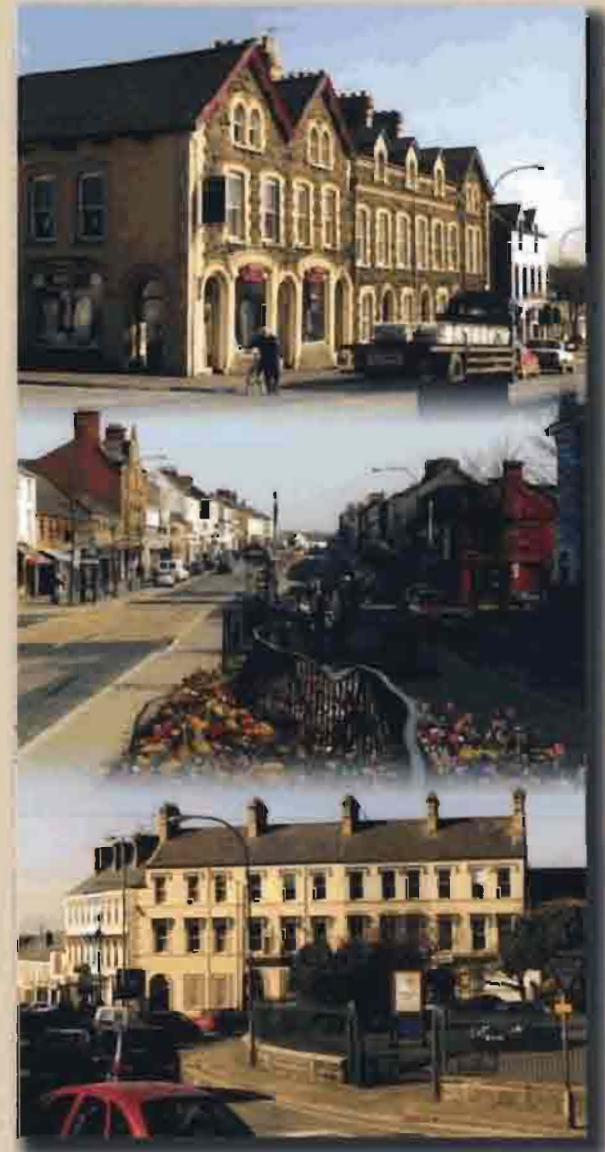


# Lurgan Conservation Area



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**Environment**

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# Lurgan Conservation Area

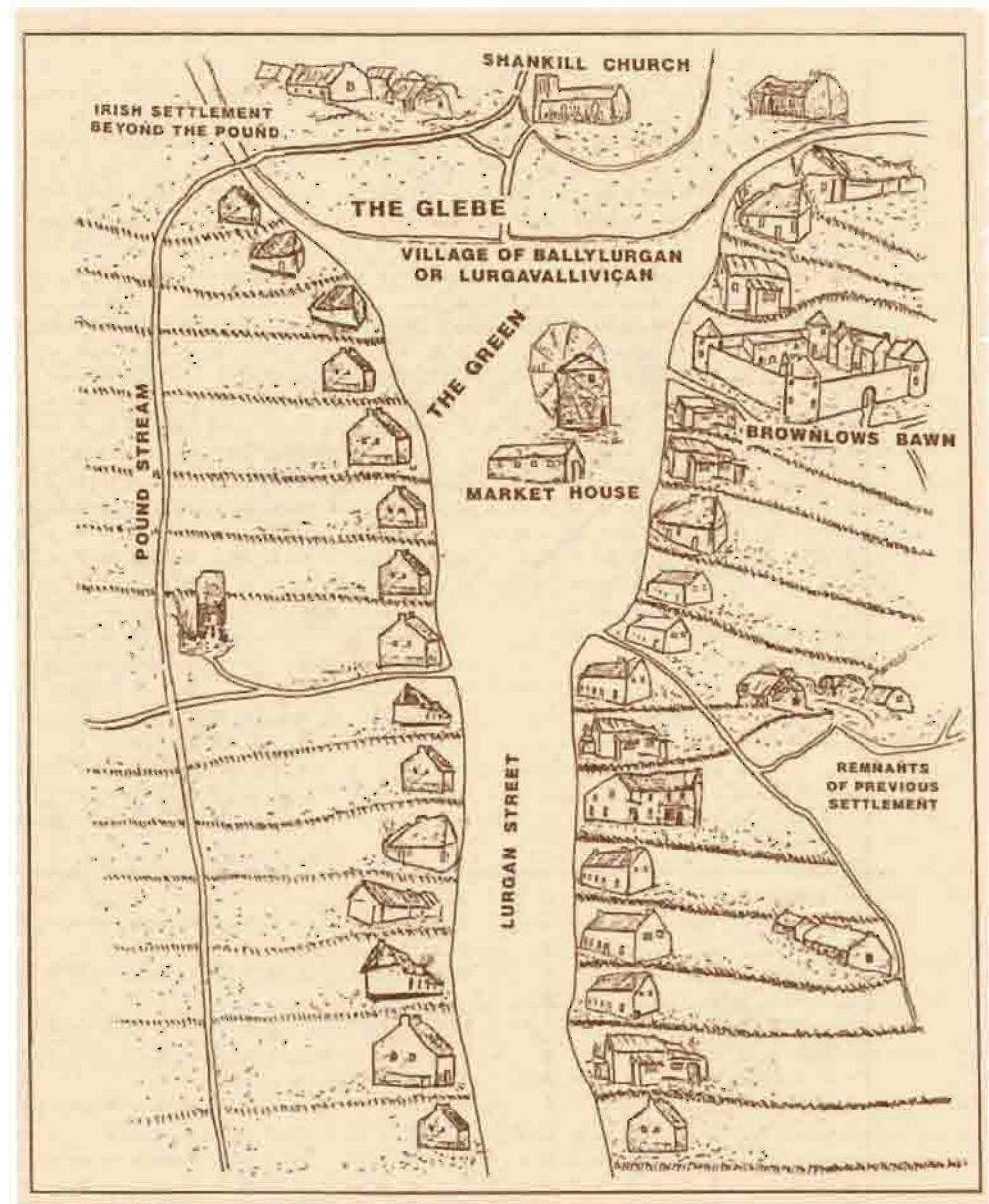
## Preamble

The Department of the Environment designated the centre of Lurgan as a Conservation Area on the 15<sup>th</sup> June 2004 as it is considered to be an area of special architectural and historic interest, the character of which it is desirable to preserve or enhance.

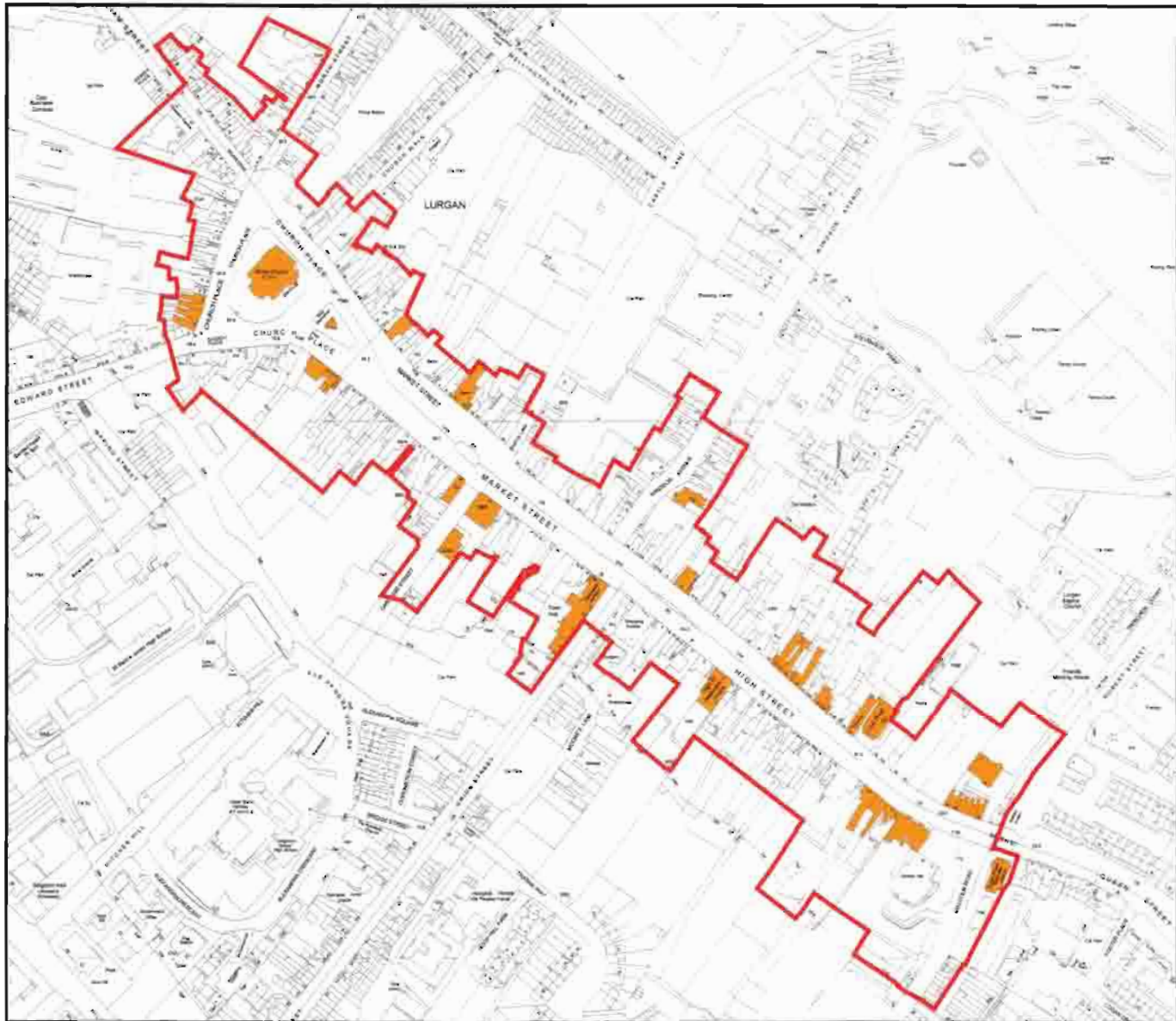
Designation of the Conservation Area introduces control over the demolition of unlisted buildings under Article 51 of the Planning (NI) Order 1991, while trees are automatically protected in line with Article 26 of the Planning (Amendment) (NI) Order 2003. In addition designation introduces certain additional limitations on the exercise of permitted development rights contained in the Planning (General Development) Order (NI) 1993.

This document is intended for all those with an interest in Lurgan Conservation Area, or intending to undertake work on its buildings, landscape, streets or spaces. It constitutes supplementary planning guidance and will be taken into account as a material consideration when determining planning applications that lie within or may affect the setting of the area.



Designation of the Lurgan Conservation Area and preparation of this document involved consultation with Craigavon Borough Council, the Historic Buildings Council and the general public. The Department thanks all who contributed to this process, particularly those who provided written comments.







**Lurgan  
Conservation Area**

-  Conservation Area
-  Listed Building



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## Introduction

Conservation is not a cosmetic exercise. Securing the preservation or enhancement of the historic built environment stems from strong cultural, economic and environmental objectives, the recognition of which is long established in various International Charters.

The character and appearance of a Conservation Area is inseparable from the physical fabric of which it is made. It is important therefore that anyone intending to carry out any work in a Conservation Area which affects its buildings, their settings, open spaces or street scenes consider the implications and see all prospective changes, however small, within the context of their wider impact.

## Regional Policy Context

The Department's Regional Policies for Conservation Areas and other features of Northern Ireland's built heritage are currently set out in Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' published in March 1999. Planning Policy Statement 7 'Quality Residential Environments', published in June 2001 also includes specific policy provision for new residential development in Conservation Areas.

This guidance document has been prepared to supplement the policies of PPS 6 and is a material consideration for Planning Service in discharging its planning functions in the Lurgan Conservation Area.

Applicants seeking planning permission, conservation area consent, advertisement consent, listed building consent or grant aid for work in the Conservation Area should be able to demonstrate how they have taken into account this guidance, including the appraisal

of the Conservation Area and how their proposals will contribute to its preservation or enhancement. The Department will also endeavour to ensure that the activities of statutory undertakers and public agencies will maintain or improve the environmental quality and distinctive attributes of the Lurgan Conservation Area.

## Character Appraisal

This character appraisal sets out to assess those elements, which give Lurgan Conservation Area its own character. It highlights the distinctive quality of the conservation area whilst focusing on important constituent parts. The character appraisal considers:

- what the area looks like;
- how buildings are grouped;
- how building groups are linked or divided;
- materials or colours; and
- form, massing, scale and proportions;

The town of Lurgan owes its origins to the early 17<sup>th</sup> Century when the Brownlow family began development there. By 1622 the village consisted of some 40 properties, but these were largely destroyed through the insurrections and unrest of the later 17<sup>th</sup> century. The rebuilding of the town that took place during the 18<sup>th</sup> century and development



since, particularly in the late 19<sup>th</sup> and early 20<sup>th</sup> century, reflects the origins of the town's historic layout and this remains evident in the street pattern today.

There are some important surviving historic buildings from the 18<sup>th</sup> Century, such as the two-storey residential properties at 45 and 47 High Street.

However, the greatest architectural influence contributing to the distinctive character and appearance of the Conservation area comes from later Victorian and Edwardian buildings, many of which retain their fine original features.



# Lurgan Conservation Area



A number of the buildings in the Conservation Area are listed for their special historic or architectural merit. These are mainly concentrated in High Street, parts of Market Street and at Church Place, which contains the landmark building of The Church of Christ the Redeemer (C of I).

In addition concentrations of Victorian and Edwardian buildings in North Street, William Street, Church Place, Market Street and High Street make a major contribution to the character and appearance of the Conservation Area.

Within the Conservation Area there are interesting variations between individual buildings and groups of buildings. Church Place is characterised by rendered and painted buildings with ornate detailing to doorway and window openings, around arched gateways and on chimneys. There is a greater variety of finishes - brick, ornate render and plain render - in High Street which also contains a number of distinctive black stone buildings. Overall, decorative details, such as pediments, architraves, cornice lines and quoin detailing, are a strong feature of many buildings throughout the Conservation Area.

The rhythm and character of the main streets in the Conservation Area are provided by long rows of two and three storey terraced properties varying in height with narrow frontages of between 5 metres and 10 metres. Roofs are of natural slate and generally pitched at angles of between 30 and 40 degrees. Vertical emphasis is provided by the narrow frontage widths and the traditional window openings at upper floors, many of which retain their sash windows.





One of the main strengths of the Conservation Area is its linear street pattern and continuous frontage punctuated at intervals by streets running to the north and south. Where these streets enter the main street corner buildings have been designed and created in a way, which has a unique and significant impact upon the character and appearance of the area. They celebrate their position and are particularly important to the streetscape. Of particular note are statement buildings such as the Mechanics Institute, the Northern Bank and the Carnegie Inn.

The character of the side streets is more intimate with buildings predominantly two storey in height and domestic in scale.

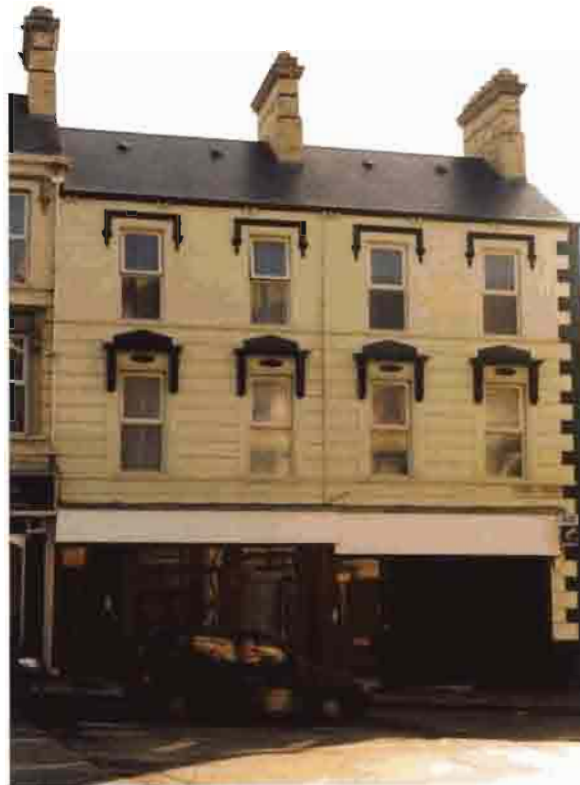
In particular, Windsor Avenue retains its residential use with semi-detached and terraced Victorian villas, characterised by use of red brick, natural slate roofs and traditional sash windows.

The main body of the Conservation Area is commercial in nature and there are two main types of frontages. Those originally designed for residential use, which retain their domestic scale windows and separate doorway entrance, and those which provide an all in one large window and doorway, the latter being the more typical.





## Lurgan Conservation Area



Backland sites in the form of courtyards accessed by covered and gated archways are a major feature and important element contributing to the distinctive character of the Conservation Area. The high degree of enclosure, which exists in many of these courtyards, is due to historic boundaries constraining the original long and narrow sites. The entrances are an integral and intricate element of the 2 and 3-storey frontage, and this traditional form of development provides for a sense of anticipation and discovery by pedestrians when passing through these arches to the courtyards beyond.





## Approaches to Design

The design of new buildings or the extension or alteration of existing ones in the Conservation Area should be carried out with sensitivity. This requires particular architectural and historic knowledge, judgement, skill and care. The design of any new building should be appropriate to and influenced by its site, the character of the area and the best of the surrounding built environment, while extensions or alterations should not damage or devalue the old.

Design solutions within the Conservation Area can be approached from a number of directions:

- The **REPRODUCTION** approach.

This is the most obvious way of maintaining the character of an original building and applies particularly to works affecting a listed building and other locally important buildings. Repairs and renovation works should be in the style of the original building and attention to detail is vital, including correct materials, colours, finishes and external joinery detailing. New work should be matched and blended with the old in order to achieve an architectural whole, but it should not be the intention to deceive or falsify the historical record as to the age or authenticity of the work. Substantial new work should be made distinguishable only to the expert eye or through appropriate records.

- The **TRADITIONAL** approach.

This is the approach often followed for new buildings and extensions to unlisted buildings. It allows more flexibility in parameters of design than the purely reproduction approach. Massing, scale and use of materials should blend with their surroundings and whilst detailing is still important it need not involve slavish reproduction. This approach should be based on a knowledge and respect of the characteristics of existing adjoining buildings and sites. The end product should be a building which respects local character, preserving a measure of the uniqueness which the area has evolved.

- The **CONTEMPORARY** approach.

This is to design an uncompromisingly modern building or extension which can be satisfactorily integrated into the existing historic urban fabric. This approach is the most subjective and controversial. It may be acceptable within Lurgan Conservation Area, but only for a contemporary building which clearly demonstrates its high quality.

# Lurgan Conservation Area

The Conservation Area contains a number of Listed Buildings. These are buildings of special architectural or historic merit, and are afforded particular statutory protection. Once a building is listed, the consent of the Department is required for its demolition and for any works of alteration or extension that would affect its special character. Protection includes fixtures and curtilage structures. As indicated above proposals to alter listed buildings should be generally in the style of their period and the Department's Environment and Heritage Service should be consulted on such matters before any work is commissioned.

It should be noted that the Department will continue to take into account the design guidelines prepared for the Lurgan Area of Townscape Character in assessing proposals affecting the Conservation Area.

## Financial Assistance

Financial assistance for works to the built heritage is available from a number of sources. However, the ongoing situation can be fluid with sources and levels of funding changing.

Information on sources of funding for the built heritage of Northern Ireland was brought together for the first time in 1999 in the publication 'Directory of Funds for Historic Buildings in Northern Ireland' by the Ulster Architectural Heritage Society in association with the Department's Environment and Heritage Service.

The Townscape Heritage Initiative (THI) launched in April 1998, which is supported by the Heritage Lottery Initiative (HLF), is the main source of funding currently available within Conservation Areas. This aims – in partnership with the public, private and voluntary sectors – to create exemplars of conservation practice and management.



## Appendix 1

### Schedule of Listed Buildings within Lurgan Conservation Area

#### QUEEN STREET

HB14/18/001	Methodist Church, Queen Street, Lurgan	c1820
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#### UNION STREET

HB14/23/030	Town Hall, Union Street, Lurgan	1868
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#### MARKET STREET

HB14/23/031	Mechanics Institute, 69 Market Street, Lurgan	1858
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HB14/23/045	Carnegie Inn, 25-27 Market Street, Lurgan	c1900
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HB14/23/048	Northern Bank, Market Street, Lurgan	1901
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HB14/24/028	14-16 Market Street, Lurgan	1911
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#### CHURCH PLACE

HB14/23/035	40 Church Place, Lurgan	Early 19 <sup>th</sup> Century fronts and replacing 18 <sup>th</sup> Century structures
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HB14/23/037	Christ Church, Church Place	Of two building periods 1725 and 1836. Enlarged 1931
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HB14/23/047	Lurgan War Memorial	1920s
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HB14/23/049	Carnegie Library, Carnegie Street, Lurgan	1906
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HB14/24/001	48 Church Place, Lurgan	c1900
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HB14/21/004a	20 Church Place, Lurgan	Late 19th century
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HB14/21/004b	21 Church Place, Lurgan
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HB14/21/004c	22 Church Place, Lurgan
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HB14/21/004d	23 Church Place, Lurgan
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HB14/23/012	41 Church Place, Lurgan	Mid-19 <sup>th</sup> Century, remodelled later
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# Lurgan Conservation Area

## HIGH STREET

HB14/23/032a	45 High Street, Lurgan	Late 18 <sup>th</sup> Century
HB14/23/032b	47 High Street, Lurgan	
HB14/23/033	43 High Street, Lurgan	Early 19 <sup>th</sup> Century
HB14/24/009	Former Friends Meeting House, High St, Lurgan	First building on the site 1696
HB14/24/010	Friends Entrance & Gates, High St, Lurgan	c.1880
HB14/24/013	60 High Street, Lurgan	Early 19 <sup>th</sup> Century
HB14/24/014	1 <sup>st</sup> Presbyterian Meeting House, High Street, Lurgan	First building 1827, refronted c.1860. Renovated 1932
HB14/24/016	16 High Street, Lurgan	1902
HB14/24/023a	80 High Street, Lurgan	Late 19th century
HB14/24/023b	82 High Street, Lurgan	
HB14/24/023c	84 High Street, Lurgan	
HB14/24/023d	86 High Street, Lurgan	
HB14/24/023e	88 High Street, Lurgan	
HB14/24/023f	90 High Street, Lurgan	
HB14/24/025a	52 High Street, Lurgan	Early 19th century
HB14/24/025b	52A High Street, Lurgan	
HB14/24/026	48 High Street, Lurgan	Early 19 <sup>th</sup> Century
HB14/24/027a	42 High Street, Lurgan	Early 19 <sup>th</sup> Century
HB14/24/027b	44 High Street, Lurgan	
HB14/24/027c	46 High Street, Lurgan	
HB14/23/001	49-51 High Street, Lurgan	c1835
HB14/23/015	Methodist Church, High Street, Lurgan	Built 1826, refitted 1888 on the site occupied by the first Presbyterian congregation since 1684

## WINDSOR AVENUE

HB14/24/032	Masonic Hall, Windsor Avenue, Lurgan	1899-1900
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This schedule identifies those listed buildings within the Lurgan Conservation Area as of June 2004. However, more may be added or some removed as the process of building survey and resurvey work is ongoing.



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## Appendix 2

### Acknowledgements

Craigavon Borough Council

Historic Buildings Council

Paul Logan – Consultant Conservation Area Architect

Lurgan Forward

June 2004