

This short guide has been produced to accompany a series of maintenance workshops, organised by UAH in partnership with the Armagh and Lurgan Townscape Heritage Schemes, kindly supported by Armagh, Banbridge and Craigavon Borough Council and the National Lottery Heritage Fund.



Restoration and renewal

A short guide to revitalising our Townscape Heritage

ARMAGH & LURGAN

The Townscape Heritage (TH) Scheme

Over a five-year period, the TH Scheme in Armagh & Lurgan aims to prioritise capital projects to aid the repair, refurbishment and restoration of historic buildings. In turn this will contribute to and enhance the character of the Armagh and Lurgan area. The TH Scheme also aims to provide a series of educational and outreach activities, targeting local communities and helping to define a better sense of place.

Further Resources:	
Armagh City Conservation Area Guide	www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/armagh-ca-extensions-dg-april1992.pdf
Lurgan City Conservation Area Guide	www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-ca.pdf
Lurgan Area of Townscape Character Design Guide	www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-atc-dg.pdf
Historic Environment Map Viewer	www.communities-ni.gov.uk/services/historic-environment-map-viewer

Armagh Townscape Heritage

Palace Lodge
Palace Demesne
Priory Road
Armagh
BT60 4EL

www.armaghcityth.com



Lurgan Townscape Heritage

Craigavon Civic Centre
Lakeview Road
Craigavon
BT64 1AL

www.lurgantownscapeheritage.com



Check out more free advice and guidance on the UAH website:
www.ulsterarchitecturalheritage.org.uk

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7 College Square North
Belfast
BT1 6AR

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Armagh and Lurgan are designated Conservation Areas. Conservation Areas are places of special architectural and/or historic interest where it is desirable to preserve and enhance their character and appearance. They typically showcase the best examples of architecture including significant local historic buildings and streetscapes. Whilst in a Conservation Area you should be able to identify different architectural features, styles, local materials, craftsmanship and get a feeling for the past. Loss of such characteristics erodes the local value of our heritage.

If your historic building is listed and located within a Conservation Area you will require Listed Building Consent (LBC) before carrying out any works to your building. Consents are also required for any work to the exterior, interior and curtilage of your listed building in a Conservation Area. Unlisted buildings in the Conservation Area and the Area of Townscape Character should also take into account shopfront design guidance. For more information specifically related to planning, contact the Armagh City, Banbridge and Craigavon Borough Council Planning Department or the Department for Communities: Historic Environment Division for advice.

ARMAGH & LURGAN



INTERNAL MAINTENANCE

It is good practice to regularly inspect your building to identify and keep an eye on potential issues. The problem is unlikely to disappear overnight. Inserting modern materials or components in many cases may lead to accelerated decay or even the spread of the issue. Proactively identifying the root cause of the issue is preferred over reacting to the visible manifestation of the decay.

	Keep an eye out for:
Roofs & Ceilings	<ul style="list-style-type: none">Cracks in plasterworkDamp patchesLeaching including discolouration & stainingFungal growthChipping or flaking paintWater ingressDamage to the floor boards (leakage from a height)
Walls	<ul style="list-style-type: none">Cracks in plasterworkDamp patchesLeaching including discolouration & stainingFungal growth including that on furnitureChipping or flaking paintWater ingress
Floors	<ul style="list-style-type: none">Visible signs of water ingressMaterial debris from insect infestationDecay and rot
Windows	<ul style="list-style-type: none">Visible signs of water ingressMaterial debris from insect infestationDecay and rotMaterial defaultsDamaged or broken glazing
Doors	<ul style="list-style-type: none">Visible signs of water ingressMaterial debris from insect infestationMaterial defaultsDecay and rot
Fireplaces	<ul style="list-style-type: none">Damp patchesMaterial debris from the chimney e.g. sootSmoke extraction issuesMaterial failure

Although this short guide is focused on internal maintenance, it is also important to carry out an external inspection of your historic building. It could be the case that some of your internal maintenance issues stem from an external maintenance issue, subsequently becoming so severe that it has evidenced itself internally.

- Common resolutions to internal maintenance issues may include:
- Material treatment
 - The use of appropriate weathertight sealants
 - External maintenance including the obstruction of gutters and grilles
 - Appropriate internal ventilation e.g. opening a window
 - Draft proofing

It is important to maintain and retain as much historic material as possible. Any works carried out to the interior of a listed building require the appropriate consents. It is advisable to contact your local planning department before carrying out any work to your historic building.



SHOPFRONTS & SIGNAGE

- Benefits of traditional shop fronts:
- Can be sustainable
 - Unique and quirky
 - Attractive
 - Can be repaired and altered
 - Greater lifespan to plastic counterparts
 - Historical importance
 - Defines character
 - Personal touch
 - Act as a precedent

LED lit, illuminated box signs or plastic signage should be avoided as they negatively impact on the Conservation Area. Plastic signage in particular has a limited lifespan and will fade over time therefore making it an unsustainable material. The intention is not to have duplicated or identical shop fronts with a sense of false or forced historical feel, but rather to create diverse, attractive and locally distinct areas.

HOW TO FIND OUT IF YOUR HISTORIC BUILDING IS IN A CONSERVATION AREA

If you are unsure if your building is located within a Conservation Area visit the Department for Infrastructure website which holds maps of the Conservation Area inclusion zones. You can also contact your local Planning Department who will be able to provide you with further information.

PLANNING PERMISSION FOR SHOPFRONTS & SIGNAGE

Listed Building Consent (LBC) is required for works to a Listed Building, including that of the interior and exterior. It is also important to note that additional permissions are required to display advertisements. This could include changes to existing and/or new shop fronts and signage. It is recommended that you discuss this with your local Planning Department.

When commissioning a traditional shopfront it is important to get the appropriate craftspeople to complete the job. This may include the likes of heritage joiners and traditional signwriters with relevant skills, qualifications and training.