

Enniskillen

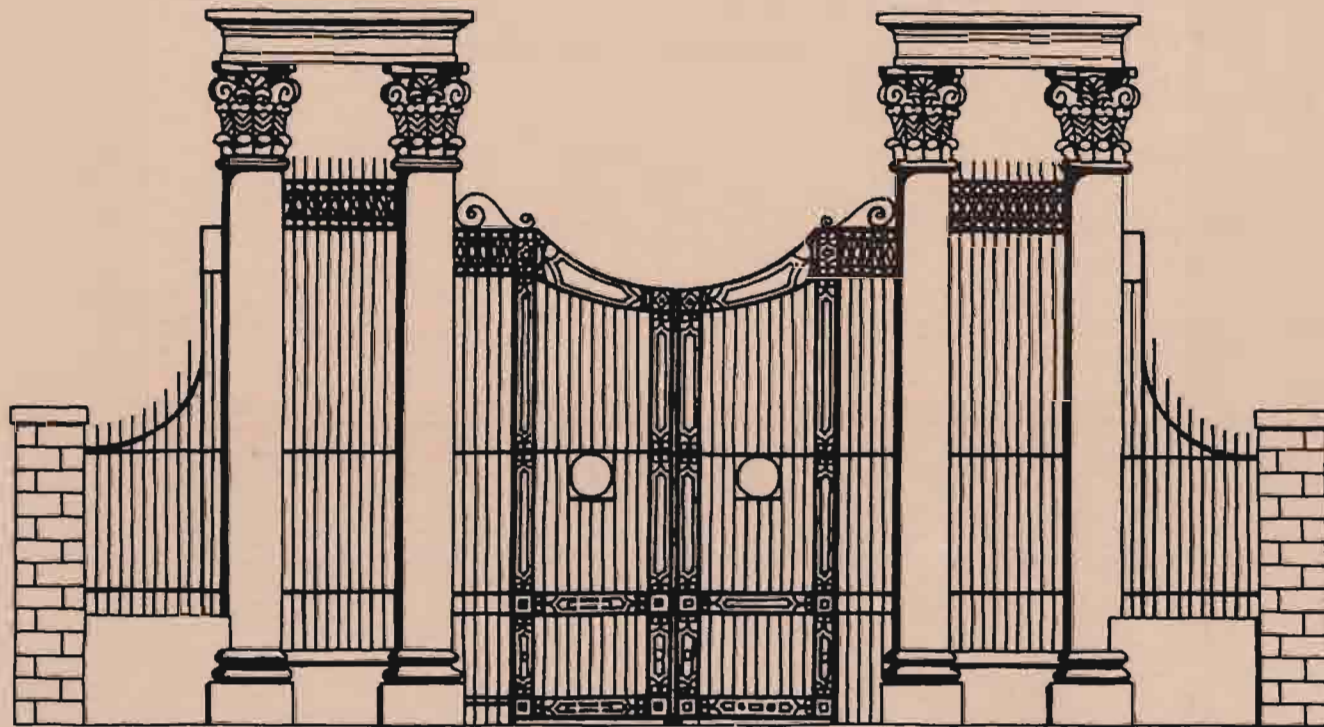
CONSERVATION AREA

The island town of Enniskillen



Enniskillen

CONSERVATION AREA



DEPARTMENT OF THE ENVIRONMENT FOR NORTHERN IRELAND

Acknowledgements

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Foreword

Enniskillen Town Centre as we know it today originates largely from the late 18th- and 19th-centuries. The main thoroughfare has a unique character in townscape terms which remains relatively unscathed by unsympathetic forms of modern development despite the fact that the area around the central core has altered significantly as a result of clearance and road schemes. It is also an area which contains many fine examples of individual buildings and terraces and which boasts what is reputed to be the first public park in Ulster.

The historical significance and architectural quality of the Area and the many examples of buildings exhibiting architectural merit warrant the action of the Department of the Environment for Northern Ireland in designating it under the terms of Article 37 of the Planning (NI) Order 1972 as a Conservation Area.

The aims and guidance set out in this publication are for the assistance of Fermanagh District Council, public bodies, local residents, landlords, tenants, intending developers, amenity groups and others interested in the conservation of Enniskillen.

The Department anticipates that local initiative and discussion will give rise to proposals which will both positively enhance the retention of the physical character of the Area and also promote the Area's important role as a market, business, administration, social and tourist centre.

Part A

CONSERVATION:
THE GENERAL BACKGROUND



Introduction

The Planning (NI) Order 1972 provided legislation for the first time in Northern Ireland for the protection of the Province's heritage of buildings of special architectural or historic interest, and for the designation of whole areas of similar interest, the character or appearance of which it is desirable to preserve or enhance.

While responsibility for the statutory listing of Historic Buildings and for the designation of Conservation Areas rests with the Department of the Environment for Northern Ireland, one vitally important principle needs to be established at once. The task of conserving the heritage of Ulster cannot be left solely to Government Departments, a sprinkling of voluntary bodies and a band, albeit a growing one, of responsible conservationists.

The message that 'conservation in Northern Ireland is the concern of everyone' must therefore find its way into boardrooms of every kind, into public and voluntary bodies with diverse aims and objectives, into schools and universities, into factories and shops and into the homes of every citizen.

The aim of conservation must not be confined simply to keeping areas and buildings pleasant to look at, or as a record of some aspect of history. It must also involve the continuing life and function of the areas and be receptive to change.

Development Control

Development within a Conservation Area will be controlled with the primary aim of ensuring the retention of all that is important to the Area's character. Every possible effort will be made to preserve the individual buildings and groups of buildings on which that character depends.

This control will be exercised as follows:-

- 1 Where permission is sought to demolish or alter a building which has been 'listed' under the Planning (NI) Order 1972 as being of special architectural or historic interest, it will be necessary to demonstrate that such works would in themselves be an enhancement, or that they are required for overriding and exceptional reasons relating to the development of the Area.
- 2 Under The Planning (Amendment) Northern Ireland Order 1978 (Part II Article 4) the consent of the Department is required to demolish any building within a Conservation Area which is not already protected by other means.
- 3 New buildings will be expected to take account of the character of their neighbours. They should, in mass and outline, be sympathetic to the rhythm of the street scene.
- 4 Materials should generally follow local usage in texture, colour and quality.
- 5 Changes of use that are likely to have an adverse effect on land or buildings which contribute significantly to the character of the Conservation Area will not normally be permitted.
- 6 The creation of new open spaces will be carefully considered to ensure that they make a positive contribution to the Conservation Area, and that proper provision is made for their maintenance.

7 Consent to display advertisements generally requires an application under the Planning (Control of Advertisements) Regulations (NI) 1973 though certain classes of advertisement may be displayed without express consent. Applications for consent will be judged on the positive effect they make to the visual character of the Conservation Area.

8 The Department will normally expect those planning applications in respect of sites or buildings within the Conservation Area to be submitted with full details showing clearly in plan and elevation, relationships to adjoining buildings, in order to ensure at the initial planning stage that the development is satisfactory in all respects to the needs of the Conservation Area. It is desirable therefore that applicants should consult informally with the Divisional Planning Office prior to the preparation of detailed plans.

9 Development near to (but not within a Conservation Area) and visually related to it, will be required to be sited and designed in size, form and materials to be in harmony with the buildings and general appearance of the Conservation Area.

10 Under the terms of the Planning (General Development) Order 1973 certain types of development do not require specific planning permission. However, the Department has power under Article 4 of that Order to direct that in any particular area, these types of development must require the grant of planning permission. Such directions could be applied within this Conservation Area.

Positive Action

Schemes which initiate and undertake works for the visual improvement of buildings and sites will be encouraged. It is anticipated that the District Council may play a leading role in the formulation of such schemes. These could include the re-painting of neglected buildings, the removal, or replacement of rusted and broken fencing and the clearing away of rubbish.

Appropriate steps will be expected to be taken by those responsible to tidy up, improve and enhance the appearance of the Conservation Area by the control of street furniture, overhead transmission lines of all kinds and to ensure the removal of undesirable examples of the latter where at all possible.

Existing advertisements and signs of all types displayed in the Area will be the subject of special consideration and it is hoped that with the co-operation of local businessmen the standard of advertisements displayed within the Conservation Area can be improved. It is acknowledged that some very well-designed advertising already exists.

Preservation Orders may be made, as necessary, to protect trees or groups of trees which form an essential feature in the character of the Conservation Area. This is particularly applicable to the lough shore and the area along the Brook. The general appearance of many of these areas may be further enhanced by the selected planting of additional and replacement trees and the sowing of grass areas.

Within this Conservation Area, a scheme for partial-pedestrianisation may be appropriate and as such would be carried out by the Department. Present security arrangements have accustomed

people to the concept of vehicle-free areas and it is accepted that in appropriate locations the opportunity should be taken to create partial pedestrian zones.

The Roads Service will take all possible action to ensure the management of pedestrian and vehicular traffic movement in the interests of the amenities existing in the Conservation Area. Action will also be taken wherever possible to ensure that the parking of motor vehicles and the location of car parks is carried out in such a manner as to have the minimum effect on the built environment of the Area.

The use of floodlighting at night could in many cases be particularly effective.

Financial Assistance

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

1 Department of the Environment (NI) The Department may give financial assistance towards the cost of repairs or maintenance of buildings which have been 'listed' as being of special architectural or historic interest. There is no fixed rate of grant and each case is considered on its merits. Grants are made on the recommendations of the Historic Buildings Council for Northern Ireland.

The Department may also, on the recommendations of the Historic Buildings Council, consider for grant-aid, expenditure to be incurred in connection with the preservation or enhancement of a Conservation Area. Such

expenditure is normally expected to be part of a co-ordinated scheme.

Further details may be obtained from:

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

2 Department of Education District Councils have a duty to secure for their areas adequate facilities for recreational, social, physical and cultural activities and the approved expenses of a District Council for such purposes may be grant-aided under the Recreation and Youth Service (NI) Order 1973.

The acquisition of lands for public open spaces for these purposes may also be grant-aided by the Department of the Environment (NI).

Grants up to 75% may be made under Section 16 of the Local Government Act (NI) 1966.

Further details may be obtained from:

Countryside and Wildlife Branch
Department of the Environment (NI)
Calvert House
23 Castle Place BELFAST BT1 1FY
Telephone: Belfast 230560

3 Northern Ireland Housing Executive The Housing (NI) Order 1976 enables the Northern Ireland Housing Executive to pay grants towards the cost of improvement and conversion up to certain maximum amounts.

Grants may also be paid to help meet the cost of improving houses by providing for the first time

such standard amenities as a fixed bath, wash-hand basin, water closet and hot and cold water supply at certain fixed points.

Grants towards repairs may also be paid. All grants are subject to certain conditions and may be obtained from any office of the Northern Ireland Housing Executive. Such grants do not necessarily exclude historic building grants.

Further details may be obtained from:

Any office of the Northern Ireland Housing Executive.

Headquarters address:
The Housing Centre
2 Adelaide Street BELFAST BT2 8PB
Telephone: Belfast 240588

Local Office:
Riverview House
Head Street ENNISKILLEN
Telephone: Enniskillen 25770

4 Charitable Trusts Charitable Trusts are sometimes willing to help with conservation of buildings in charitable or other non-profit making ownership. The Pilgrim Trust may be prepared to give grants of this sort. The Landmark Trust is interested in purchasing properties of historical or architectural interest which can be converted into lettable holiday houses. They particularly favour buildings of individual character. The Carnegie United Kingdom Trust makes grants to support countryside projects of various kinds. These include schemes for practical conservation but not for the preservation of buildings.

Further details concerning all the above sources may be had from

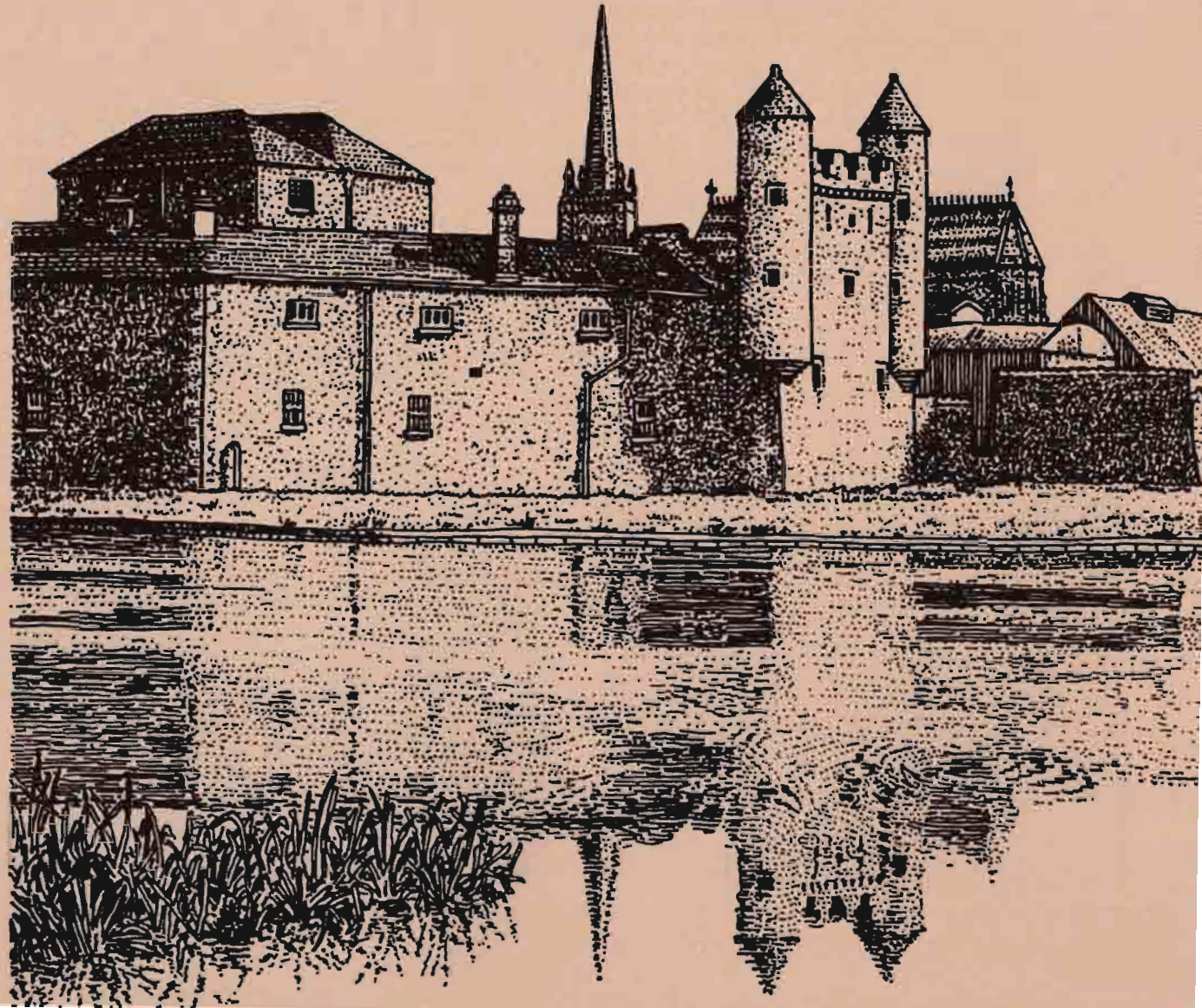
Pilgrim Trust
Fielden House
Little College Street
London SW1P 3SH

Landmark Trust
Shottesbrooke
White Waltham
Berkshire
Carnegie United Kingdom Trust
Comely Park House
Dunfermline
Fife

For details of other grant-giving bodies, reference may be made to 'The Directory of Grant-Making Trusts' published by the National Council of Social Services.

Part B

HISTORICAL DEVELOPMENT
AND DESCRIPTION



Historical Background

Enniskillen, The County Town of Fermanagh, has developed on and adjacent to islands between Upper and Lower Lough Erne. It has been a major settlement in the west of the Province since the 17th century and like so many other towns in Ireland it owes its name to a legend. The town and the islands take their name from Ceithleann, wife of Balor, the legendary Fomorian hero, who found her last resting place here after the second battle of Moytura. The Irish form of the name is Inis Ceithleann meaning the island of Kathleen.

Enniskillen with its strategic and defensive advantages first enters recorded history as a fortress of the Maguires in the 15th-century. The Maguires built the first castle and the early 15th-century Keep which still exists at the heart of the Castle Yard today, and cut ditches on its landward side. The Castle was probably surrounded by cabins for the lesser members of the Maguire following. In 1592, the chief burnt down these houses to prevent their use for attack in his attempt to withstand the colonial designs of Queen Elizabeth's generals. However, in 1594 the Castle was taken by the Armies of Queen Elizabeth after a four day seige, an event well illustrated by John Thomas, a soldier, in his pictorial record. The islands were, however, soon back in the hands of the Maguires finally to be retaken in 1607.

In 1612 the Governorship of the fort was entrusted by James I to Captain William Cole who rebuilt the damaged Keep, and doubled the height of the wall. Having received extensive grants of land he set up two further strong points at Portora and Cornagrade. The former commanded the ford where the Erne met the Lower Lough and the latter comprised a bawn with two flankers containing a timber-framed

house in the English fashion of the time. Having thus secured the country, work began to lay out the plantation town. Bridges were constructed across the east and west fords, the church was set on the highest point and the Diamond and Market House on the next highest point and gradually, streets of thatched cabins developed between the East Bridge and the Church and along Cross Street, at the Diamond and in the Hollow.

During the 1641-2 rebellion, Enniskillen, almost the only town in the west of the Province to escape devastation became a principal refuge for English and Scottish planters from miles around. In the settled times that followed the town prospered and by 1688 was reported as having 80 thatched houses; because The Island was so narrow and its spinal ridge so steep, some of the buildings had to be set on piers to raise them to the level of the street. The town again became a refuge during the Williamite wars of 1689-90 and artillery forts were constructed on the mainland

commanding the bridges at both ends of the island at the Redoubt and on Forthill.

In 1705, a disastrous fire destroyed the town and recovery was slow. As late as 1739 Henry described its poor condition with only one of its 150 buildings rising to an upper storey. However, trade began to improve towards the end of the century and the town entered a period of expansion which lasted until the Famine. These changed fortunes were gradually reflected in building works. St Macartin's Church had survived the fire. The Market House and Assembly Room was rebuilt in 1740. A tower was added to it in 1792 to designs by William Irvine, and it was renamed the Town Hall in 1807. The Royal School which had moved from Lisnaskea to a site in the markets area in 1643 moved again this time to Portora Hill. In 1785, Lord Enniskillen established a cotton factory in Henry Street in the form of 10 houses each containing a family and four looms.

East Bridge Street/Townhall Street in late c19th



East Bridge Street/Townhall Street 1987



The Napoleonic threat of invasion from the west resulted in the reconstruction of the tumble-down castle as a barrack, the erection in 1790 of a new main barrack (the former RUC Training Depot), and the conversion of the Old West Fort into an artillery redoubt enclosing a military hospital.

From this date the town had begun to spread, for the first time, beyond the bridges and by 1837 Lewis recounts that the town had spread to The Brook and Willoughby Place on the west and towards the new gaol on the east. Although only fragments of them remain, the town's

institutions, the gaol, the union workhouse and the Model School each designed by distinguished Dublin architects, date from the 19th-century as do St Michael's RC Church and the Methodist Church. The old Courthouse considered in 1744 to be "a large modern building" was completely remodelled in 1821 and the present appearance of the Cathedral also dates from the 19th-century. Expansion and filling of gaps accelerated during the reign of Victoria. The new buildings in Queen Street in front of the Barracks, described in the *Parliamentary Gazetteer* of 1846, were among the last to be built on empty land on the island before the lowering of Lough Erne which made more space available. This publication described Enniskillen at this time as "a busy and rising town: improvement is everywhere discernable." *Slater's Directory*, also of 1846, tells of a county hospital, a union workhouse and the regular publication of two newspapers.

By 1841 Enniskillen had grown tenfold. Across Hall's Lane houses were growing up around the new markets in the Boston area while to the south of the Main Street another commercial focus was provided by the Shambles and the Pig Market in Paget Square. Between this and the Castle were the smart houses of Wellington Place. To the east, Belmore Street developed between the East Bridge and the Square where the gaol had been completed in 1818, and Forthill Street continued the line of houses round the lower slopes of Forthill. The hill itself was 'beautiful, laid out with walks and planted as a promenade for the inhabitants' and the new monument to General Cole was constructed. Forthill Park was possibly the earliest public park provided in Ulster. In the second half of the century, the railways brought a further boost to the local economy and further expansion took place to the north and east. To the west, development was more measured, the most significant being the houses of Willoughby Place which superseded



Church Street/High Street in late c1911



Church Street/High Street 1987

Willoughby Place around 1900



Willoughby Place 1987



those of Wellington Place as the most desirable in town.

The new Town Hall which replaced the old Town Hall in the Diamond (1898-1901) was the result of an architectural competition and heralded with full measure, a growing civic self assurance and the improvements, refurbishments and development of the present century. In May 1949 the Earl of Granville, Governor of Northern Ireland, visited Enniskillen to confer on it borough status.

Today, Enniskillen serves a wide hinterland providing a centre for banking, retail trade, education, health service, courts, administration and transport as well as supporting a large weekly market. It is a bustling, colourful county town with a character very much of its own.

Description of the Conservation Area

Enniskillen Conservation Area is located for the most part on the central north-west/south-east axis of the island between Upper and Lower Lough Erne on which the town was founded. It also includes extensions eastwards off the island centred on Forthill Park and westwards off the island through The Brook and Willoughby Place to Portora Royal School. Additionally, it is largely contained within the designated Town Centre.

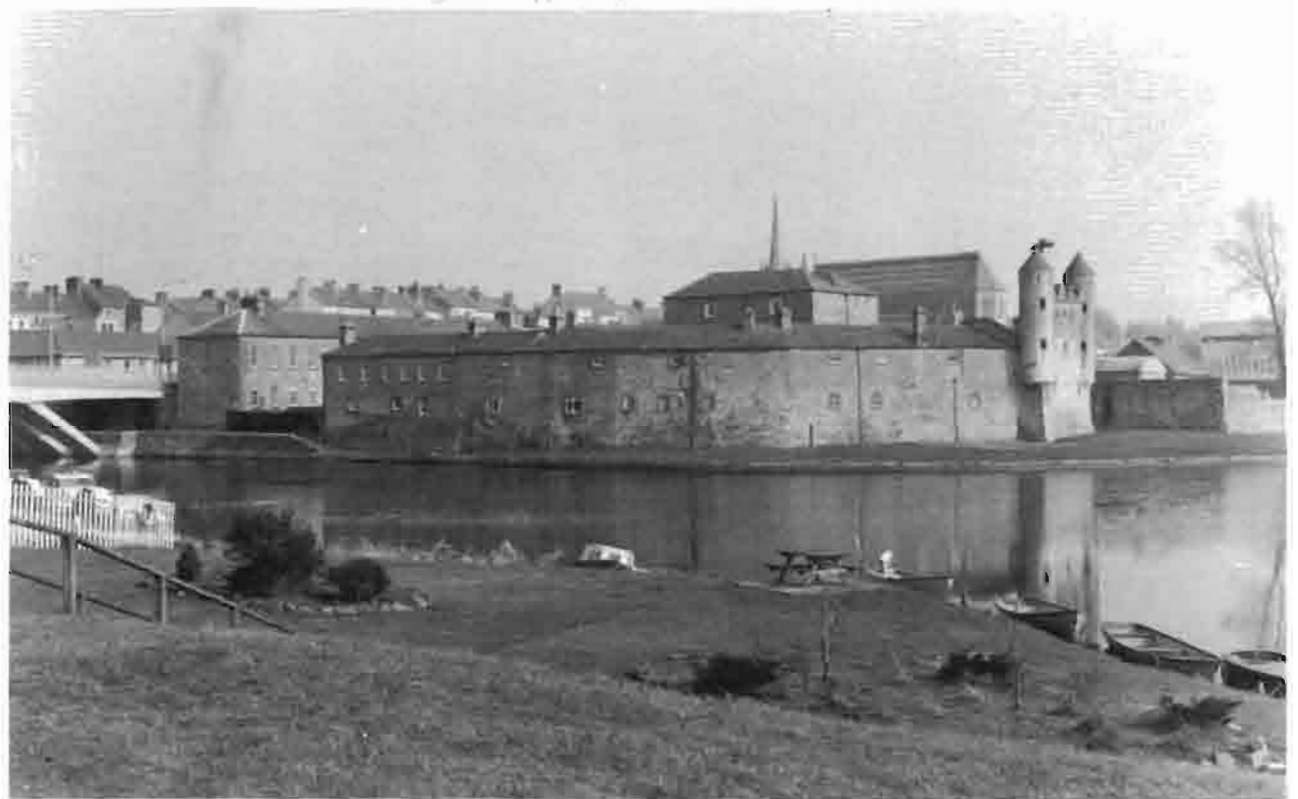
The Conservation Area represents the historical and commercial heart of Enniskillen where the skyline is dominated by the Town Hall tower and the spires of St Macartin's and St Michael's Churches. In their lakeside setting these features

form an impressive introduction to the Conservation Area on approaches from the north. On approaches from the south-west, this skyline forms the backdrop to the Old Castle Barracks, on its riverside setting, around which the town grew.

The island town of Enniskillen has altered significantly over recent years, as old maps and records indicate, because of the clearance of large areas of the old town containing unfit properties and because of the implementation of major road and car park proposals. While these schemes have largely altered the context and setting of the

historic core which is encompassed by the Conservation Area they will have the concomitant effect of removing traffic and congestion from the Town Centre. Consequently, this provides the opportunity to recapture the historic atmosphere of the area. Additionally, these schemes have presented opportunities to enhance and revitalise both the Town Centre and the Conservation Area. It is vital that these opportunities be exploited if the Conservation Area is not to stagnate. In the Department's view the encouragement of high quality new development, is secondary only to the conservation of the best of the old.

The Conservation Area and its distinctive skyline on approach from south west



Part of the area south of Anne Street and Darling Street before clearance



There are 3 principal constituent parts to the Conservation Area, each with a distinctive character in terms of land use activity and physical form. These areas may be defined as:

- i The Main Thoroughfare
- ii Forthill
- iii The Brook/Willoughby Place/Portora

The Main Thoroughfare

The main thoroughfare is the heart of Enniskillen's commercial life and forms its architectural spine. It is on the treatment of this area that the success of Enniskillen Conservation Area largely lies. The Town Centre remains substantially intact in townscape terms and retains much of its traditional character because redevelopment and roadworks have left it largely untouched. The strength of the Conservation Area is derived from the coherence of this central area which stretches for a considerable distance between the East and West Bridges. This continuity exists despite 6 changes of name along its undulating and curving line and because of the relative narrowness and constant width of the street, the general consistency in building line and the relative uniformity of building scale and uninterrupted flow of building facades. The relative consistency in building height and curving line of the main thoroughfare serves to create a sense of enclosure with vistas only being opened up at the Diamond and around St Macartin's Cathedral and when one leaves the Conservation Area at either end. The changes of gradient experienced along the length of the main thoroughfare highlight the importance of silhouette. This character is enhanced by the concentration of Listed Buildings to be found within this area.



East Bridge Place

The main thoroughfare area also includes a number of short streets such as Cross Street and Head Street, parallelling the main spine and a number of side streets such as Paget Square, Eden Street, Regal Pass, Water Street and Queen Street running off the main one at right angles. All of these have featured in the historical development of Enniskillen. Some of their character still remains but in the case of the former their outer frontage has been cleared, and in the case of the latter many have been truncated by clearance schemes.

The general topography of the main thoroughfare allows it to be conveniently divided into a number of constituent parts for the purposes of description. Rising first from East Bridge Street



Paget Square

through Townhall Street a focal point has been created at the Diamond. From here High Street falls again into the area traditionally known as the Hollow, from where Church Street climbs to the junction with Halls Lane at which point, St Macartin's and St Michael's Churches make a significant visual impact. From this point it becomes Darling Street and then falls again to cross the Castle Street junction and meet the West Bridge at Anne Street.

The basic unit of scale established in Enniskillen Conservation Area is the traditional narrow frontage site occupied by a two-or three-storey building with a pitched roof and displaying a basic verticality. In character, Enniskillen is a colourful stone and plaster town.



The Main Thoroughfare contains a large number and great variety of Listed Buildings



The Orange Hall, an imposing though delapidated building marks the entrance to the main thoroughfare at the East Bridge. From this point, through East Bridge and Townhall Streets changes in gradient and direction create constantly changing vistas with the area around the Courthouse creating considerable impact. This area contains the greatest concentration of prestige Listed Buildings such as the Courthouse, Town Hall, the former Munster and Leinster Bank, Royal Hotel and the Presbyterian Church, around which commercial, retail, office and service uses predominate. The design of the County Buildings and the Post Office and the unsympathetic nature of their siting behind the established building line strikes a discordant note in the street scene. The basic unit of scale, typical of the Conservation Area, is prevalent and the area contains a number of traditional shop and pub fronts such as Melvin House, Magee's Spirit Store and the Bush Bar. Progress through this part of the main thoroughfare provides one or two tantalising glimpses of the river along side streets running off it. The sense of enclosure within these side streets represents one of their major characteristics.

The Diamond occupies a central position and a high point on the main thoroughfare. It is dominated by the Town Hall but its overall impact and sense of enclosure is lessened by the unsympathetic nature of the design, scale and finishes of adjoining buildings to the north-west, by the cleared site to the south, by the paraphernalia of street furniture and signs and by the nature of surface treatment. The characteristics of this area demonstrate the importance in townscape terms of the design of buildings on corner sites.

High Street and Church Street containing the greatest concentration of commercial, retail and office uses has come under, and succumbed to,



The Diamond into High Street

the greatest measure of change. This is reflected in the small number of Listed Buildings contained within this area. It is further reflected by the number of shop fronts and building facades in evidence which do not conform to the basic design principles appropriate to the Conservation Area. The gradient and direction changes along this stretch demonstrate the importance of silhouette in building up the character of an area and along here character has been lost because of chimney removal from many buildings. Despite these changes, the general streetscape remains. The maintenance of the continuity of the main thoroughfare throughout their length, marks the significance of High Street and Church Street. This has added importance in providing the approach westwards to St Macartin's Cathedral and eastwards to the Town Hall. In contrast to Church Street and High Street, the side streets leading off them contain a number of traditional frontages.

St Macartin's Cathedral and St Michael's RC Church occupy the other high point along the main thoroughfare effectively providing the cut-off point between the main commercial area and Darling Street where there is a significant amount of residential property. The Cathedral and its curtilage also provide a focal point and small area of open space along a tightly built up frontage.

Darling Street has suffered much less from change than the area immediately to the east and it represents that part of the Conservation Area where more of the original character remains. This character is derived not only from the quality of the built environment but from the mix of residential office and retail uses exhibited. It contains the largest number of Listed Buildings and traditional shop and pub fronts of which Stewart's, Elliot's, The Harp and Crown Bar, Connors and Maquires are examples. Additionally, it contains examples of high quality new development, such as the Devenish Bar, sympathetic to the established character. As a consequence of its lesser commercial significance, Darling Street does however contain a number of properties in need of refurbishment.

The main thoroughfare terminates at its western end at the West Bridge along Anne Street. The southern frontage of Anne Street is dominated by the new sheltered housing scheme whose design complements the traditional character of the Conservation Area and provides a positive and attractive frontage to the river and a visual stop to the main thoroughfare. Non-residential uses predominate along the remainder of the Anne Street frontages but in contrast to the southern side, the northern frontage, adjacent to the bridge has been cleared thus removing an important visual stop and exposing to view the backs of Queen Street properties. The Castle Street/Queen Street junction with Anne Street and Darling



Darling Street

Street again demonstrates the importance of, and the need for, strong design treatment on corner sites. This junction has added significance in terms of the Conservation Area in that it provides a vista north-westwards through The Brook towards open countryside, a vista south-eastwards towards the commercial centre of Enniskillen and vistas north and south terminating in two important Listed Buildings namely Castle Barracks and the former RUC Training Depot.

As previously referred to, the urban fabric behind both sides of the main thoroughfare has been seriously disrupted. Side streets have been truncated and redeveloped and unsightly backs of properties exposed and backland areas created. This is particularly evident along the Throughpass Road. In some places, the Conservation Area boundary runs along the backs of Main Street properties, but in other areas it

follows the old street pattern, for example, at Cross Street and Head Street where commercial activity complementary to that on the main thoroughfare has begun to develop. To the north of East Bridge Street, the Conservation Area boundary runs along Queen Elizabeth Road and the area is characterised by traffic congestion and the exposed backlands of commercial properties.



Head Street where backland areas are exposed to view as a result of clearance schemes

There are two elements of the Conservation Area contained within this area which fall outside the commercial core proper. Firstly, to the north, and reflecting the marketing tradition of Enniskillen, the site of the former Butter Market on which a refurbishment scheme is proposed. Adjacent to this is the small public authority housing scheme along the western side of Market Street. Secondly, the Castle Barracks complex which is the only part of the Conservation Area lying to the south of the new Throughpass Road. Its historical significance and its visual dominance on approach from the west emphasise its importance to the Conservation Area.

ii Forthill

While open space provision or opportunities within the main thoroughfare are minimal, such facilities form a major element of those parts of the Conservation Area lying to the east and west of the two bridges.

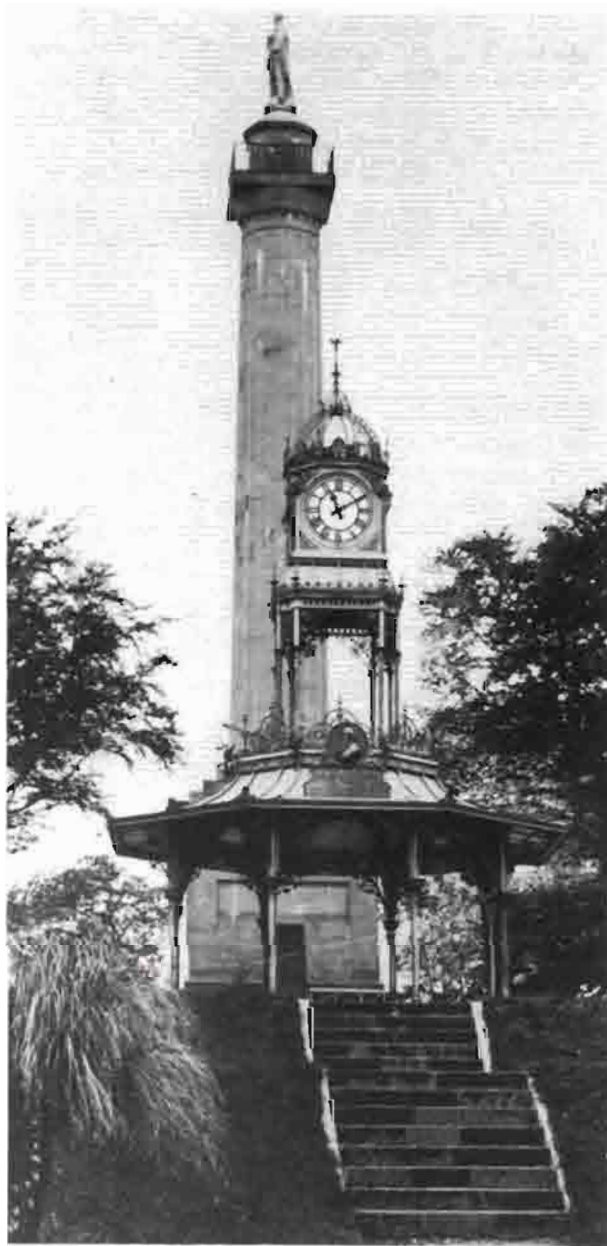
The area lying north and east of the East Bridge is dominated by Forthill Park, the site of the late 17th-century fort built to command the eastern approach to the town and reputed to be the earliest public park in Ulster.

Evidence of the original earthworks associated with the fort remain and the park with its mature wooded environment is dominated by Coles Monument and the Bandstand both of which are Listed Buildings. The relative elevation of the Park provides glimpses through the trees to the river and to the heart of the Conservation Area and its tree cover and open space amenity are an important backdrop to, and facility for the Town Centre.

The Park is approached via a steep flight of steps between terraced properties on the northern side

Belmore Street with its trees backdrop — the eastern end of the Conservation Area





The Bandstand and Coles Monument — dominate Forthill Park

of Belmore Street. The character of these properties, also contained within the Conservation Area, reflects that of buildings within the main thoroughfare as does the one building contained within the Conservation Area on the southern side of Belmore Street. Residential, professional office and retail uses characterise this area with the Listed Building at 24 Belmore Street, McNulty's, providing a fine example of a traditional shop front and what can be achieved by refurbishment.



iii The Brook, Willoughby Place and Portora

The main school block on its hilltop site at Portora Royal School, an impressive Listed Building with its framing of mature trees, marks the western boundary of the Conservation Area. Set behind the ornate entrance gates it acts as a strong visual stop to the vista along The Brook and Willoughby Place. In addition, its parkland curtilage provides

Willoughby Place and the entrance to Portora — the western end of the Conservation Area

at this point a link between the urban area and the countryside. This link between town and country is carried through into Brook Park which provides an open space amenity for the Town Centre and serves to provide the setting for the residential part of this area by the views which it provides of Lough Erne and beyond.

While the open space aspect of this area forms an important and complementary element of its

Brook Park and Portora in its parkland setting



character, residential uses predominate. The residential character emanates from the concentration of largely untouched early 19th-century buildings. Willoughby Place and The Brook are two of the several terraces erected in Enniskillen during the 1830's. Both are fine examples of terraced housing of this time.

A number of these buildings are worthy of Listed Building status as is Willoughby House which forms the stop to the terrace, and Willoughby Lodge which lies opposite it. Between The Brook

and Willoughby Place residential development and redevelopment schemes are being carried out around Brookview Lodge and on the site of the former Brook Terrace.

The northern end of Henry Street is also included within the Conservation Area. These dwellings were among the first to be erected to the west of the West Bridge and have in recent years acquired an increased visual significance with the erection of the new Castle Bridge at whose western end they are located.

The final element of this area contained within the Conservation Area is the Redoubt and its fortifications. It was formerly an Elizabethan stronghold which was later to become the old West Fort. Latterly it became an 18th-century military hospital. The building is currently in multiple residential use and its environs are semi-derelict in character.

Summary of Problems

Although much of the historical character and original architectural quality of the Conservation Area is still evident, there are a number of features which tend to detract from this overall character and appearance. These can be summarised as follows:

- a number of vacant and neglected sites
- some of the more modern shop fronts in evidence have shown little respect for the design, proportions and materials of their original buildings and thus compare unfavourably with the simple and attractive traditional shop front found throughout the area

- a number of unsuitable and poorly designed advertising signs to be found on commercial premises detract from the visual character of the facades to which they have been attached. Additionally there are instances of fly posting on buildings and street furniture
- renovations have been carried out to some properties where chimneys have been removed, and where replacement windows, doors, chimneys and other details have paid little regard to the scale and design of the original building. Where unsympathetic materials have been used in such schemes they tend to strike a discordant note in the street scene
- clearance schemes have resulted in the exposure of unattractive and semi-derelict backland areas
- the attachment of aerials to chimneys and roofs has an unfortunate effect on roofscape and skyline appreciation
- overhead wires and associated poles which are visually intrusive.



Some of the problems to be addressed

Exposed backlands where congestion is evident and where poorly designed building extensions have become exposed

The main thoroughfare contains a number of modern buildings and shop fronts showing little respect for tradition and examples of poorly designed and unsuitable advertising signs



ENNISKILLEN
CONSERVATION
AREA

The Designation

Notice is hereby given that the Department of the Environment (NI) in pursuance of powers conferred upon it by Article 37 of the Planning (NI) Order 1972 has designated the area outlined on the accompanying map as a Conservation Area being an area of special architectural or historic interest the character of which it is desirable to preserve or enhance.

A map of the designated area has been deposited at the District Council Offices and Divisional Planning Offices at the addresses indicated below:-

Fermanagh District Council
Town Hall
Townhall Street
ENNISKILLEN
Co Fermanagh
Telephone: Enniskillen 25050

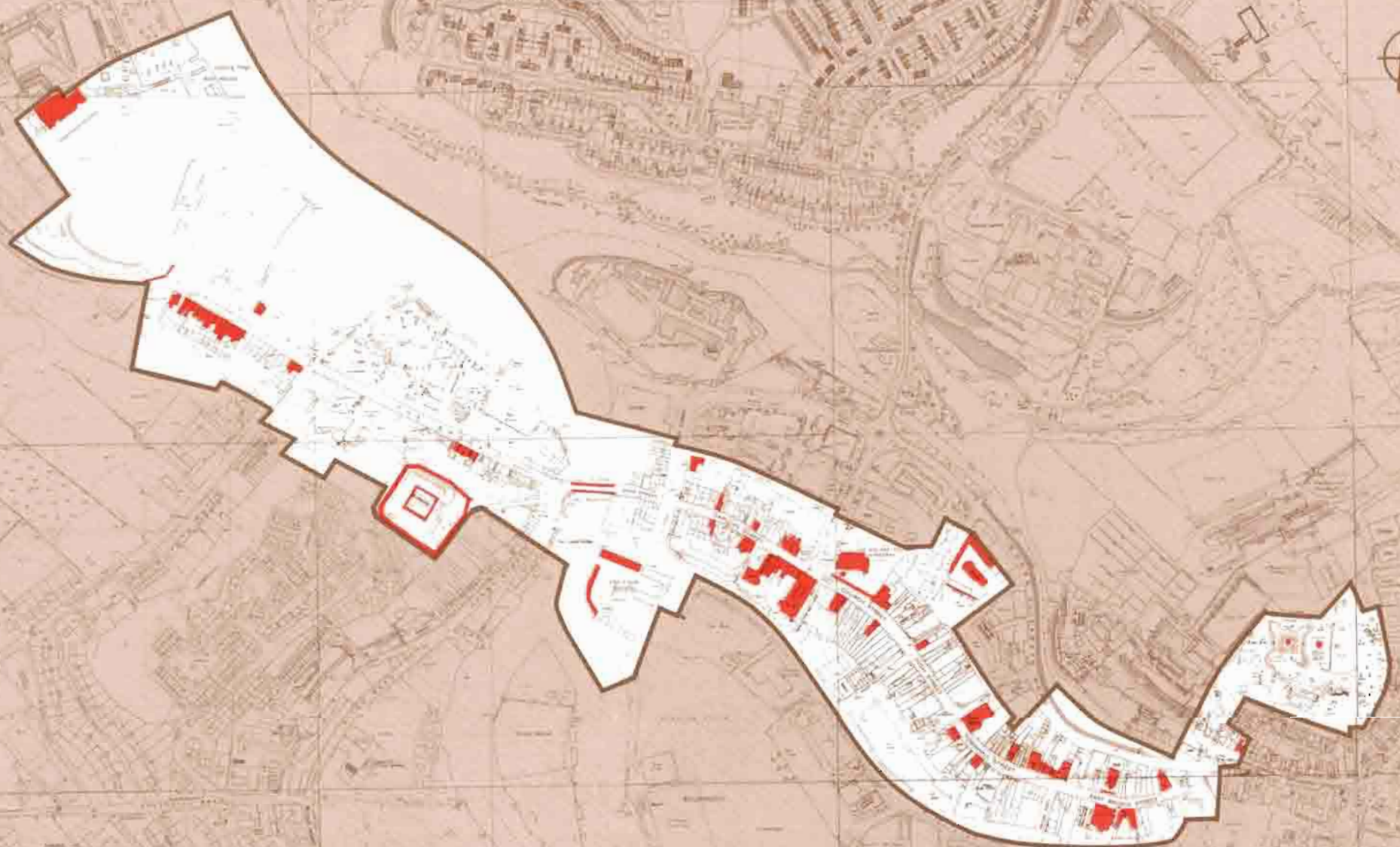
Divisional Planning Office
County Hall
Mountjoy Road
OMAGH
Co Tyrone BT79 7AF
Telephone: Omagh 42881


Sub Divisional Planning Office
County Buildings
East Bridge Street
ENNISKILLEN
Co Fermanagh BT74 7BW
Telephone: Enniskillen 27270

Part C

A GUIDE FOR DEVELOPERS





Conservation Area Boundary 
Listed Buildings 

Introduction

Enniskillen as the District Town for Fermanagh has an extensive hinterland and is thus required to provide a wide range of functions. The Conservation Area encompasses the greater part of the commercial core of the town and in view of its functions is likely to be subject to considerable continued pressure for change.

While those parts of the Conservation Area lying beyond the East and West Bridges have retained much of their original character, the context and setting of its central core have been subject to considerable erosion. It is important therefore to ensure that further erosion is prevented with conservation policies aimed at protecting those areas of intrinsic quality which may be subjected to undesirable development within the normal planning process. It is also important to ensure that policies operating within the Conservation Area strive to exploit any potential created by the changes which have taken place to date and to effectively channel future pressures for change.

The case for conservation is emphasised by our increased awareness of the need to fully utilise all our available resources, the existing fabric of our towns and villages being one. It is acknowledged that the urban quality and visual interest which now exists have been achieved over time largely as a result of unrestricted design expression. In any assessment of the need for conservation therefore, it is important to strike a balance between retaining the existing environment and providing added convenience. Conservation is not confined to keeping areas or buildings pleasant to look at or as a record of some aspect of history. It must also involve the continuing life and function of the area and be receptive to change. In designating Enniskillen Conservation Area

therefore, it is intended to provide a policy framework which seeks to protect and enhance the essential character of the Conservation Area and important buildings within it while enabling growth and change to occur in appropriate locations in a manner sympathetic with the character and appearance of the existing Area. It is not intended to lay down rigid design criteria but to provide a framework of policies that will permit the maximum degree of flexibility in terms of design and choice consistent with the maintenance and improvement of the essential character of the Conservation Area.

The Department has an important role to play in preventing insensitive and inappropriate development from spoiling the character of the Conservation Area but it has no powers to prevent decay of the urban fabric caused by apathy and neglect. It is important therefore that the policy framework is allied with measures aimed at generating and sustaining public interest and support for conservation. In this respect the various statutory bodies involved in the Area can do much by example to develop public awareness of the importance of conservation in Enniskillen.

The Policy Framework

The legislative framework relating to Conservation Areas has already been defined in Part A. Thus, if the character of Enniskillen Conservation Area is to be maintained and improved the Department, in liaison with various statutory bodies involved, will embark on the following basic strategy:

- To conserve the nature, general appearance and character of Enniskillen Conservation Area by exercising strict control over renovation, new development and redevelopment with a view to achieving greater harmony of design between old and new and by identifying and programming public works to the same end.

To achieve this basic aim the policy framework has the following objectives:

- to safeguard the physical fabric of the area from neglect and decay, to avoid erosion of its distinctive character and to prevent insensitive development and redevelopment
- to retain, as far as possible, the existing land use balance and to ensure that changes of use where they occur are appropriate and in sympathy with the purpose for which the building was originally constructed
- to enhance the intrinsic character of the town and set off its features of merit and to protect and enhance views both to and from the Conservation Area
- to stimulate awareness of the importance of conservation and to encourage local interest and support for conservation policies
- to enhance the visual amenity of the Area by encouraging the removal of all unnecessary overhead wires, wires on building elevations and street clutter and by encouraging proper maintenance of all areas of hard and soft landscaping.

Design Guidelines

Design guides relating specifically to a Conservation Area are of necessity precise. However, as a Conservation Area of this size generally comprises a variety of buildings and design types it would be virtually impossible to produce a guide which would satisfy every future situation. Nevertheless, the following design brief should aid potential developers prior to and during the design process by focusing all the policies for a defined area into one comprehensive statement. To assist them in this process, prospective developers are advised to be selective in their choice of professional services.

Most new activity within the Conservation Area is likely to fall within one of the following categories;

- demolition and replacement of derelict buildings and development of vacant sites
- renovation, extension, conversion or rehabilitation of existing premises
- changes of use constituting development
- maintenance and conservation of frontages
- landscape management and development.

It is in the interests of everyone owning property to protect the environmental qualities that create the attractiveness of Enniskillen Conservation Area and consequently the value of their properties. Therefore, new development regardless of the approach chosen should seek to complement the existing in terms of scale, form, proportion, materials, massing, elevational treatment and colour.

Skill by the designer in manipulating all the design elements will be necessary to ensure that in addition to meeting the requirements of his client, the resultant development will, when completed, make a positive contribution to the Conservation Area as a whole.

One of the most important purposes of design guidance is to safeguard the historic and local structure of the Conservation Area by attention to corner sites, plot widths, building height and building line all of which effectively articulate the existing form. On particularly sensitive sites the Department's Planning Service should be consulted regarding the type of development considered appropriate.

New Development

Townscape changes can occur quickly and where new development is concerned insufficient regard is often paid to design considerations affecting the site itself and its wider impact on the surrounding area. The Department does not aim to stem the natural flow of change but to create an awareness whereby there will be greater sensitivity in the design of new buildings within the Conservation Area. New development should make a positive contribution to the existing townscape in terms of quality of design and of use rather than degrade it. There are many solutions to the problem of how a client's demands can be translated into a product that fits comfortably into its surroundings and while no two solutions will be the same, the answer may come from one of the following approaches.

*Reproduction approach — Trustee Savings Bank
East Bridge Street*



The most obvious way of capturing the character of a place is to **reproduce** the building or at least the facade that previously occupied the site. In a terrace of unified composition this is often the only alternative even though it can be costly and exacting to achieve. Attention to detail, therefore, is a vital consideration and success will depend upon the correct use of colour, elevational finishes and the detailing of external joinery. The key to successful reproduction is that the modern designer must not impart his own personal style to the building unless in a very unobtrusive fashion.

The above approach is similar to the **conversion** of existing buildings and requires careful application. To undermine the quality of an important building through unfaithful restoration poorly worked, conversion or unsympathetic extension devalues the real objectives of conservation.

*Conversion approach —
Employment Service Office
Darling Street*



If neither of these approaches provides a valid solution and the designer is faced with a cleared site he can take either a **traditional** or **contrasting** approach to designing the new building on the site. The former is often seen as offering the best solution. It involves studying surrounding buildings and noting their inherent characteristics. By applying these characteristics in a traditional way, a new building can be produced which respects existing form. The essential aim is to preserve the uniqueness which has evolved in each area and not allow it to be submerged under a bland architectural treatment.

It is possible to design a building that is uncompromisingly modern but which if architecturally satisfying can add to the character of an area. New development if it is to fit successfully into the urban scene must respect and not threaten the bulk and design of the

West Bridge House Anne Street — Traditional approach



existing form. It is difficult to define guidelines for this approach which relies on the skill and expertise of the designer.

While not within the Conservation Area the Ardhowen Theatre illustrates a contrasting approach to new development



Scale

Scale is closely linked to the function of the building and in attempting to insert new buildings successfully into an established townscape differences of scale are the most difficult to deal with. Often modern development



Townhall Street and Church Street in late c19th illustrate the traditions of scale, proportion, building line and materials typical of Enniskillen



is of a scale unrelated to existing street pattern and local building form.

The majority of buildings within the Enniskillen Conservation Area exhibit a scale that is domestic in character and new development should seek to replicate the scale of the surrounding area by ensuring that the elevational mass of the building is broken up and modelled into units of similar size to those of neighbouring buildings thereby reflecting the architectural rhythm of the street. Applicants will be expected to provide elevational drawings which include adjoining buildings when seeking planning permission.

Building Line

One of the most important characteristics of the main spine of the Conservation Area is the way

Townhall Street in 1987 illustrates how some of these traditions have been broken



building facades flow in an uninterrupted fashion. Where this continuity is disrupted or likely to be disrupted, for example, at a vacant site or when rebuilding is proposed, the traditional **building line** and the **linear street pattern** must be maintained by any new building.

Buildings on **corner sites** presenting facades to two streets are significant townscape features in that the sides of corner buildings are viewed straight on across the gap in front of them. Development proposals affecting corner sites will therefore require to be carefully designed in recognition of their locational importance in the street scene.

Proportion

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

Details

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

- **height** should be two or three storeys
- **chimneys stacks** and **pots** should be provided or retained and should be plastered and three or four flues deep



Darling Street — the basic unit of scale

- **roofs** should be pitched within the limits of 35° to 45° and covered with natural slate. Roofing tiles are considered inappropriate and should be avoided although for new development a suitable dark man-made slate which is sympathetic to natural slate may be used.
- **roofs** should pitch back from the street building line
- **gables** should finish flush without barge boards
- **parapets** or masonry **eaves** should be used in preference to deep fascias and barge boards
- **downpipes** and **gutters** should be cast-iron or cast aluminium rather than plastic except in those locations where they are secret
- existing **window openings** should not be enlarged. All first and second floor windows should be vertical sliding double-hung sashes of painted wood and proportioned higher than they are wide. The **wall piers** between windows should be at least 1½ times the width of the windows. The same requirements will apply to the ground floor windows of residential property



- plastered **mouldings** around windows should be retained or replaced as appropriate
- **sills** should be substantial in precast concrete or stone. The depth of the leading edge is particularly important
- existing **door and door openings** should be retained. Entrance doors should normally be panelled or sheeted and painted
- **plaster detailing** around doors should be retained or replaced as appropriate.



Materials

The use of appropriate **walling material** is vital as this imparts to the building its overall character. The materials chosen should therefore relate in character to those already in use and should be kept as simple and low in number as possible.

A variety of finishes and attention to detailing provides the character typical of Enniskillen



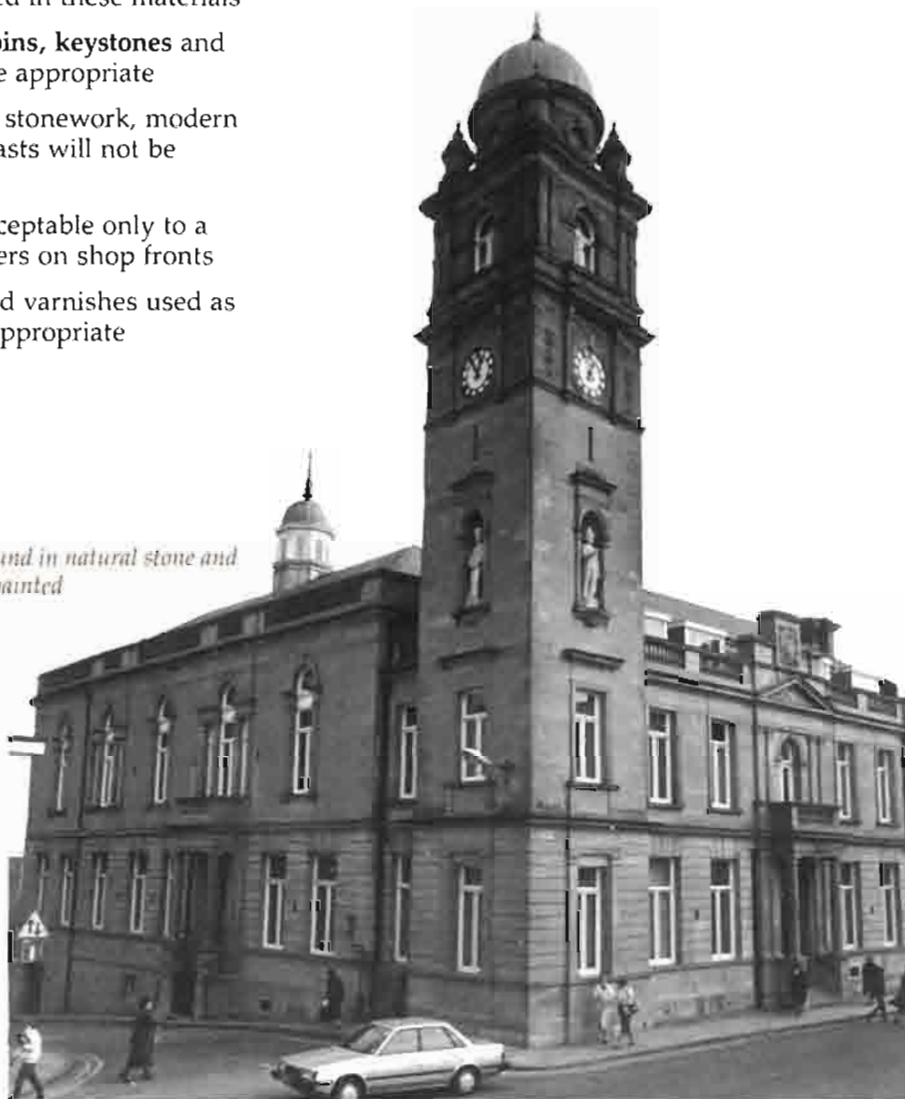
The following should also be borne in mind:

- **wall finishes** should be smooth render, lined or unlined and painted
- **brick or stone** may be used if a building being replaced was previously faced in these materials
- **plaster detailing** such as **quoins, keystones** and **arches** should be used where appropriate
- dry-dashed plaster, artificial stonework, modern texture renders and rough casts will not be permitted
- the use of **ceramic tiles** is acceptable only to a limited extent on eg stall risers on shop fronts
- natural mahogany, stains and varnishes used as external finishes are rarely appropriate

Traditional building materials are found in natural stone and smooth render lined or unlined and painted



- PVC windows with their massive frames are out of character and completely unacceptable. However, plastic dipped and powder coated steel and aluminium frames may be acceptable as replacements in some circumstances in non-listed buildings.



Colour

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

On old buildings tradition is the governing criterion and the colour for walls, detailing and



timber work should be controlled by the period style of the architecture. On new buildings **colour schemes** should harmonise with the immediate surroundings. A proliferation of different colours is not considered acceptable within a defined block and integrated painting schemes are to be welcomed and will be encouraged.

As a general rule, window frames, glazing bars and door frames are best painted white or a near white colour. Stronger colours could be used for doors and other details but considerable care should be taken with their choice.

Walls and Fences

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



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



Housing Development Schemes

If opportunities for small **public authority** or **private housing development** schemes become available within the Conservation Area, the developer should devise a scheme which in scale and design is in sympathy with the character of the Area.

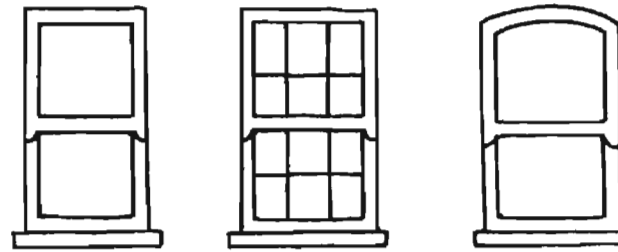
Alterations to Existing Buildings

Much of the development work taking place within the Conservation Area relates to the **extension, modernisation and conversion** of existing buildings. The cumulative effect of these, often small developments, if undertaken without due regard to the established architectural vernacular, can result in the quality and character of the Area being seriously eroded.

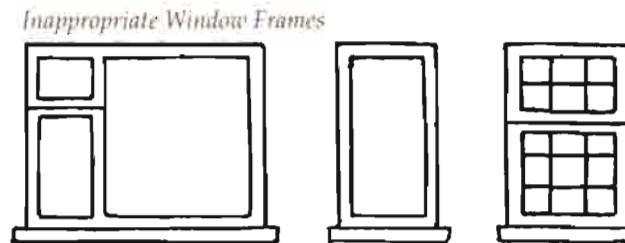
The domestic scale of the architecture with its distinctive visual rhythm provides an important sense of unity and coherence to the architecture of the area. This effect is achieved by the repetition of uniform elevation elements particularly windows, but also doors and chimneys, along continuous built-up frontages. The basic unit of this pattern is the narrow frontage site occupied by a 2- or 3-storey building with a pitched roof and displaying a basic verticality. The basic horizontal emphasis of the street frontages is therefore counter-balanced by the strong vertical emphasis of the individual units repeated along the block.

The integrity of this architectural character may be affected by development in a number of ways. It may be degraded by the use of materials or of elements such as doors and windows on individual buildings which are unrelated in terms of style, proportion or functional type to the originals. The characteristic rhythm and unity derived from the repetition of uniform elements may be visually disrupted by the introduction of discordant elements which draw the eye and break the repeating sequence.

To avoid this situation arising the following guidelines will provide the basis for the control of development within the Conservation Area. For additional specific aspects of design a prospective



Traditional Window Frames



Inappropriate Window Frames

developer should also refer to the previous section on new development.

Relaxations of the Building Regulations, in order to preserve the character of the buildings within the Conservation Area may, in special circumstances, be permitted and prior consultation with the Building Control Authority regarding possible relaxations is therefore essential.

Windows

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

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

Mouldings and other decorative plasterwork around openings should always be retained.

Replacement **sills** should be as substantial as in adjacent buildings, constructed in either precast concrete or stone and have a traditional profile especially in respect of the leading edge.

Doors and Accessories

Traditionally, **panelled or vertically boarded doors** were used extensively in buildings within the Conservation Area. These door types should be used when replacement becomes necessary, especially in front elevations.



Glass panels may be substituted for solid ones in panelled doors; however large expanses of glass are inappropriate and should be avoided.



Door accessories such as knockers, letterboxes and handles should be made of brass, bronze or cast iron and be of period design.

Where properties have been converted to flats it is important to limit the amount of door accessories to the absolute minimum.



Mouldings and other decorative plaster-work and glazing within and around openings should always be retained



Intercom systems, now commonly used in multi-occupancy properties, require careful attention as to design and siting in order to integrate successfully.

Chimneys

In order to retain the existing skyline, **chimney stacks and pots** should be retained even when no longer used. In certain circumstances the Department may agree to the removal of secondary stacks on returns.



Extensions

Extensions to existing buildings can either take the form and character of the parent building or can be designed as a totally modern concept complementary to the original. If the former approach is adopted the extension should appear, when completed, as an integrated part of the original building. Half similarities or historic styles incorrectly executed will always look out of place. If a modern approach is used, the quality of design and workmanship must be high but it must not become the dominant architectural



statement or detract from the character or setting of the existing building. The scale and mass of any new work and the materials of which it is to be constructed will therefore be vital considerations.

Roof Design

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

Dormer Windows and Roof Lights

Dormer windows or **roof lights** will normally only be acceptable on the rear elevation of buildings with the Conservation Area. Only if this is impracticable, will consideration be given to placing them on front roof elevations. In either case, they should be of traditional rather than contemporary box design and should be in scale with the existing building.

Dormer windows will not be permitted to exceed the ridge height of the building or to collectively occupy more than 20% of the area of any





Dormer windows should be traditional in design and in scale with existing building

particular roof elevation. In addition to their design, it is important that dormer windows and rooflights should line through with existing windows in the elevation, in which they are placed, and be correctly spaced.

Domestic Garages and Outbuildings

Incidental development of this nature will be acceptable within the Conservation Area where it can relate to existing buildings in a way which achieves a unified grouping. Design should be carefully considered in order to reduce scale and to minimise the effect of horizontality.

Fire Escapes

Where required, these must be contained within the existing building envelope within a sympathetically designed extension or be a positively designed new element that can be said to contribute to the quality of the Area.

Shop and other Commercial Fronts

Enniskillen Town Centre retains far more fine older shop and pub fronts in more or less intact condition than any other main shopping street in the Province and as such deserves careful attention. In addition, the continuing tradition of high quality sign writing and use of colour contributes to this character. Given that the predominant land use within the largest sub-area of the Conservation Area is commercial/retail, the impact of the shop and pub front for its character is critical.



McNulty's and the result of recent refurbishment

Blakes, one of the many fine, old pub fronts remaining within the Conservation Area



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

Design

New commercial fronts should relate to the width of the plot and not be carried uniformly over the frontage of what were formally two or more buildings. Their style can be traditional or modern provided that the complete front including display, entrance, surround, sign and lighting is considered as one single and integrated

composition related in form to the building above. A new **shop or pub front** should not be a dominating influence in the street scene but it should look correct within its own building and in relation to its neighbours. In relation to the submission of any planning application a developer will be required to provide elevational drawings which include details of adjoining buildings.

Older style commercial fronts are more appropriate. The trend towards large expanses of undivided glass should be avoided and National retailers will be expected to adapt their standard designs to accord with local requirements. Where

large glazed openings are required for display purposes at ground-floor level, rectangular proportions and vertical emphasis can be maintained by the use of glazing bars or mullions.

Materials and Finishes

The use of modern **materials** such as mosaics, plastic and stainless steel are out of place in the historic environment and should never be used in shop or pub fronts.

Tile surrounds that simply fill undetermined spaces and bright metal frames will not normally be permitted. Timber doors and windows should

A modern style of shop front



New shop and pub fronts adopting the traditional approach



be painted rather than stained or varnished and if metal frames are to be used they should be colour-coated rather than left with a metallic finish.

Fascias

It is important that **fascias** take account of architectural detailing such as string courses and cornices and never obliterate or obscure them.

Information displayed on fascias should be limited to the name of the owner, street number and trade description. The temptation to include advertisements should be resisted.

As an alternative to using fascia boards the direct application of lettering on to the facade of the building can be effective and less costly to maintain.

Shutters and Awnings

There has been a marked increase in the use of these features in recent years. Both require planning permission. Where **shutters** are considered necessary they should form an integral part of the design of a shop or pub front rather than be tagged on as an afterthought. Shutters should be painted rather than left with a metallic finish and may bear the name of the business premises. Traditional forms of shutter as well as the modern roller steel type should be seriously considered in some locations.

Two acceptable solutions to the problem of dealing with shutters. Shutters should form an integrated part of the shop front and should not project beyond the face of the building.



FISH & FINE FOODS **JOHN GILLEN & SON** FRUIT & VEGETABLES

The Aileen Collection

GENERAL CONTRACTORS **W.T. MORRISON** MONUMENTAL SCULPTORS
PROP. J.A. STINSON

NEWSAGENT CONFECTIONER TOBACCONIST MELVIN HOUSE WINES & SPIRITS OFF LICENCE

the glory box

STEVENSONS

Advertisements and Shop Signs

Advertisements and signs play a significant role in relation to their effect on the visual amenity of townscape and the Department's policy is aimed at ensuring that their design, proportions and materials are appropriate to their surroundings. Signs should appear as a considered element of the exterior elevation rather than a mere afterthought. To ascertain the relationship of an advertising sign with the building on which it is

mounted, scale, siting, the number and type of sign and the degree of illumination all become relevant considerations. In general, the Department will be careful to ensure that restraint is exercised in the use of advertising signs and of illumination. In the past the standard of drawings presented in applications for new signs has been generally poor. The Department will therefore require that all such applications include drawings which show the sign in relation to the complete elevation on which all materials, colours and finishes are clearly noted.

The proportions of a sign must bear a relationship to the elevation on which it is mounted. If a sign is too large its visual dominance will disturb the balance of an elevation and the relationship of one building to another. Box signs that jump forward from the building face are also disruptive. By siting signs in relation to

The Conservation Area contains many good examples of signs and sign writing

architectural detailing, as set out previously, vertical continuity is preserved. Fascias on adjoining buildings should relate to one another in terms of height, dimension and detail while a variation in colour and letter type face on signs is desirable. It should be noted, however, that continuous fascias mar the appearance of the street scene and lead to the amalgamation of shop fronts. By breaking them up and locating them between piers the vertical rhythm of the frontage can be retained.

Generally speaking only one advertisement will be permitted for each business premises. Excessive advertising contributes to clutter which is unsightly, confusing and self-defeating. In the same way too much information on a sign board creates a cluttered appearance and is difficult to read. It will generally be discouraged. **Internally illuminated fascia signs** will not normally be permitted as they are totally uncharacteristic of any building built before 1918. When illuminated they relate to the display area and destroy the visual proportions of the building and with very rare exceptions their construction and materials are such that when switched off they have no visual quality whatever. Illumination by bracket or wash lighting will be acceptable as will carefully located internally illuminated bracket signs and internally illuminated signs contained within the area of shop display. The dimensions of **projecting** or **hanging signs** should be appropriate to the height of the building and the details on the frontage.

While **hand-painted signs** are preferred, signs consisting of self-illuminated separate letters on an opaque background will normally be acceptable. Other modern techniques such as silk-screen printing may also be acceptable. With hand painting, gold leaf or light colour applied to a dark background will reflect light and can be easily read at night.

Signs on brickwork and stonework are most satisfactory when **individual wall-mounted letters** of appropriate height, colour and type face are used. If the letters are backlit a three-dimensional effect is produced. Painted signs on front walls and gables which often enhance the street scene will usually be permitted but they should relate to the premises on which they are applied and not be standard printed hoardings. Hoardings have a

particularly detrimental affect on visual character and will not normally be permitted either in the Conservation Area or on approaches to it.



As a general rule advertising signs will not be permitted above ground-floor level unless relating to the use of the upper floor. Advertising material relating to commercial uses below will not normally be acceptable. On upper floors black, white or gold lettering applied directly to window panes should be used. Small well designed

hanging or bracket signs may be acceptable at first-floor level but not on upper floors. Where advertising concerning uses on upper floors is required, the Department would encourage the use of **plaques** at the entrance door. In circumstances of multiple use, a standard size and shape of plaque should be used by all occupants.

National chain stores, Building Societies, Banks etc may be required to modify or adapt their 'house-style' so that any signs erected by them will be in keeping with the character of the Conservation Area or the facade of a Listed Building.

The policy on signs and advertising set out above is particularly applicable along the main thoroughfare. On side streets leading off it and within the backlands lying to the rear of it, the policy may be less rigorously applied where the provision of advertising signs is regarded as contributing to a more lively and visually attractive environment.



Listed Buildings

The high quality townscape character of Enniskillen town Centre is emphasised by the fact that it contains many **Listed Buildings**. The statutory "listing" of such buildings is intended to protect them from the effects of undesirable development because of their special architectural and historic interest and Listed Building Consent is required to carry out any work on them.

The detailed development guidelines normally applied by the Department in its consideration of development proposals affecting such buildings covers such matters as the shape, size and number of chimneys, roof shape and detailing, windows and doors. The requirements in respect of all these have already been considered. Other features such as balconies, steps, railings and boundary walls which contribute to the charm and character of a Listed Building should also be conserved. In certain circumstances the interiors of these buildings may also be an important part of the 'listing'.



Extensions to Listed Buildings may be acceptable either in the form and character of the parent building or as a totally different but high quality design. Where roof conversions are proposed, the use of rooflights on the rear slope only of a roof is preferred but they must conform to the correct proportions. They should retain a vertical emphasis and their width should not exceed that

of the windows in the elevation itself. The use of gable windows, mansard roofs and dormers, either slated or lead sheeted may be acceptable but particular attention should be paid to detailing of all dormer and window openings.

Details of all Listed Buildings contained within the Conservation Area are set out in Appendix 1.

Development by Public Agencies

Services

As renewal of **overhead electricity and telephone services** becomes operationally necessary as much as possible should be undergrounded. What must remain should be redesigned in as unobtrusive a way as possible. Reduction in the number of **television aerials** and associated wires on roofs and walls is desirable.

New developments and conversions will be required to have internal ducting so that multiple service entries and connections are unnecessary. All sub-division to co-occupiers should take place within the building fabric.

Streetscape and Street Furniture

Within the economic constraints set on public expenditure the Department would seek to ensure that in the replacement of **footways and road surfaces** materials are selected which are both practical and improve the environmental quality of the area.

The Department will have particular regard to the management of pedestrian and vehicular **traffic movement** in the interests of the amenities existing in the Conservation Area. Provision for the **parking** of motor vehicles will be carried out in such a manner as to have minimum effect on the character of the Area.

Street furniture includes **signs, street lighting, litter bins, bollards and seating** and as these items come up for renewal or additional installations are required, careful attention will be paid to their design. Criticism of street furniture tends to relate to the quality of individual items

The Conservation Area contains many examples of high quality refurbishment work on Listed Buildings





The materials used in accommodation works associated with road and car park schemes are important

and to the lack of an overall coherent style or visual theme in their design. This arises from the fact that the responsibility for erecting and siting of various items of street furniture lies with a number of bodies each with different priorities and concerns. Emphasis will therefore be placed on a coherent style which reflects the character of the Conservation Area and the high quality of the product used.

It is important that all items of street furniture are well maintained: shabby and neglected items can seriously detract from the appearance of the general environment. All public agencies will be encouraged to replace unsympathetic items of street furniture.

The nature of surface treatment contributes towards overall environmental quality

The Department will therefore implement or encourage, as appropriate, the following:-

- minimise the number of **traffic signs** and ensure that those which are necessary are designed and positioned in a way which makes minimal impact on the visual amenity of the area.
- replace inappropriate **lamp standards** with a design more in sympathy with the historic character of the area. In circumstances where this might not be possible consideration will be given to mounting lighting units on the facades of buildings (subject to agreement between the Department and the property owner). The use of **flood-lighting** at night can be particularly effective and building owners may be prepared to make a financial contribution in this respect
- locate **telephone** and **other junction boxes** as unobtrusively as possible and integrate them into existing features where practicable
- devise a common colour scheme for all apparatus, lamp standards, litter bins, bollards etc.

Landscape Development

Enniskillen is fortunate in its lake/river-side setting, but it is a town that has in effect turned its back on these amenities. Good **landscape design** can help to provide the town with a face towards its setting by the employment of positive design measures. Additionally, given the backland area which has been exposed by various clearance schemes, landscaping has an important role for screening as well as providing a new link between the Town Centre and lake/river-side.

Trees are an important element in any townscape. They provide scale, perspective and contrast and can be used to screen unattractive buildings and to give added interest to areas of open space. The

Department will encourage the retention and proper management of trees having high landscape value.

Given the timescale required for trees to mature it is important that landscape development is accorded some degree of *priority*. New development within the Conservation Area must play its part in the upgrading and maintenance of the landscape inherited from the past. **Tree planting** will play a significant part in this and private planting can be as significant as that carried out by public agencies as part of any

improvement programme, provided it is co-ordinated within an overall landscape strategy.

Anyone proposing to carry out landscaping work at whatever scale should seek expert advice, since what is appropriate will vary depending on whether planting is proposed along street locations, within areas of open space or within private gardens. In general, species chosen should relate to those already characteristic of the locality and be subject to the specific site and functional requirements of their intended use.

Trees are an important element in any townscape



The Sub-areas

The Main Thoroughfare

Changes of Use

The normal range of Town Centre uses will continue to be acceptable for the most part throughout the length of the Main Street. However, in **Darling Street**, policies in terms of changes of use will be rigidly applied. The

success in townscape terms, of Darling Street as it stands, is derived both from the quality of the built environment and the mix of residential, office and retail uses which build on the architectural character. In considering proposals for changes of use account will be taken of this balance and decisions taken which will ensure this character is not destroyed.

New Development

Throughout this area there are, and in the future will be, opportunities for redevelopment on both



The successful redevelopment scheme on the southern side of Anne Street and the vacant site on the northern side at the West Bridge

Commercial frontage where tradition has been broken by inappropriate design and detailing.



Commercial frontage where traditional building form and detailing has been retained.



infill and corner sites. Planning policy will aim at ensuring that new buildings complement the character of adjoining buildings in particular and the street scene in general. A new building should display the basic characteristic building form and not present a predominating presence in the street scene. Modern buildings can be acceptable so long as they conform to the basic rules and while they can make an individual statement, this must be made within the context of the Conservation Area. Shop front design and the nature of advertising material will be vital considerations while it is essential that upper floors of buildings display a basic verticality.

Two sites in particular, in **Anne Street** and at the **junction of Anne Street and Queen Street**, are worthy of mention. The former, on the northern frontage adjacent to the West Bridge is an extensive cleared area providing an important development opportunity. The design solution chosen for this site should provide a building facade whose characteristics typify those found throughout the Conservation Area. Any building should serve to provide a decisive visual stop to the street frontage at the Bridge and include

positive design treatment along the river frontage. It is important that the scheme chosen also serves to close off the view of the area to the rear of Anne Street and Queen Street. The redevelopment scheme already carried out on the southern side of Anne Street has successfully fulfilled similar requirements. The derelict site at the junction of Anne Street and Queen Street is also significant in townscape terms and it is important that the design of any building on this site makes a decisive and positive statement.

Renovation and Refurbishment

Buildings in need of renovation or refurbishment detract from the quality of the surrounding environment. Property owners are therefore encouraged to carry out such work as is necessary to maintain a high level of environmental quality. The area contains a significant number of traditional shop and pub fronts and where refurbishment or alterations to premises become necessary every effort should be made to retain these. On the other hand the area also contains a number of examples of unsympathetic design treatment on building facades including roof design, building height, window and shop front design and advertising. The Department would hope that through time future schemes on these properties would restore their former historic character. In this context, design detailing and the treatment of advertising are particularly important.

Refurbishment schemes become particularly important where properties are located convenient to **Listed Buildings**. The impact of a Listed Building is much greater where surrounding buildings demonstrate a high standard of maintenance. It goes without saying that priority should be given to the refurbishment of Listed Buildings and a number of opportunities still exist within the Conservation Area. Tangible evidence of the impact of such refurbishment



The Courthouse refurbishment scheme has created a considerable impact in the street scene

schemes is evidenced by the recent work carried out on the Town Hall and the Courthouse. Often a scheme carried out whether on a Listed Building or one that is unlisted, has a knock-on effect whereby it encourages others to embark on a similar course of action.

The Diamond, dominated by the Town Hall and regarded as the focal point of the Town Centre is a disappointing space in townscape terms given its status. As the focal point it is deserving of special attention and it is desirable that a detailed scheme including surface treatment hard and soft landscaping, street lighting and siting and design of street furniture be drawn up for it. The design of any building on the vacant site at this location is a vital element in the overall environmental quality of this urban space and it will be required to display in a positive and decisive way the basic design criteria specified as appropriate within the

Conservation Area. Refurbishment of existing buildings should be carried out as appropriate and restoration of inappropriately designed frontages to a traditional character, will be encouraged.

The Side Streets

In an effort to encourage the Town Centre to spread beyond the main thoroughfare it is important to encourage movement through to the area, with its variety of existing and potential uses, lying to the rear of it. It is important, therefore, to seek an improvement in the side street environments not only in their own right but also as potentially pleasant and attractive pedestrian routes.

As these streets do not fulfil a primary commercial function some have tended to become rather run down in character and to project a rather uninviting atmosphere. In recognition of the fact that they do not have a primary commercial function but do have an important pedestrian function a range of Town Centre uses is considered acceptable. The run down and uninviting appearance of these streets could be improved by a variety of measures. Derelict buildings should be removed and sites redeveloped as appropriate. Existing buildings, walls and fences which are to remain should be treated to a higher standard of maintenance or refurbishment as required. Consideration should be given to the opening of display windows along building frontages that are currently devoid of such features. The laying of appropriate road/pavement surfaces, attention to lighting, hard and soft landscaping, removal of unnecessary wires and signs, the provision of appropriate street furniture and the erection of carefully sited and tastefully designed advertising signs all have the potential to create significantly upgraded pedestrian environments.

The original character of many side streets has already been virtually lost through clearance. In the light of this and of their present general character it is important that redevelopment opportunities are exploited with a view to contributing to a new and revitalised character. The design of new buildings on corner sites is vital as these create the initial impression and the encouragement or otherwise for the pedestrian to choose a particular route. The building facades along side streets are also important as they channel the vistas beyond the main thoroughfare. It should be borne in mind that these environments are comparatively small in scale and relatively intimate. Design control on new buildings will be applied as for the main thoroughfare and any new building should complement in design terms its neighbours, and should respect the relative intimacy and small scale character of this environment.

Redevelopment opportunities exist in **Eden Street** and **Paget Square** and when exploited they should be based on these principles. In **Regal Pass** a development opportunity exists along the complete eastern frontage and if taken up, it will have the effect of significantly revitalising what is now a traffic route with dead frontages.

Regal Pass currently a traffic route with dead frontages



Queen Street — one of the many environmental improvement opportunities which exist within the Conservation Area

Potential of a different nature exists along **Queen Street** and **Castle Street** where the provision of tree-lined avenues which would have the effect of framing the respective Listed Buildings lying at their northern and southern ends should be given serious consideration.

Middleton Street has managed to retain much of its original character but refurbishment should be given some priority. Consideration should also be given to the opening of appropriately designed display windows on dead frontages and to the careful siting and tasteful design of advertising signs.

East Bridge Lane has potential to provide an important and attractive pedestrian link to development opportunities which exist on either



The potential at Peg O' The Bull Lane



Opportunity exists for a considerable environmental improvement at Nugent's Entry



side of it and to the new Throughpass Road, even though its existing character will be severely disrupted. **Peg O' The Bull Lane** is currently an important pedestrian link focusing on St Macartin's Cathedral and St Michael's Church. This laneway has a period ambience with the Cathedral gateway and gate pillar providing an attractive visual stop at its northern end. The Department would seek to retain this character but some minor work would improve its pedestrian attractiveness. Because of its gradient, a non-slip surface treatment is desirable though this should not be modern in appearance. Adjoining walls should be repaired as necessary and adjoining property owners are encouraged to plant within curtilages so that trees and shrubs will extend above the walls and cascade over them. **Nugent's Entry** provides pedestrian access

from Townhall Street to Queen Elizabeth Road. Considerable environmental improvement would result from the removal of derelict buildings, the repair of walls, surface treatment, removal of wires and signs and provision of landscaping and adequate lighting.

Backlands

A vast improvement in the overall environment of Enniskillen would result from greater use being made of the backland areas within the Town Centre.

Having resulted from a variety of clearance schemes they are generally very unattractive environments deserving of improvement if only because they do not create the desired impression



Backland areas with a street frontage have development potential and possess opportunities for environmental improvement

of the Conservation Area from the outside. However, it is considered that they are also deserving of improvement because of the development potential which exists within them and which has a role to play in the overall growth of the Town Centre.

The skyline and the maintenance of the roof-line of the old buildings along the main thoroughfare, punctuated as it is by chimneys, the Town Hall tower and the Church steeples, is an important aspect of the Area's character. No backland development will be permitted to break this skyline.

Backland environment can be improved by a variety of means. Opportunities exist for frontagers along the main thoroughfare to develop a second frontage along what is currently their back and often dead frontage. Through pedestrian movement is thus created and a more attractive frontage developed. Alternatively, it may be possible to develop self-contained uses separate from the main frontage in the backland

area. Where this is feasible it may also be necessary to retain a rear service access to properties along the main thoroughfare. Development to the rear of The Vintage and the Royal Hotel exemplify the former approach and developments along Head Street and Cross Street the latter.

Where neither of these courses of action is feasible or indeed contemplated much can be done by general maintenance and repair to back returns, to outbuildings and to screen walls and fences. Profile is important and pitched roofs should always be used in preference to flat roofs. The use of colour can do much to make for a more lively environment as can properly sited and tastefully designed advertising signs. In some areas opportunity exists for tree planting and landscaping work. The refurbishment scheme at the public conveniences in Head Street is an example of what can be achieved.

The area on the southern side of East Bridge Street presently backs directly on to the river and

is open to view only from, and across the river. However, completion of the Throughpass Road scheme will expose this area to view from the new road. Limited opportunity will exist along this exposed facade to develop commercial uses but no vehicular or pedestrian access will be acceptable. Where frontage development is not feasible accommodation works in connection with the road scheme should pay careful attention to the location, height and materials used for fences and screen walls and landscaping work should form a part of the overall design.

The area of backland exposed along Queen Elizabeth Road is unattractive and characterised by parking and traffic congestion. Its positive use, whether by the provision of double frontages or independent development is limited, but attention should be focused on reducing congestion. This could be done by the provision of small-scale parking areas within curtilages where vehicles would be screened from view by appropriately designed screen walls.

Backland development creating a second frontage for main thoroughfare developments



Refurbishment of backland building to provide public conveniences



Backland redevelopment and redevelopment opportunities



St Michael's Church and the Methodist Church dominate the backland area to the south of the eastern end of Darling Street. No development which alters the overall character of this area will be acceptable. A scheme comprising tree planting, general landscaping work and floodlighting should be drawn up with the aim of providing a setting for these important buildings. This area is considered to be potentially, the most attractive part of the Conservation Area as seen from the Throughpass Road and it is important to ensure that its potential in townscape terms is maximised.

The District Council proposal to refurbish the Old Butter Market for use as a Craft Centre provides the rationale for the Conservation Area boundary in this location. The general environment around it could be improved by tree planting and landscaping work in adjoining car parks.

The Old Castle Barracks complex incorporates the historic remains of the old castle, office accommodation of more recent origin and an element of open space which provides a setting for the castle along the river. It is proposed that this character should remain unaltered and that any new development proposed in the vicinity of the complex should not alter its character or belittle its visual dominance.

Further environmental improvement opportunities exist along the new Throughpass Road



Forthill Park

Open space as encompassed by **Forthill Park** is the principal land use within that part of the Conservation Area lying beyond the East Bridge. It is a particularly attractive area and provides an important facility lying as close as it does to the Town Centre. Its tree cover topped by Coles Monument forms an impressive back-drop to Belmore Street and the eastern limits of the Conservation Area.

The Park is particularly well maintained and a credit to the District Council. In the context of the Conservation Area it is in need of little action except perhaps some additional screen planting along part of the Park boundary.

The general environment on the approach to the Park via the steps from Belmore Street would, however, benefit from attention to the detailing which contributes to the overall character of an area. Handrails, bollards, and street lighting as they exist are rather functional and some priority should be accorded to their redesign and replacement. The general environment could also be made more attractive for the pedestrian if planting were to take place in adjoining gardens which would provide for shrubs to cascade over the walls and trees to grow above them. This would also afford occupiers a greater degree of privacy.

Belmore Street

The quality of the built environment in evidence within that part of **Belmore Street** contained within the Conservation Area is high. Buildings have largely remained unaltered or have been restored to their original character and the standard of maintenance is high. In addition, the uses to which the buildings have been put have facilitated character retention. For the future only

changes of use which do not have implications for character change will be acceptable.

While all the buildings and the general environment of St Michael's Community Centre are not included with the Conservation Area, they do form a focal point on approaches from the east. The Department would therefore encourage general environmental improvement including a higher standard of maintenance in this area.

Maintenance work to bridge railings and lamp standards on the East Bridge is required.

The Brook, Willoughby Place and Portora

This sub-area can best be considered under the heads of the principal land uses which it contains.

Education

The Listed Building at **Portora Royal School** and its immediate park-land environs form a particularly important element in the character of the whole Conservation Area and it is therefore crucial that its own existing character is retained.

Given that the tree cover on this site, so much a part of the character, has reached maturity, priority should be given to the formulation of a tree planting schedule and management scheme aimed at ensuring continuity in tree cover. Such an enhancement scheme is likely to attract grant aid.

Residential

Residential use will continue to form the predominant land use within this sub-area but limited changes of use of existing residential property will be acceptable where they conform to the following criteria:

- retain the historic form and features of any Listed Building
- do not imply or propose the construction of new buildings that will dominate the "Historic Buildings" in size or form
- do not imply or propose large areas of car parking or disproportionate areas for open air storage of any materials
- do not lead to frequent visits of large commercial vehicles or cause a nuisance by disproportionate casual parking on the street
- do not necessitate more than the most discreet of signs or advertisements.

Renovation of existing residential property whether listed, or unlisted but old and retaining a basic historical character will be subject to strict control. It is essential that the basic external appearance be retained bearing in mind the general and specific aspects of design set out earlier. Where a building has already been altered against its historic character, grant aid may in certain circumstances be available to encourage its reinstatement. Many of the original details in the area, such as steps, railings etc have survived. These features are worthy of retention and restoration where necessary.

There is limited opportunity within the area for new residential development but where this is contemplated it should conform to the linear nature of the historic development along the street frontage. New development need not be in an 'historic style' but buildings should display a basic verticality and should take second place in

form, texture and colour to the Listed Buildings and should have uniform frontages similar to the present situation. New development will also be required to contain a high landscaping input to contribute to the protection and enhancement of the character of the general environment west of the West Bridge.

Open Space

Brook Park is an important open space facility for the Town Centre and amenity for the Conservation Area as a whole. Additional landscaping work and tree planting is required in this area and in the area along the Lough Shore, to maximise the amenity potential of the waterside setting.



The Redoubt surrounded by its fortifications has a dual residential and open space function. The site carries a significant historical importance and potential exists to exploit this and to upgrade its general environmental quality.

Commercial

The area on the north side of The Brook, immediately adjoining the West Bridge is primarily commercial in character. It is also an area where the quality of the built environment has deteriorated because of unsympathetic building design and alterations to buildings whereby historic characteristics have been removed.

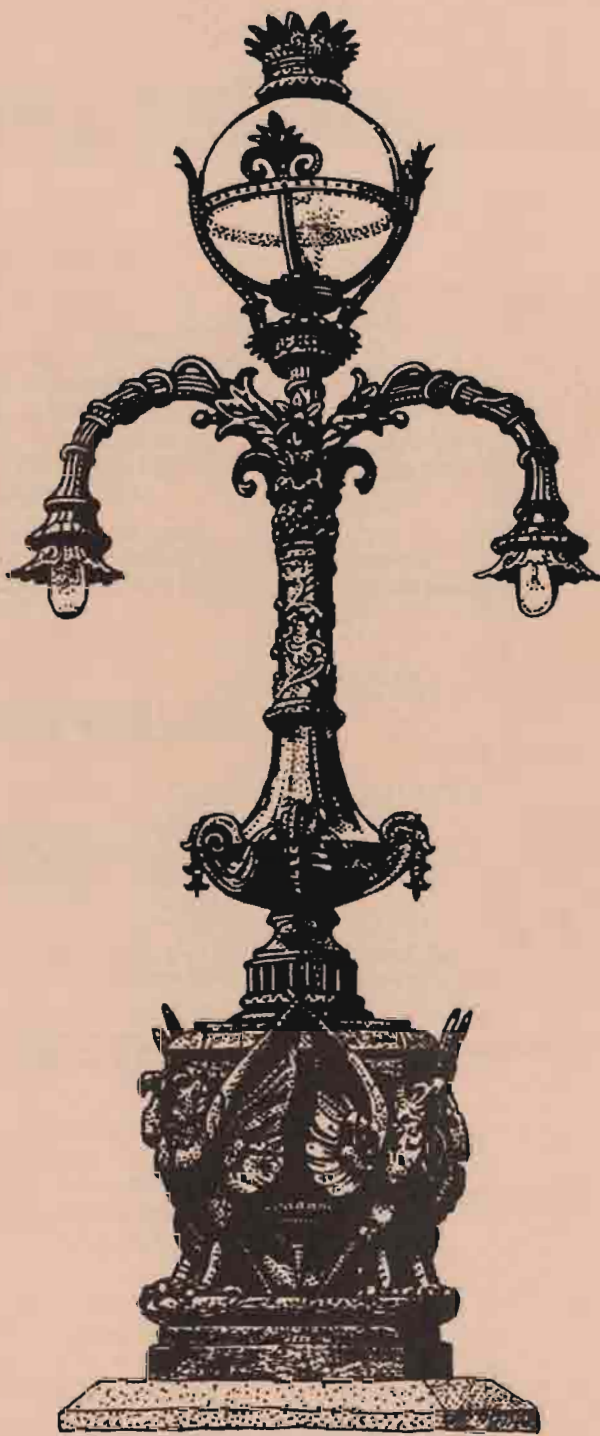
The Department would hope, through time, to see the restoration of building facades and the erection on the infill site of a building echoing the characteristics of its surrounding environment. The essential design elements concerning building height, materials, fenestration and advertising in particular, should prevail throughout. The gable immediately adjoining the Bridge has considerable visual significance given its location, and its alteration in accordance with the elements set out in the Design Brief is encouraged.



The commercial area at the Brook where refurbishment, renovation and environmental improvement required.

Potential exists to exploit the environmental potential at Brook Park

Appendices



Appendix 1-Schedule of Listed buildings

Forthill

Coles Monument Forthill	HB12/20/1	A high fluted Doric column set on a plinth surmounted by a heroic statue of General Sir Galbraith Lowry Cole KCB. by Terence Farrell of Dublin on its own plinth. A staircase of 108 steps leads to the railing-edged abacus. Erected 1825-1857.
Band Stand Forthill	HB12/20/5	Decorative iron columnar stand supporting clock tower erected in memory of Thomas Plunkett MRIA. Erected in 1895.
Belmore Street		
McNulty's, 24 Belmore Street	HB12/20/11	3-storey street building with 19th-century shop front. Erected pre 1834
East Bridge Street		
Munster & Leinster Bank 2 East Bridge Street	HB12/17/13	3-storey building with Renaissance detail. Formerly part of adjoining Royal Hotel. Erected prior to mid 19th-century.
Royal Hotel 4 East Bridge Street	HB12/17/14	4-storey building showing Renaissance features. Erected late 19th-century.
Presbyterian Church & front boundary railing East Bridge Street	HB12/17/15	Single storey Gothic style church with walls of stone. Erected 1897.
Courthouse 17 East Bridge Street	HB12/17/16	2-storey building with a form of Doric portico. Erected about 1785. Re-roofed 1816. Remodelled 1822 with portico. Architect William Farrell. Further alterations 1860 by surveyor Roderick Gray.
Magee's Spirit Store 19 & 21 East Bridge Street	HB12/17/17	Early 4-bay, 2-storey inn with tripartite windows, good pilastered front and straight arch with spiked iron gate. Erected about 1800.

Orange Hall East Bridge Street	HB12/17/18	High 2-storey building with basement adjoining the lake/river-bank. Architect Thomas Elliot. Erected 1872.
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Townhall Street

Melvin House 1-5 Townhall Street	HB12/17/66	3-storey corner building containing restaurant and bar. The front contains the only 'bright' sign in the town. Erected pre 1834
Townhall The Diamond	HB12/17/1	Erected 1898-1901. Designed by William Scott as a result of an architectural competition. 2-storey building with attic storey built in Carrickreagh stone. Each facade has an entrance with steps beneath a 2-columned portico and balcony. At corner is a 6-storey tower halfway up which stand 2 white stone military gentlemen in niches. Above these are 4 clock faces. The tower is topped by a small dome. The townhall stands on the site of the 17th-century Market house.
Vintage Bar 13 Townhall Street	HB12/17/64	3-storey street building incorporating a 19th-century shop front recently renovated. Erected pre 1834
14 Townhall Street	HB12/17/11	Formerly The Fermanagh Times Office 3-storey building with elaborate high Victorian facade. Erected late 19th-century.
Northern Bank 24 Townhall Street	HB12/17/12	Grand 2-storey 5-bay red sandstone block set back slightly behind railings. Erected about 1889.
The Bush Bar 26 Townhall Street	HB12/17/62	3-storey street building with 19th-century shop front incorporating house entrance. Erected pre 1834.

High Street 21 High Street	HB12/17/9	3-storey corner shop building. Erected 1870.	5 Darling Street	HB12/17/21B	3-storey plastered street building with ground floor shop front. Erected early 19th-century.
Church Street Blakes Bar 6 Church Street	HB12/17/68	Finely preserved Victorian bar in a 3-bay 3-storey house. Decorative bar front and contemporary interior and fittings at ground floor. Erected pre 1834.	7 Darling Street	HB12/17/21C	3-storey terraced street building plastered with simple moulded embellishments. Erected early 19th-century.
9 & 11 Church Street	HB12/17/6	3-storey block of 2 shops. Erected late 19th-century.	4 & 6 Darling Street	HB12/17/22	3-storey block of 2 houses with basement and showing some Georgian features. Erected mid 19th-century.
St Macartin's Cathedral and front Boundary Wall Church Street	HB12/17/2	Erected 1827-1842 with some later editions. Church in late perpendicular style much favoured by early Victorian architects.	8 & 10 Darling Street	HB12/17/23	3-storey block of houses and shop with some Classic detail. Erected mid 19th-century.
Wilson's Lamp Standard St Macartin's Cathedral Church Street	HB12/17/5	High decorative cast iron lamp standard with 2 arms and surrounded by 4 spread eagles on granite pedestal and limestone base. A gift of W Wilson, Brisbane. Erected 1885.	Methodist Church and Boundary Railing Darling Street	HB12/17/24	Erected 1865/67. Designed by Architect W J Barre of Belfast. Set behind iron railings and gates. The Church has a Classical facade 5 bays wide and 2 stories high. Decorated with 6 imposing Corinthian pilasters and a pedimented portico of 4 columns set on a flight of 5 steps.
Trustee Savings Bank 20 Church Street	HB12/17/8	3-storey stone building with Neo-Classical detail. Built at a cost of £564. Erected 1851.	Elliot's 17 Darling Street	HB12/17/71	3-storey terraced street building incorporating a 19th-century shop front. Erected pre 1834.
Kerrin's 22 Church Street	HB12/17/58	3-storey house and shop showing some Georgian features. Erected mid 19th-century.	The Harp & Crown 33 Darling Street	HB12/17/72	3-storey terraced street building incorporating a 19th-century shop front. Erected pre 1834.
St Michael's RC Church Church Street	HB12/17/3	Erected 1870-1875 and designed by John O'Neill. A large French Gothic Church with asymmetrical facade but lacking the intended belfry and spire. Massive flying buttresses to support the west wall, sacristies, a baptistry and vestibule were added in 1921.	Ulster Bank House and Front Boundary Railing Darling Street	HB12/17/27	2-storey Georgian style building set back behind front railing. Site formerly occupied by County Hospital. Erected 1857.
Market Street The Butter Market Market Street	HB12/17/89	A substantial group of 2-storey slated buildings of dressed stonework. Architect William Frith. Erected 1835.	Maguire's 26 Darling Street	HB12/17/29A	3-storey house and shop showing Georgian features. Erected late 19th-century.
Darling Street 3 Darling Street	HB12/17/21A	3-storey terraced street building with High Victorian plaster dressings and shop front. Erected early 19th-century.	Wesley Street Methodist Church Hall and Front Boundary Railings Wesley Street	HB12/17/25	Known as McArthur Hall. 2-storey stone gabled building with mullioned windows. Erected 1887.

Queen Street			Willoughby Place		
The She Barrack Queen Street	HB12/17/37	3-storey building with stone walls and Georgian windows. Erected pre 1834.	2 Willoughby Place	HB12/19/8	2-storey house, sunk below level of footpath, showing Georgian influence. Erected pre 1834.
Anne Street			Willoughby Place		
West Bridge	HB12/17/31	Road bridge over Lough Erne separating the Lower from the Upper Lough and having 2 large elliptical arches. Erected 1885-1892.	4 Willoughby Place	HB12/19/9	3-storey house with basement and with Georgian detail. Erected mid 19th-century.
Wellington Place			Willoughby Place		
Old Castle Barracks Block 'A'	HB12/17/33	Long narrow 2-storey block built as part of military barracks and now occupied as offices. Erected 1796.	22, 24, 26 & 28 Willoughby Place	HB12/19/17	3-storey simple Georgian terrace with differing subsequent changes. Erected about 1841.
Old Castle Barracks Block 'B'	HB12/17/34	Long 2-storey block with limestone walls and Georgian paned windows. Built as part of former military Barracks. Erected 18th-century.	30 Willoughby Place	HB12/19/17E	3-storey Georgian house part of terrace. Erected about 1841.
The Brook			Willoughby Place		
24, 26, 28 & 30 The Brook	HB12/19/6	3-storey terrace of 4 houses in a simple style. Erected pre 1834.	32, 34 & 36 Willoughby Place	HB12/19/18	3-storey terrace of 3 Georgian style houses. Erected mid 19th-century.
Henry Street			Willoughby Place		
The Redoubt off Henry Street	HB12/19/24	7-bay 2-storey block on stone base with Georgian glazing and stone cornice which runs across the gable ends to form a crude pediment. Interior arranged about a central corridor retains some features from the time it was built as a military hospital. Erected 1796.	38, 40, 42 & 44 Willoughby Place	HB12/19/19	2-storey terrace of 4 Georgian style houses. Erected mid 19th-century.
Redoubt Fortifications off Henry Street	HB12/19/24A	An artillery fort comprising 2 enclosing banks built of earth sods in the form of a square. The inner bank being strengthened with stone revetments and providing for four traversing gun emplacements. The present construction dates from 1688 and replaced an Elizabethan fort. The purpose was the defense of the West Bridge. A fort of the same date also exists at Forthill.	Willoughby House 46 Willoughby Place	HB12/19/20	2-storey Victorian Villa. Erected pre 1841.
			Willoughby Lodge Willoughby Place	HB12/19/21	3-bay single storey house with attic windows. Brick-built with stone quoins, half-hipped roof and recessed ground floor windows. Erected 1830.
			Entrance gate screen Portora Royal School	HB12/19/22	Gate screen with 2 sets of tall Corinthian columns. Corinthian columns are said to have come from Inishmore Hall, Upper Lough Erne (since demolished). Architect Robert McKinstry. Erected 1943.
			Portora Royal School Main Block	HB12/19/23	3-storey central block linked to end pavilions by entrance porticos. Pavilions added mid 19th-century. Portico links somewhat later. Erected 1777.
			The whole Castle Barracks complex is an Historic Monument under the control of the Department of the Environment. The earliest castle on the site dates from the 15th century when it was a stronghold of the Maguires and the lower parts of the keep may date from this period.		
			In 1607 William Cole refurbished and remodelled the castle, repaired the keep and the watergate was added. During the latter part of the 18th-century the castle was remodelled as a military barracks. The keep now houses the Fermanagh County Museum and the Regimental Museum of the Royal Inniskilling Fusiliers.		

Appendix II – Legislation

Planning (NI) Order 1972
Planning (General Development) Order (NI) 1973
Planning (Amendment) (NI) Order 1978
Planning (General Development) (Amendment) Order (NI) 1981
Planning (Amendment) (NI) Order 1982
Planning (Use Classes) Order (NI) 1973
Planning (Listed Buildings) Regulations (NI) 1973
Planning (Control of Advertisements) Regulations (NI) 1973
Planning (Tree Preservation Order) Regulations (NI) 1973
Planning (Use Classes) (Amendment) Order (NI) 1984
Planning (General Development) (Amendment) Order (NI) 1985
The Historic Churches (NI) Order 1985
Roads (NI) Order 1980
Disabled Persons (NI) Order 1982
Recreation and Youth Service (NI) Order 1973
Local Government Act (NI) 1966
Housing (NI) Order 1976

Appendix III – Glossary of Technical Terms

The following is intended as a layman's guide to some of the planning and architectural terms used in this text.

Architrave:	Refers to the lintel, jambs and mouldings around a doorway or window. Also used in classical architecture to describe the beam or lowest division of an entablature.	Mansard Roof:	A double pitched roof having a steep lower slope and a flatter upper portion.
Conservation:	The means of protecting the intrinsic quality of a building, groups of buildings or specific areas.	Mullion:	Upright bars which divide a window into a number of lights.
Conservation Area:	These are areas, declared by the Department of the Environment (NI), which are considered to be of particular architectural or historic importance and thus worthy of retention. In order to ensure that the character of such areas is not eroded future development proposals are normally expected to conform with a series of policies and controls prepared by the Department.	Pilaster:	A rectangular feature in the shape of a pillar projecting from the face of a building, but having no structural function.
Cornice:	A projecting moulding, often of ornate design, along the top of a building or above doors and windows.	Proportion:	Refers to relationship in terms of size and arrangement of the various elements in a facade.
Development Control:	The terms given to the process whereby the planning authority assesses and determines planning applications.	Quoin:	A term generally applied to the raised stonework to be found at the corners and angles of a building.
Entablature:	The upper part of an Order of Architecture above a column or colonnade comprising the architrave, frieze and cornice.	Scale:	The size of a particular building or its components when considered in relation to its surroundings, or in reference to the human form.
Environmental Quality:	Refers to the quality of our physical surrounding, and may be as good or bad as local circumstances permit.	Street Furniture:	This refers to the various elements to be found in typical streets of our towns and cities, such as street lamps, post boxes, litter bins, direction signs and public seating.
Facade:	The exterior face or elevation of a building.	String Course:	A projecting horizontal course or line of mouldings running across a facade of a building.
Fascia:	A broad flat band or board often used in the context of shop fronts where the name of the shop or its owners is to be found.	Townscape:	The visual effect created as a result of the relationship of buildings or groups of buildings to each other and to the spaces formed by these buildings.
Fenestration:	The arrangement of windows in a building.	Urban Design:	The discipline or study of urban areas in terms of design and function.
Infill:	The process of development or redevelopment which takes place within gaps in existing street frontage.	Vernacular:	A style of building or architecture peculiar to a particular locality.
Land Use:	The use or activity which does or might take place on particular area of land.	Victorian:	The association of architectural style and ideas to the reign of Queen Victoria (1837-1901).
Landscaping:	The design and layout of the spaces between and about buildings. This can take the forms of either walls, footpaths ie hard landscaping or trees, shrubs and open space, soft landscaping.	Vista:	A long narrow view, as might be obtained in a tree-lined street.
		Visual Stop:	Some form of barrier that effectively restricts a view.

Appendix IV – Bibliography

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