwork or timber eg head keystones, columns, mouldings etc should be retained or replaced where necessary.



This building demonstrates many of the attractive decorative plaster mouldings which are a feature of the town.

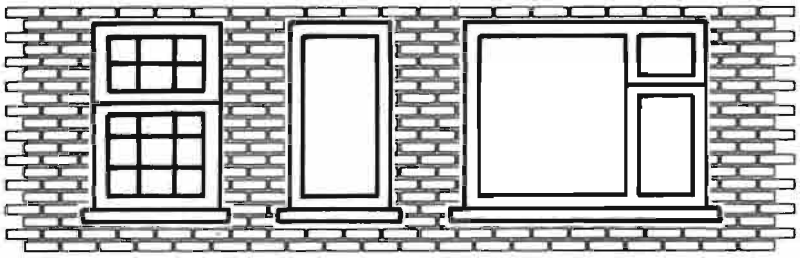
3.10 Window Openings

The existing architecture has a marked vertical emphasis not only in the building form but also in the various elements it embodies. Window and other openings are invariably taller than they are wide and the ratio of solid to void is weighed in favour of the solids. In infill development the window openings should reflect the proportions of those in adjoining buildings.

The design of new buildings should incorporate this vertical emphasis. The use of large bland surfaces and uninterrupted horizontal features should be avoided.

Sliding sash windows with a vertical emphasis predominate throughout the Carrickfergus Town Centre. When replacing windows in existing buildings it is of vital importance in retaining the unity of the street frontage to ensure that the openings are not enlarged and the original style of window is replicated.

Window openings in extension should mirror the proportions of those in the existing building and have a similar solid to void ratio.



Unacceptable Window Types

Existing timber vertically sliding sash windows should be replicated using original detailing and up and down method of operation.

Sills should be substantial, constructed in either precast concrete or stone and have a traditional profile especially in respect of the leading edge.

Mouldings and other decorative plasterwork around openings shall always be retained. Replacement sills should be as substantial as in adjacent buildings, constructed in either precast concrete or stone and have a traditional profile especially in respect of the leading edge.

Acceptable Window Types

New Development

Dormer windows or roof lights are not prevalent in the old town centre and will normally only be acceptable on the rear elevation of buildings. They will only be acceptable on the front elevation where they are a feature of an existing group of buildings and infill development is undertaken. In either case, they should be of traditional rather than contemporary box design and should be in scale with the existing building.

Dormer windows will not be permitted to exceed the ridge height of the building or to collectively occupy more than 20% of the area of any particular roof elevation. In addition to their design, it is important that dormer windows and roof lights should line through with existing windows in the elevation, in which they are placed, and be correctly spaced.

Alterations and Extensions

Where dormer windows or roof lights are to be added to an existing building they will again normally only be acceptable on the rear elevation. Unless as in new development they are a feature of an existing group of buildings and will then be permitted on the front elevation. In either case they should be of traditional design and should be in scale with the existing building.

Also applies.

Traditional dormer window design

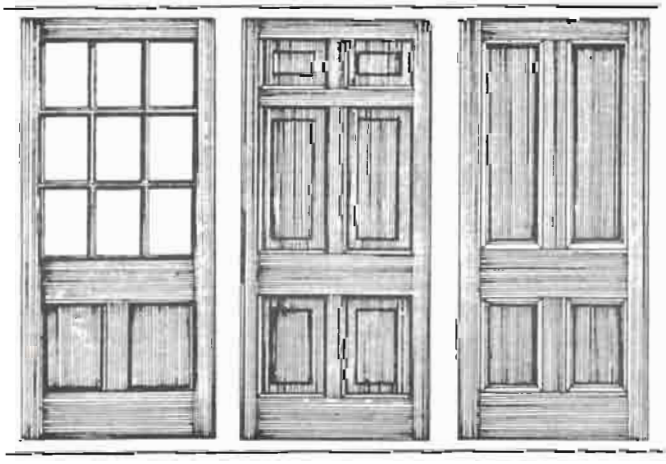
3.11 Doors

Traditionally panelled or vertically boarded doors were used extensively in buildings within the conservation area. These door types should be used in new buildings especially in front elevations. Plain glass panels may be substituted for solid ones in panelled doors; however large expanses of glass are inappropriate and should be avoided. Bolection mouldings add refinement to a panelled door and should be used where appropriate.

The same guidelines will apply where it becomes necessary to replace an existing door especially in front elevations.

Examples of Traditional Door Types

Door accessories such as knockers and letterboxes and handles should be made of brass, bronze or cast-iron and be of period design.
Where properties have been converted to flats it is important to limit the amount of door accessories to the absolute minimum.
Intercom systems, now commonly used in multi-occupancy properties, require careful attention as to design and siting in order to integrate successfully.



New Development	Alterations and Extensions

3.12 Incidental Development

Free-standing walls around buildings should be finished in a material compatible with the buildings to which they relate.

Also applies.

Where fencing around new or existing buildings is required steel railings with a simple vertical emphasis should be used. Post and rail fencing or horizontal boarding is unacceptable. New fencing work must compliment and not detract from the simple yet high standard of craftsmanship exhibited in existing work.

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. Design should be carefully considered in order to reduce scale and to minimise the effect of horizontality.

Also applies.

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

Also applies.

Satellite dishes will normally only be permitted on rear elevations and in circumstances where they are not generally obtrusive.

Also applies.

Burglar alarms should be designed to integrate with buildings as far as practical and be so positioned as to minimise visual intrusion on all facades of buildings.

Also applies.

3.13 Colour

While external colour decoration is not normally subjected to planning control, unless Permitted Development rights are withdrawn under Article 4 of the Planning (General Development) Order (NI) 1973, the use of colours which blend are important in painted facades. Painting should take place within the framework of an overall harmonious street scene.

On old buildings tradition is the governing criterion and the colour for walls, detailing and timber work should be controlled by the period style of the architecture. On new buildings colour schemes should harmonise with the immediate surroundings. Integrated painting schemes are to be welcomed and will be encouraged.

To this end a scheme has been prepared for buildings in West Street/Market Place by the Department. Details may be obtained from the Project Office.

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. Stains or varnishes should not be used.

Also applies.

4.0 SHOPFRONTS and SIGNS

4.1 The appearance of shopfronts is a significant element in the impression made by the town centre on visitors and shoppers. Poorly designed, dull and badly maintained rows of shopfronts are unattractive and do little to stimulate trade. The cycle of decline from which the town centre is now breaking free has led to a large number of properties being either ripe for refurbishment or perhaps even redevelopment.

4.2 Where a traditional shop or pub front remains any refurbishment work or alteration should strive to retain it, if at all practical. If this is not possible or in circumstances where a new building is proposed the designer should follow the guidance set out below.

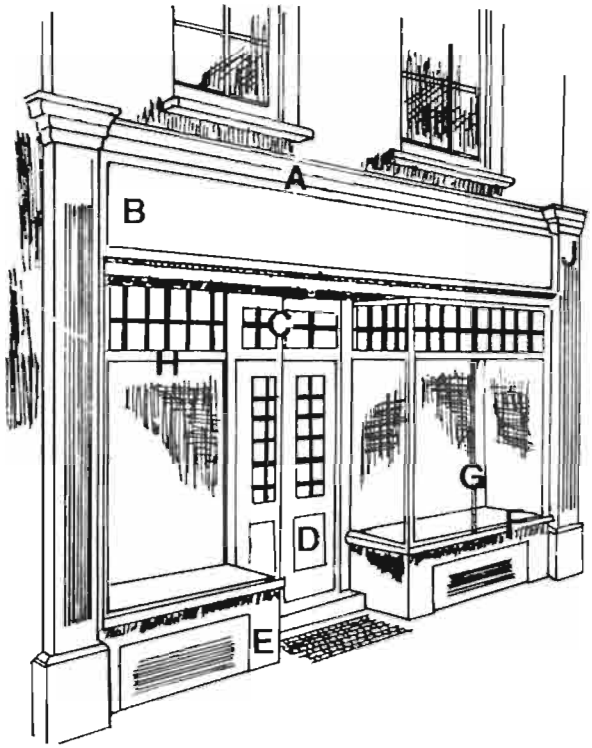
Upper Floors

4.3 If the upper floors of the building are poorly maintained this will affect the appearance and attractiveness of the shop front below. Therefore, a programme of maintenance cleaning and repainting is advisable — removing redundant wires and brackets, repainting plaster and woodwork, washing down the facade and repointing the brickwork.

4.4 Storage of materials and goods should not be noticeable through upper floor windows. Curtains can provide useful screening as well as contributing colourfully to the street scene.

The Shopfront

4.5 The design of a shopfront 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 entire streetscape. Shopfront window panes should be sub-divided by substantial mullions to reflect the vertical emphasis of the upper floor fenestration.



ELEMENTS OF A
TRADITIONAL SHOPFRONT

A CORNICE
B FASCIA
C FANLIGHT
D PANELLED DOOR
E STALLRISER
F CILL
G MULLION
H TRANSOM
J PILASTER and CORBEL

4.6 Where a shop embraces two (or more) plot widths, the character and identity of each individual elevation above should be respected. This can be achieved by a change in fascia detail or a set back or, ideally separate shopfronts. The visual continuity of ownership can be achieved by using the same fascia colour and lettering type.

4.7 The number and type of materials, and the colours used on a shop front should generally be kept to a minimum. They should also be compatible with the character of the area as a whole. The use of modern materials such as plastic and stainless steel are out of place in the historic environment and should be avoided in shop or pub fronts. Where metal frames are desired these should be dark or bronze metal, however, the most appropriate material is timber which is painted rather than stained or varnished. The addition of bolection mouldings to window frames and panelling adds refinement.

4.8 Stallrisers can form an important character of a group of shops ideally these should be not less than 0.6 m (2 ft) high.

The Fascia

4.9 Fascias should provide a unifying effect to street frontages and be kept at an acceptable level. Attention should be given to achieving a correct scale for fascias and signs relative to the other elements of the building. Generally the depth of the fascia should not exceed a quarter of the shopfront height to the underside of the fascia (top of fascia approximating to first floor level). The fascia should not overlap first floor windows nor obscure other architectural details such as string courses and cornices.

4.10 Garish colours and fluorescent materials should be avoided in favour of darker fascia colours with white or light coloured lettering.

4.11 The information on the fascia should state only the name or trade of the shop and not be cluttered with extraneous advertisements or duplication of information. Lettering on fascias is most legible when restricted to half the fascia depth. Hand-painted, applied or individually mounted lettering are all acceptable and offer an interesting variation.

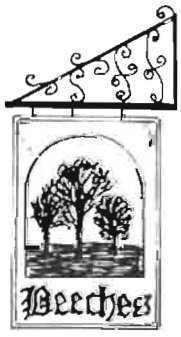
Examples of hand-painted fascias

4.12 Internally illuminated fascia signs will not normally be permitted as these are felt to be over dominant in the streetscene and with very rare exceptions their construction and materials are such that when switched off they have no visual quality whatever. An acceptable alternative may come from fascias using 'back-lit' letters (where the background is blacked out), or 'halo lit' letters (where letters stand proud of the fascia and are individually illuminated from behind). Other acceptable forms of illumination are wash down or spot lighting, this should be unobtrusive.

Signs

4.13 Some projecting signs may be acceptable at fascia level but in general should not be displayed at upper floor levels. Too many signs in an area can break up the visual harmony of the buildings and create a cluttered appearance.

4.14 Projecting box signs are particularly unsuitable in Conservation Areas, especially if internally illuminated. Simple hanging signs which the eye can separate from the building can however enhance the character of the street and are to be preferred. Information displayed on such signs should relate to the trade or function carried out on the premises rather than to specific commercial products. Such signs could be illuminated by unobtrusive external lighting.



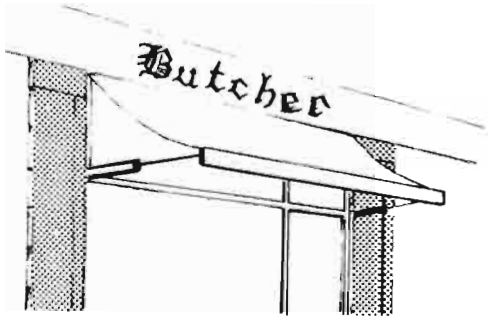
Examples of projecting signs which would be acceptable.

4.15 Where premises are owned or occupied by businesses employing a corporate or nationally recognised logo it is expected the firms in question either forego the use of the sign or adapt it as necessary in the interests of preserving the visual attractiveness of the Conservation Area.

4.16 The proliferation of window stickers will detract from the street character (if deemed essential then they should cover no more than 10% of the total window area and preferably be grouped).

Awnings, Shutters and other details

4.17 There has been a marked increase in the use of these features in recent years. Both require planning permission. Where shutters are considered necessary they should form an integral part of the design of a shop or pub front rather than be tagged on as an after thought. Heavy header boxes, for example, are to be avoided. The design of metal roller shutters has advanced to give a variety of colour coated and perforated models which are less obtrusive and allow light to pass through bringing life to the street scene at night and allow window shopping.



4.18 Awnings as permanent features can detract from the street scene, whereas retractable sun-shades can do much to brighten it up. When used they should fit between and not over, the pilasters, and should 'spring' from the lower edge of the fascia.

4.19 Burglar and fire alarms, although necessary, should be discreetly sited.

5.0 DESIGN GUIDANCE FOR SPECIFIC SITES

5.1 The following gives general design guidance for two key Opportunity Sites in the town centre. This is intended to guide the designer of these developments as to the nature and quality of building the Department would expect on these sites. This guidance is not intended to be comprehensive and the Department may issue further "Development Briefs" for these sites as it feels necessary.

Development Site No 1: North Street / Lancasterian Street

5.2 This site has a key strategic location for the revitalization of the commercial core of Carrickfergus situated adjacent to the existing major retail store in the town centre. It measures some 0.5 hectares and has frontage to Lancasterian Street, North Street and the footpath from St Bride's Street car park to Antrim Street. It is suitable for a major single level shopping development of 2,000-3,000 m.

5.3 The development will be serviced from an internal service yard which will be accessed from Lancasterian Street and located in such a way so that service traffic is concealed from the public. The service yard will also service existing shops on the east side of North Street. The following sections set out the broad design principles which the development should meet in relation to the perimeter facades.

Lancasterian Street Facade

5.4 The frontage to Lancasterian Street will be two-storey, the building should have an external expression similar to that of a number of narrow frontages to reflect the scale of the existing townscape. This will be a shopping frontage and the guidance given for shop fronts will apply. The building should be finished in clay brick to reflect the tradition in this area of the town and should be capped by a gabled pitched roof of natural slate. The church hall may be refurbished and re-used as an integral part of the design. The vehicular entrance to the service yard should be framed by pillars or an archway with lockable gates to screen the yard and give security.

North Street Facade

5.5 The existing North Street frontage will remain intact except for two small intrusions. The redevelopment should retain the character and scale of the street. The building will be finished with smooth rendered walls painted in pastel colours and capped by gabled pitched roofs of natural slate. The pedestrian access to the development from North Street should be emphasised as an integral part of the design and not depend on elaborate signs. As this is a shopping frontage the general design guidance in this respect will apply. There will be access to the proposed "Wall Walk" through the archway of No 65 North Street and this should be discreetly signposted.

Wall Walk Facade

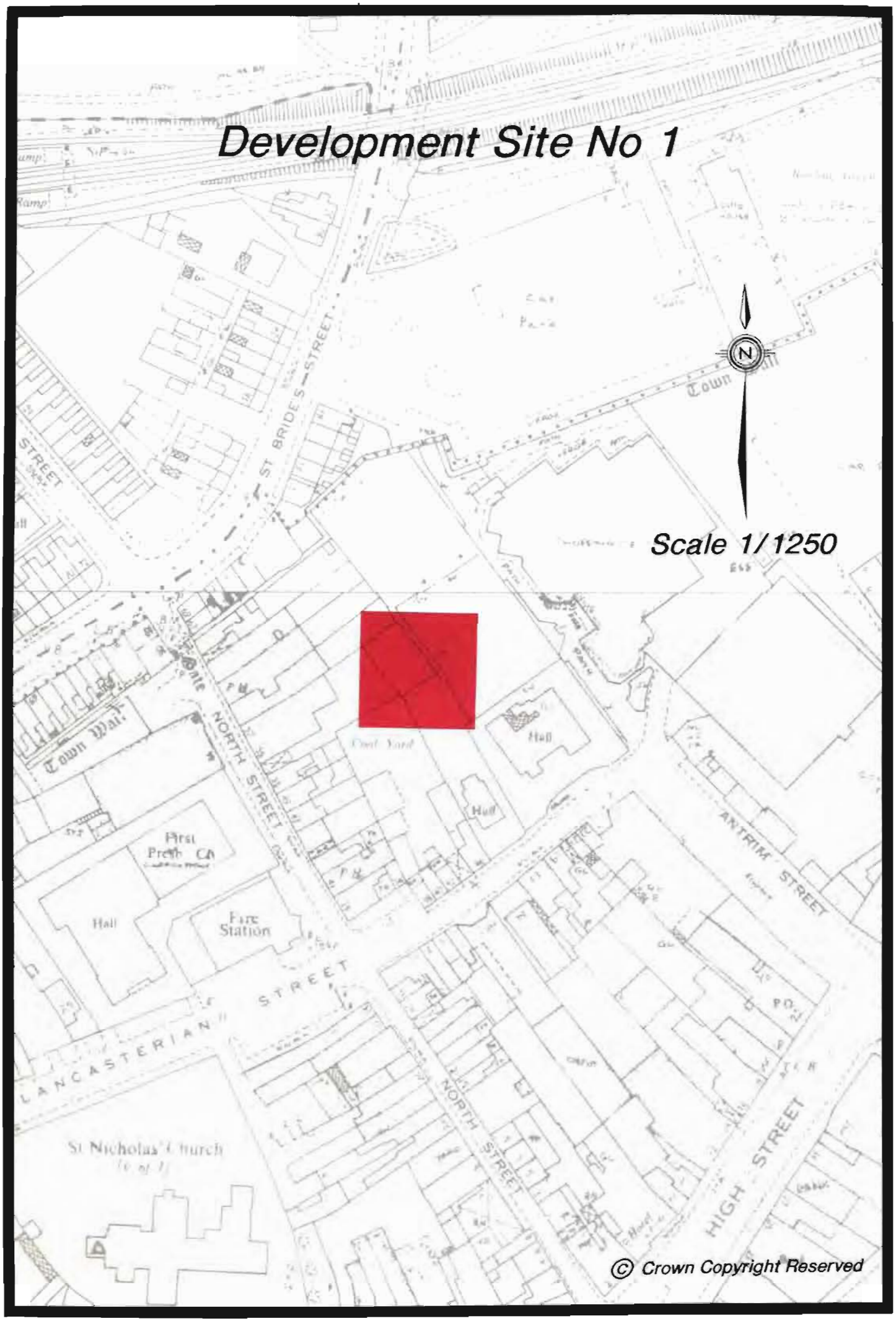
5.6 The building line should follow the southern boundary of No 65 North Street to allow a pleasant walkway along the exposed Town Wall. The building to this facade should be single-storey and capped by a gabled pitched roof in natural slate and should relate in scale to the equivalent facade of the adjacent Stewarts Supermarket. This should be an attractive and well lit shopping frontage. The wall finish should be clay brick.

St Bride's Street / Antrim Street Footpath Facade

5.7 The western boundary of the footpath will be the building line although the designer will be free to vary this line to enhance the interest and attractiveness of the pedestrian access. The building should be single-storey capped by a pitched roof in natural slate and should relate in scale to the adjacent Stewarts Supermarket. The external wall finish should be of clay brick in harmony with Stewarts.

St Bride's Street / Antrim Street footpath

Development Site No 1



Development Site No 2: 33-37 High Street

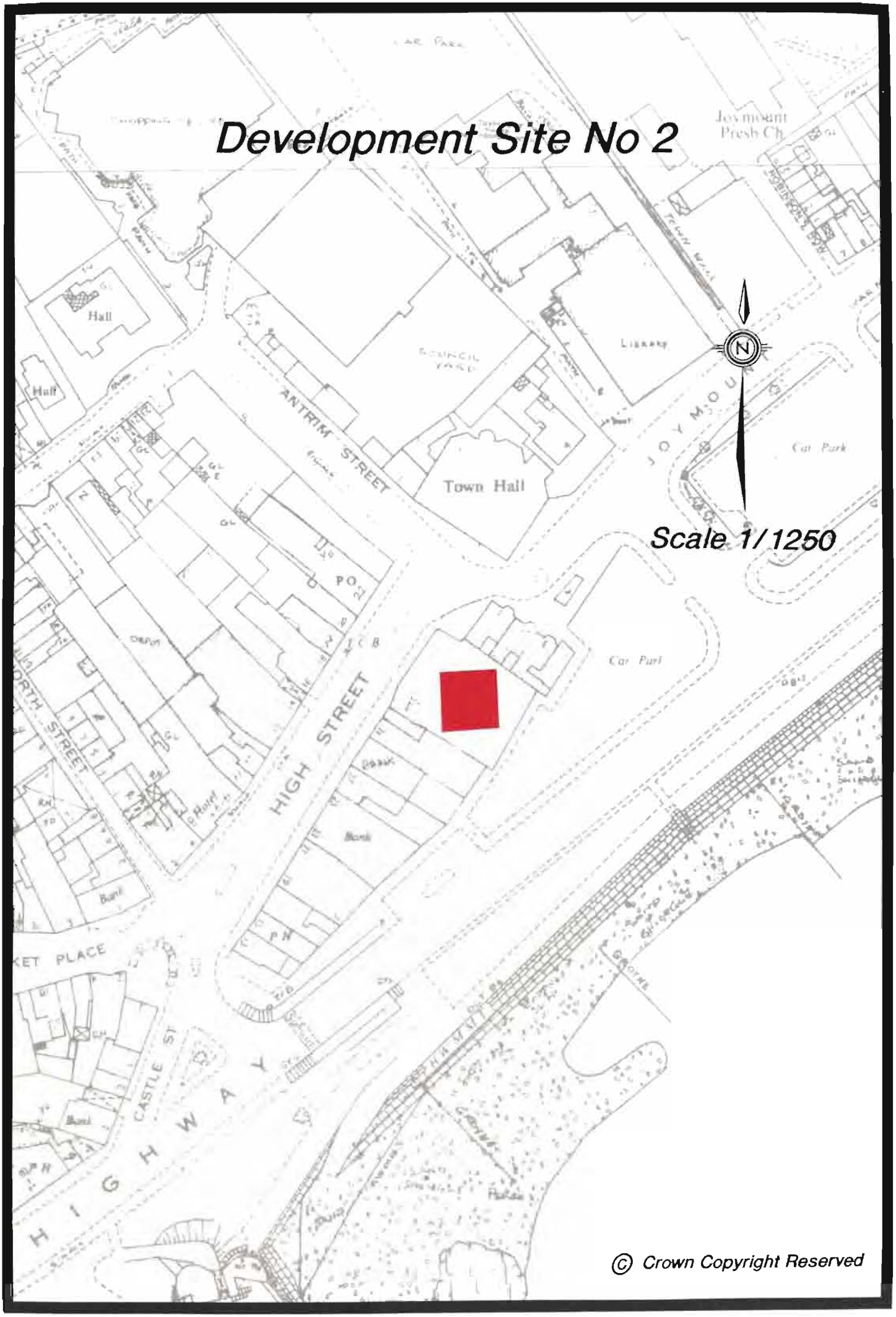
5.8 This site is in a key position in townscape terms having a facade to both Marine Highway and High Street, the latter being significant in framing the vista of the Town Hall from Market Place. The aim in developing the site will be to reinstate this key shopping frontage in a manner sympathetic with the scale and character of the streetscape.

High Street frontage

5.9 This site is approximately 0.1 hectares in area and has a 24 m frontage to both High Street and Marine Highway. The development should be three-storey and capped by a natural slated roof which maintains the eaves and roof profile to High Street. The existing building line should be maintained on High Street to retain a continuous facade. The ground floor should be developed for retail use, on subsequent floors, office or flat accommodation will be allowed. It will be important to break the frontage into units which echo the rhythm and scale of the original shop front. The shop fronts and signs should conform to the design guidance given in this respect. On the upper floors the design should echo the Victorian and Georgian rhythm and fenestration of the adjacent property. Suitable external wall finishes would be rendering with a smooth ashlar cement finish and painted with a pastel colour. In detail the design should conform to the guidelines set out in this document.

5.10 The facade to Marine Highway should echo the High Street facade in fenestration. However, the variety of architectural styles and colour prevalent on the seafront would permit a less formal approach to the facade to allow the upper floors to capitalise upon sea and castle views.

Development Site No 2



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Section 3
MARITIME AREA

6.0 MARITIME AREA

6.1 The maritime area offers a unique opportunity in Carrickfergus to extend the facilities and built form of the town centre whilst realizing the potential of the attractive sea side setting. This design guidance will provide the framework for developments in this area to establish a uniform level of good quality design. The themes of this guidance draw heavily on the traditional architectural style of the old town centre. The aim being to harmonize old with new in such a manner that the area from the marina to North Gate reads as an entity.

The town centre from the Harbour

6.2 The following provides a general framework to which design for buildings in the maritime area should relate. However this should not inhibit good alternative design which will be considered on merit.

6.3 The opening section deals with the layout and design of the open spaces. This is followed by design guidance for the housing and key waterfront sites where the traditional building form will be most closely mirrored. The final section deals with the Technology Park and adjoining Opportunity Site.

Open Spaces and Access

Pedestrian Access

6.4 The waterfront is the central attraction in this area and therefore there should be maximum public access. This will be maintained throughout the development with only two exceptions namely:—

(i) The access to the pontoons from the Marina Administration Building.

(ii) The boat repair area and sailing club. In both areas fencing will be kept to a minimum and should be a good quality pallisade fence or cast iron railings. The perimeters will be punctuated by landscaping and the existing harbour edges should be retained, repainted and made good.

6.5 To enhance pedestrian access the existing marina bank should be partially covered by a two-level walkway. The upper level will relate to the harbour with a good quality frost proof pavior or paving slab. The exposed edge should be well protected against damage. There should be ease of access between levels with ramps and steps. Any extension to the basin should have vertical walls.

6.6 A four metre strip will be retained along the waterfront to provide a pedestrian walkway. This will also permit the passage of maintenance vehicles.

6.7 The scale of the buildings next to the water's edge will be three and three and a half storeys providing shelter for pedestrians and the marina itself.

Views of Water and Castle

6.8 Vistas and carefully controlled views will be maintained of the water, castle and marina. The opportunity should be taken to highlight existing land marks such as the Harbour Master's office and the tower at the end of Albert Edward Pier by the careful orientation of buildings.

Tower at end of Albert Edward Pier

View of Castle from Marina

6.9 The area of land between the harbour and marina extension is to be kept free from buildings which would block the view and disrupt the relationship between the marina and the harbour. The entry point to the new pontoons in the old harbour should be used as a focus for this area. Buildings should be orientated on the site so that the views can be framed.

6.10 The Piazza behind the Administration Building will be the focus of the entrance to the maritime area. The views from the Piazza are important and will be controlled by the adjacent development and softened by landscaping.

6.11 The vista of Market Place/High Street from the harbour edge is to be maintained and framed by light posts and punctuated by good quality street furniture.

Parking

6.12 Car parking should be broken up into small bays and well landscaped. The exception to this is the existing car park in the harbour area. This car park will be kept open so as to provide space for parades, festivals and special events and limited landscaping only should be provided on the car park boundary facing the castle. The other boundaries of the car park should be well landscaped with trees and mounding.

Street Furniture

6.13 Lighting, signs, sculpture and seating etc should be of high quality and consistent in design. Cast iron/cast aluminium items should be used in preference to materials which will corrode in sea air.

6.14 The opportunity should be taken to use sculpture throughout the scheme. Suitable locations would be the Castle Green, the Piazza, Legg Park and at key viewpoints along the waterfront. Inspiration for the sculpture subjects should be drawn from the history of Carrickfergus.

Reproduction cast iron street furniture

Signs

6.15 Signs on commercial buildings will have to conform to the general guidance in this document.

Housing and Waterfront Sites

6.16 The overall scale of the development should relate to the existing town centre and external finishes will reflect the local vernacular. It is considered important that the basic form and finish of buildings in this area be consistent and therefore the design detailing applied to the housing will also relate to the other waterfront buildings within the context of the varying uses.

Housing

6.17 Housing should be two or three storeys with three and a half storeys allowed occasionally.

6.18 Roof pitch should be in the range 35° to 45° and terminated by gables which may be expressed by parapet walls.

6.19 In order to retain a vertical emphasis to the architecture the depth of dwellings should be a maximum of 9 m. Where greater depth is required this should be achieved by expressing a gable.

6.20 The elements of the building should retain the vertical emphasis prevalent in Carrickfergus with the fenestration retaining "Georgian" proportions. Black/white or stained hardwood frames should be used. Window reveals should be framed by 75 mm (approx) bands of smooth render to mirror local tradition. Doors should be similarly detailed and painted bright colours.

6.21 Large windows will be permitted if they provide access to balconies, private patio areas or gardens. Where used they should be broken up by mullions and transomes. If balconies are provided they should be well detailed to avoid corrosion/rust.

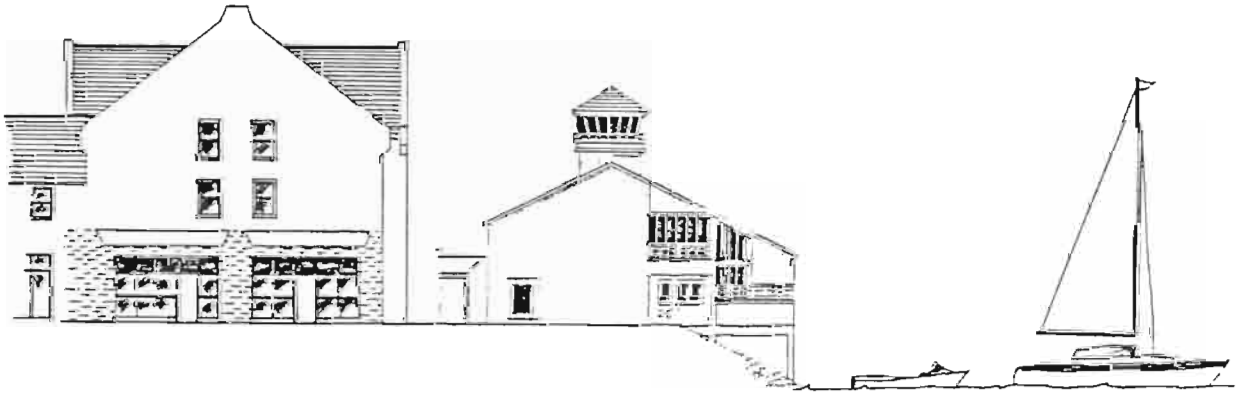
6.22 The ground floor is to be expressed as a rendered plinth with horizontal bands every 450 mm (approximately). These should be painted white or preferably pastel colours. The upper levels can be roughcast (large aggregate) painted white or well pointed brickwork, painted white. The roofs are to be natural slate or blue/black concrete slate. Flat roofs are to be avoided. Landscaping should be of a high quality throughout, regularly maintained and speedily replaced, if required due to lack of growth or damage.

6.23 The access roads are to be asphalt and the parking areas should use paviors. The pedestrian links are to be similarly finished to parking areas.

Waterfront Sites

Administration Building

6.24 This is one of the most important single buildings proposed in the whole maritime area. It has a key location in the overall plan, will be highly visible when viewed from the water and the waterfront pedestrian walkway and, of course, will be one of the first new buildings completed. It therefore presents a unique opportunity to establish an exemplar development.



6.25 The building should be one and two storeys in height and should be cantilevered/ projected over the boundary wall to provide:—

(i) an overall view of boats in the marina;

(ii) restricted access to pontoons for security reasons;

(iii) minimum interference to the waterfront pedestrian walkway.

6.26 The service yard should be roofed over to screen it from adjacent development. A porte cochere could be considered at the drop off point on the landside of the building. A look out tower projecting over the roof line should be provided to help the building retain a nautical theme. The use of flags and sculpture is strongly recommended for the Piazza behind the building.

6.27 In all aspects of detailed and external finish the design guidance given in relation to the housing will be applied.

Commercial and Leisure Developments

6.28 The Department has identified a major opportunity site and land suitable for commercial/leisure/residential developments along the waterfront. It is felt that in basic form and detail these developments should not vary significantly from the design guidance applied to the housing development. There are however a number of specific requirements associated with these uses:—

Opportunity Site:

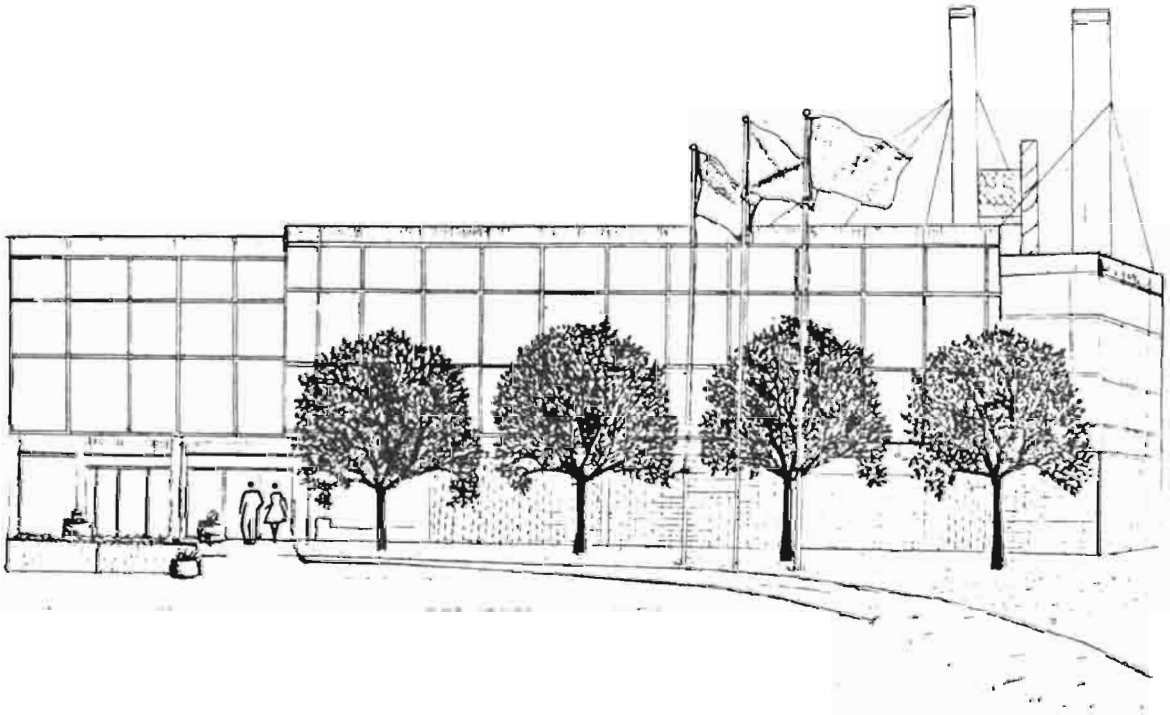
6.29 This is a strategic site with frontage to both the Piazza and waterfront. Any building here should be three storeys where it fronts the Marina and two storeys facing the Piazza. The building line to the waterfront will be the back edge of the 4 m walkway. Where the building is angled to follow the line of the extended marina basin the junction should be articulated. The service yard should be hidden to the rear (landward side) of the site. Any integral car parking should similarly be to the back of the building and this area should be well landscaped.

Waterfront Commercial / Residential:

6.30 Servicing should be to the rear by the means of enclosed service yards. If service yards cannot be provided provision should be made for enclosing bins/refuse. A high standard of design will be expected for commercial frontage and signs and this should adhere to the design guidance given in Section II.

Technology Park

6.31 The Department has identified sites capable of providing over 3,500 sq m of floorspace within the maritime area as the basis for a Technology Park. This will provide high quality workspace suitable for offices or service industries. Buildings for this purpose do not suit load-bearing, masonry construction techniques and will need to have deeper uninterrupted internal spans capable of accommodating large and small units. They should have clear modern lines outside and should express the actual use of the building.



6.32 The buildings should be orientated to read with the car park and layout of the maritime area rather than the Belfast Road/Marine Highway. The west side of the buildings should be used to articulate the corner of the main entrance from the Belfast Road. This can be done by expressing a plant room or entrance as circular on plan and using chimneys or flags as a central pivot point.

6.33 The building or buildings should be so orientated to present two frontages; one facing north and one south. These frontages should sandwich an internal access road which would serve each unit from the rear thus keeping service traffic concealed.

6.34 The building should not exceed two storeys and be clad in a high quality curtain walling or cladding panel. If a panel system is used it should be a high quality sandwich panel as opposed to a profiled metal cladding.

6.35 The style of the building may be "high-tech" gleaning its design inspiration from the detail and rigging of yachts.

6.36 The development should incorporate high quality signs. Mounding, punctuated by trees and shrubs, should be provided next to the Belfast Road/Marine Highway.

Retailing Opportunity Site

6.37 Adjacent to the Technology Park the Department have identified a site suitable for the provision of 2000 sq m of retail or retail/leisure space which in the future could complement retail provision in the walled town. This building also will not suit load bearing construction techniques and should retain flexibility in terms of individual unit size. The building should be modern in appearance and be of comparable scale and style as the Technology Park buildings.

6.38 As the building will be seen by visitors to the nearby castle grounds it should be clearly articulated so as to avoid becoming overbearing and ugly. The north east corner should be used to turn the corner at the existing access road and the south east corner should be used to pivot the corner into the central spine road from the access road. These corners should be emphasised in the design of the building. The south east corner should relate to the existing Harbour Master's office.

6.39 The building may be of "high-tech" design and could incorporate masts and rigging to reflect its maritime location. In external finish the building should relate to the Technology Park with high quality curtain walling or cladding panel being used as the exterior envelope as opposed to single skin profiled metal cladding.

6.40 The roof will be the most dominant single element in the view of the maritime area from the Castle Keep and it is important that this adds to rather than detracts from the vista. This should be well designed with any plant mounted on the roof being integrated into the design.

CARRICKFERGUS

MARITIME AREA PROPOSALS

RESIDENTIAL

OPPORTUNITY SITES

MARINA EXTENSION

COMMERCIAL

TECHNOLOGY PARK

RECREATION

CAR PARKING

Note – Areas shown are approximate and boundaries may be subject to change.

0 20 40 60

Scale In Metres

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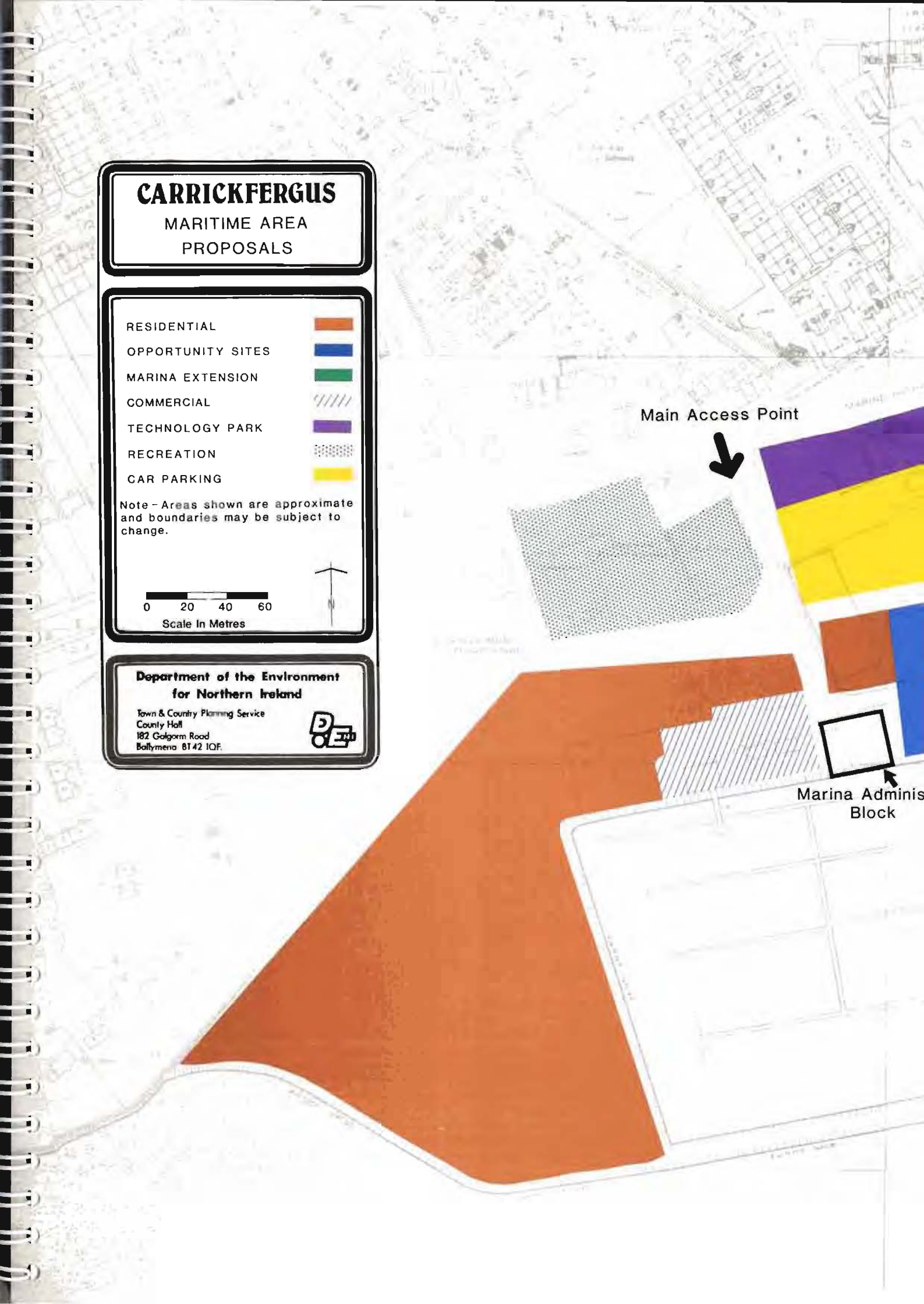
Department of the Environment for Northern Ireland

Town & Country Planning Service
County Hall
182 Galgorm Road
Ballymena BT42 1QF.



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APPENDICES

Appendix I SCHEDULE OF LISTED BUILDINGS

Castle Ward

St. Nicholas' Church, Gates and Walling, Lancasterian Street.	HB 22/8/1	Erected 12th Century and later. Of Norman foundation, the church was reconstructed in 1614. The chancel was built by Robert Le Mercer in 1305-6.
Town Hall, Antrim Street.	HB 22/8/8	Erected 1779. Built as the county courthouse to the designs of Richard Drew. Wing added 1792. Further extensions completed 1819. Architect — Alexander Wilson.
William III Pier.	HB 22/8/19	Erected 17th Century. A rubble basalt stone pier, projecting westwards into the harbour. Traditionally the landing place of William III on 14th June 1690.
Dobbins Hotel, 6-8 High Street.	HB 22/8/7	Erected 17th Century. Built on the site of, and probably incorporating some foundations from, a *16th-century tower-house* occupied early in Queen Elizabeth's reign by *Stephen Dobbin*. The present building is much remodelled but retains fire-places at ground and first floor level in the west gable which are characteristic of *late 17th-century* work elsewhere; there is also much surviving timberwork especially in the eastern portion of the building which also suggest a date about *1700*. The eastern portion of the building is not aligned with any of the buildings in High Street; this could suggest that the building *predates* the formalising of the present building line. The western two bays of the hotel, not aligned with the rest of the building are a distinct house built later.
Joymount Presbyterian Church.	HB 22/8/10	Erected 1855-1890. A heavily moulded stucco rectangular building pedimented to the roadside. Round-headed windows are set in arcade recesses. The building has been extended at rear.
Joymount Manse, Gates, Piers and Walling, 6 Joymount.	HB 22/8/11	Erected late 19th Century. This is a two storey stucco building with embellished quoins, windows, architraves and a doorcase which is provided with sidelights and a radial fanlight.
Gills Almshouses, 11, 12 & 13 Governor's Place.	HB 22/8/14	Erected 1842. A five-bay block in Tudor style. Entrance and terminal bays are finished with shouldered gables and there are two groups of diagonally-set chimney stacks.

Bells, 2-4 High Street.	HB 22/8/17	Erected mid 18th Century. The site has been occupied by a building since at least the sixteenth century. Single-storey cottages adjacent to Dobbin's Inn appear on 16th century views of the town. The present appearance of the building is mid-Georgian though the facades have been stucco-fronted sometime in the early years of Queen Victoria's reign.

Historic Monuments

Carrickfergus Castle	The castle was founded by John de Courcy in 1178. The earliest building phase saw the erection of a polygonal curtain wall at the south end of the promontory, marked by dressings in local red sandstone. The wall was subsequently raised in height and a large keep constructed. The first and second floors are divided by a blocking wall inserted shortly after the first building. The great arch in the third floor accompanied a later raising of the roof. Further extensions were carried out to the castle in the 13th century. These are two polygonal towers to the west, but the major feature is the double towered gatehouse. Its strategic location has ensured that Carrickfergus Castle has played a significant role in the early defence of Ulster.
North Gate, Upper North Street.	Erected 1608 as part of the wall defences for Carrickfergus. Upper part was rebuilt in 1849-50 and restored in 1911. The gate has a wide arch which allowed access for coaches and a narrow one for pedestrians. The attractive battlement above the street is capped with ridge tiles.
Town Wall.	These are one of the most important extant urban defences in Ulster. The wall stretches from Albert Road in the west through North Gate to Joymount in the east. The wall was erected in the early 17th century.

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Appendix III

Financial assistance, for schemes within the Conservation Area, is available from a variety of sources outlined as follows:—

1. **Department of the Environment (NI)**

The Department 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. Grants are made on the recommendations of the Historic Buildings Council for Northern Ireland.

Further details may be obtained from:

Historic Monuments and Buildings Branch
Calvert House
23 Castle Place
BELFAST BT1 1FY
Telephone: Belfast 230560

The Department may also, on the recommendations of the Historic Buildings Council, 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.

The Department may grant-aid District Councils for the acquisition of lands in urban areas, for public open space to be used for passive recreation. The level of grant-aid is discretionary.

Further details may be obtained from:

The Department of the Environment (NI)
Divisional Planning Office
County Hall
182 Galgorm Road
BALLYMENA BT42 1QF
Telephone: Ballymena 653333

2. **Department of Education**

District Councils have a duty to secure for their areas adequate 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 1986.

3. **Northern Ireland 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 may be obtained from any office of the Northern Ireland Housing Executive. Such grants do not necessarily exclude historic building grants.

Further details may be obtained from:

Any office of the Northern Ireland Housing Executive.

Headquarters Address:
The Housing Centre
2 Adelaide Street
BELFAST BT2 9PB
Telephone: Belfast 240588

Local Office:
Carrickfergus District Office
19 High Street
CARRICKFERGUS
Telephone: Carrickfergus 51115

4. **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 historical 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.

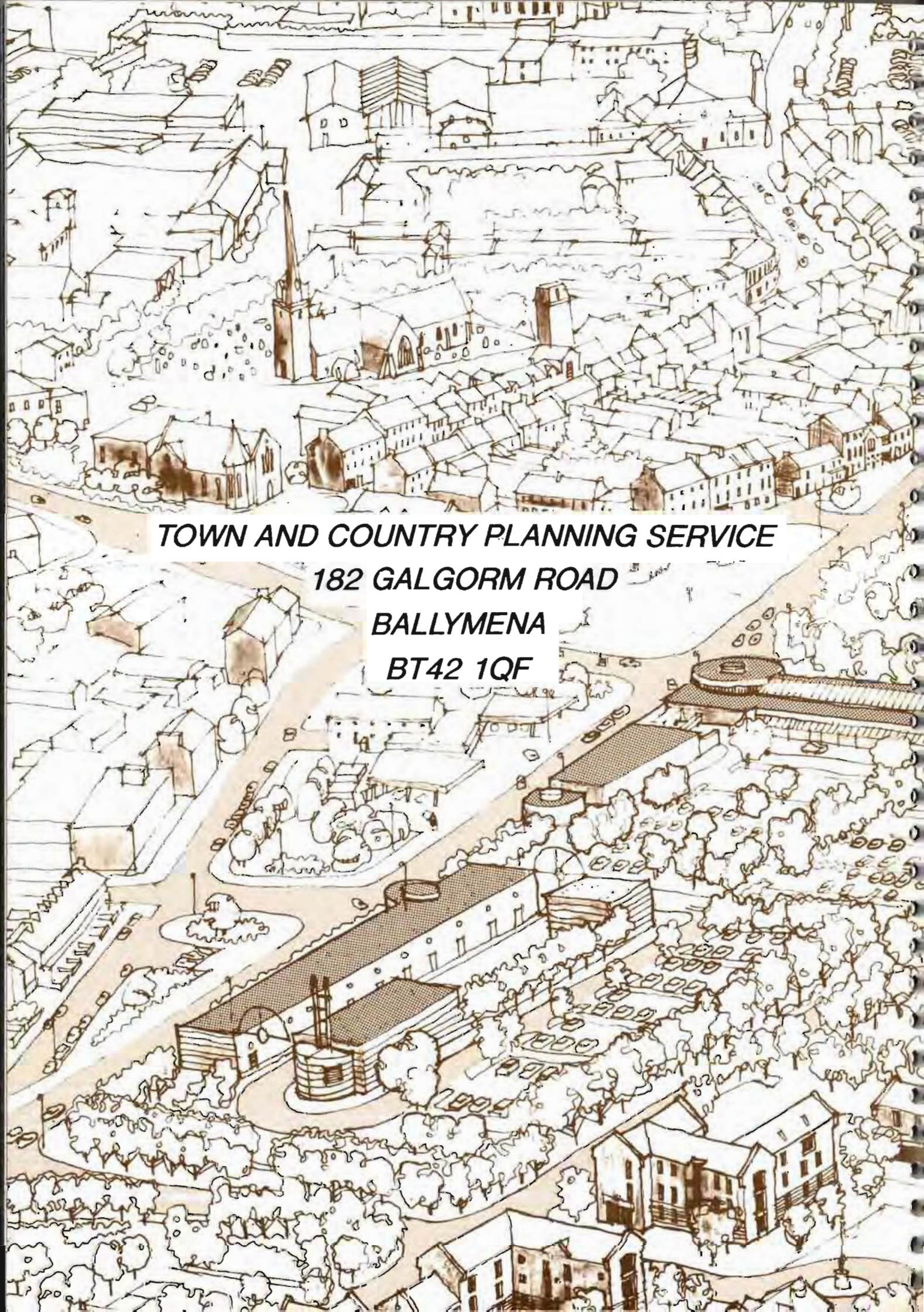
Further details concerning all the above sources may be had from:

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
'The Directory of Grant-Making Trusts'
published by the National Council of Social Services.



TOWN AND COUNTRY PLANNING SERVICE

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