

Local Development Plan (LDP) - Position
Paper

Historic Environment



**Ards and
North Down**
Borough Council

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Executive Summary

This Position Paper provides the Council with an overview of the baseline evidence in relation to the historic environment in Ards and North Down Council Area. This should assist in identifying the key future direction for the Local Development Plan (LDP) up to 2030, by allowing members to consider their current status and potential for future protection/enhancement.

It is important to stress that in compiling the Position Paper, the best information available has been used, however it may need to be revised in light of the release of any new data.

The paper will provide a foundation of evidence to bring forward proposals in the Preferred Options Paper (POP) and also form a starting point with the views of members generated as part of the engagement event. The POP is the earliest stage of plan preparation and will form the basis for consulting with the public and stakeholders on a range of options for dealing with key issues in the Borough. It shall also allow members to commence consideration of how policy for the historic environment can be formulated within the context of the Regional Development Strategy (RDS 2035) and the Strategic Planning Policy Statement (SPPS.)

The evidence base on this topic will need to be further informed by Sustainability Appraisal. In addition to this, the Arts and Heritage Team within the Council has produced a new Integrated Arts and Heritage Strategy for the Borough which identifies further priorities for the protection and enhancement of our historic environment. Any necessary revisions to the evidence shall be presented as an addendum to this paper

Any future decision making will need to be made in the context of a Sustainability Appraisal under the provisions of the Planning (Northern Ireland) Act 2011. This paper is therefore intended to generate members' ideas on how planning can best protect, enhance and encourage the sustainable reuse of our historic environment.

Introduction

- 1.1 The aim of this paper is to provide baseline evidence to inform members and enable meaningful participation in the LDP topic-based workshops.
- 1.2 It sets out the regional context on the historic environment and considers the existing assets and developments within the Borough. The paper allows members to commence consideration of how an appropriate policy for the historic environment may be formulated within the context of the Regional Development Strategy 2035 (RDS) and regional planning policy.

Regional Policy Context

- 2.1 The Regional Policy Context is provided by the Regional Development Strategy (RDS) and the Strategic Planning Policy Statement (SPPS.)

[The Regional Development Strategy \(RDS\) 2035](#)

- 2.2 The RDS recognises that Northern Ireland has a rich and diverse built heritage which contributes to our sense of place and history. It is a key tourism and recreational asset and sustainable management of the built heritage makes a valuable contribution to the environment, economy and society. The historic environment embraces many sites of local and international interest which, once lost cannot be fully replaced.
- 2.3 With respect to the built environment, this regional guidance outlines the following requirements:
 - Identify, protect and conserve the built heritage, including archaeological sites and monuments and historic buildings.
 - Identify, protect and conserve the character and built heritage assets within cities, towns and villages.
 - Maintain the integrity of built heritage assets, including historic landscapes.

2.4 The RDS is complemented by the Planning Policy Statements (PPSs) (published by former Department of the Environment), the most relevant of which is PPS 6: Planning, Archaeology and The Built Heritage. This PPS sets out policies for the protection and conservation of archaeological remains and features of the built heritage, including listed buildings, Conservation Areas and historic parks.

[Planning Policy Statement 6 and the Strategic Planning Policy Statement](#)

2.5 The thrust of PPS6 is echoed in the **Strategic Planning Policy Statement for Northern Ireland (SPPS)**. The SPPS must be taken into account in the preparation of Local Development Plans, and is a material consideration in all decisions on individual planning applications and appeals.

2.6 The policy objectives for archaeology and built heritage are to:

- Secure the protection, conservation and, where possible, the enhancement of our built and archaeological heritage;
- Promote sustainable development and environmental stewardship with regard to our built and archaeological heritage; and
- Encourage the link between conservation and economic prosperity.

[Role of Local Development Plans](#)

2.7 The SPPS states that in preparing Local Development Plans (LDPs) councils should take into account the implications of local policies and proposals on all features of the archaeological and built heritage and their settings. LDPs should therefore identify the range of built and archaeological heritage features within the plan area, and bring forward policies or proposals for their protection and conservation, and enhancement as follows:

- **Archaeological Sites and Monuments** – monuments in State Care and scheduled monuments and all other sites and monuments should be identified within the plan area. Where appropriate, LDPs should designate areas of

significant archaeological interest (ASAs). Such designations seek to identify particularly distinctive areas of the historic landscape in Northern Ireland. LDPs should also highlight, for the information of prospective developers, those areas within settlement limits, where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change. These will be referred to as *areas of archaeological potential*.

- **Historic Parks, Gardens and Demesnes:** A register of parks, gardens and demesnes of special historic interest in Northern Ireland, based on a comprehensive inventory, is held by the Department for Communities. There are also a number of parks, gardens and demesnes which retain only some elements of their original form. These are included in an appendix to the main register as designated 'supplementary' sites and should also be identified in the LDP, where appropriate.
- **Conservation Areas (CAs):** Existing CAs have been designated by the former Department of the Environment under the Planning (NI) Order 1991. These are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. LDPs should identify existing CAs within the Plan area and may include local policies or proposals for their protection and / or, enhancement. Proposed new Conservation Areas or alterations to existing designations may also be brought forward by the council or Central Government, where appropriate.
- **Listed Buildings:** These are designated as being of 'special architectural or historic interest' under Article 42 of the Planning (NI) Order 1991 (superseded by Section 80 of the Planning (NI) Act 2011). Such buildings and relevant settings of importance may be identified in a local development plan. LDPs should identify policies for their protection.
- **Community Listed Buildings (local listing):** Many historic buildings will not have sufficient architectural or historic interest to warrant statutory protection

as listed buildings, however, they may be important to local communities. Accordingly, it may be appropriate for local development plans to identify and define these buildings as Community Listed Buildings. The SPPS indicates that LDPs should, where appropriate, bring forward policies or proposals to maintain the quality of these buildings.

[Design and Place-making](#)

- 2.8 Two of the core planning principles of the SPPS relate to the positive impacts of good design and place-making. In relation to the historic environment, good design involves the identification and positive use of the assets of a site and the characteristics of its surroundings to determine the most appropriate form of development. Throughout the design process, particular weight will be given to the impact of development upon existing buildings, especially buildings that are listed, monuments in state care and on the character of areas that are recognised for their townscape value such as Conservation Areas and Areas of Townscape Character. The publication 'Living Places' (DoE 2014) provides guidance on good design and place-making for the whole of Northern Ireland. There are also dedicated design guides for each of the three conservation areas (Donaghadee, Holywood and Portaferry) in the Borough.

[Planning Policy Statement 23: Enabling Development for the Conservation of Significant Places](#)

- 2.9 Planning Policy Statement 23: Enabling Development for the Conservation of Significant Places' is also applicable to the built environment. Enabling development is defined as a development proposal that is contrary to established planning policy. Such proposals would normally not be permitted however PPS23 contains policies that may exceptionally permit them if they secure the long term future of a 'significant place' i.e. any part of the historic environment that has heritage value. The enabling development seeks to subsidise the cost of maintenance, major repair or conversion, the justification for which lies in the over-riding public benefit that would be derived from the development of the heritage asset.

Existing Local Development Plan Context

[North Down and Ards Area Plan 1984-1995 \(NDAAP\), Belfast Urban Area Plan, draft Belfast Metropolitan Area Plan 2015 \(dBMAP\) and Belfast Metropolitan Area Plan 2015 \(BMAP\)](#)

- 3.1 It should be noted that BMAP was adopted in September 2014 but was subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the North Down and Ards Area Plan 1984-1995, the Belfast Urban Area Plan, and Bangor Town Centre Plan 1995 are now the statutory Development Plans for the North Down area with draft BMAP remaining a material consideration. These plans remain extant until replaced by the new Local Development Plan (LDP) for the Borough. The existing plans are an important consideration in the LDP process, as they provide a starting point for the review of our spatial planning options
- 3.2 **Hollywood** possesses a rich built heritage with much variety in significant townscape characteristics. A mix of Medieval, Victorian and Edwardian architecture, a well preserved historic street pattern and a unique landscape setting all contribute to the unique character of Hollywood. Hollywood Conservation Area was designated in May 2004 and includes the Maypole and the neighbourhood known as 'High Hollywood'.
- 3.3 The settlement of **Bangor** has monastic origins but its present form and character largely reflect its growth as a seaside resort in the late 19th and early 20th century, following the arrival of the railway line in 1865. Today Bangor comprises five distinct character areas which include the Town Centre, the Victorian urban waterfront promenade and seaside villas flanking the urban waterfront.
- 3.4 **Crawfordsburn** originated in the seventeenth century as a small settlement on an important routeway. It has retained elements of its 17th century history including the coaching inn in the village.

Photo 1: The Old Inn, Crawfordsburn



A former coaching house, now converted into a modern hotel

Source: <http://www.visitardsandnorthdown.com>

- 3.5 Draft BMAP designates Conservation Areas in accordance with Article 50 of the Planning (NI) Order 1991 (now superseded by the Planning Act (NI) 2011), and Areas of Townscape and Village Character (ATCs and AVCs) in accordance with PPS6: Planning Archaeology and Built Heritage and the addendum to PPS6: Areas of Townscape Character. In addition to this, a number of historic parks, gardens and demesnes, and Areas of Archaeological Potential are also designated.

[Ards and Down Area Plan 2015](#)

- 3.6 **The Ards and Down Area Plan 2015** is a development plan prepared under the provisions of Part 3 of the Planning (Northern Ireland) Order 1991 by the Department of the Environment (DOE). The ADAP outlines the following with respect to the historic environment of the Borough:

- 3.7 The story of human activity within the area is illustrated by archaeological sites and monuments, vernacular and historic buildings, features and structures surviving from past industries, planned parkland landscapes and in the pattern of streets and buildings in the historic townscapes. The plan area contains a wealth of listed buildings, a significant number of historic parks, gardens and demesnes and a range of important archaeological sites. The preservation of sites and their settings is of highest priority.
- 3.8 Within the plan, Areas of Townscape Character are designated in accordance with Planning Policy Statement 6 and Addendum (PPS 6): Planning, Archaeology and the Built Heritage and indicated on the relevant Settlement Maps and Countryside Map. Planning applications within ATCs/AVCs will be considered in the context of prevailing planning policy.
- 3.9 **Policy CON 5: Areas of Archaeological Potential:** Areas of Archaeological Potential (AAPs) are designated within the following settlements which were within the legacy Ards Borough Council: Newtownards, Comber, Donaghadee, Ballyhalbert, Greyabbey, Millisle, Portaferry and Ardmillan. These areas indicate to developers that, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of future development. Again the Plan refers to PPS6 for prevailing planning policy on excavation and mitigation. (Please refer to Appendix A on page 39 for the full list of AAPs, including those that fall within the legacy North Down Borough.)
- 3.10 NIEA Historic Environment Division (HED) is currently in the process of compiling evidence for the Gazetteer of Historic Nucleated Settlements. This is part of a work programme undertaken by HED to identify historic settlement centres and from these, new areas of archaeological potential may be identified and designated. In addition to the 12 towns and villages within the Ards and North Down Borough which already have Areas of Archaeological Potential designated within them, HED have identified archaeological remains in a number of other settlements within the Borough. This research will inform

the future designation of further AAPs in Ards and North Down. (See Appendix A).

Council Plans and Strategies

[Ards and North Down Corporate Plan 2015-2019](#)

- 4.1 Under the strategic priority heading 'Place', the Council's Corporate Plan sets aims to 'invest in and promote the Borough's rich cultural heritage and environment,' and to 'enhance our towns villages and coastlines.' These themes have direct relevance to archaeology and built heritage. Elsewhere in the Corporate Plan, the significant potential of the appropriate management and promotion of the built environment is recognised in a more indirect way for 'Increasing pride in the borough' under the topic heading 'People' as well as attracting and promoting economic investment and enhancing visitor experience and spend in the 'Prosperity' section.

[The Big Plan for Ards and North Down 2017-2032](#)

- 4.2 The Conservation and protection of our heritage assets also supports the Community Plan (The Big Plan for Ards and North Down 2017-2032) aspiration that 'All people in Ards and North Down benefit from a prosperous economy' (Outcome 4) and 'All people in Ards and North Down feel pride from having access to a well-managed sustainable environment.' (Outcome 5)

[Integrated Arts and Heritage Strategy 2018-2023](#)

- 4.3 This strategy defines how arts and heritage will help achieve Ards and North Down's cultural, social and economic ambitions by enriching its people and places and empowering its residents to make the most of their creativity.

Profile of the Historic Environment in Ards and North Down

State Care Archaeological Sites

- 5.1 Archaeological sites and monuments are protected and managed as public assets by the Department for Communities (DfC), under the Historic Monuments and Archaeological Objects (NI) Order 1995. State Care sites and monuments represent all periods of human settlement in Ireland from circa 8,000 BC to the 21st century. There is an ongoing programme to carry out repair and conservation work and to provide information for visitors.
- 5.2 Within the council area, there are 14 sites in State Care and these are listed in Appendix B;

Photo 2: Grey Abbey



The Cistercian Abbey church and its living quarters were founded in 1193 by the wife of John de Courcy, the Anglo-Norman invader of Ulster. It is one of the best examples of Anglo-Norman Cistercian architecture in Ulster.

Source: Ards and North Down Borough Council



Photo 3: Movilla Abbey

Movilla Abbey was associated with St. Finian of the 6th century. It possesses the best collection of 13th century coffin lids in Northern Ireland.

Source: www.visitardsandnorthdown.com



Photo 4: Ballycopeland Windmill

Ballycopeland Windmill is Northern Ireland's only remaining windmill with its original mechanism intact. It was built in the late 18th Century and worked until 1915. The millers cottage, kiln and drying floor still remain in their original positions on site.

Source: www.visitardsandnorthdown.com

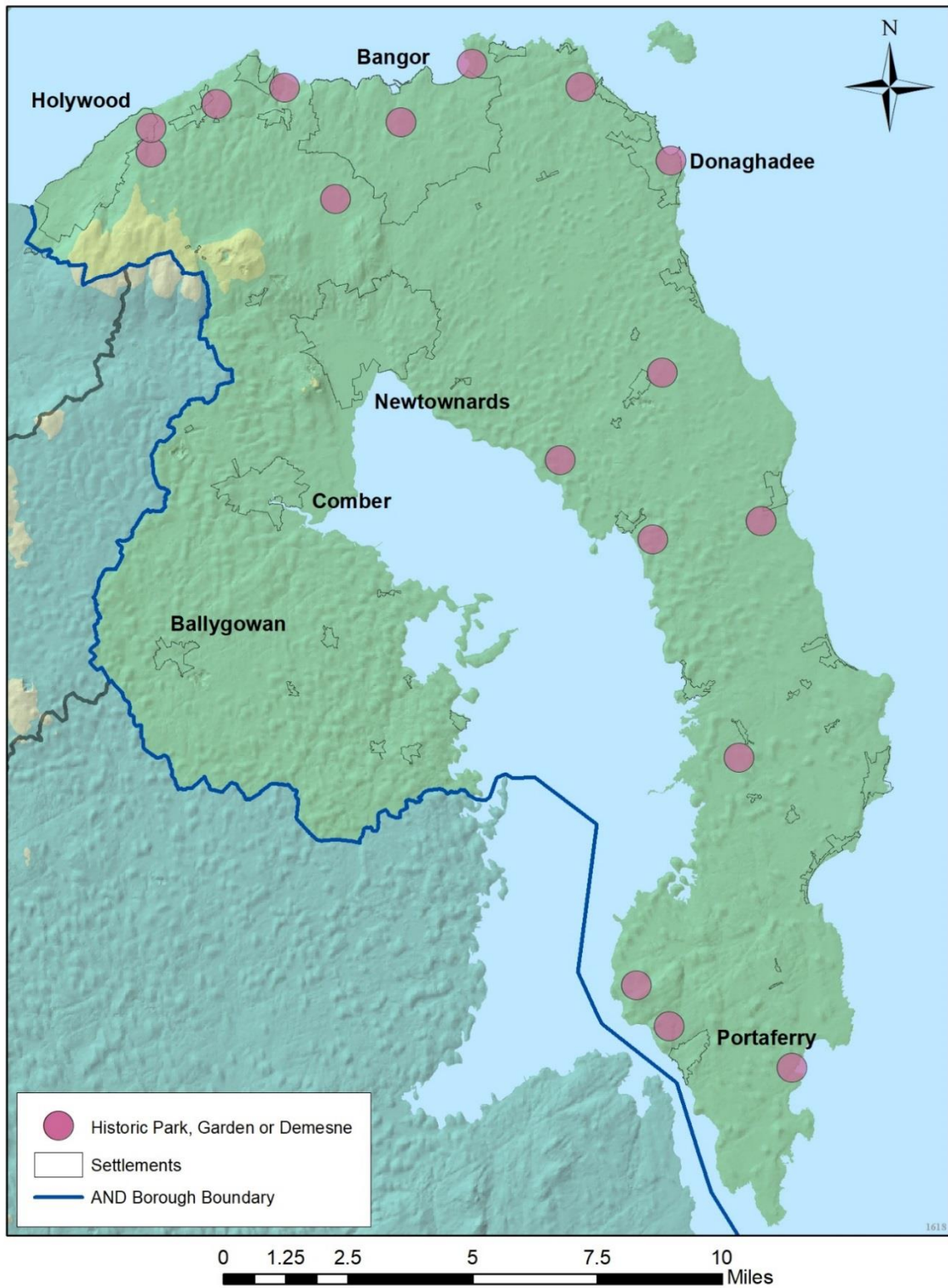
Archaeological sites and monuments

- 5.3 Archaeological sites and monuments that are not taken into the care by the Department for Communities will still be scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. These sites are mostly in private ownership. Any site identified in the Northern Ireland Sites and Monuments Record (NISMR) is defined as a *site of archaeological interest* in the Planning (General Development) Order 2015.
- 5.4 Within the council area there are approximately 122 scheduled archaeological sites/monuments.

Historic Parks, Gardens and Demesnes

- 5.5 The character and appearance of the modern landscape of Northern Ireland owes much to parks and gardens associated with our country houses, institutions and public parks. For over three centuries they have been an important feature of the countryside. Many are distinguished by their carefully composed designs of trees, meadow and water, perhaps as a setting for a building; some boast a valuable collection of trees and plants; others may provide a significant historic record, either of a particular era or showing how the design has changed over the centuries. Aside from their contribution to the quality and character of our local landscape, those that are open to the public provide an important recreational resource.
- 5.6 Within the Ards and North Down Council Area there are 17 Historic Parks, Gardens and Demesnes and these are listed in Appendix C on page 41 and the following ma

Map 1: Distribution of Historic Parks, Gardens and Demesnes in Ards and North Down



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Photo 5: Mount Stewart Gardens



Renowned throughout Europe, the present day gardens were formulated within an already established walled demesne on the shores of Belfast Lough, with mature shelter tree cover some two hundred years old. The site benefits from an excellent climate in which a vast range of exotic rare plants can survive.

Source: Ards and North Down Borough Council

Photo 6: Ballywalter Park



Set in the grounds of the Lanyon designed Renaissance style country house, the front garden includes wide spreading lawns, with paths and statues and a notable collection of ornamental trees and shrubs. The garden also includes a rose garden and a rock and water garden.

Source: Ards and North Down Borough Council

[Nendrum Area of Special Archaeological Interest \(ASAI\) \(draft\)](#)

- 5.7 Historic Environment Division has identified an Area of Special Archaeological Interest (ASAI) around the Nendrum Monastic Site and is in the process of finalising zonings for this. Nendrum is located on Mahee Island, close to the western shore of Strangford Lough and 5km south-east of Comber. The name 'Mahee' is derived from 'Mochaoi,' which was the name of the Saint traditionally considered to have founded the monastery at Nendrum in the 5th Century. The monastery was destroyed by fire in AD 976. In the 12th Century, a Benedictine monastic cell was established, only to be abandoned in the 15th Century for a mainland site.

Photo 7: Nendrum Church and round tower



What remains at Nendrum is considered to be Northern Ireland's best example of a pre-Norman monastic enclosure with buildings. This consists of three large concentric cashels of dry-stone walling. The inner cashel contains the remains of a church, round tower and a graveyard and the second cashel contains the monastic school or workshop. Although non-statutory, the aim of the ASAI designation is to afford protection not just to the individual site and the monuments within it but also to the overall landscape setting within which they are located.

Source: Ards and North Down Borough Council

Listed Buildings

- 5.9 Statutory listing of buildings began in Northern Ireland in 1974 and the First Survey took over 20 years to complete. Historic Environment Division are currently engaged in a Second Survey of all of Northern Ireland's building stock to update and improve on the first List of buildings of special architectural or historic interest.
- 5.10 Article 80 of the Planning Act (Northern Ireland) 2011 requires the former Department of the Environment (now Department for Communities) to compile a list of buildings of special architectural or historic interest. Such buildings are important for their intrinsic value and also for their contribution to the character and quality of settlements and the open countryside in Northern Ireland.
- 5.11 Article 81 of the Planning Act (Northern Ireland) 2011 provides the council with powers to temporarily list buildings through serving a 'building preservation notice', if it appears that a building within its district which is not listed is:
- of special architectural or historic interest; and
 - is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest.
- 5.12 Within the council area there are approximately 668 listed buildings/structures. It is noted that with time, this list changes as a result of de-listing and demolition. Of these there are 16 Grade A buildings/ structures, 30 Grade B, 53 B+, 221 B1 and 358 B2 buildings/ structures. A full list of the Grade A buildings and structures is included in Appendix D on page 42. This grade of listing is reserved for special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of important styles or dates.

Photo 8: Crawfordsburn Viaduct



Although the railway from Belfast reached Holywood in 1848, it was not until 1862 that construction of the Holywood-Bangor section began. Due to land access difficulties and extensive rock blasting, it took three years to complete. The line's consultant architect was Charles Lanyon, and it was thought to be he who designed this viaduct.

Source: Ards and North Down Borough Council

Photo 9: Temple of the Winds

Octagonal, two storey hipped banqueting house of c.1782-5 by James 'Athenian' Stuart, based directly on the 1st century BC Tower of the Winds in Athens.

Source: Ards and North Down Borough Council



Photo 10: The Castle



A substantial asymmetrical two-storey with attic level, over basement, Jacobethan style house dated 1852. Now used as Council Office, museum and coffee shop.

Source: Ards and North Down Borough Council

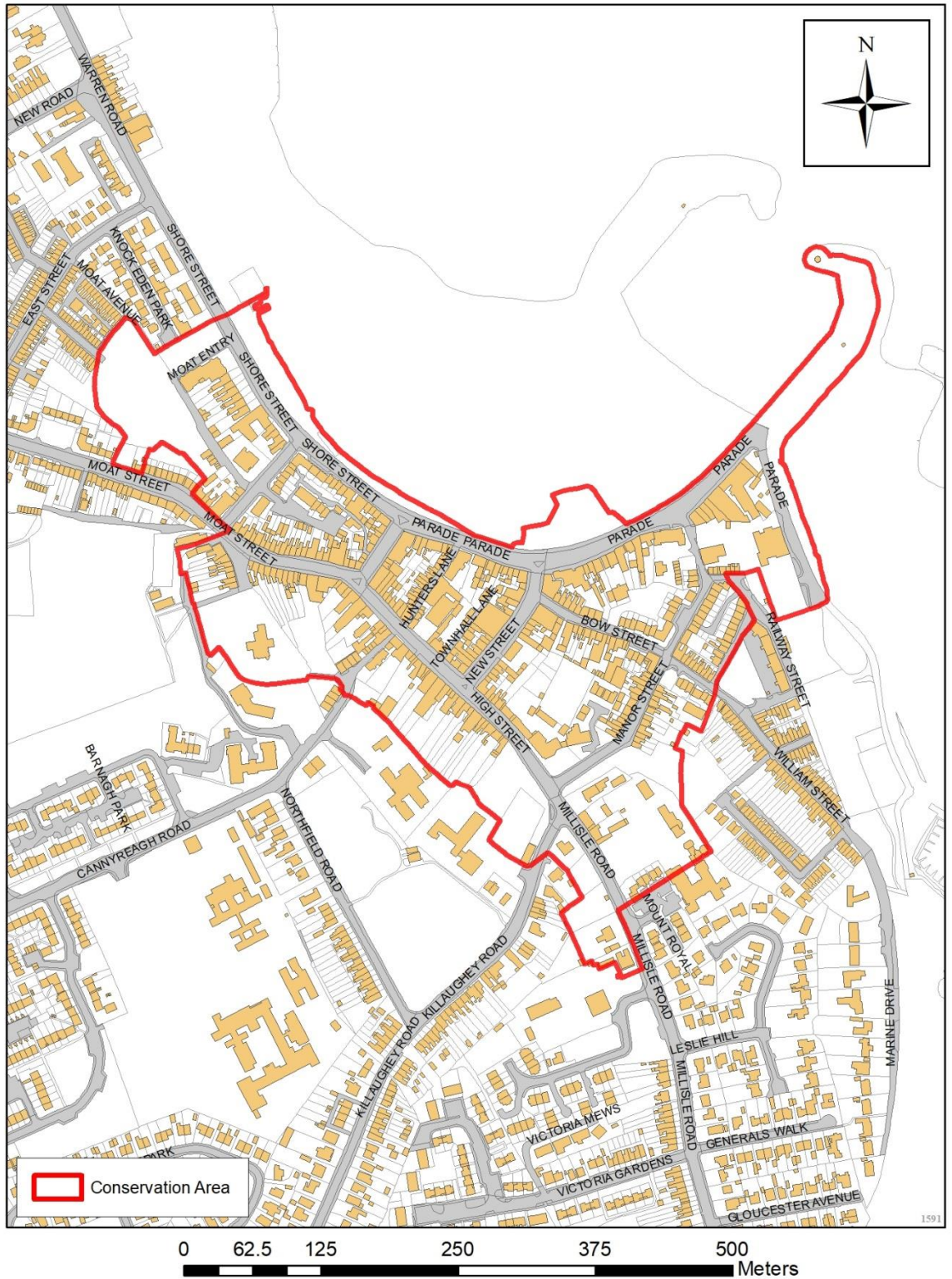
Conservation Areas

- 5.13 Article 104(1) of the Planning Act (Northern Ireland) 2011 provides the council with the power to designate conservation areas, i.e. areas of special architectural or historic interest within its district, the character or appearance of which it is desirable to preserve or enhance. The conservation area designation introduces restrictions on demolition, permitted development and works to trees, as well as imposing higher standards of design, materials, signage and landscaping in new developments.
- 5.14 Development plans will identify existing conservation areas and may include local policies or proposals for their protection and enhancement. Proposed conservation areas or alterations to existing areas may also be identified in development plans.
- 5.15 Within Ards and North Down Borough Council Area there are currently three designated conservation areas in Donaghadee, Holywood and Portaferry. Each is accompanied by a dedicated design guide, to provide advice for developers and residents. It should be noted that the ADAP 2015 highlights Greyabbey as a historic village that possesses a special character and historic significance worthy of future designation as a conservation area.

Photo 11: Donaghadee Lighthouse and Harbour/ Pier

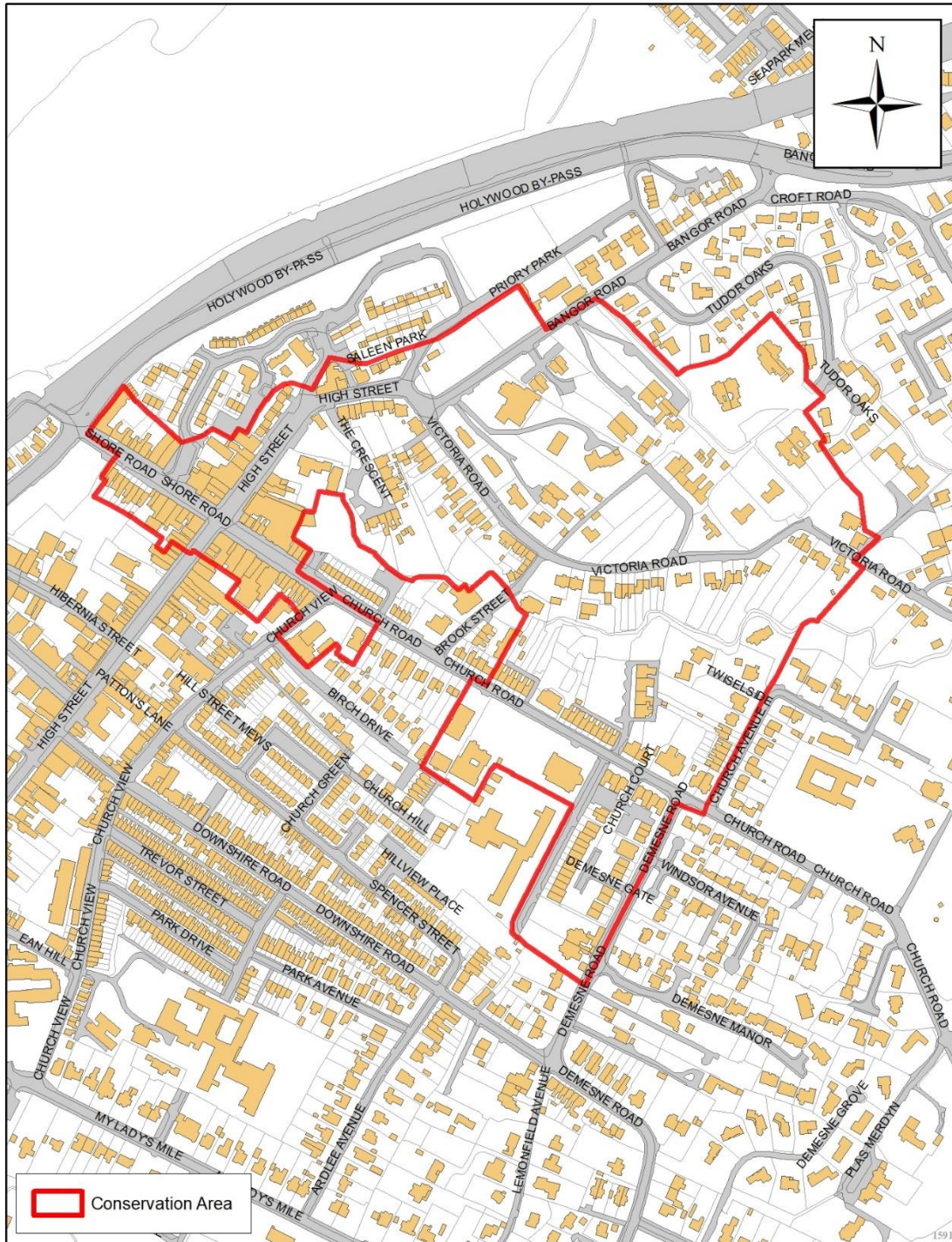


Map 2: Donaghadee Conservation Area



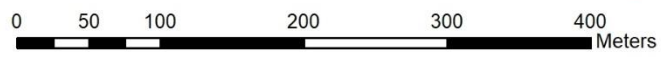
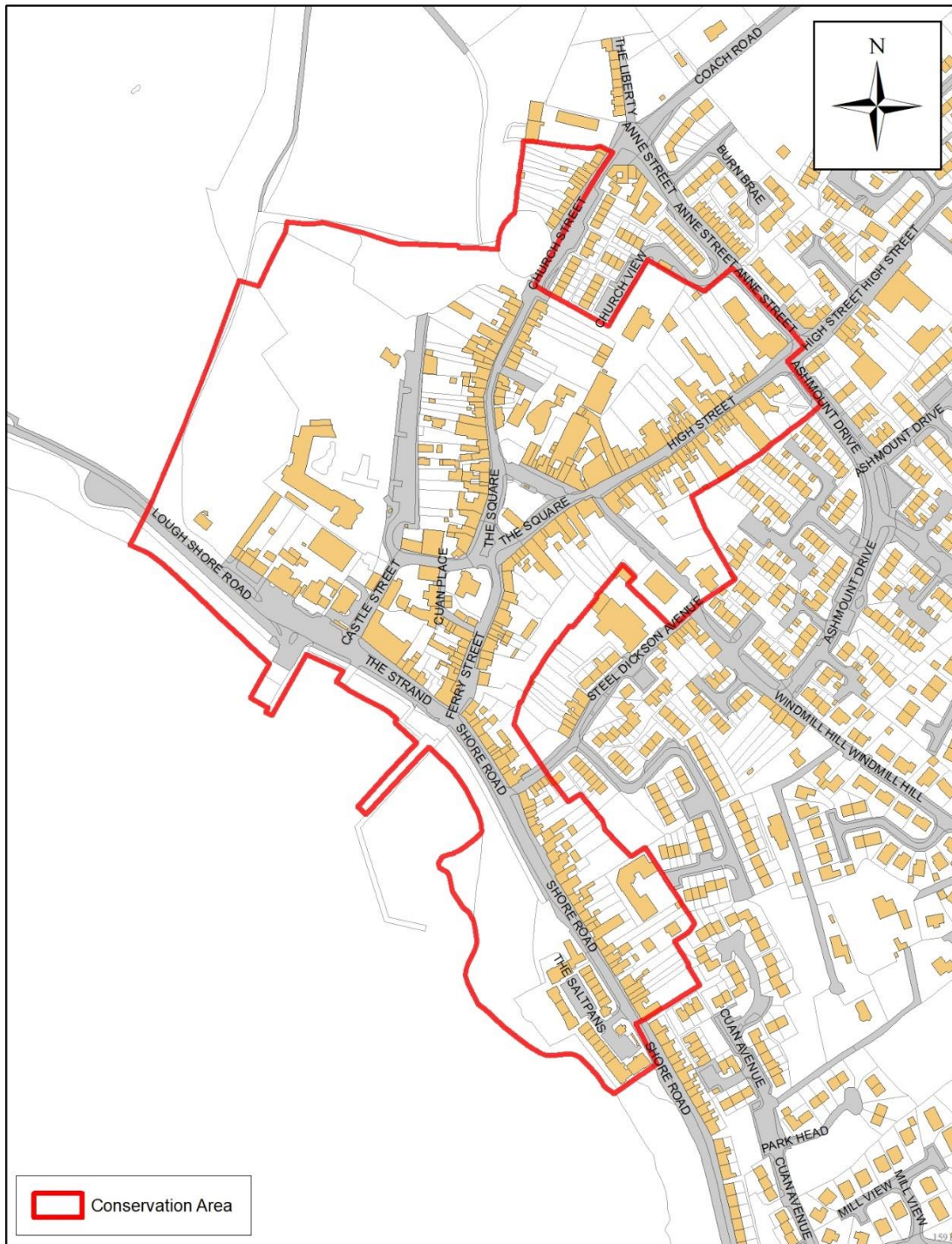
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Map 3: Holywood Conservation Area



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Map 4: Portaferry Conservation Area

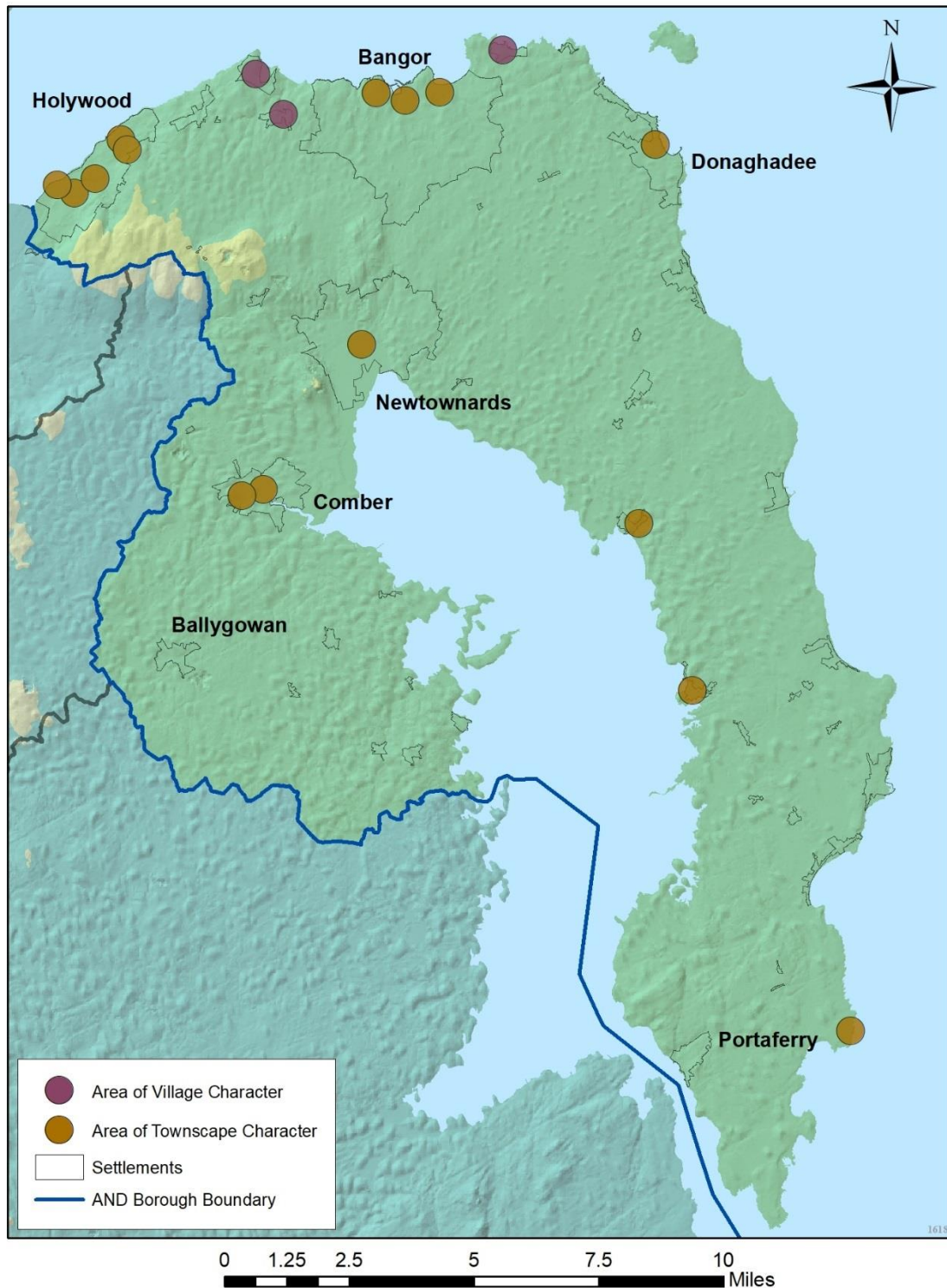


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Areas of Townscape or Village Character

- 5.16 There are certain areas within our cities, towns and villages which exhibit a distinct character, normally based on their historic built form or layout. Some of these have merited statutory designation as conservation areas by virtue of their special architectural or historic interest, but for others it may be more appropriate to define areas of townscape or village character.
- 5.17 Within the Borough Council Area, 18 **Areas of Townscape Character** and **Areas of Village Character** are noted. These are outlined in appendix E and shown on the map on the following page. Policies for the control of new development, signage and demolition in Areas of Townscape Character are contained within the addendum to PPS 6: Areas of Townscape Character.

Map 5: Distribution of ATCs and AVCs in the Ards and North Down Council Area



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Defence Heritage

- 5.18 The council area contains a wide range of defence heritage features including airfields, anti-aircraft batteries, observation posts, pillboxes, hangers and machine gun ranges. The majority of these are derelict, some have been reused or altered, and others are in a state of decay or have been demolished.
- 5.19 Historic Environment Division works with local councils, heritage bodies and local communities to conserve defence heritage. A notable example of this is Grey Point Fort outside Crawfordsburn which is open to the public, with displays on the history of the fort. Local residents formed The Grey Point Fort Committee and were instrumental in locating two original six-inch guns of the types that were used at the fort. Another local community group, The Friends of Grey Point Fort restored the Dig for Victory Garden to the rear of the fort. This example illustrates how volunteer stewardship has allowed the full potential of a heritage asset to be realised.

Photo 12: Grey Point Fort in Helen's Bay

Grey Point Fort is a coastal defence battery, designed to defend the



entrance to Belfast Lough, and now houses a military history museum. During World War Two, the complex was used as the coastal defence HQ for Northern Ireland

Source: Ards and North Down Borough Council

Industrial Heritage

- 5.20 The Council area contains a wide range of industrial heritage features including old mills, bridges, tanneries and railway stations. These are all reminders industrial history of the area. Numerous other sites of industrial heritage can be found throughout the council area.

Photo 13: Helen's Bay Station



This building has now been sympathetically converted into a beautician's business and single apartment.

Source: Ards and North Down Borough Council

Photo 14: Andrew's Mill, Comber



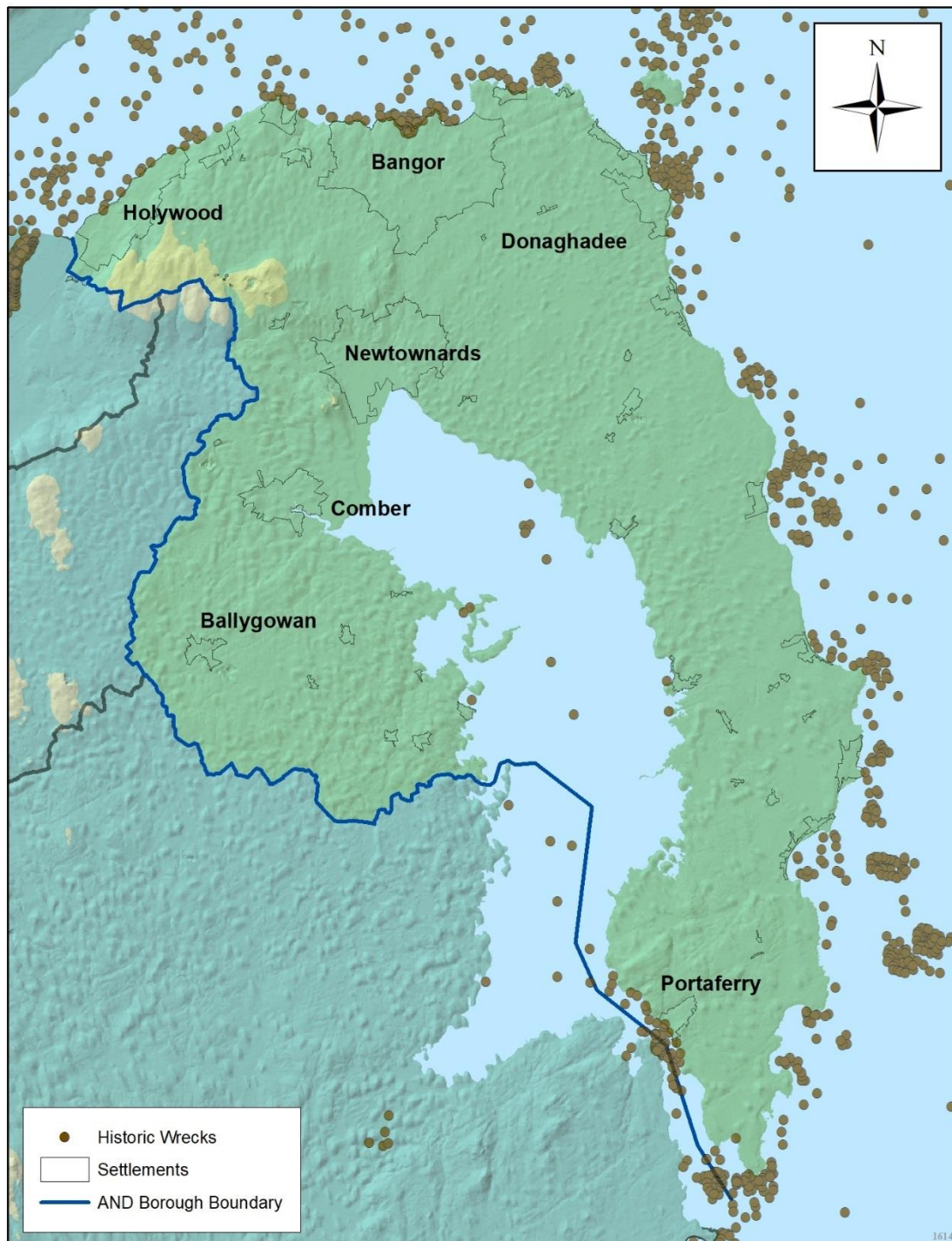
Andrew's Mill on the outskirts of Comber (a former flax spinning mill) has been successfully converted to a modern apartment development. The addition of contemporary glazed circulation spaces acts as a sharp contrast to the original sandstone masonry of the former mill, ensuring that the essential industrial character and fabric of the mill is retained.

Source: Ards and North Down Borough Council

Marine Historic Environment

5.21 Northern Ireland's inshore and offshore region contains a rich archaeological record spanning the previous 9000 years. The principal types of heritage asset include shipwrecks, submerged prehistory such as artefacts, structures and deposits and coastal and intertidal archaeology which originated from the inhabitation or use of the coast. The marine historic environment is jointly managed by Department for Communities (DfC) and the Marine and Fisheries Division of the Department of Agriculture, Environment and Rural Affairs (DAERA). Given the extensive coastline of the Borough, there is huge potential for a wealth of marine heritage assets on our shores.

Map 6: Shipwrecks on the Ards and North Down coast



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Other Relevant Documents

[The Built Heritage at Risk Register \(BHARNI\)](#)

- 6.1 The Department for Communities has compiled a comprehensive Built Heritage at Risk Register (BHARNI) in partnership with the Ulster Architectural Heritage Society. The Register highlights almost 500 buildings or monuments of historic interest Northern Ireland-wide whose future seems uncertain and may be suitable for restoration and repair. The project aims to heighten public awareness of built heritage 'at risk'; provide help and advice for existing owners who may wish to engage upon a suitable scheme of repair; and offer assistance to potential new restoring owners who are looking for properties for sale.
- 6.2 Since the Register was established in 1993, many of the 55 properties falling within the Ards and North Down Borough have been sympathetically restored and acquired new uses. Some examples of this are pictured below:

Photos 15 and 16: 19 High Street, Donaghadee.



Formerly a Royal Irish Constabulary Station with lock-up below and more recently a post office, this building at risk has now been sympathetically restored to a coffee shop, 'The Bridewell' which refers to its original use as a police station with cells.

Source: NIEA Buildings at Risk Register and Ards and North Down Borough Council

Photos 17 and 18: Mountpleasant, Newtownards



This late Georgian farmhouse was the home of Blair Mayne, a highly decorated WWII Soldier. The house suffered vandalism and extensive fire damage in 2006, however has now been sympathetically restored and is on the market as a single family dwelling.

Source: NIEA Buildings at Risk Register and Ards and North Down Borough Council

Photos 19 and 20: Andrews Mill, Comber



John Andrews and his 3 sons initiated the erection of a large complex of multi storey sandstone built mill buildings in the mid-1800s. The complex continued to develop up until the first half of the 20th Century. It has since been converted to luxury apartments.

Source: NIEA Buildings at Risk Register and Ards and North Down Borough Council

[Regeneration: The Value of Our Built Heritage \(Position Paper 2017\)](#)

- 6.3 This paper was produced by the Ministerial Advisory Group (MAG) in partnership with the Department for Communities, with an aim to highlight the key asset that Northern Ireland holds in its built heritage.
- 6.4 The paper focuses on social and economic factors. It highlights how regeneration of buildings through building preservation trusts or community groups can foster community cohesion, a sense of ownership and civic pride and improve quality of life. The regenerated buildings create a sense of place for their communities and the new uses can be beneficial to the residents, for example by providing a shared space for local events or facilities for start-up businesses.
- 6.5 The paper also highlights the economic benefits of regeneration projects. An independent study carried out in 2012 by RSM McClure Watters Consultants concluded that every £1 invested in heritage by the public sector generates £3-£4 spend by the private sector. The economic benefits of regenerating built heritage include increased footfall into town centres, attracting new business into the area, more people wanting to live in the area, increased tourism and a beneficial knock-on effect upon the rest of the town.
- 6.6 The concluding section of the position paper makes a number of recommendations as to how the social and economic value of heritage can be fully realised in Northern Ireland. The first recommendation is that heritage needs to be included, highlighted and protected through the local development plan and community planning process.

[The Townscape Heritage Initiative](#)

- 6.7 The Townscape Heritage Initiative (THI) is a grant-aid programme for the regeneration of the historic environment in towns and cities throughout the UK and is administered by the Heritage Lottery Fund. The main aim is to promote the repair and sustainable re-use of vacant or under-utilised buildings that

contribute to the townscape character of historic urban areas and to promote the physical and economic regeneration of designated conservation areas.

- 6.8 The grants are intended to assist in the restoration of key properties within conservation areas. Owners/Occupiers can avail of grants to bring the structure and shell of their buildings into good repair and to reinstate historic features such as railings, shop fronts and windows.
- 6.9 At present two THI projects are ongoing in the Borough, in Donaghadee and Portaferry. The five year programme has seen the rejuvenation of a number of key buildings in both towns and building works are still underway in other cases.
- 6.10 An example of a THI funded project in Donaghadee. This property on High Street availed of THI funding in 2016 to carry out an extensive programme of sympathetic renovations including re-pointing of brickwork, replacement/repair of window frames, repair to rainwater goods and new hardwood doors. The parapet wall and date plaque shown in the photo of the completed property below were re-instated using 1930s photographs. The property consists of two ground floor commercial units and one first floor apartment.

Photos 21 and 22: High Street, Donaghadee.

Before



After



Source: Ards and North Down Borough Council

Key Findings

- 7.1 The historic environment of Ards and North Down is rich in heritage assets including listed buildings, archaeological sites and monuments, historic gardens and marine heritage features. The value of the historic environment lies not only in the physical value of the individual assets but also in the contribution that they can make to civic pride, education, sustainability, tourism, health and wellbeing and economic development.
- 7.2 Consideration should be given to protecting any built heritage features the council consider to be at risk. There are numerous examples of buildings within the Borough that were previously at risk from decay but have been repaired and regenerated to provide amenities for the Borough and the Council has an opportunity to build upon these successes. Funding programmes such as the Townscape Heritage Initiative and public realm schemes can make major improvements to townscapes.
- 7.3 Design and place-making will be key approaches to working in harmony with our built environment. This involves the recognition of these assets and appropriate integration of heritage features into the design of new developments in order to promote a sense of place.
- 7.4 The Council may also wish to consider the identification of any new built heritage features that may be worthy of protection through the local listings process, referenced in the SPPS.
- 7.5 Conservation Areas and Areas of Townscape Character provide a high quality built environment and have the potential to attract tourism and economic opportunities. Consideration should be given to ways to maximise these opportunities, for example through the encouragement of appropriate signage and public realm enhancements. The Conservation Area Design Guides for Portaferry and Donaghadee were produced over 20 years ago and merit consideration for review. The Council may also wish to consider options in relation to Greyabbey which has been identified within

the Ards and Down Area Plan as a historic village worthy of future designation as a conservation area.

- 7.6 Opportunities exist for further enhancing the economic and tourism potential of built heritage features across the council area, such as heritage trails. Following any updated evidence from the Integrated Tourism, Regeneration and Development Strategy, further consideration may be given to any emerging priorities.

Appendix A

List of Areas of Archaeological Potential (AAPs) in Ards and North Down Borough

Designation	Name
N/A	Bangor Town Centre
N/A	Hollywood Town Centre
N/A	Crawfordsburn
N/A	Groomsport
NS41	Newtownards Town Centre
CR16	Comber Town Centre
DO19	Donaghadee Town Centre
BT04	Ballyhalbert
GY05	Greyabbey
ME04	Millisle
PY04	Portaferry
AN02	Ardmillan

Supplementary sites, which may have AAP designations in the future (see page 9):

Ballywalter	Killinchy
Kircubbin	Ballycranbeg
Ballygowan	Ballystockart
Carrowdore	Cloughey
Craigantlet	Kilmood
Kirkistown	Loughries
Rubane	Six Road Ends
Balloo	

Appendix B:

List of State Care Sites by DEA

State Care Sites Area by DEA	
Site	District Electoral Area (DEA)
Hollywood Motte, off Brook Street	Hollywood
The White House, fortified house, Cloughey	Ards Peninsula
Ballycopeland Windmill	Ards Peninsula
Grey Abbey	Ards Peninsula
Newtownards Priory	Newtownards
Nendrum Ecclesiastical Site	Comber
Tullynakill post-monastic site and graveyard	Comber
Mahee Island Towerhouse and Bawn	Comber
Towerhouse and Bawn Sketrick Castle	Comber
Towerhouse and Bawn, Kirkistown Castle	Ards Peninsula
Tower House, Portaferry Castle	Ards Peninsula
Millin Bay Cairn	Ards Peninsula
Early Christian Churches of Dere, Derry	Ards Peninsula
Movilla Abbey	Newtownards

Appendix C

Historic Parks, Gardens and Demesnes in Ards and North Down

Historic Parks, Gardens & Demesnes within area by DEA	
Site	DEA
Bangor Castle	Bangor Central
Ballywalter Park	Ards Peninsula
Carrowdore Castle	Ards Peninsula
Crawfordsburn House	Hollywood and Clandeboye
Clandeboye Estate, Bangor	Hollywood and Clandeboye
Cultra Manor	Hollywood and Clandeboye
Glenganagh, Groomsport	Bangor and Donaghadee
Greyabbey House	Ards Peninsula
Guincho, Helen's Bay	Hollywood and Clandeboye
Mount Stewart, Newtownards	Ards Peninsula
Portaferry House	Ards Peninsula
Portavo House, Donaghadee	Bangor and Donaghadee
Rubane House	Ards Peninsula

Further sites have been identified as having a high level of interest and are included as an appendix to the main Register as designated 'Supplementary' sites. Four supplementary sites are also noted within the council area as follows;

Historic Park, Gardens & Demesnes within area (Supplementary Sites) by DEA	
Site	DEA
Ballywhite House, Portaferry	Ards Peninsula
Lorne, Cultra	Hollywood and Clandeboye
Quintin Castle	Ards Peninsula
The Manor House, Donaghadee	Bangor and Donaghadee

Appendix D

Grade A Listed Buildings in Ards and North Down

Grade A Listed Buildings/Structures		
Location	Date of Construction	Date of Listing
Helen's Tower, Clandeboye Estate	1840-1859	1975
The Town Hall, Bangor	1840-1859	1975
Railway Viaduct, Crawfordsburn	1860-1879	1975
Red Bridge, Ballyrobert Road, Crawfordsburn	1740-1859	2012
Station Platform Coachyard Station Building	Helen's Bay Railway Station	1975
Rathmoyle, 40 Craigdarragh Road, Helen's Bay	1900-1919	1994
Portaferry Presbyterian Church	1840-1859	1976
Rosemount, Greyabbey	1750-1779	1976
Ballywalter Park and garden walling	1840-1859	1976
The Temple of the Winds, Mount Stewart	1780-1799	1976
Mount Stewart and garden walls	1820-1839	1976
The Manor House, High Street, Donaghadee	1760-1779	1976
St. Marks C of I Parish Church, Newtownards	1800-1819	1977

Appendix E

Areas of Townscape and Village Character in Ards and North Down

Areas of Townscape Character	
Bangor East	Bangor West
Bangor Central	Hollywood North
Hollywood South	Hollywood Bangor Road
Kinnegar	Marino, Cultra and Craigavad
Court Street/Square N'Ards	The Square, Comber
Mill Village, Comber	New/Warren Road, D'dee
Kircubbin	Greyabbey
Kearney	
Areas of Village Character	
Crawfordsburn	Groomsport
Helen's Bay	

