

### 4.3.1 7 North Street

Round 1 Reference	194
Priority	Reserve
Address	7 North Street, Lurgan
Existing Use	Residential
Occupancy	Vacant
Date of Construction	c 1860
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£192,685



Current Use	
Ground Floor	Vacant
First Floor	Vacant

#### Description

Attached three-bay two storey former townhouse with carriage-arch at ground floor right, located on the south-east side of North Street. Rectangular on plan (approx. height to eaves 5.5m) with single storey return to rear. Pitched natural slate roof with clay ridge tiles over corbelled eaves; rainwater goods are cast-iron. The walls are coursed basalt rubble with painted brick dressings; random rubble to rear elevation and return. Square headed window openings with brick dressings. Windows are original 1/1 timber sliding sashes.

Rear elevation is abutted by random rubble single-storey return with brick dressings, partially rebuilt in concrete blockwork and having corrugated metal roof; rainwater goods are uPVC; exposed section to left is smooth rendered

Interior - Interior not accessed, however, appears to comprise single room at ground floor with return to rear, and single room accessed from staircase at first floor; room above carriage arch appears to be part of adjoining property (5 North Street).

#### Condition Report

Structure appears to be sound when viewed from exterior, however owner indicated building in extremely poor condition internally. No evidence of roof structure sagging, small single storey return to rear in poor condition and derelict.

- Chimneys - All chimneys removed.
- Roof - Pitched natural slate roof with clay ridges. Some movement evident to rear. Some isolated slipped and broken slates otherwise in reasonable condition.
- Rainwater Goods - Replacement half-round metal gutters inappropriate. Extensive corrosion to eaves brackets, downpipe to left extensively corroded and in poor condition. Shoe missing to base of downpipe.
- External Walling - Coursed basalt walling with painted brick dressings. Minor patch repairs to pointing. Some areas of pointing missing and eroded otherwise in reasonable condition.
- Dressings - Painted brick dressings, some spalling of brickwork particularly around door and ground floor window otherwise reasonable condition.
- Windows - Painted timber framed fixed casement light to ground floor with Georgian wired glass inappropriate. Painted timber one-over-one sliding sashes to first floor. All in poor decorative order. Some evidence of decay. Meeting rails in central window has inappropriately replaced timber section. 1 no. pane of glass broken.
- Doors - Painted square-headed timber sheeted door with obscured glazed fanlight above. Inappropriate and in poor condition. Painted vertically sheeted timber gate with wicket gate to carriage-arch. Poor decorative order. Some replacement sections. Evidence of timber decay to base of door. Inappropriate ironmongery.
- Miscellaneous - Extensive surface-fixed cabling and conduits especially to eaves level. Metal grilles inserted over openings. All heavily corroded. Granite entrance step well-worn but in reasonable condition. Sills heavily worn especially that to ground floor window heavily spalled and friable.
- Interior - Interior not accessible due to Health and Safety concerns by owner. Timber floorboards visible to

- underside of carriage-arch.
- Rear Elevation - Smooth rendered walling with timber barge-boards.

#### Planning History

No planning history

#### Recommendations/TH Eligible Work

External works to include:

- Structural - Remove vegetation from return. Grub-up existing floor structure and install new insulated concrete ground floor. Install new timber first floor structure. Allow for underpinning of existing foundations. Demolish existing return and rebuild in concrete blockwork with lime-based rendered finish.
- Chimneys - Reinstall red brick corbelled chimneys to party walls. Install clay pots.
- Roof - Strip existing slate roof and allow for repair of existing roof timbers to main roof (allow for say 40%); allow for new timber roof structure to rear return. Reslate front roof slope using salvaged natural slates, reslate rear slope and return roof with new Welsh natural slate.
- Rainwater Goods - Remove vegetation and replace existing gutters and downpipes in cast-iron, provide new fixings.
- External walls - Remove vegetation from rear elevation and return. Remove existing render over carriage-arch. Repoint existing stonework. Remove paint from window and door surrounds and carry out brick repairs (say 40 no).
- Entrance - Remove existing timber door and frame and provide new four-panelled timber door with glazed fanlight over.
- Windows - Remove, repair and reinstall all windows including draught-proofing, allow for new painted timber one-over-one sliding sash windows to front and rear. Provide new internal linings, architraves and sills to traditional profile. Repair stone sills.
- Carriage-arch - Remove existing gate and provide new timber sheeted double-leaf gates to traditional profile. Install new lime rendered ceiling within carriage-arch.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces.
- Miscellaneous - Remove existing metal grille and fixings to ground floor window. Remove and redirect surface fixed cables.

Siteworks to include

- New stone entrance step.
- Improvements to general landscaping and surfacing to rear yard and within carriage-arch access.

Interior inaccessible however appears to require complete refurbishment. Allow for all fabric to be replaced but some elements such as the staircase, internal doors and plaster detailing may be repaired and reinstated, replacement fabric should match existing fabric where evidence remains.

### 4.3.2 4/4a High Street

Round 1 Reference	094
Priority	Reserve
Address	4/4a High Street, Lurgan
Existing Use	Commercial
Occupancy	Vacant
Date of Construction	c.1870
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£85,767

Current Use	
Ground Floor	Commercial
First Floor	Vacant
Second Floor	Vacant



#### Building Description

Attached three-bay three-storey building with two commercial shopfronts to ground floor located on the south west side of High Street. Rectangular on plan (street elevation approx. 7.7m(w)x7.6m(height to eaves)) with two-storey return and further flat-roofed extension to rear (south west). Pitched natural slate roof with clay ridge tiles over paired corbelled eaves, rainwater goods are cast-iron. The walls are painted block marked lime render with raised quoins. Square-headed window openings with hood moulds and decorative stop ends over first floor windows. Windows are replacement uPVC casements, second floor windows diminished in height. Two commercial units to ground floor, contemporary aluminium framed shopfront to left with tiled stall riser and recessed entrance. Shop front to right has modern signage and roller shutter.

Rear (south west) elevation is abutted by smooth rendered lower two-storey pitched roof return with a further single store flat roof extension. Rainwater goods and windows are uPVC. External aluminium staircase leads to second floor entrance.

Interior - Internal detailing completely lost, having been extensively refurbished and modernised for commercial use.

Historic photographic evidence shows carriage arch to rear yard in place of commercial unit to right (currently 'Lurgan Mail'), with traditional shopfront to left and to adjoining property (2 High Street).

#### Condition Report

- Structure - Some sagging of roof between load-bearing walls requires further investigation. Cracking evident between window openings on street elevation.
- Chimneys - Chimneys completely removed.
- Roof - Pitched natural slate roof with clay ridge tiles; artificial slate to rear slope. Some isolated slipped and missing slates otherwise reasonable condition.
- Rainwater goods - Moulded aluminium gutters and round down-pipes on paired corbels. Vegetation growth. Poor decorative order otherwise reasonable condition.
- External walls - Painted block-marked lime-render. Evidence of extensive bubbling and cracking. Poor condition. Patch repair at junction with adjacent property at right is smooth render down to ground floor.
- Dressings - Decorative hood-moulds with decorative stop ends to first floor windows. Significant cracking.
- Windows - Replacement PVC casements inappropriate.
- Shopfronts - Shopfront at ground floor with perforated shutter and exposed shutter-box inappropriate surface-fixed signage.
- Miscellaneous - Excessive surface-fixed wiring cabling.
- Shopfront to No. 4 High Street contemporary aluminium framed shopfront with tiled stall-riser and recessed entrance. Deep fascia conceals perforated roller shutter surface-fixed awning above fascia.
- Rear Elevation - Smooth rendered rear elevation abutted by lower two-storey gabled return and further single

storey extension. Shared yard to rear. All in reasonable condition.

- Interior - Access from commercial unit to street consists of timber-panelled glazed entrance door, deep set within glazed shopfront opening directly into narrow shop area with open tread timber replacement stairs to first floor accessing small room in front of stair and large room to full width of building with stud partitions to ancillary rooms within return at rear. Second floor layout as first floor but without return accommodation. Internal detailing lost. Interior extensively refurbished and modernised. Replacement windows set within splayed plastered reveals with recessed sills below otherwise no original detailing remains.

### Planning History

No planning history.

### Recommendations/TH Eligible Work

- Structure - Allow for crack stitching to street elevation.
- Chimneys - Reinstall brick corbelled chimney to right-hand gable and central loadbearing wall, with smooth lime-based render finish. Install decorative clay pots.
- Roof - Remove moss growth. Strip existing slates and investigate roof structure and allow for repair of defective timbers (allow for say 25%). Reslate using new Welsh natural slate. Provide thermal insulation at rafter level.
- Rainwater goods - Remove and replace with cast iron.
- External walls - Strip and re-render using wood float lime-based render; blockmarked finish. Repair and reinstall decorative hood-mouldings to match existing historic profile. Repair paired corbelled eaves course.
- Windows - New 6/6 timber sliding sashes to first floor; new 3/3 timber sliding sashes to second floor. Draught-proofing to be included. Make good existing internal linings, sills and wall plaster. New stone sills to all windows.
- Shopfronts - Remove existing shopfronts, roller shutters and fascias. Install new purpose-designed traditional shopfront at left, including masonry and timber panelled stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters. Restore carriage arch profile to unit at right and install new frameless toughened glass shopfront and entrance door; internal shutters.
- Miscellaneous - Remove and relocate surface mounted cables.

### 4.3.3 8-9 Church Place

Round 1 Reference	005
Priority	Reserve
Address	8-9 Church Place
Existing Use	Commercial
Occupancy	Vacant 0%
Date of Construction	c.1900
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£27,425



Current Use	
Ground Floor	Vacant (To Let)
First Floor	Vacant

#### Building Description

Three-bay two-storey attached rendered building. Rectangular-on-plan (6m(w)x9m(d)) with single storey pitched return to rear. Fibre-cement slate roof, blue/black angled clay ridge tiles, shared chimney to south. Moulded cast iron rainwater goods on paired brick corbels. Painted smooth render to front elevation. Moulded architrave hoods to first floor windows, diamond-patterned string course. Moulded string course with rosettes to ground floor. Moulded plinth. Painted timber six-panel entrance door with plain-glazed fanlight over, set in square-headed opening with flanking pilasters and flat entablature carried on decorative consoles. Shopfront concealed behind roller shutter. One-over-one uPVC casement windows to first floor, moulded sills on brackets.

#### Condition Report

- Roof - Fibre-cement slate, poor condition.
- Rainwater goods - Moulded cast iron, in poor condition.
- Render - Reasonable condition.
- Dressings - Reasonable condition.
- Windows - Inappropriate uPVC casements to first floor.
- Entrance door - Reasonable condition.
- Shopfront - Inappropriate roller shutter concealing modern shopfront.

#### Planning History

ID	PROPOSAL
N/2015/0108/F	Change of use from offices to ground floor shop and upper floor apartment to include new shop front GRANTED Work carried out - shutters?

#### Recommendations/THI Eligible Work

- Roof - Strip and re-slate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods - Replace with new moulded cast-iron gutters and new circular cast-iron downpipe.
- First floor windows - Replace existing with new one/one timber sliding sashes; draft-proofed throughout. Make good internal linings, sills and plaster.
- Shopfront - Remove existing shopfront, roller shutter, door, stallriser and fascia. Install new purpose-designed traditional shopfront, including masonry stallriser, timber fascia and cornicing, and timber panelled glazed entrance door to shop unit. New toughened plate glass glazing; internal shutters.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.



### 4.3.4 43 William Street

Round 1 Reference	179
Priority	Reserve
Address	43 William Street, Lurgan
Existing Use	Retail
Occupancy	30%
Date of Construction	Late 19th Century
Architect	Unknown
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£44,902



Current Use	
Ground Floor	Retail
First Floor	Vacant
Second Floor	Vacant

#### Building Description

Attached two- bay three-storey rendered building with shop display window and entrance door at ground floor. The roof is pitched artificial slate; rainwater goods are uPVC. The walls are painted blockmarked lime render. The windows are timber sliding sashes.

#### Condition Report

- Chimneys - Corbelled rendered chimney to right party wall; that to left removed. Clay pots. Reasonable condition.
- Roof - Roof not clear from street however appears to be pitched artificial slate with clay ridge tiles. In reasonable condition.
- Rainwater goods - Replacement half-round uPVC rainwater goods in poor condition and inappropriate.
- External walls - Painted render. Extensive cracking, especially at window openings, poor decorative order.
- Windows - Replacement painted one-over-one sliding sash windows, reasonable condition.
- Shopfront - uPVC framed display window, roller shutter and oversized illuminated fascia inappropriate.
- Entrance - Replacement timber panelled entrance door in reasonable condition. Inappropriate ironmongery.
- Miscellaneous - Extensive surface fixed cabling over fascia.
- Structure - Structure appears sound, however, gable exposed due to derelict building adjoining to left.
- Stall-riser may be partially original.

#### Planning History

ID	PROPOSAL
N/1991/0601	Change of use Vacant shop to hot food carry-out GRANTED

#### Recommendations/TH Eligible Works

- Structural work - Requires further investigation to ensure stability given condition of adjoining building.
- Chimney - Reinstate corbelled chimney to left party wall; wood float lime-based render finish.
- Roof - Strip existing and re-slate using new natural Welsh slate. Provide thermal insulation.
- Rainwater goods - Remove and replace existing rainwater goods in cast iron. New fixings.
- External walls - Strip and re-render using wood float lime-based render with blockmarked finish. Reinstate and repair decorative hood-mouldings to window openings.
- Windows - Install draught-proofing to existing sash windows. Repair existing stone sills.
- Shopfront - Remove existing fascia, hanging signage and roller shutter. Install new timber framed decorative display window with appropriately scaled fascia on console brackets over, new toughened plate glass glazing.
- Entrance - New timber panelled entrance door and fanlight.

- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, remove unnecessary signage and fixtures, provide high quality front-mounted illumination for signage.

### 4.3.5 7 William Street

Round 1 Reference	163
Priority	Reserve
Address	7 William Street, Lurgan
Existing Use	Retail
Occupancy	30%
Date of Construction	Mid 19th Century
Architect	Unknown
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£121,281

Current Use	
Ground Floor	Retail
First Floor	Vacant
Second Floor	Vacant



#### Building Description

Attached two-bay three-storey rendered building on the north east side of William Street, comprising a commercial unit to ground floor and direct access to upper floors from street. Rectangular on plan (approx. 5.2m(w)x7.5m(d) x approx. 8.5m(h) to eaves) with flat roof single-storey return abutting to rear (north east). Pitched natural slate roof with terracotta ridge tiles and corbelled rendered chimney to right party wall. Rainwater goods are cast-iron. Walls are painted blockmarked render. First floor windows are painted timber casements with hood moulds over; painted timber sliding sash windows to second floor. Modern shopfront to ground floor with modern signage.

Rear (north east) elevation contains square-headed blocked-up windows to upper floors and uPVC rainwater goods. Remainder abutted by single-storey rough-cast render return with flat roof.

#### Condition Report

- Chimneys - Corbelled rendered chimney to right party wall; that to left removed. Clay pots. Reasonable condition.
- Roof - Roof not clear from street however appears to be pitched natural slate with terracotta ridge tiles. In reasonable condition.
- Rainwater goods - Half-round cast-iron rainwater goods in poor decorative order.
- External walls - Painted block marked lime render. Extensive cracking and bubbling of paint. Poor condition.
- Dressings - Decorative moulded hood moulds with stop ends over first floor windows. Moss growth suggests damp penetration. Some displacement of hood moulds due to structural movement.
- Windows - Replacement timber casement windows at first floor. Inappropriate otherwise reasonable condition. Original one-over-one timber sliding sashes retained to second floor. Poor decorative order. Misaligned other appear in reasonable condition. Painted stone sills retained throughout.
- Shopfront - Replacement timber framed shopfront with roller shutter and printed signage. Inappropriate. Otherwise in reasonable condition.
- Entrance - Access to first floor to left of shopfront. Inappropriate roller shutter over.
- Miscellaneous - Single storey return and flat roofed extension to rear. Rear elevation is unpainted rendered. All openings built up. Enclosed yard to rear. Unfinished and in poor condition.
- Structure - Evidence of structural movement in front façade. Extensive cracking to windows at right suggest structural displacement. Elevation bowed out to right of street frontage above shop door.
- Stall-riser may be partially original.

#### Planning History

No planning history.



#### Recommendations/TH Eligible Works

- Structural work - Requires further investigation of street façade. Allow for structural tying of wall back to floors and new steelwork to support masonry above shopfront opening. Demolish existing single-storey extension to rear and replace with new to include new insulated concrete floor structure, insulated masonry cavity walls and new timber roof structure.
- Chimney - Strip existing render and replace with roughcast lime-based render. Reinstate brick chimney to left gable wall to match existing with roughcast lime-based render finish. Install new clay pots.
- Roof - Strip existing. Investigate roof structure and allow for repair of defective timbers (say 30%). Re-slate using existing slates where possible. Use new Welsh slates for rear pitch. Provide thermal insulation.
- Rainwater goods - Remove and replace existing rainwater goods in cast iron. New fixings.
- External walls - Strip and re-render using wood float lime-based render with blockmarked finish. Smooth render to rear. Reinstate and repair decorative hood-mouldings to first floor windows.
- Windows - New one-over-one sliding sashes to first floor to match existing historic profile at second floor. Draught-proofing to be included. Repair existing second floor sash windows. Make good existing internal sills and wall plaster. Repair existing stone sills.
- Shopfront - Remove existing shopfront, roller shutter, door, stallriser and fascia. Install new purpose-designed traditional shopfront, including masonry stallriser, timber fascia and cornicing, and timber panelled glazed entrance door to shop unit. New toughened plate glass glazing; internal shutters.
- Entrance - Remove roller shutter, existing entrance door and frame. New timber panelled entrance door and fanlight to first floor accommodation.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, remove unnecessary signage and fixtures, provide high quality front-mounted illumination for signage.

### 4.3.6 33 William Street

Round 1 Reference	176
Priority	Reserve
Address	33 William Street, Lurgan
Existing Use	Fast food outlet
Occupancy	30%
Date of Construction	Late 19th Century
Architect	Unknown
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£95,058



Current Use	
Ground Floor	Fast food outlet
First Floor	Vacant
Second Floor	Vacant

#### Building Description

Attached two-bay three-storey rendered building on the north east side of William Street, comprising a commercial unit to ground floor and currently vacant space to upper floors. Rectangular on plan (approx.5m(w)x10m(d), approx.8m(h) to eaves) with flat-roofed single-storey extension abutting to rear (south west). Pitched artificial slate roof with corbelled roughcast rendered chimney to right party wall with clay pots. Rainwater goods are uPVC. Walls are painted block marked lime render; exposed brick to rear elevation. Windows are painted timber casements with painted masonry cills; windows to rear elevation blocked. Replacement timber shopfront to ground floor with modern signage, uPVC windows and entrance door.

#### Condition Report

- Chimneys - Corbelled rough cast rendered chimney to right gable with clay pots. Evidence of patch repairs otherwise reasonable condition.
- Roof - Artificial slate roof with terracotta ridges. Inappropriate. Extensive moss growth. Isolated slipped slates. Otherwise reasonable condition.
- Rainwater goods - uPVC rainwater goods inappropriate. Joint failure. Minor damage to brick corbels behind.
- External walls - Extensive cracking to painted block marked lime render especially around openings. Cement render patch repair above shopfront fascia. Extensive vegetation growth to rear elevation, areas of defective pointing and inappropriate cement pointing repairs.
- Shopfront - Replacement timber shopfront surround with uPVC shopfront windows and entrance door. Timber surround shows sign of decay to base. Damage to fascia surround. Roller shutters concealed behind timber fascia. Inappropriate. Signage and lighting inappropriate.
- Windows - Painted timber casement windows. Inappropriate otherwise reasonable condition. Extensive paint flaking to stone sills.
- Miscellaneous - Surface-fixed cabling to illuminated hanging sign. Concrete step to entrance.
- Structure - Building appears structurally sound however very slight movement appears in the façade evidenced between window heads.

Interior - Ground floor consists of single commercial unit with ancillary accommodation to rear; first and second floor accessed via door to stair from shop, however, not accessible at time of survey.

#### Planning History

No planning history.

#### Recommendations/TH Eligible work

- Chimneys - Strip existing render and replace with roughcast lime-based render. Reinstate brick chimney to left gable wall to match existing with roughcast lime-based render finish. Install new clay pots.

- Roof - Strip existing artificial slates. Investigate roof structure and allow for repair of defective timbers (say 15%). Reslate using natural welsh slate. Provide thermal insulation.
- Rainwater goods - Remove and replace with cast-iron.
- External walls - Remove vegetation growth. Strip and re-render using wood float lime-based render with blockmarked finish. Roughcast render to rear.
- Windows - New one-over-one sliding sashes throughout. Draught-proofing to be included. Make good existing internal sills and wall plaster.
- Shopfront - Remove existing shopfront, roller shutter, door, stallriser and fascia. Install new purpose-designed traditional shopfront, including timber panelled stallriser, timber fascia and cornicing, and timber panelled glazed entrance door. New toughened plate glass glazing; internal shutters.
- Entrance - Form new lobbied entrance to provide access to shop unit and separate access to stairs to existing accommodation at first and second floor.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, remove unnecessary signage and fixtures, provide high quality front-mounted illumination for signage. Rebuild rear brick boundary wall.

### 4.3.7 35-37 Church Place

Round 1 Reference	024
Priority	Reserve
Address	A1 Cabs/ Luka Italian Restaurant, 35-37 Church Place, Lurgan
Existing Use	Commercial
Occupancy	50%
Date of Construction	Early 20th Century
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£80,005

Current Use	
Ground Floor	Commercial
First Floor	Commercial
Second Floor	Commercial



#### Building Description

Attached six-bay three-storey rendered building with large retail/commercial unit at ground floor left and two small units at ground floor right. Commercial office space to upper floors located on the south side of Church Place. Rectangular-on-plan (street elevation 14.9m(w)x7.9m(height to eaves)) with two-storey pitched roof red brick return to rear (south) elevation. The roof is pitched artificial slate with rendered chimney stack to left party wall and cast-metal rainwater goods. The walls are painted render. The window openings are square-headed with replacement sills and timber casement windows. Modern shopfronts to ground floor with modern signage and roller shutters.

#### Condition Report

- Chimneys – Single rendered chimney to left-hand side in poor decorative order. Other chimneys removed.
- Roof - Inappropriate replacement artificial slate, in reasonable condition.
- Rainwater goods - Inappropriate replacement painted extruded aluminium gutter.
- Render - Appears to be inappropriate cementitious render in poor decorative order.
- Windows - Inappropriate uPVC casements.
- Shopfronts - Inappropriate modern shopfronts with aluminium roller shutters.
- Modernised to ground floor as 3 no. retail units, 1 potentially vacant. Appears to be vacant to upper floors, not accessible at time of survey.
- Miscellaneous - Windows largely boarded up or removed to rear. Replacement corrugated metal roof to two-storey rear extension. Original cast-iron rainwater goods to rear, in poor condition.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/1993/0411	Retention of existing signs at second floor level WITHDRAWN
N/1998/0563	Refurbishment and extension of existing SP office amusement arcade and snooker hall GRANTED
N/2004/1196/F	Changes of use from vacant travel agents to hot food outlet GRANTED
LA08/2017/0100/F	Change of use from 1st and 2nd floor offices to 1st and 2nd floor flats with alterations to building CURRENT (Aug 2017)

#### Recommendations/TH Eligible Work

- Chimneys – Rebuild red brick chimneys with corbelled detail to gable walls and centrally; wood float lime-based render finish. Install new clay pots.
- Roof – Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods – Replace rainwater goods in cast iron.
- Render – Strip and rerender using wood float lime-based render with blockmarked finish.

- Windows – Replace existing windows with new 1/1 timber sliding sashes to first and second floor; draught-proofing to be included throughout. Make good existing internal architraves, linings, sills and plaster.
- Shopfronts – Remove existing shopfronts, fascias and roller shutters. Install new purpose-designed traditional shopfront to each ground floor unit, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance doors.
- Entrance (to upper floors) – Reinstall entrance containing timber framed painted timber panelled and glazed entrance door with fanlight over, in masonry surround with pilaster detail, moulded console brackets and flat pediment over.
- Miscellaneous - Remove and redirect surface fixed cables.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.



### 4.3.8 34 Church Place

Round 1 Reference 023  
Priority Reserve  
Address iPHIX Repair Specialists  
34 Church Place, Lurgan

Existing Use Commercial/ Residential  
Occupancy 50%

Date of Construction c.1910  
Architect Not known  
Heritage Merit Streetscape  
Listed Building Status Not Listed  
Capital Cost £45,906

Current Use  
Ground Floor Commercial  
First Floor Vacant, Residential



#### Building Description

Attached three-bay two-storey rendered building sharing common eaves and ridge line with adjoining property to south-east. Rectangular on plan (approx. 7m(w)x7m(d)) with extension to rear. Fibre-cement slate roof, blue/black angled clay ridge tiles, moulded extruded aluminium gutter on double moulded brick corbels projecting from plain moulded eaves course. Painted smooth render walling to first floor, stepped quoins to north-west side. Square-headed first floor window openings, painted masonry sills, uPVC one-over-one top-hung casement windows. Modern aluminium shopfront, modern fascia sign, square-headed entrance doorway to south-east leading to first floor, externally mounted roller shutter and metal grille to door.

#### Condition Report

- Chimney – Chimneys missing.
- Roof – Artificial slate with patch repairs, inappropriate, poor condition.
- Gutters – Replacement gutters inappropriate, otherwise reasonable condition.
- External render – Poor condition.
- First floor windows – Replacement casement windows inappropriate, otherwise reasonable condition.
- Ground floor shopfront – Inappropriate.
- Ground floor entrance – Inappropriate

#### Planning History

ID PROPOSAL  
N/1993/0380 Proposed refurbishment of retail premises GRANTED  
N/2006/1179/F Change of use from first floor office to one apartment GRANTED

#### Recommendations/THI Eligible Work

- Chimneys – Reinstate red brick chimney with corbelled detail to right hand party wall; wood float lime-based render finish. Install new clay pots to match existing.
- Roof – Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods – Replace rainwater goods with moulded cast iron.
- Render – Remove existing render and re-render using wood float lime-based render with blockmarked finish.
- Windows – Replace existing windows with new one-over-one timber sliding sash units complete; draught-proofing to be provided throughout. Make good existing internal architraves, linings, sills and plaster.
- Shopfront – Remove existing shopfront, fascia and roller shutter. Install new purpose-designed traditional shopfront, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance door.
- Entrance – Remove existing entrance door and frame and replace with new timber panelled entrance door

to traditional profile, with fanlight over.

- Miscellaneous - Remove and redirect surface fixed cables. Provide high quality front mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.9 14-15 Church Place

Round 1 Reference	009
Priority	Reserve
Address	Chaska House/Cajun 14-15 Church Place, Lurgan
Existing Use	Commercial/Residential
Occupancy	50%
Date of Construction	c.1900
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£85,137
Current Use	
Ground Floor	Commercial
First Floor	Residential
Second Floor	Residential



#### Building Description

Attached, four-bay two-storey with attic rendered building with two retail units to ground floor, separated by central carriage arch, and residential units to upper floors. Located on the north side of Church Place. Rectangular-on-plan (street elevation 11m(w)x6m(height to eaves)) with returns to rear. The roof is pitched artificial slate with gabled dormers to street frontage. Rendered chimney stack to left side and cast-iron rainwater goods. The walls are painted block marked render with painted sill course to first floor. The window openings are square-headed, those to first floor within painted moulded surrounds; all windows are uPVC casements. Two modern shopfronts to ground floor with modern signage and roller shutters.

#### Condition Report

- Chimneys - Replacement rendered chimney, inappropriate, with yellow clay pots, also inappropriate.
- Roof - Inappropriate replacement artificial slate roof in reasonable condition.
- Render - Appears to be inappropriate cementitious render with widespread crazing and cracking, poor decorative order.
- Windows - Inappropriate uPVC casements. Moulded decorative render surrounds in reasonable condition.
- Shopfronts - Inappropriate modern shopfronts.
- Rainwater goods - Extruded painted metal rainwater goods, inappropriate, otherwise reasonable condition.
- Miscellaneous - Inappropriate extensions to rear, not visible from street. Inappropriately altered carriage arch to centre of ground floor.
- Interior - Modernised to ground floor, no original detailing remains. No access to upper floors at time of survey

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/2007/0146/F	Erection of new rear annex and upgrade of existing accommodation GRANTED
N/2006/1187/CA	Demolition of rear annex GRANTED

#### Recommendations/TH Eligible Work

- Chimneys – Rebuild red brick chimneys with corbelled detail to left gable wall; wood float lime-based render finish. Install new clay pots.
- Roof – Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods – Replace rainwater goods in cast iron.
- Render – Strip and re-render using wood float lime-based render with blockmarked finish.

- Windows – Replace existing windows with new 1/1 timber sliding sashes to first and second floor; draught-proofing to be included throughout. Make good existing internal architraves, linings, sills and plaster.
- Shopfronts – Remove existing shopfronts, fascias and roller shutters. Install new purpose-designed traditional shopfront to each ground floor unit, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance doors.
- Entrance – Reinstall entrance containing timber framed painted timber panelled and glazed entrance door with fanlight over, in masonry surround with pilaster detail, moulded console brackets and flat pediment over.
- Miscellaneous - Remove and redirect surface fixed cables.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.10 6 William Street

Round 1 Reference	162
Priority	Reserve
Address	6 William Street, Lurgan
Existing Use	Commercial
Occupancy	100%
Date of Construction	c.1900
Architect	Unknown
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£28,890



Current Use	
Ground Floor	Commercial
First Floor	Storage

#### Building Description

Attached mid-terrace two-bay two-storey rendered building comprising a commercial unit to ground floor and storage to first floor; to the south west side of William Street. Rectangular-on-plan (approx. 7m(w)x6.3m(d)x4.9m(height to eaves)). Pitched roof with natural slates and corbelled roughcast rendered chimneys to party walls; rainwater goods are uPVC. Walls are painted blocked lime render to principal elevation; smooth render to rear. Windows are painted timber casements with painted masonry sills. Modern shopfront to ground floor with exposed shutter box and roller shutter.

Internal - Single shop unit to ground floor, with replacement stair to rear accessing first floor. No original features are retained internally.

#### Condition Report

- Chimneys - Corbelled rough cast rendered chimneys to party walls. Vegetation growth; patch repairs to render, damage to corbelled detailing. Otherwise reasonable condition.
- Roof - Natural slate roofing. Moss growth, otherwise reasonable condition.
- Rainwater goods - uPVC half round gutters inappropriate otherwise reasonable condition.
- External walls - Painted block marked lime rendered walling to street. Poor decorative order. Some patch repairs. Otherwise reasonable condition.
- Windows - Painted timber casements inappropriate otherwise reasonable condition.
- Shopfront - Replacement shopfront, roller shutter and signage inappropriate.
- Miscellaneous - Surface-fixed cabling. Enclosed yard to rear with no access.

#### Planning History

No planning history.

#### Recommendation/TH Eligible Work

- Chimneys - Remove vegetation. Strip and re-render using rough-cast lime render. Install replacement pots to both chimneys.
- Roof - Carry out minor slating repairs (allow for say 10 slates).
- Rainwater Goods - Remove and replace with cast-iron gutters and downpipes.
- Render - Strip and re-render using wood float lime-based mortar, blockmarked to front and smooth to rear. Redecorate.
- Windows - New one-over-one sliding sashes throughout. Draught-proofing to be included. Make good existing internal sills and wall plaster.
- Shopfronts - Remove existing shopfront, roller shutters and fascia. Install new purpose-designed traditional shopfront, including masonry stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters.



- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, provide high quality front-mounted illumination for signage.

### 4.3.11 4 William Street

Round 1 Reference	160
Priority	Reserve
Address	4 William Street, Lurgan
Existing Use	Office
Occupancy	100%

Date of Construction	c.1900
Architect	Unknown
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£33,204

Current Use	
Ground Floor	Commercial Office
First Floor	Commercial Office



#### Building Description

Attached end two-bay two-storey rendered building comprising a commercial unit to ground floor and office accommodation to first floor; to the south west side of William Street. Rectangular-on-plan (7m(w)x6.3m(d)x4.9m(height to eaves)). Pitched roof with fibre cement slates and corbelled roughcast rendered chimneys to gable and party wall; rainwater goods are uPVC. Walls are painted blocked lime render to principal elevation. Windows are painted timber casements with painted masonry sills. Original shopfront to ground floor with central entrance, black and white tiling to threshold and modern signage.

South east gable is blank.

Internal - Single commercial unit to ground floor, with first floor subdivided into smaller offices by stud partitions.

#### Condition Report

- Chimneys - Corbelled rough cast rendered chimneys to gable and party wall. Moss growth to chimneys; that to right appears to bow slightly towards left side. Some damage to corbel on chimney to right. Otherwise reasonable condition.
- Roof - Artificial slated roof inappropriate. Extensive moss growth otherwise reasonable condition.
- Rainwater goods - uPVC half round gutters inappropriate otherwise reasonable condition.
- External walls - Painted block marked lime rendered walling to street. Poor decorative order. Some patch repairs. Otherwise reasonable condition. Exposed gable to left appears to be re-rendered. In reasonable condition.
- Windows - Painted timber casements inappropriate otherwise reasonable condition.
- Shopfront - Original shopfront with central entrance retained though largely obscured by inappropriate roller shutter and modern fascia and signage. All well-worn otherwise reasonable condition.
- Miscellaneous - Surface-fixed cabling. Enclosed yard to rear with no access.
- Interior - Interior layout consists of single room at ground floor and first floor; that to first floor subsequently sub-divided with timber stud partitions. Layout suggests central load bearing wall has been removed and steel work inserted to form single ground floor space. Central wall at first floor retained.
- Entrance - Painted timber panelled glazed entrance door within recessed porch. Black and white tiling retained to threshold. All well-worn otherwise reasonable condition.

#### Planning History

No planning history.

#### Recommendation/TH Eligible Work

- Chimneys - Take down chimney to party wall and re-build in brick including replacement rough-cast render. Replacement pots to both chimneys, remove vegetation from chimney to gable wall.

- Roof - Strip existing artificial slates, investigate roof structure and allow for repair of defective timbers (allow for say 15%). Re-slate roof using new Welsh slate, provide thermal insulation.
- Rainwater Goods - Remove and replace with cast-iron gutters and downpipes.
- Render - Strip and re-render using wood float lime-based mortar, blockmarked to front and smooth to rear. Redecorate.
- Windows - New one-over-one sliding sashes throughout. Draught-proofing to be included. Make good existing internal sills and wall plaster.
- Shopfront - Remove, repair and reinstate existing shopfront. Remove roller shutter, new toughened-plate glass glazing and internal shutters, new timber-panelled and glazed shop door and overlight, all to traditional profile, new timber-framed plasters, cornice and fascia.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, remove unnecessary signage and fixtures, provide high quality front-mounted illumination for signage.

### 4.3.12 18 Market Street

Round 1 Reference	056
Priority	Reserve
Address	18 Market Street, Lurgan
Existing Use	Commercial
Occupancy	30%
Date of Construction	Late 19th Century
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£39,424

Current Use	
Ground Floor	Commercial
First Floor	Vacant
Second Floor	Vacant



#### Building Description

Attached four-bay three-storey rendered building, located on the north east side of Market Street. Rectangular-on-plan (street elevation 9.7m(w)x9.2m(height to eaves)) with return to rear. Pitched artificial slate roof with angled ridge tiles and moulded gutter on moulded eaves cornice. Rendered chimney stack to left party wall with clay pots. Painted smooth rendered walling, straight channelled quoins to left, moulded architraves to first floor windows. Windows are square-headed with uPVC casement windows. Two modern shop fronts to ground floor with modern signage and roller shutters.

#### Condition Report

- Chimneys - Chimney to left-hand side partially re-built with some original detailing. Cementitious render to top failing with extensive cracking. Inappropriate red clay pots. Chimney to party wall removed.
- Roof - Inappropriate replacement artificial slate and inappropriate ridge tiles.
- Render - Cracking of render to window-heads and sills with some significant cracks.
- Rainwater goods - Mix of inappropriate metal and uPVC downpipes with inappropriate uPVC gutter.
- Windows - Inappropriate uPVC casements, original moulded render detailing to first floor in reasonable condition.
- Shopfront - Inappropriate uPVC signage and aluminium roller shutter.
- Miscellaneous - Significant vegetation growth to left-hand side.
- Interior - Inaccessible at time of survey.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

- Roof – Strip existing and reslate in new Welsh natural slate; provide thermal insulation.
- Rainwater goods – Carry out repairs to existing cast iron rainwater goods.
- Render – Carry out minor repairs to render.
- Windows – Remove existing windows and replace with new timber 1/1 sliding sashes; draughtproofing to be provided throughout. Make good existing internal linings, sills and plaster.
- Shopfront – Remove existing shopfront and roller shutter. Install new purpose-designed traditional shopfront, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance door.
- Miscellaneous – Remove and redirect surface mounted cables. Provide high quality front mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.13 6 Edward Street

Round 1 Reference	187
Priority	Reserve
Address	6 Edward Street, Lurgan
Existing Use	Commercial
Occupancy	70%

Date of Construction	c.1890
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£44,022

Current Use	
Ground Floor	Vacant, Commercial
First Floor	Commercial
Second floor	Residential



#### Building Description

Attached end-of-terrace three-bay three-storey rendered building with shopfront and direct access to upper floors from ground floor. Rectangular-on-plan with lower monopitched extension to rear. The roof is pitched artificial slate with corbelled yellow brick chimney to left party wall, over paired corbelled eaves; rainwater goods are cast iron. The walls are painted blockmarked lime render with raised quoins; banded rustication with vermiculated quoins to ground and first floor. The window openings are square-headed, those to first floor in moulded surrounds with flat pediment over supported on ornate console brackets, those to second floor having hood moulds with decorative stops; windows are replacement timber sliding sashes.

#### Condition Report

- Chimneys – Vegetation growth, otherwise reasonable condition.
- Roof – Inappropriate artificial slate roof, in reasonable condition.
- Rainwater Goods – Cast-iron rainwater goods in reasonable condition.
- Windows – Timber sliding sashes in poor decorative order, minor decay to base, otherwise reasonable condition.
- Shopfront – Replacement shopfront inappropriately scaled. Roller shutter inappropriate.
- Entrance – Replacement entrance door inappropriate.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/2002/0546/F	Alterations to existing ground floor shop and change of use from first floor living accommodation to office GRANTED
N/2005/0932/DCA	Demolition/alterations and extension of building to No.6 Edward Street GRANTED

#### Recommendations/TH Eligible Work

- Chimneys – Remove vegetation and carry out subsequent repairs to lime pointing.
- Roof – Strip existing and reslate with new Welsh natural slate; provide thermal insulation.
- Windows – Carry out minor repairs to existing timber sash windows.
- Shopfront – Remove roller shutter, shopfront and stallriser. Insert new purpose-designed shopfront and stallriser to traditional profile. New toughened plater glass glazing and internal shutters. Install new timber panelled and glazed door to shop.
- Entrance – Replace existing timber entrance door and frame with new traditionally detailed timber panelled entrance door and frame.



- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.14 1 Market Street

Round 1 Reference	046
Priority	Reserve
Address	1 Market Street
Existing Use	Lurgan
Occupancy	Appears vacant 0%

Date of Construction	c.1900
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£52,525

Current Use	
Ground Floor	Vacant, Retail
First Floor	Vacant, Residential
Second Floor	Vacant, Residential



#### Building Description

Attached three-bay, three-storey, rendered building on south-west side of Market Street. Gap site to south-east, carriage archway north-west leading to rear, lower three-storey building to north-west, extensive three- and two-storey mono-pitch roofed extensions to rear c.1970. Moulded rendered chimney to south-east, artificial slate roof, moulded cast-iron gutters on moulded brick corbels, extruded aluminium circular downpipe to south-east. Substantial timber raking shores supporting gable to south-east. Painted smooth render to first and second floors. Square-headed window openings to first and second floors, painted masonry sills, painted timber one-over-one top-hung casements. Moulded render shopfront with flanking pilasters, fluted consoles and plain fascia cornice, perforated external roller shutter, modern shopfront behind, modern fascia. Signage over carriage archway.

#### Condition Report

- Chimney - That to left gable in poor condition; that to right gable missing.
- Roof – Artificial slate. Inappropriate, otherwise reasonable condition.
- Rainwater goods – Poor condition.
- External render – Poor condition.
- First and second floor windows – Inappropriate.
- Shopfront – Inappropriate shopfront and signage superimposed on original shopfront.
- Signage over carriage archway – Inappropriate.
- Extensions to rear – Entirely inappropriate.

#### Planning History

ID	PROPOSAL
N/2014/0010/F	Replacement of solid shop front shutter with aluminium punched shutter GRANTED 14/02/14
N/2005/0056/DCA	Demolition of outbuildings GRANTED 14/04/05

#### Recommendations/THI Eligible Work

- Chimneys - Take down and rebuild corbelled chimney to left gable. Reinstall chimney on north-west gable to similar detail. Rerender both in wood-float lime based smooth render.
- Roof – Strip existing and re-slate using natural Welsh slate. Provide thermal insulation.
- Rainwater goods – Replace existing rainwater goods with new cast-iron moulded gutters and circular downpipe.
- External render – Strip existing and re-render using wood-float lime based smooth render.
- First and second floor windows – Remove existing windows and replace with new painted one over timber sliding-sashes, including draughtproofing. Make good internal linings, sills and plaster.
- Shopfront – Remove roller shutter, fascia and modern shopfront. Repair original extant shopfront. Provide

new toughened plate glass and new timber entrance door.

- Carriage archway – Remove signage.
- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.15 2a High Street

Round 1 Reference	091
Priority	Reserve
Address	2a High Street, Lurgan
Existing Use	Commercial
Occupancy	70%
Date of Construction	c.1910
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£43,219

Current Use	
Ground Floor	Commercial
First Floor	Commercial
Second Floor	Vacant, Storage



#### Building Description

Corner sited attached brick commercial premises. Two-bay three-storey to High Street, two-bay three-storey to Windsor Avenue dropping to three-bay three-storey extension to north (check orientation). Natural slate roof, red clay ridge tiles, brick chimney stacks with projecting decorative brick courses and capping, red clay pots, pedimented Dutch gable to High Street with flanking urns, gabled dormers to Windsor Avenue with medallions. Modern shopfront to ground floor High Street returning to Windsor Avenue with aluminium shopfront, segmental headed window openings to first floor with one-over-one painted timber sliding sash windows and painted masonry sills, round-headed window openings to second floor with moulded brick arches incorporating key-stones and moulded hoods, plain glazed painted timber sash windows, brick sills incorporated into dentilled string course.

Roof hipped to rear, segmental-headed openings to rear extension, painted timber one-over-one sashes stone sills Moulded cast-iron gutters discharging to rectangular downpipes, some PVC, some purpose-made steel, decorative cast-iron hoppers to front elevation.

#### Condition Report

Overall condition reasonable.

- Chimney - Appears in reasonable condition but may need re-pointing.
- Roof - Existing natural slate appears in reasonable condition.
- Rainwater goods - Mixture of a moulded cast-iron and replacement UPVC and steel could be rationalised.
- External walls - Brickwork appears in reasonable condition although pointing could be allowed.
- Windows - Existing painted timber sash windows appear in reasonable condition, minor repairs only required.
- Shopfront - Shopfronts are entirely inappropriate and could be replaced as part of the scheme with great impact on the street.

Interior - appears to be of no interest.

#### Planning History

ID	PROPOSAL
N/2014/0009/F	Replacement of solid/perforated shop front shutters with aluminium punched shutters
GRANTED	

Recommendations/TH Eligible Work  
External works to include

- Rainwater goods - Replace existing rainwater goods in cast-iron.
- Chimney - Repoint existing chimneys using lime based mortar.
- Shopfront – Remove roller shutter, shopfront and stallriser. Insert new purpose-designed shopfront and stallriser to traditional profile. New toughened plater glass glazing and internal shutters. Install new timber panelled and glazed door to shop.
- Entrance – Replace existing timber entrance door and frame with new traditionally detailed timber panelled entrance door and frame.
- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.



### 4.3.16 54-56 High Street

Round 1 Reference 140  
Priority Reserve  
Address 54-56 High Street, Lurgan

Existing Use Commercial  
Occupancy 100%

Date of Construction Early 20th Century  
Architect Not known  
Heritage Merit Streetscape  
Listed Building Status Not Listed  
Capital Cost £30,800

Current Use  
Ground Floor Commercial shop  
First Floor Storage



#### Building Description

Attached three-bay two-storey shop premises. Modern shop front to ground floor with canopy awning, square-headed windows to first floor with timber casements with top-hung lights. Painted concrete sills. Painted smooth render walling, artificial slate roof, UPVC gutters discharging to downpipe on adjacent property to insert orientation.

#### Condition Report

Overall reasonable condition.

- Chimneys - Chimney stacks missing.
- Roof - Artificial slate to both front and rear slopes. Inappropriate, otherwise reasonable condition
- Rainwater goods - UPVC half-round gutters. Inappropriate.
- External walls - Painted smooth render. Reasonable condition.
- Windows - Painted timber top-hung casement windows with concrete sills. Inappropriate, otherwise reasonable condition.
- Shopfront - Modern aluminium shopfront, with projecting awning and painted signage over.

#### Planning History

No planning history

#### Recommendations/TH Eligible Work

External works to include

- Chimney - Rebuild rendered chimney stack on party wall with adjoining property.
- Windows - Replace existing windows with one-over-one painted timber sash windows.
- Shopfront - Remove roller shutter, shopfront and stallriser. Insert new purpose-designed shopfront and stallriser to traditional profile. New toughened plater glass glazing and internal shutters. Install new timber panelled and glazed door to shop.
- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.17 58 High Street

Round 1 Reference 141  
Priority Reserve  
Address 58 High Street, Lurgan

Existing Use Commercial  
Occupancy 100%

Date of Construction Early 20th Century  
Architect Not known  
Heritage Merit Streetscape  
Listed Building Status Not Listed  
Capital Cost £13,640

Current Use  
Ground Floor Commercial  
First Floor Commercial



#### Building Description

Attached three-bay two-storey shop. Fibre cement slate roof, UPVC half-round gutters, painted ruled and lined smooth render, painted timber top-hung casements, painted concrete sills, modern aluminium framed shopfront with plain signage over, bare ruled and lined cement-based render to left hand side with one-over-one casement window to left and painted timber eight-panelled door with plain glazed fanlight over to right.

#### Condition Report

Overall reasonable good.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

- Chimney - Reinstate rendered corbelled chimney to party wall to 54-56 High Street.
- Windows - Replace first floor windows with painted timber one-over-one sash units, including draughtproofing.
- Shopfront - Remove shopfront and stallriser. Insert new purpose-designed shopfront and stallriser to traditional profile. New toughened plater glass glazing and internal shutters. Install new timber panelled and glazed door to shop.
- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.18 5 North Street

Round 1 Reference	191
Priority	Reserve
Address	5 North Street, Lurgan
Existing Use	Commercial
Occupancy	100%
Date of Construction	c.1860
Architect	Not known
Heritage Merit	Streetscape, Local interest
Listed Building Status	Not Listed
Capital Cost	£104,022

Current Use	
Ground Floor	Commercial
First Floor	Storage

#### Description

Attached end-of-terrace two-bay two-storey former house with commercial unit at ground floor, located on the south-east side of North Street. Rectangular on plan with single-storey flat-roofed extension to rear. Pitched natural slate roof with clay ridge tiles; rainwater goods are cast aluminium. The walls are smooth render. Square headed window openings containing painted timber casements; concrete sills.

Rear elevation is abutted by single-storey extension; exposed section is smooth rendered.

Interior - Interior layout significantly altered from original. Historic photographic evidence shows building originally had traditional timber shopfront at ground floor. Current layout comprises entrance from street directly into commercial unit with stairs to rear to first floor, and store behind. It is unclear if the room over the adjoining carriage arch is part of this or the adjoining property (7 North Street), however, treatment of rear elevation would suggest it is part of this building.

#### Condition Report

Structure appears to be sound. Building abutted by single-storey flat-roofed extension to enclosed yard at rear.

- Chimneys - Chimneys completely removed.
- Roof - Pitched natural slate roof with clay ridge tiles. Isolated slipped slates to gable at front and more extensively to rear slope, otherwise reasonable condition.
- Rainwater Goods - Replacement half-round metal gutters in poor decorative order. Extensive corrosion to eaves brackets on brick eaves.
- External Walls - Painted smooth rendered walling. Some cracking of render especially to first floor below windowsills and diagonal cracking to gable wall otherwise reasonable condition.
- Shopfront - Inappropriate aluminium framed frameless glazed shopfront with projected signage over exposed shutter box with ceramic tiles to left and right. All inappropriate but in reasonable condition.
- Windows - Painted timber one-over-one casement windows. Inappropriate, otherwise reasonable condition.
- Miscellaneous - Surface-fixed cables to front elevation. Surface-fixed advertising bill-board covers entire gable at first floor.
- Structure - Whilst structure appears to be sound some evidence of downward movement towards centre of elevation evident at first floor windowsills and slight misalignment evident over ground floor shopfront signage.
- Interior - Interior appears to be fully modernised and refurbished. Consisting of shop unit with storage behind at ground floor and further storage at first floor level.



## Planning History

No planning history.

## Recommendations/TH Eligible Work

External works to include:

- Structure – Allow for crack stitching to front elevation and gable.
- Chimneys – Reinstate red brick corbelled chimneys to party wall and gable. Install clay pots.
- Roof - Repair slipped and broken slates (say 10 no.) to front slope. Strip and reslate rear slope using new Welsh natural slates; allow for repair of roof timbers (allow for say 20%).
- Rainwater Goods - Replace existing gutters and downpipes in cast-iron, provide new fixings.
- External walls – Remove existing render. Repair and repoint rubble walling using lime-based mortar.
- Windows – New 1/1 timber sliding sashes throughout; draught-proofing to be included. Make good existing internal linings, sills and plaster. New stone sills.
- Shopfront – Remove existing shopfront, tiled surround, roller shutter and fascia. Install new purpose-designed traditional shopfront, including masonry and timber panelled stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters.
- Miscellaneous - Remove redundant fixings. Remove and redirect surface fixed cables. Remove advertising board from gable wall. Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.19 20 Church Place

Round 1 Reference 012  
Priority Reserve  
Address DH Millar,  
20 Church Place  
Lurgan

Existing Use Commercial  
Occupancy 100%  
Date of Construction c.1860  
Architect Not known  
Heritage Merit Streetscape, listed building  
Listed Building Status Grade B  
Capital Cost £7,920

Current Use  
Ground Floor Commercial  
First Floor Commercial  
Second floor Commercial



#### Description

Attached end-of-terrace three-bay three-storey former townhouse, now converted for use as commercial premises. Rectangular-on-plan (approx. 6.2m(w)x9m(h)x9.5m(d)) with lower two-storey pitched roofed return to rear. The roof is pitched natural slate with corbelled yellow brick chimneys to gable and left party wall over paired corbelled brick eaves; rainwater goods are cast-iron. The walls are painted lime render with raised quoins and continuous sill course to upper floors; banded rustication with vermiculated quoins to ground and first floor; round-arched-headed door opening with ornate yellow brick chevroned surround. The window openings are square-headed within moulded surrounds; first floor windows are surmounted by flat pediment supported on ornate console brackets; second floor windows are surmounted by hood mould with decorative stops; windows are timber casements.

#### Condition Report

Structure appears to be sound.

- Chimneys - Vegetation growth to chimneys, otherwise reasonable condition.
- Roof - Pitched natural slate roof with clay ridge tiles, reasonable condition.
- Rainwater Goods - Cast iron, in reasonable condition.
- External Walls - Painted smooth rendered walling. Some cracking of render especially to central windows, otherwise reasonable condition.
- Windows - Painted timber one-over-one casement windows. Inappropriate, otherwise reasonable condition.
- Doors - Timber panelled entrance door in reasonable condition.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

External works to include:

- Chimneys - Remove vegetation growth from chimneys and repoint using lime based mortar.
- External walls - Repair existing lime-based render using lime-based render, to match existing.
- Windows - New 1/1 timber sliding sashes throughout; draught-proofing to be included. Make good existing internal linings, sills and plaster. New stone sills.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces.



### 4.3.20 20 Market Street

Round 1 Reference	058
Priority	Reserve
Address	The Cookery Nook, 20 Market Street
Existing Use	Commercial
Occupancy	70%
Date of Construction	Late 19th Century
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£39,424

Current Use	
Ground floor	Commercial
First floor	Commercial
Second floor	Vacant



#### Building Description

Attached four-bay three-storey rendered building, located on the north east side of Market Street. Rectangular-on-plan (street elevation 4.6m(w)x9.2m(height to eaves)) with return to rear. Pitched artificial slate roof with angled ridge tiles and moulded gutter on moulded eaves cornice. Rendered chimney stack to left party wall with clay pots. Painted smooth rendered walling, straight channelled quoins to left, moulded architraves to first floor windows. Windows are square-headed with uPVC casement windows. Two modern shop fronts to ground floor with modern signage and roller shutters.

#### Condition Report

- Chimneys - Removed.
- Roof - Inappropriate replacement artificial slate and inappropriate ridge tiles.
- Rainwater goods – Painted cast iron gutters.
- Render - Minor crazing above first floor windows.
- Windows - Inappropriate uPVC casements. Decorative moulded rendered surrounds to first floor in reasonable condition.
- Shopfront - Inappropriate modern shopfront with uPVC signage and aluminium roller shutters.
- Interior - Modernised to ground floor. Modernised throughout. Second floor entirely vacant, first floor partially vacant, used for additional seating for café.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/2014/0007/F	Replacement of solid shop front shutter with aluminium punched shutter GRANTED

#### Recommendations/TH Eligible Work

- Roof – Strip existing and reslate in new Welsh natural slate; provide thermal insulation.
- Rainwater goods – Carry out repairs to existing cast iron rainwater goods.
- Render – Carry out minor repairs to render.
- Windows – Remove existing windows and replace with new timber 1/1 sliding sashes; draughtproofing to be provided throughout. Make good existing internal linings, sills and plaster.
- Shopfront – Remove existing shopfront and roller shutter. Install new purpose-designed traditional shopfront, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance door.
- Miscellaneous – Remove and redirect surface mounted cables. Provide high quality front mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater

goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.21 67 Market Street

Round 1 Reference	086
Priority	Reserve
Address	67 Market Street, Lurgan
Existing Use	Commercial
Occupancy	0%
Date of Construction	c.1860
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£39,826



Current Use	
Ground Floor	Vacant, Commercial
First Floor	Vacant
Second Floor	Vacant

#### Building Description

Attached two-bay four-storey rendered building with shopfront to ground floor, located on the south west side of Market Street. Rectangular-on-plan (street elevation approx. 5.5m(w)x10.7m(height to eaves)) with single-storey return to rear. The roof is pitched artificial slate with angled ridge tiles and uPVC rainwater goods. The walls are painted render. Square-headed window openings with painted timber casements. Modern signage to ground floor shopfront.

The building appears to have been extensively refurbished c.1990, however, historic images provide evidence of original finishes, including window types, render detailing, shopfront and chimneys.

#### Condition Report

- Chimneys – Chimneys completely removed.
- Roof - Replacement artificial slate is inappropriate, but in reasonable condition.
- Rainwater goods - uPVC gutter and downpipe is inappropriate, but in reasonable condition.
- Render – Painted smooth render in reasonable condition.
- Windows - Inappropriate uPVC casements in reasonable condition.
- Shopfront - Inappropriate modern shopfront with aluminium roller shutters and inappropriately scaled signage.
- Interior - Inaccessible at time of survey. Ground floor occupied by commercial unit, extended to first floor with residential unit above.
- Miscellaneous - Building appears to have been renovated throughout. Unsightly surface mounted cables.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/1992/0351	Refurbishment and reinstatement of bomb damaged shop GRANTED
N/1995/0901	Fascia sign - replacement face panel and projecting sign GRANTED
N/2002/0225/F	Change of use from retail unit and offices to hot food bar GRANTED
N/2010/0299/F	Application for the retention of hot food bar previously approved under N/2002/0225/F GRANTED

#### Recommendations/TH Eligible Work

- Chimneys – Rebuild red brick chimneys with corbelled detail to left gable wall; wood float lime-based render finish. Install new clay pots.

- Roof – Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods – Replace rainwater goods in cast iron.
- Render – Carry out render repairs.
- Windows – Replace existing windows with new 6/6 timber sliding sashes to first and second floor and 3/6 sliding sashes to third floor; draught-proofing to be included throughout. Make good existing internal architraves, linings, sills and plaster.
- Shopfront – Remove existing shopfront. Reinstall rusticated masonry to ground floor, including timber framed shopfront display window with timber fascia and cornice over; toughened glass glazing.
- Entrance – Reinstall entrance containing timber framed painted timber panelled and glazed entrance door with fanlight over, in masonry surround with pilaster detail, moulded console brackets and flat pediment over.
- Miscellaneous - Remove and redirect surface fixed cables.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.22 12 William Street

Round 1 Reference	168
Priority	Reserve
Address	Creative Edge, 12 William Street, Lurgan
Existing Use	Commercial/Residential
Occupancy	0%

Date of Construction	c.1850
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£62,854



Current Use	
Ground Floor	Vacant, Commercial
First Floor	Vacant, Residential
Second Floor	Vacant, Residential

#### Building Description

Attached six-bay three-storey rendered building. Property of similar height and age to south. Property to north higher with carriage archway leading to rear. Plain rendered multi-pot chimneystacks to north and south gables, fibre-cement slate roof, uPVC moulded gutters on plain projecting eaves course on moulded brick corbels. Painted ruled-and-lined smooth rendered walling. Square-headed window openings to first and second floors, painted masonry sills, uPVC casement windows, moulded render architraves to first floor windows, plain square architraves to second floor windows. Modern “traditionally styled” shopfront to northernmost four bays. Modern four-panel hardwood door to southern bay, giving to upper floors, set in radiused recess, modern fanlight over. Ulster History Circle plaque to George William Russell over entrance door.

#### Condition Report

- Chimneys – Reasonable condition.
- Roof – Inappropriate artificial slate.
- Rainwater goods – Inappropriate uPVC gutters and downpipe.
- External render – Reasonable condition.
- External moulded details – Reasonable condition.
- Shopfront – Inappropriate.
- Entrance doorcase – Inappropriate.

#### Planning History

ID	PROPOSAL
N/2002/0158/F	Renovations and extension to shop and office GRANTED
N/2005/0495/A	Shop sign GRANTED
N/2005/0488/F	Change of use from vacant shop premises to bookmakers including alterations and renovation GRANTED
N/2005/0489/F	Change of use of existing first and second floor residential premises to provide 2 no. apartments GRANTED
N/2005/0508/DCA	New front elevation at ground floor level to provide shopfront, replacement of timber gates to centre and to rear demolition of storage sheds to yard to line of original building GRANTED
N/2010/0536/F	Retention of approval granted under N/2005/0488/F. All alteration works have been completed. GRANTED
LA08/2016/0174/F	Renewal of approval granted under N/2010/0536/F GRANTED

#### Recommendations/THI Eligible Work

- Chimneystacks – Carry out minor repairs.

- Roof – Strip and reslate main roof using natural Welsh slate. Upgrade thermal insulation.
- Rainwater goods – Replace existing gutters and downpipes with moulded cast-iron guttering and circular cast-iron downpipe.
- First and second floor windows – Replace inappropriate windows with new timber sliding-sash windows including draft-proofing, six-over-six to first floor, three-over-three to second floor.
- Entrance doorway – Replace existing door and fanlight with new appropriately detailed door and fanlight.
- Shopfront – Remove existing shopfront and roller shutter. Install new purpose-designed traditional shopfront, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance door.
- Miscellaneous – Remove and redirect surface mounted cables. Provide high quality front mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.



### 4.3.23 27 Church Place

Round 1 Reference	017
Priority	Reserve
Address	27 Church Place, Lurgan
Existing Use	Commercial/Residential
Occupancy	30%

Date of Construction	c.1890
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not listed
Capital Cost	£273,922



Current Use	
Ground Floor	Commercial
First Floor	Vacant, Residential
Second Floor	Vacant, Residential

#### Building Description

Attached two-bay three-storey rendered building with retail unit at ground floor and direct access from street to residential unit at upper floors. Located on the south side of Church Place. The roof is pitched artificial slate with yellow brick corbelled chimneys over paired corbelled brick eaves; rainwater goods are cast-iron. The walls are painted lime render with continuous sill course to upper floors; banded rustication to first floor; ground floor obscured by shopfront. The window openings are square-headed; first floor windows are surmounted by flat pediment supported on ornate console brackets; second floor windows are surmounted by hood mould with decorative stops. Windows are uPVC casements.

#### Condition Report

- Chimneys - Original decorative yellow brick chimney stacks with yellow clay pots in reasonable condition. Significant vegetation growth to coping.
- Roof - Inappropriate replacement artificial slate.
- Rainwater goods – Original cast iron rainwater goods, in reasonable condition.
- Render - Minor crazing around window openings, minor damp staining throughout.
- Windows - Inappropriate uPVC casements. Decorative moulded window surrounds in reasonable condition.
- Shopfront - Inappropriate modern shopfront with aluminium roller shutters and entrance door to accommodation above to left-hand side.
- Single storey flat roof extension to rear. Metal fire-escape stair to rear, inappropriate. Neither visible from front of building.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/1990/0605/F	Ground floor extension to shop and change of use of upper floor living accommodation to self-contained offices GRANTED
N/2003/0564/F	Change of use to first and second floor office to 4 self-contained flats GRANTED

#### Recommendations/TH Eligible Work

- Chimneys – Remove vegetation growth. Carry out repairs to pointing.
- Roof – Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Render – Carry out minor render repairs.

- Windows – Replace existing windows with new 1/1 timber sliding sashes; draught-proofing to be included throughout. Make good existing internal architraves, linings, sills and plaster.
- Shopfronts – Remove existing shopfronts, fascias and roller shutters. Install new purpose-designed traditional shopfront to each ground floor unit, including timber fascias, cornices and masonry timber panelled stallrisers. New toughened plate glass glazing; internal shutters. New timber panelled and glazed entrance doors.
- Entrance – Remove existing doors and frames to upper floors and install new timber framed panelled entrance doors to traditional profiles with glazed fanlights over.
- Miscellaneous - Remove and redirect surface fixed cables.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.
- Miscellaneous - Remove and redirect surface fixed cables.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.

### 4.3.24 2 High Street

Round 1 Reference	090
Priority	Reserve
Address	2 High Street, Lurgan
Existing Use	Commercial
Occupancy	0%
Date of Construction	c.1870
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£35,196



Current Use	
Ground Floor	Vacant, Commercial
First Floor	Vacant
Second Floor	Vacant

#### Building Description

Attached two-bay three-storey building with commercial shopfront to ground floor located on the south west side of High Street. Rectangular on plan (approx.4.6m(w)x7.6m(height to eaves)) with two-storey return and further flat-roofed extension to rear (south west). Pitched natural slate roof with clay ridge tiles over paired corbelled eaves, rainwater goods are cast- iron. The walls are painted block marked lime render with raised quoins. Square-headed window openings with hood moulds and decorative stop ends over first floor windows. Windows are replacement uPVC casements, second floor windows diminished in height. Commercial units to ground floor, contemporary aluminium framed shopfront with external roller shutter.

Rear (south west) elevation is abutted by smooth rendered lower two-storey pitched roof return with a further single store flat roof extension (shared with adjoining 4 High Street). Rainwater goods and windows are uPVC.

Interior - Internal detailing completely lost, having been extensively refurbished and modernised for commercial use.

#### Condition Report

- Structure - Cracking evident between window openings on street elevation.
- Chimneys - Chimneys completely removed.
- Roof - Pitched natural slate roof with clay ridge tiles; artificial slate to rear slope. Some isolated slipped and missing slates otherwise reasonable condition.
- Rainwater goods - Moulded cast iron gutters and round down-pipes on paired corbels. Vegetation growth. Poor decorative order otherwise reasonable condition.
- External walls - Painted block-marked lime-render. Evidence of extensive bubbling and cracking. Poor condition.
- Dressings - Decorative hood-moulds with decorative stop ends to first floor windows. Significant cracking.
- Windows - Replacement PVC casements inappropriate.
- Shopfronts - Shopfront at ground floor with perforated shutter and exposed shutter-box inappropriate surface-fixed signage.
- Miscellaneous - Excessive surface-fixed wiring cabling.
- Shopfront to No. 4 High Street contemporary aluminium framed shopfront with tiled stall-riser and recessed entrance. Deep fascia conceals perforated roller shutter surface-fixed awning above fascia.
- Rear Elevation - Smooth rendered rear elevation abutted by lower two-storey gabled return and further single storey extension. Shared yard to rear. All in reasonable condition.
- Interior - Interior extensively refurbished and modernised. Replacement windows set within splayed plastered reveals with recessed sills below otherwise no original detailing remains.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

- Structure - Allow for crack stitching to street elevation.
- Chimneys - Reinstall brick corbelled chimney to left-hand gable, with smooth lime-based render finish. Install decorative clay pots.
- Roof - Remove moss growth. Strip existing slates and investigate roof structure and allow for repair of defective timbers (allow for say 25%). Reslate using new Welsh natural slate. Provide thermal insulation at rafter level.
- Rainwater goods - Remove and replace with cast iron.
- External walls - Strip and re-render using wood float lime-based render; blockmarked finish. Repair and reinstall decorative hood-mouldings to match existing historic profile. Repair paired corbelled eaves course.
- Windows - New 6/6 timber sliding sashes to first floor; new 3/3 timber sliding sashes to second floor. Draught-proofing to be included. Make good existing internal linings, sills and wall plaster. New stone sills to all windows.
- Shopfronts - Remove existing shopfront, roller shutters and fascias. Install new purpose-designed traditional shopfront at left, including masonry and timber panelled stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters.
- Miscellaneous - Remove and relocate surface mounted cables.

### 4.3.25 4 Edward Street

Round 1 Reference	186
Priority	Reserve
Address	4 Edward Street, Lurgan
Existing Use	Commercial
Occupancy	100%
Date of Construction	c.1890
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£97,862



Current Use	
Ground Floor	Commercial
First Floor	Commercial
Second floor	Commercial

#### Building Description

Attached mid-terrace three-bay three-storey rendered building with shopfront and direct access to upper floors from ground floor. Rectangular-on-plan with ground floor extension to rear. The roof is pitched artificial slate with corbelled yellow brick chimney to left party wall, over paired corbelled eaves; rainwater goods are cast iron. The walls are painted blockmarked lime render with raised quoins; banded rustication with vermiculated quoins to ground and first floor. The window openings are square-headed, those to first floor in moulded surrounds with flat pediment over supported on ornate console brackets, those to second floor having hood moulds with decorative stops; windows are uPVC casements.

#### Condition Report

- Chimneys – Vegetation growth, otherwise reasonable condition.
- Roof – Inappropriate artificial slate roof, in reasonable condition.
- Rainwater Goods – Cast-iron rainwater goods in reasonable condition.
- Windows – uPVC casements inappropriate, otherwise reasonable condition.
- Shopfront – Roller shutter inappropriate. Fascia signage inappropriate.
- Entrance – Replacement entrance door inappropriate.

#### Planning History

Planning applications submitted as follows:

ID	Proposal
N/1989/0680	Extension to ground floor shop, new shopfront and conversion of upper floors to offices
	GRANTED

#### Recommendations/TH Eligible Work

- Chimneys – Remove vegetation and carry out subsequent repairs to lime pointing.
- Roof – Strip existing and reslate with new Welsh natural slate; provide thermal insulation.
- Windows – Replace existing windows with timber 1/1 sliding sash windows; draught-proofing to be included. Make good internal linings, sills and plaster.
- Shopfront – Remove roller shutter and housing and fascia signage. Insert new internal shutters. Install new timber fascia.
- Entrance – Replace existing timber entrance door and frame with new traditionally detailed timber panelled entrance door and frame.
- Miscellaneous – Provide high-quality front-mounted illumination for signage.
- Decoration - 4 coats egg-shell paint to general walling and chimneys, 4 coats oil-based gloss paint to rainwater

goods and all external woodwork, 3 coats gloss-based paint to new internal woodwork, 3 coats emulsion paint to new internal plastered surfaces. Handpainted signage applied to shopfront fascia.



### 4.3.26 1 High Street

Round 1 Reference	088
Priority	Reserve
Address	1 High Street, Lurgan
Existing Use	Commercial
Occupancy	100%

Date of Construction	Mid 19th Century
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£45,855

Current Use	
Ground Floor	Commercial
First Floor	Storage



#### Building Description

Two-bay two-storey rendered commercial premises. Rectangular-on-plan with return to rear facing onto Union Street (1 Union Street); interior combined with 1 Union Street. Fibre-cement slate roof, raised smooth rendered verge with remnants of kneeler, moulded rendered chimneystack, half-round UPVC gutters on painted timber fascia, blockmarked render to first floor, modern shopfront to ground floor, replacement timber fixed lights to first floor.

Interior - Ground floor interior completely remodelled, for commercial purposes. First floor accessed through 3-5 Union Street; original staircase removed. Single room above at first floor retains much original fabric, including window linings, lath-and-plaster ceiling and fire surround.

#### Condition Report

- Chimneys - Single chimney remains at gable.
- Roof - Pitched fibre-cement slate roof with clay ridge. Heavy moss growth. Finish inappropriate. Some patch repairs.
- Rainwater goods - Replacement aluminium gutters in reasonable condition. Some vegetation growth.
- Render - Painted block-marked lime-render. Poor condition with extensive crazing. Poor decorative order.
- Windows - Windows at ground floor to gable are blocked up. Windows at first floor are timber casements. Inappropriate, otherwise reasonable condition.
- Doors - Original timber doors now lost. Miscellaneous - Surface-mounted cables and wiring.
- Structure - Structure appears stable from street however sloping floors internally suggest further investigation is required.
- Interior - Ground floor interior now completely remodelled and in good condition. Single room at first floor in poor condition; ceiling partially collapsed, wall plaster partially come away, cement patch repairs to walling.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

- Structure - Requires further investigation of left party wall to determine cause of movement. Allow for repairs to roof timbers and ceiling joists (say 30%).
- Chimneys - Strip existing render and re-render using wood float lime-based render. Install new clay pots.
- Roof - Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods - Replace existing gutters and downpipes in cast-iron.
- Render - Carry out minor render repairs.
- Windows - Reinstate window openings to gable. New 1/1 timber sliding sashes to reinstated and existing openings; draught-proofing throughout. Make good internal linings, sills and plaster.
- Entrances - Reinstate entrances to gable and install new painted timber panelled entrance door to historic

- profile with fanlight over. Provide new timber sheeted double-leaf doors to basement to rear yard.
- Shopfronts - Remove existing shopfronts, roller shutters and fascias. Install new purpose-designed traditional shopfront, including masonry and timber panelled stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, remove unnecessary signage and fixtures, provide high quality front-mounted illumination for signage.

Internal works - Restore room at first floor; dryline existing external walls, replace ceiling. Upgrade internal finishes.

### 4.3.27 1a High Street

Round 1 Reference	089
Priority	Reserve
Address	1a High Street, Lurgan
Existing Use	Commercial
Occupancy	100%
Date of Construction	Mid 19th Century
Architect	Not known
Heritage Merit	Streetscape, local interest
Listed Building Status	Not Listed
Capital Cost	£40,025



Current Use	
Ground Floor	Commercial
First Floor	Store

#### Building Description

Single-bay two-storey rendered commercial premises. Rectangular-on-plan. Fibre-cement slate roof, raised smooth rendered verge with remnants of kneeler, moulded rendered chimneystack, half-round UPVC gutters on painted timber fascia, render to first floor, modern shopfront to ground floor, replacement timber casement windows to first floor.

#### Condition Report

- Chimneys - Chimney partially taken down.
- Roof - Pitched fibre-cement slate roof with clay ridge. Heavy moss growth. Finish inappropriate. Some patch repairs.
- Rainwater goods - Replacement uPVC gutters in reasonable condition. Some vegetation growth.
- Render - Painted block-marked lime-render. Poor condition with extensive crazing. Poor decorative order.
- Windows - Windows are timber casements. Inappropriate, otherwise reasonable condition.
- Interior - Ground floor interior now completely remodelled and in good condition. Single room at first floor in poor condition; ceiling partially collapsed, wall plaster partially come away, cement patch repairs to walling.

#### Planning History

No planning history.

#### Recommendations/TH Eligible Work

- Chimneys – Reinstall chimney in red brick to match existing; re-render using wood float lime-based render including corbelled detail. Install new clay pots.
- Roof - Strip and reslate using new Welsh natural slate. Provide thermal insulation.
- Rainwater goods - Replace existing gutters and downpipes in cast-iron.
- Render - Carry out minor render repairs.
- Windows - Remove existing and replace with 1/1 timber sliding sashes; draught-proofing to be included. Make good internal linings, sills and plaster.
- Shopfronts - Remove existing shopfront, roller shutters and fascia. Install new purpose-designed traditional shopfront, including masonry and timber panelled stallriser, timber fascia and cornice, timber pilasters, and timber panelled and glazed entrance door. New toughened plate glass glazing; internal shutters.
- Decoration - 4 coats eggshell paint to new chimney and general walling, 4 coats oil-based gloss finish to rainwater goods and all external woodwork including shopfronts, 3 coats gloss-based paint to internal woodwork, 3 coats emulsion to walls in affected rooms, hand-painted signage applied to shopfront fascia.
- Miscellaneous - Remove and relocate surface-mounted cables, provide high quality front-mounted illumination for signage.

Internal works - Restore room at first floor; dryline existing external walls, replace ceiling. Upgrade internal finishes.