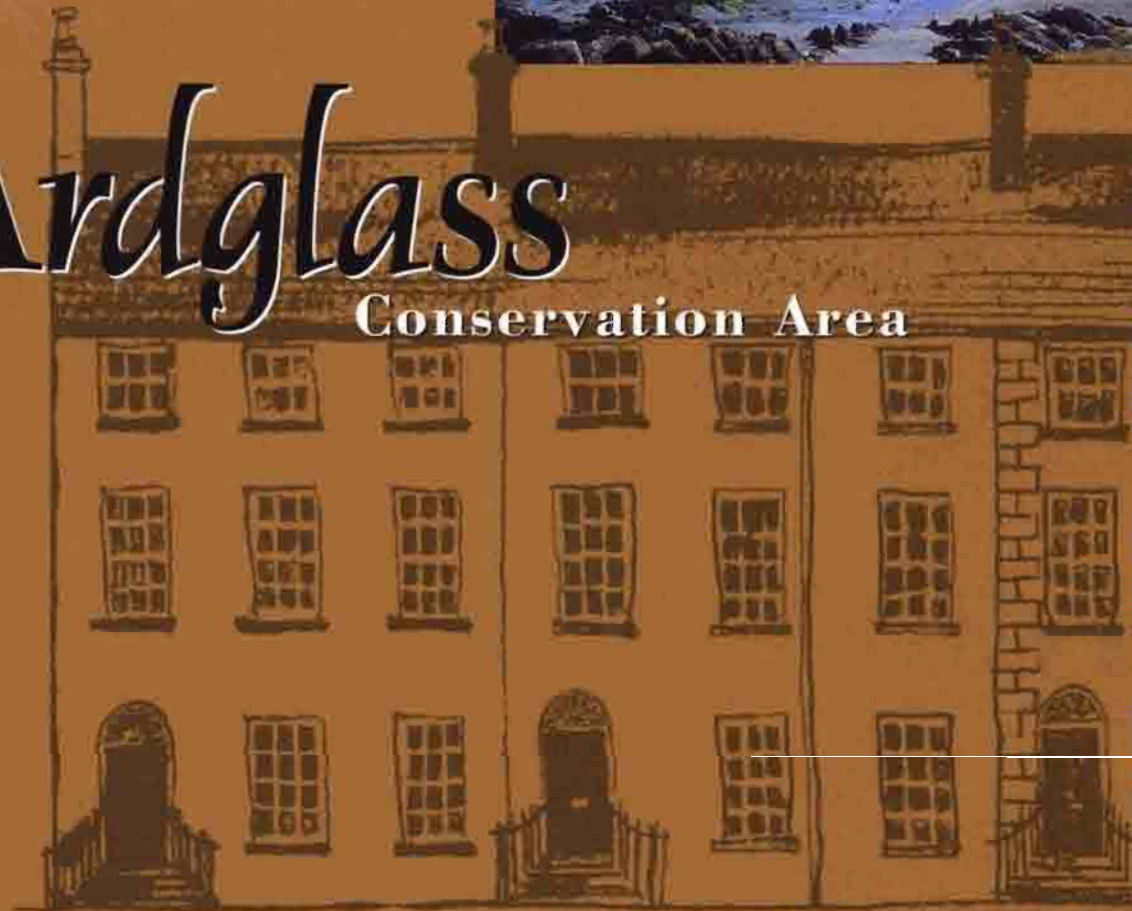


Ardglass

Conservation Area



Ardglass

Conservation Area

JUNE 1996

Part 1 Conservation: The General Background

1. Introduction *Page 3*
2. The Boundary of the Conservation Area *Page 4*
3. The Need for Designation *Page 6*
4. The Designation *Page 7*

Part 2 Ardglass: Historical Development and Townscape

5. Historical Development *Page 9*
6. Townscape *Page 13*

Part 3 Design Guidelines

7. General *Page 19*
8. Scale and Proportion *Page 19*
9. Windows and Window Openings *Page 20*
10. Doors and Door Openings *Page 21*
11. Wall Finishes *Page 21*
12. Roofs *Page 22*
13. Rainwater Goods *Page 22*
14. Railings, Pavings and Steps *Page 23*
15. Decoration and Colour *Page 23*
16. Shops and Commercial Premises *Page 24*
17. Advertisements and Shop Signs *Page 26*

Part 4 Appendices

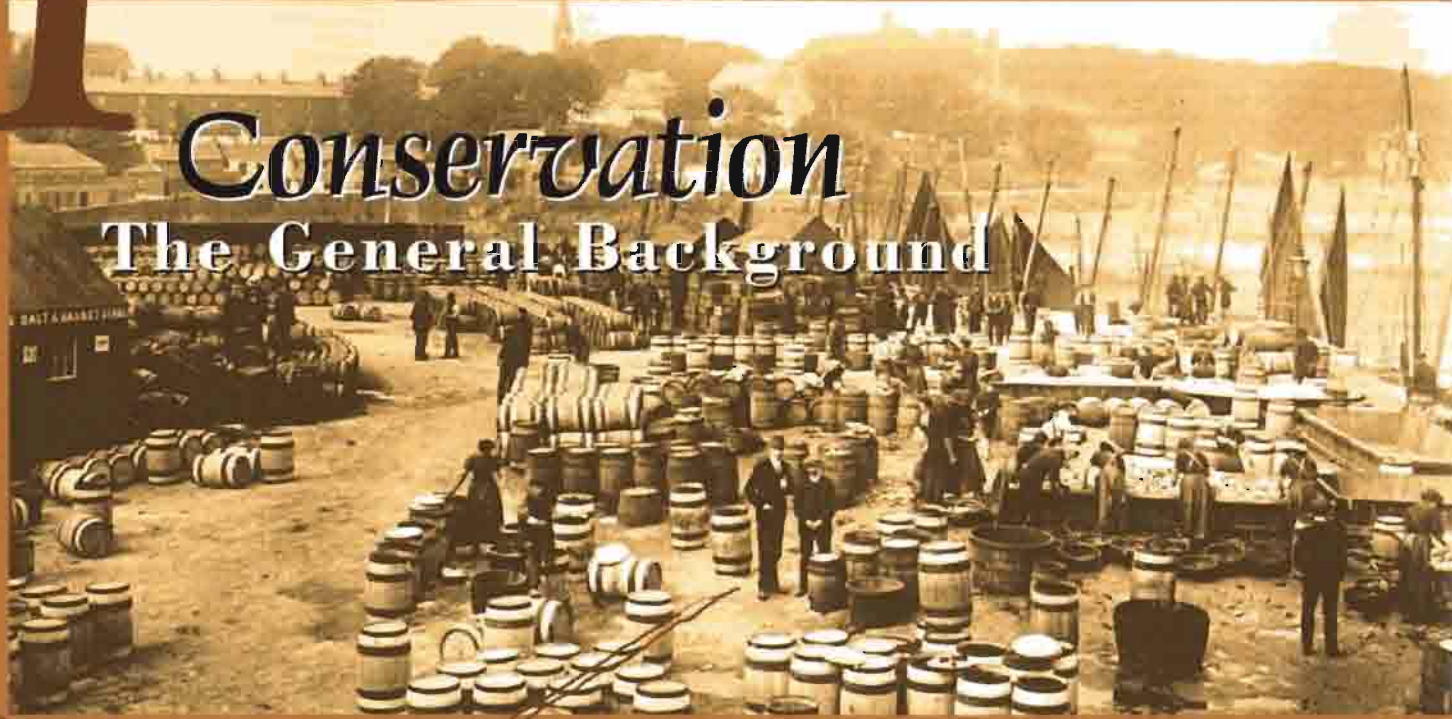
- Appendix A - Financial and Other Assistance *Page 28*
Appendix B - Listed Buildings *Page 30*
Appendix C - Acknowledgements *Page 31*
Bibliography *Page 31*



Price £3.00

I

Conservation The General Background



1.0 INTRODUCTION

The strategic location of Ardglass on the exposed eastern seaboard of the Lecale in Co Down and its siting by a natural inlet both facilitated its beginnings as a trading port during



the early middle ages and have sustained its subsequent development, latterly as a fishing port and seaside resort. It is an attractive village with a

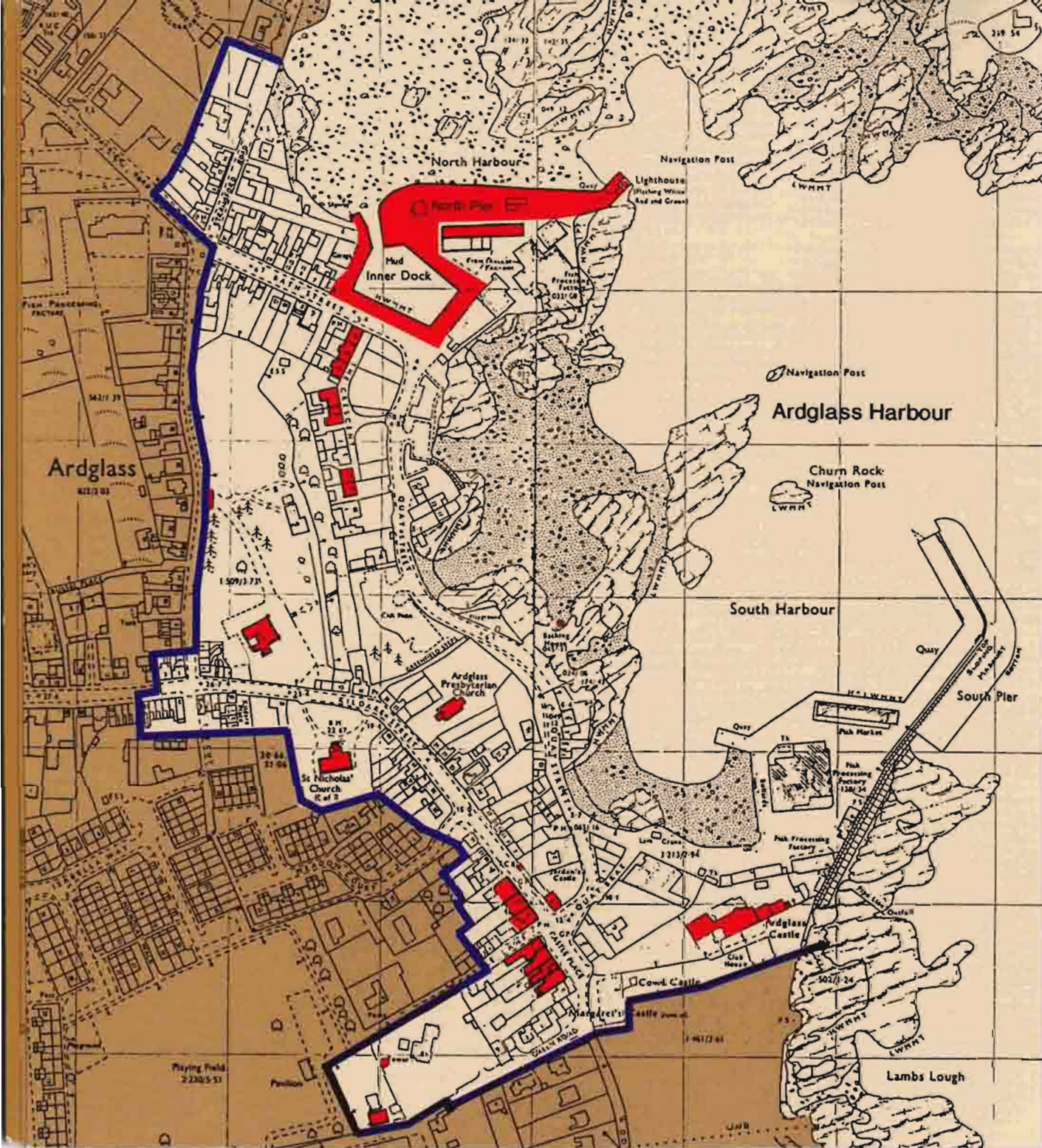
distinctly maritime flavour and is set on the slopes of Green Hill overlooking the open sea but focusing on the harbour immediately to the north and east. Within the village are six castles or townhouses dating from the 14th and 15th Centuries and a variety of important Listed Buildings and groups thereof. The present day street layout and much of the fabric of the historic core of the town owe a great deal to the vision of one man, William Ogilvie, who in the 19th Century constructed much of the harbour and many important buildings.

The Planning (NI) Order 1991 provides a basis 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. Ardglass is the sixth in a series of Conservation Areas to have been designated in Down District Council area. The others are: Killough in 1981; Downpatrick and Strangford in 1985; Castlewella in 1992; and Killyleagh in 1993.

The historic significance, setting and quality of the townscape of Ardglass merit the designation by the Department of the Environment for Northern Ireland of much of the village as a Conservation Area under the terms of Article 50 of the Planning (NI) Order 1991.





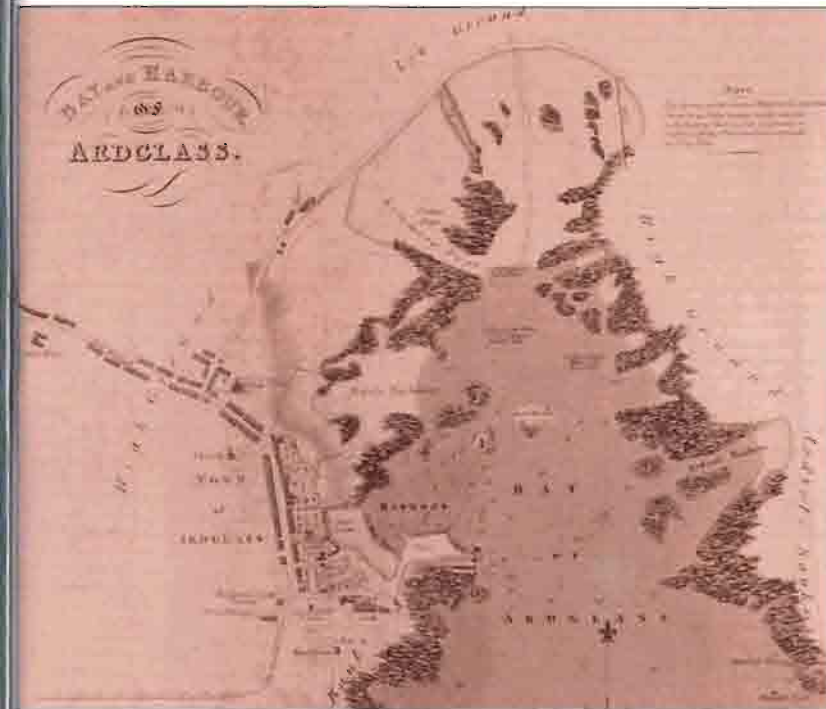
2.0 THE BOUNDARY OF THE CONSERVATION AREA

Ardglass today is a tangible expression of the close interrelationships of elements which over the years have contributed to its present character and form. The landscape, the exposed coastline and rocky inlet, the influence of the sea, the buildings, streets and spaces all combine to create the distinct ambience and sense of place which is Ardglass.

The village street layout possesses an air of informality which is reinforced by the variety and scale of the buildings comprising the townscape and the apparently random siting of the historic town houses or castles. The listed buildings - churches, warehouses, individual dwellings and groups thereof - are of undoubted quality and add to the overall atmosphere of the village.

Boundary of Conservation Area showing listed buildings

The Conservation Area boundary follows the street pattern established in the early 19th Century. It coincides with Bath Street, Hill Street, Kildare Street, Castle Place, lower Green Road, short stretches of High Street and Strangford Road and embraces the shoreline from the earlier North Pier area southwards through the newly developed marina area to the recently extended South Pier. These last areas are accessed from Quay Street which meanders around the shoreline just a few yards from the High Water Mark.



1816 Harbour Survey

3.0 THE NEED FOR DESIGNATION

Designation should assist the protection and the regeneration of the village by:

a providing a framework for the protection of the village's heritage and guidance for developers to ensure that future change respects the character of the Conservation Area;

b instilling a sense of pride among property owners in the historic core of Ardglass and providing an opportunity to develop the individual character of the Conservation Area with potential for increased tourism, trade and employment in the area;

c providing a focus for civic pride in the history and architectural heritage of Ardglass; and

d encouraging, in practical ways, opportunities for enhancement of the Conservation Area following designation, by making available grant-aid from the Department's Conservation Area and Environmental Improvement funds for improvement to property and public spaces in Conservation Areas.



4.0 THE DESIGNATION

Notice is hereby given that the Department of the Environment for Northern Ireland in pursuance of powers conferred upon it by Article 50 of the Planning (NI) Order 1991 has designated the area outlined on the accompanying map as a Conservation Area being an area of special architectural importance 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 offices of Down District Council and The Planning Service in Downpatrick at the addresses indicated below:

Down District Council
24 Strangford Road
DOWNPATRICK
BT30 6SR
Tel: 01396 610800

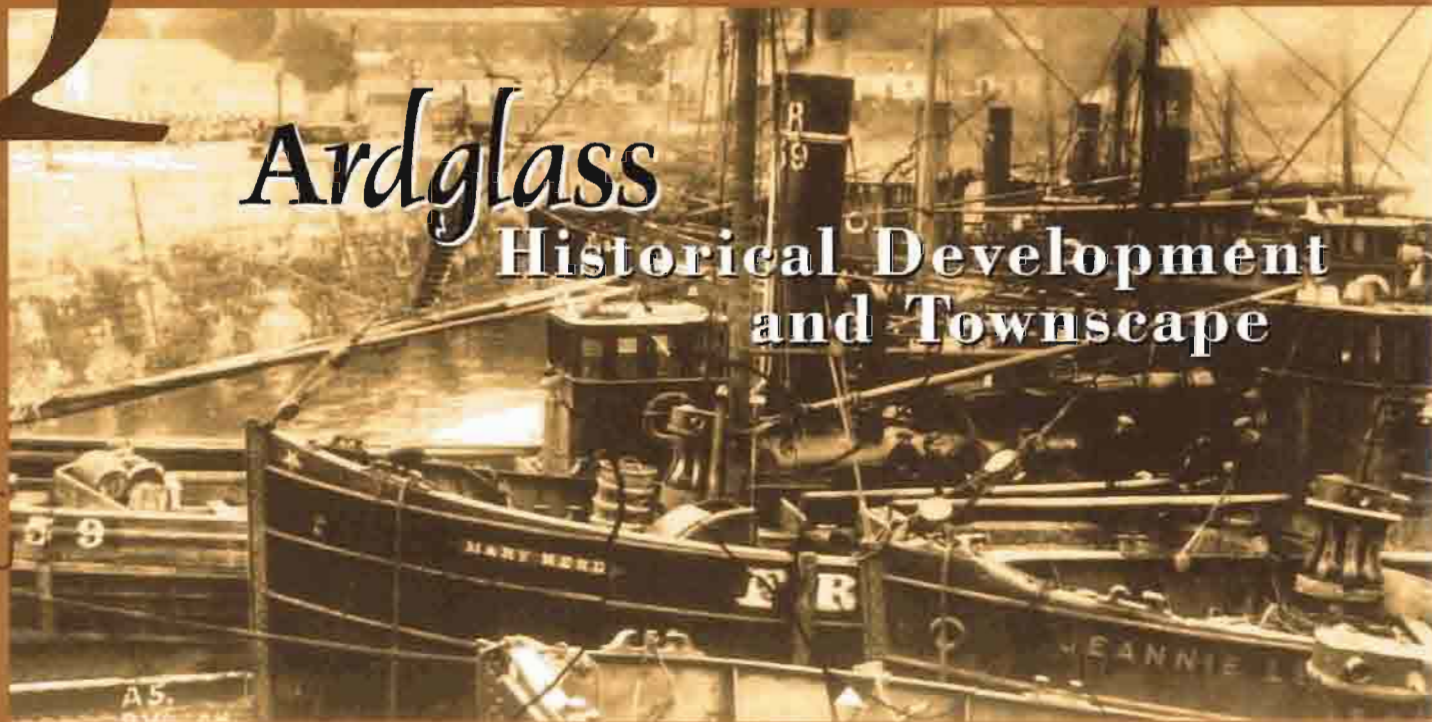
The Planning Service
Divisional Planning Office
Rathkeltair House
Market Street
DOWNPATRICK
BT30 6EA
Tel: 01396 612211



2

Ardglass

Historical Development and Townscape



5.0 HISTORICAL DEVELOPMENT

Ardglass, whose name derives from the Irish “ard glas”, the green hill, is a small village on the Irish Sea coast about seven miles south-east of Downpatrick. The village setting on a low hill south of a natural inlet emphasises the strategic significance of its location which has been of singular importance in shaping its history.

Whilst earthworks and artefacts bear witness to man’s presence in the area for

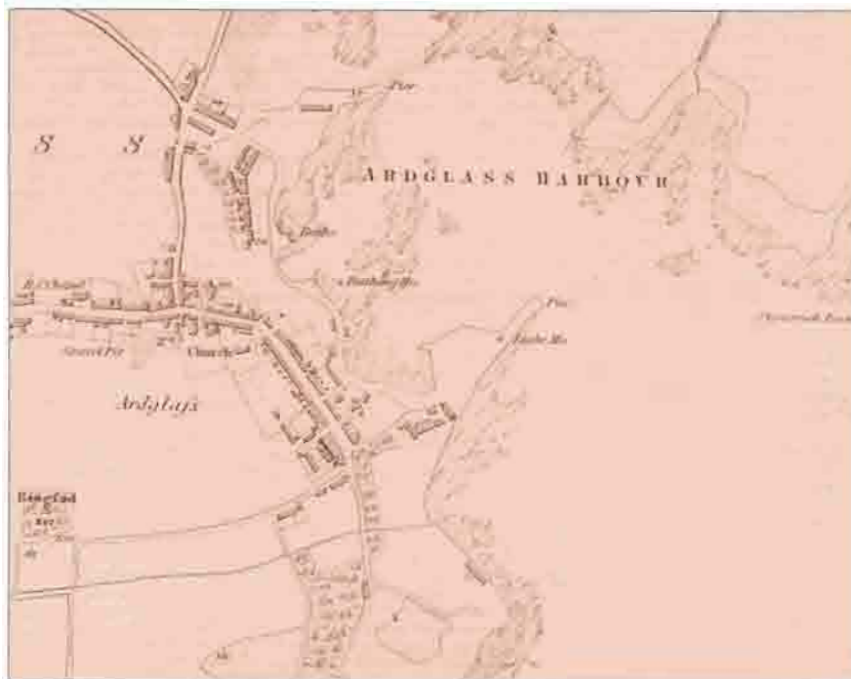
some 5,000 years, there is little evidence of a settlement at Ardglass until the early middle ages. Recorded history commences with the Anglo Norman invasion of Ulidia (Ulster) from about 1172 when John de Courcey, having established a headquarters at Downpatrick in 1178 found the natural harbour at Ardglass a convenient conduit



for trade and supply between the area and Britain.

The Anglo Norman influence in the area waned with the Bruce invasion of 1315-18 but the six stone castles identifiable today post-date this era and are now generally believed to have been erected by the English as defensive tower

houses. The earliest, Horn Castle to the seaward side of Ardglass Castle the present clubhouse of Ardglass Golf Club, was built about 200 years after the arrival of John de Courcey; the other castles King’s (originally King’s and Queen’s) Margaret, Cowd and Jordan’s followed during the remainder of the 14th Century and the 15th Century. The alignment of Horn, Ardglass, Cowd and Margaret’s Castles suggest that they at least were linked by a defensive curtain wall.



1833 Ordnance Survey



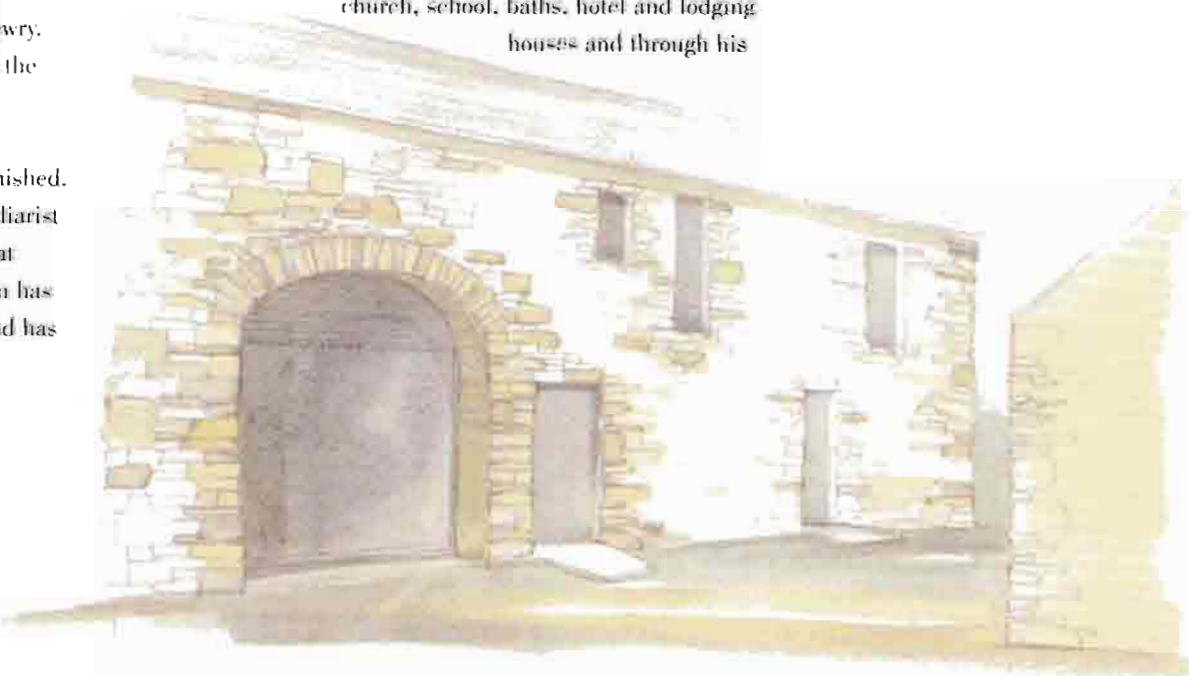


By the reign of Henry IV (1399-1413) trade had grown sufficiently for a group of London merchants to set up a trading company at Ardglass and under its auspices a range of outbuildings, the "new works", comprising workshops and warehouses were established. Government papers of the day reveal an extensive trade in the export of agricultural and related products and import of goods such as wine, salt and iron. The "new works" were later to become Ardglass Castle and latterly the premises of Ardglass Golf Club.

At one time a Parliamentary Borough, the village's development was punctuated by tumultuous events; the Annals of the Four Masters state that it was sacked in 1433 by the O'Neills and the MacDonnells of the Isles; they in turn were ousted by an alliance of the Savages and English forces in 1453; Jordan's Castle withstood siege by the Earl of Tyrone for three years before being relieved by Mountjoy's arrival by sea from Dublin in 1611; then in 1637 the customs of the port, granted to the Kildare family during the reign of Henry VIII, were purchased by the crown and transferred to Belfast and Newry. From this time the mercantile significance of Ardglass diminished. As Pilson the diarist said "Since that period the town has been at rest and has

decayed or improved in proportion to the neglect or care of its owners".

In 1790 Charles Fitzgerald, Baron Lecale and Son of the Duke of Leinster, settled in the village and it was he who undertook the reconstruction of the "new works" as Ardglass Castle. About 1806 he sold the castle to his tutor William Ogilvie, a Scot who married the Duchess of Leinster, Fitzgerald's mother. It is to Ogilvie, Ardglass owes its present form: he laid out new streets, built a church, school, baths, hotel and lodging houses and through his





influence, Ardglass experienced a radical change in character emerging as a fashionable watering place and spa. In the 1830s in the Memoirs of the Ordnance Survey it was recorded that, "There are few instances of more rapid improvement whether in the number of new houses, the style of building or the increase of population (from 150 to about 1,200 many of whom were construction workers) than

that of Ardglass in the last 24 years".

But Ogilvie's most notable contribution was the construction of the harbour for which he engaged Sir John Rennie, a foremost engineer of the day. The improvement and expansion of the harbour facilities allowed the village to regain much of its earlier role as a port. However, through the century the agricultural export trade declined and the town came to rely on

the developing role as a centre of the fishing industry. It is recorded that in 1855 it was the most extensive fishing port on the coast employing nearly 4,000 tons of shipping and 2,500 men and boys. In the same year an inner harbour was built and in 1885 an outer pier was constructed by the Board of Works. According to Bassett's County Down Guide and Directory of 1886, 500 vessels regularly used the harbour and fish, fresh and cured, were sent by steamer to Holyhead for transport to London and beyond.

The attractions and accessibility of Ardglass improved hand-in-hand with the added amenities of a golf course and the arrival of the Belfast and Co Down Railway

in 1892: the latter's railhead was extended in 1916 along Quay Street to the harbour to facilitate the fishing industry. Yet throughout this period, the heyday of the Ardglass Herring, population steadily



declined from about 1,000 in 1851 to about 500 prior to the outbreak of World War I.

Little changed in Ardglass in the interwar period; fishing remained its staple industry and the town's amenities attracted growing numbers of recreational visitors.

With the coming of the Second World War, Ardglass was injected with a new lease of life. The hurriedly constructed airforce base at Bishopscourt aerodrome four miles north of the village was principally a training facility for aircrew during the war and thereafter served as a navigation and communication centre. At its height in the Forties 1,600 personnel were based there and until well into the 1980s the base contributed substantially to the social and economic life of Ardglass and surrounding area.

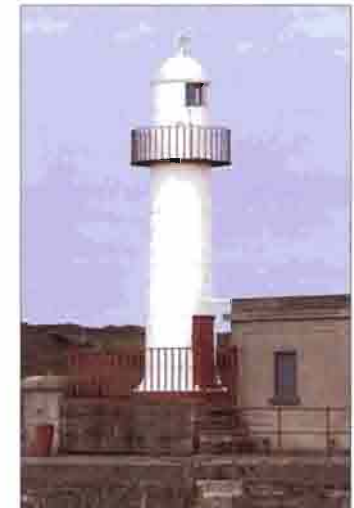
Today the identity of Ardglass remains strongly associated with the fishing and related industry; its amenities, manmade and natural, continue to attract large numbers of visitors; and latterly it has



become a significant commuter centre for Downpatrick and beyond. Up until the early 1970s the town had not developed physically much beyond the historic core laid down by Ogilvie in the early 18th Century. From the Second World War the population of Ardglass increased slowly to

the early seventies when it was recorded as 936. The subsequent rapid increase to 1,651 in 1991 has been accommodated by contemporary housing developments at Green Road, High Street, Strangford Road and Downpatrick Road.

Such a substantial increase in population allied to continued harbour and industrial development and provision of additional recreational facilities and amenities highlight the pressures Ardglass is experiencing and underlines the need for careful management and sensitive guidance if Ardglass is to retain and enhance its distinctive character and maintain the integrity of its historic core.



6.0 TOWNSCAPE

The natural setting of Ardglass on the “green hill” overlooking the sea and harbour is evocative of the village’s past strategic significance and its origins as a port. Approached by sea or by land, Ardglass’ silhouette, creeping over the crest of the hill, is readily distinguished by King’s Castle, the slender spire of St Nicholas’ Church and Isabella’s Tower just beyond the town boundary.

The roads from Downpatrick, Strangford and Killough converge on the village and lead directly into Ogilvie’s Ardglass, the street layout of which remains largely unchanged since the early 19th Century.

These streets draw the visitor down towards the harbour area, the focal point of the village.

The enclosure of the harbour area afforded by the rising tiers of building to the East: the intimacy and informality of the streets and spaces: the punctuation of the townscape by grand buildings and buildings of an earlier era: these qualities together with those of the unexpected, the glimpses from within of the surrounding countryside, or on a clear day the Isle and Calf of Man and the ceaselessly changing mood of the sea combine to make the designation of Ardglass’ historic core appropriate.

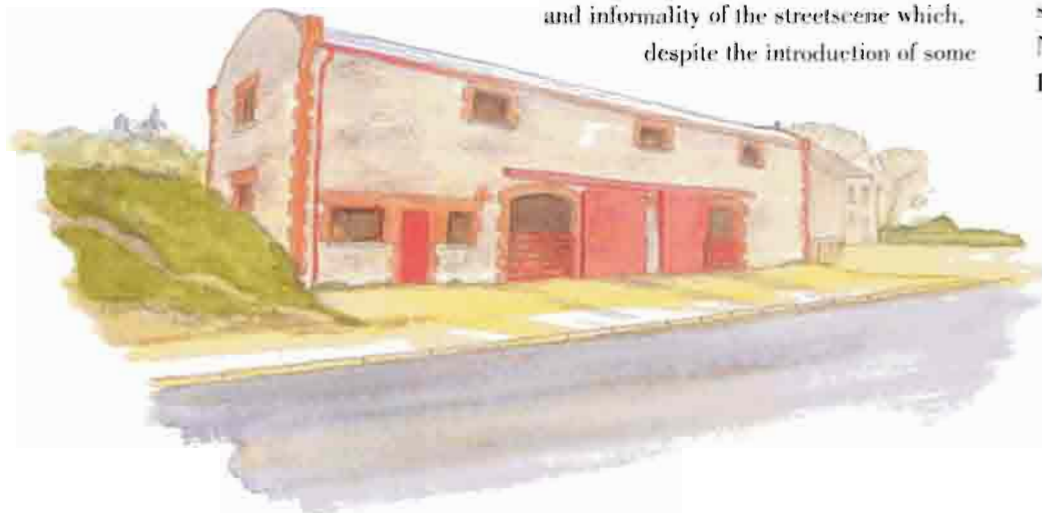
The Conservation Area covers Bath Street, Quay Street and The Crescent, Kildare Street and Castle Place and Green Road. This approximates the extent of Ogilvie’s contribution and hopefully a brief description of each area will provide a clearer picture of the character and fabric of Ardglass.





Bath Street

Falling gently from its junction with Hill Street, Downpatrick Road and Strangford Road, Bath Street forms the northern and main approach to Quay Street and the harbour areas. It is composed primarily of two storeyed terraced Victorian stucco dwellings some of which have been adapted for commercial use. Irregular roof lines and broad chimney stacks add to the variety and informality of the streetscene which, despite the introduction of some



inappropriate window styles, materials and signage, still retains much of its original cohesiveness of form and character.

However, the street opens at its eastern end to embrace the earlier harbour area comprising the Inner Dock (or “God’s Pocket”) lying between the carriageway and the North Pier. At the end of the pier is a metal lighthouse, a replacement of one erected by Ogilvie in 1838 and washed away the same year in a storm. These lights together with those on the outer South Harbour provide the leading lights easing the approach to the harbour from the open sea. The prominent three storey stone built warehouse on the North Pier is the largest Listed Building in Ardglass and although

the original 19th Century structure has been adapted over the years, it still characterises the maritime traditions of Ardglass. Rounding off the North Pier area the boundary encloses a short distance along Strangford Road to include an impressive two storey stone built barn.



Quay Street and The Crescent

Quay Street meanders lazily around the rocky coastline of the harbour area from the Inner Dock and North Pier southwards as far as Jordan's Castle and gives direct access to the South Pier area which houses the harbour offices, fish auctioning, storage and parking facilities.

Jordan's Castle in its own grounds and accessed from either Quay Street or Kildare Street is noted as the loftiest and most elegant in Ardglass; indeed it is an imposing stone tower house of 15th Century origin and is largely intact and in good repair.



The Crescent comprises a group of nine two and three storied rendered dwellings, seven of which are listed. It is unobtrusively sited some distance back from the northern end of Quay Street. The houses were built by Ogilvie in 1820 and individually and collectively are considered as notable examples of early 19th Century architecture.



From the rocky area of open space between the north and south harbour developments and opposite The Crescent a number of listed buildings characterising the village can be viewed. King's Castle is the

most dominant situated on the skyline with its relatively massive black stone construction, painted window surrounds and its fortress-like roof parapets and towers. Not far from the castle is the

contrastingly elegant spire of St Nicholas' Church on Kildare Street while Jordan's Castle and the upper stories of Ardglass Castle dwarf the old warehouse buildings on the harbour. The general environment of the South Pier area has been

improved by the recent replacement of a range of fairly pedestrian industrial units by a two storey building with a distinctive maritime flavour.



Almost disguised by its natural stone exterior is the chameleon-like bathing house built about the turn of the 19th Century and nestling on the very shoreline below the level of Quay Street. It is an amusing element in the townscape and is an attractively finished cut stone building resembling a toy fort.

Castle Place and Kildare Street

Elevated and overlooking the harbour, Castle Place is as close to a village square as any area in Ardglass. This formality is imparted by a fine terrace

of four tall three storeyed dwellings constructed in 1820 which are the most impressive of the domestic scale buildings in the village. The original door and window openings survive untouched as has much of the detailing.

Opposite is a pleasing two storey house with an original fanlight and a quixotic fretwork Victorian bow window.



Ardglass, Horn, Cowd and Margaret Castles are accessed from the appropriately named Castle Place.

Kildare Street with four listed buildings at its southern end is adjacent to, and merges well with Castle Place. Numbers 2-6 are well proportioned two and three storey stucco finished buildings retaining many original features including sliding sash windows, doors and surrounds. Opposite on the corner and sharing a boundary with Jordan's Castle, is No 3 Kildare Street, a

successful restoration of a building built as a hotel prior to 1833. After a period of years unoccupied it is now a private dwelling. Between No.3 and No. 7 is an example of the familiar red painted telephone box, now listed and officially described as, AK6 Telephone Kiosk, designed 1935.

Moving northwards Kildare Street steepens and then turns inland. The street is characterised by the variety of house types but a degree of cohesiveness is achieved by the dominant stucco render.

Just before the turn is the Ardglass Presbyterian Church built in the mid 19th Century in a simple gothic style. It is set back from the building line on a bluff and directly overlooks Quay Street and the harbour area beyond. On the other side of Kildare Street, St Nicholas' Church occupies the corner site. Built in 1813 on the site of an

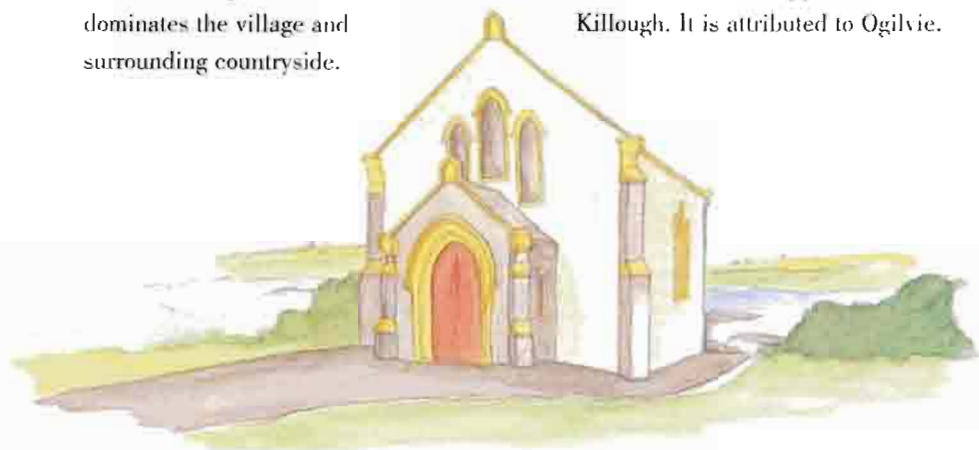


earlier ecclesiastical building it is in simple rural style but with a fine octagonal spire with louvred openings. Set in rising mature grounds it is made visually accessible by the low perimeter wall topped with iron railings. In turn its elevation lends to the grounds a panoramic prospect over the slated roofs of the more modest domestic buildings of the town, to the surrounding countryside, Ardglass bay and the Irish Sea.





Close by and set back from the junction of Kildare Street and Hill Street and enclosed by high stone walls on each frontage is King's Castle which for many is the defining building of Ardglass. Its former access onto Hill Street is an impressive listed gateway now incongruously leading to a modern bungalow. However, the new entrance onto Kildare Street gives a glimpse of the impressive situation of the castle and an idea of the degree to which it dominates the village and surrounding countryside.



The present King's Castle can be dated to the mid 19th Century but it is the amalgamation and reconstruction of two of the village's oldest castles, namely King's and Queen's.

Beyond the Kildare Street, Hill Street and High Street junction is a pleasing two storey terrace of modest proportions finished in stone matching King's Castle. Some detailing has been lost but its presence lends interest and definition to the street corner.

Green Road

From Killough to the south, Green Road rises over the hill past Isabella's Tower before gently falling towards Castle Place. Isabella's Tower, built on a prominence outside the village, is an intriguing landmark visible from all directions but best appreciated from Killough. It is attributed to Ogilvie.

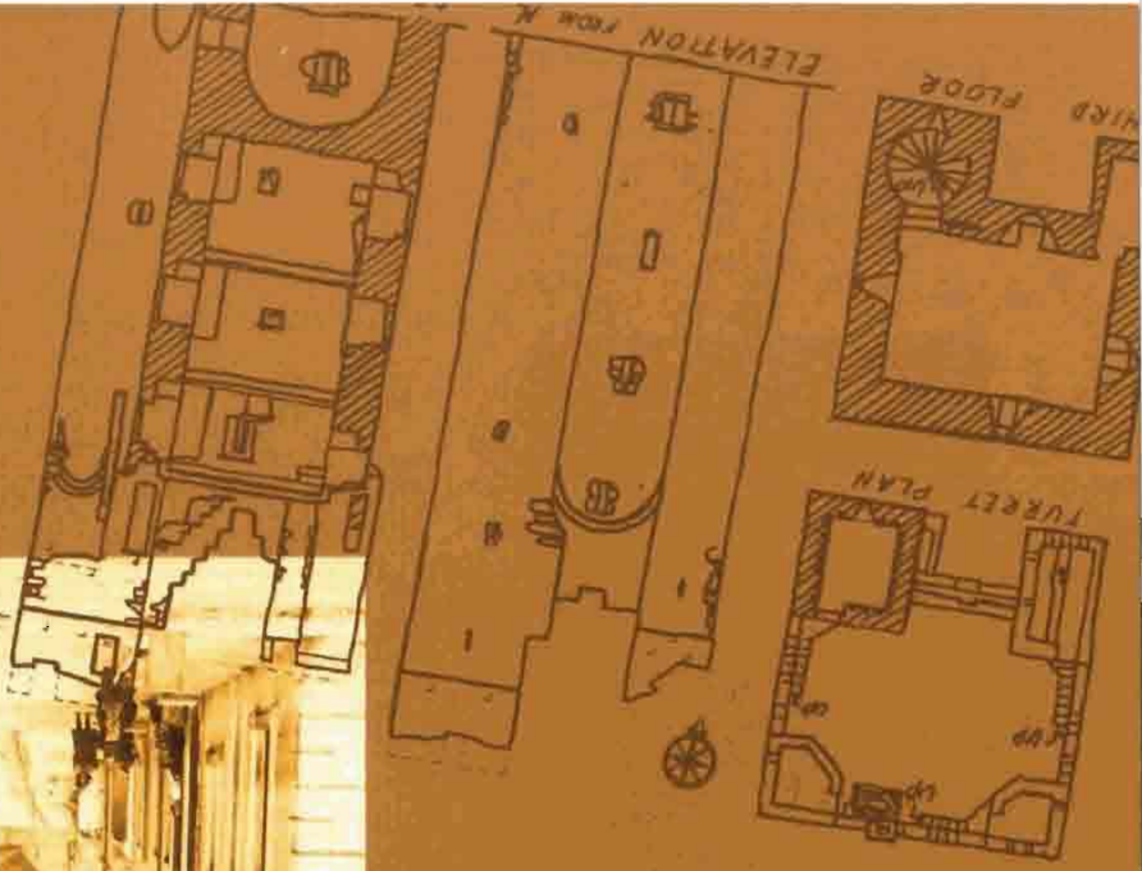
Almost hidden behind No 7 Green Road, a modest but listed brick built cottage with broad eaves, and the high perimeter walls which enclose an area believed to have been gardens associated with Ardglass Castle, is yet another stone tower, the Eye of Ardglass. A small watch tower, it is thought to have been built on the remains of an earlier tower house dated to the 15th Century.

Nearing Castle Place the high stone walls flanking the narrow roadway focus the gaze over the dramatic vista of Cowd Castle, the turretted gables of Ardglass Castle, the Bay and Phennick Point enclosing it to the north.





Design Guidelines



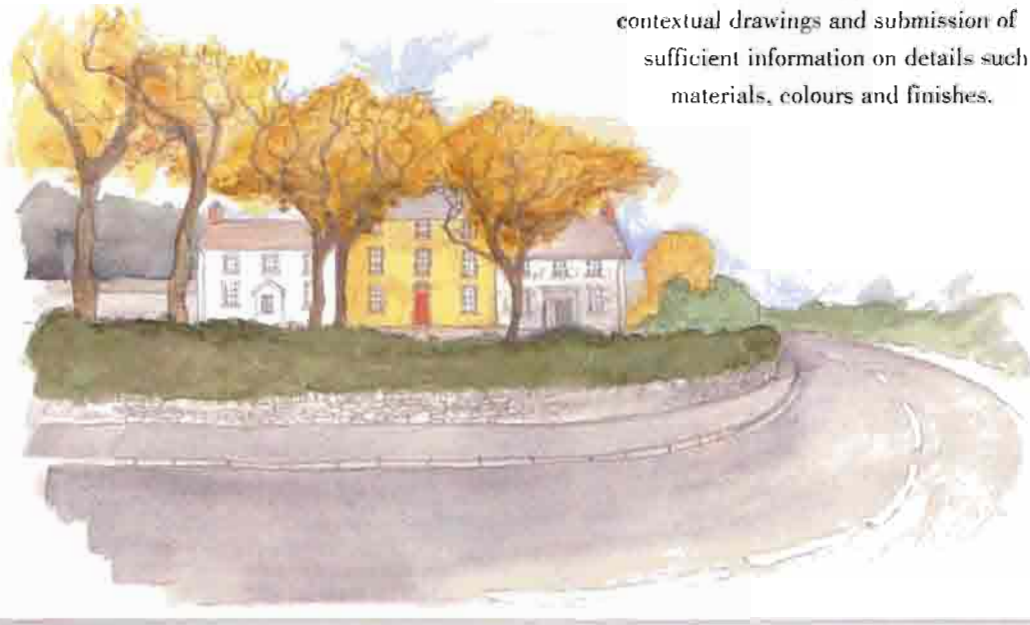
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70 GENERAL

7.1 *The design guidelines which follow suggest the approach to be adopted by developers when considering new buildings or extensions or alterations to unlisted buildings within the Conservation Area.* The guidelines allow a flexibility to interpret the traditional building themes in the village but, fundamental to a successful understanding of the vernacular must be an awareness of the informality of layout or “plan” form, the scale and proportions of existing buildings and the use of traditional materials. Conservation of the built environment in the villages and towns is one element in the wider issue of



conservation dealt with by the Department in “A Planning Strategy for Rural Northern Ireland”. Here it states that outline planning applications will not normally be acceptable in Conservation Areas; in order to allow the Department to make a full assessment of proposals, applications will be expected to illustrate fully and clearly the relationships between new physical development schemes and existing adjacent properties by way of appropriately scaled contextual drawings and submission of sufficient information on details such as materials, colours and finishes.



Demolition of buildings in Conservation Areas now requires the consent of the Department and applications for the same will be judged on the condition of the subject property and its current contribution and that of its replacement to the character and appearance of the area. Consent to demolish will normally be granted only when an acceptable replacement development has been approved. Permitted development rights are more restrictive in terms of the size of extensions to existing dwellings and, in furtherance of the Conservation Area aims, under Article 4 of The Planning (NI) Order 1991, the Department may consider additional restrictions of these rights.



8.0 SCALE AND PROPORTION

8.1 *New work must have regard to the scale and proportion of the existing buildings and be in keeping with the established architectural rhythms of the existing townscape.*

New work does not always have to copy the existing, but where it does it should be accurate and true to the established vernacular. Whatever the style, quality of design is of paramount importance, and this should be applied in three dimensions, not just a cosmetic treatment to the public aspect with other areas left to languish.

8.2 *New buildings should generally replicate the scale and proportions of the existing and should include important themes or elements such as chimney stacks and pots.* The new should not overwhelm the old and larger new buildings should be broken up in scale, massing and roofline to complement the existing street scene.

8.3 Extensions should be subordinate to the main building. It is appropriate to build in the same style as the original but exceptionally a well designed extension in a contrasting style - a glazed link to an outbuilding - may be acceptable. Flat roofed extensions or porches should be avoided if at all possible, otherwise such a roof should be contained within a parapet wall. Conservatories should be of traditional design, timber or iron framed and painted.



9.0 WINDOW AND WINDOW OPENINGS

9.1 The traditional solid masonry walls of which the older buildings are constructed relied on stone or timber lintels. This imposed limits to the width of an opening and proportions favouring the vertical to which the vertical sliding timber sash window was well suited. Wider window openings could be created by the use of heavy timber mullions or bulks. Thus elevations favoured a high solid (wall) to void (opening) ratio with the relatively small openings generally aligned both

horizontally and vertically. New buildings, extensions or alterations should reflect these themes to sustain and enhance the architectural rhythms to be found in the village.

9.2 The detailing of windows is also important; existing mouldings should be retained; sills may be of stone or concrete but always with a deep leading edge (at least 100 mm); openings may have plain reveals or render bands and keystones can add interest. The number of panes, glazing bar size, exposure of the frame, the presence of horns on the sliding sashes and other details should reflect nearby windows. Frames should be timber and painted. PVC is not appropriate.



9.3 Dormer windows are not characteristic of the village except in the case of a small number of late Victorian dwellings. Dormer windows are not normally acceptable; only where a clear historical precedence can be



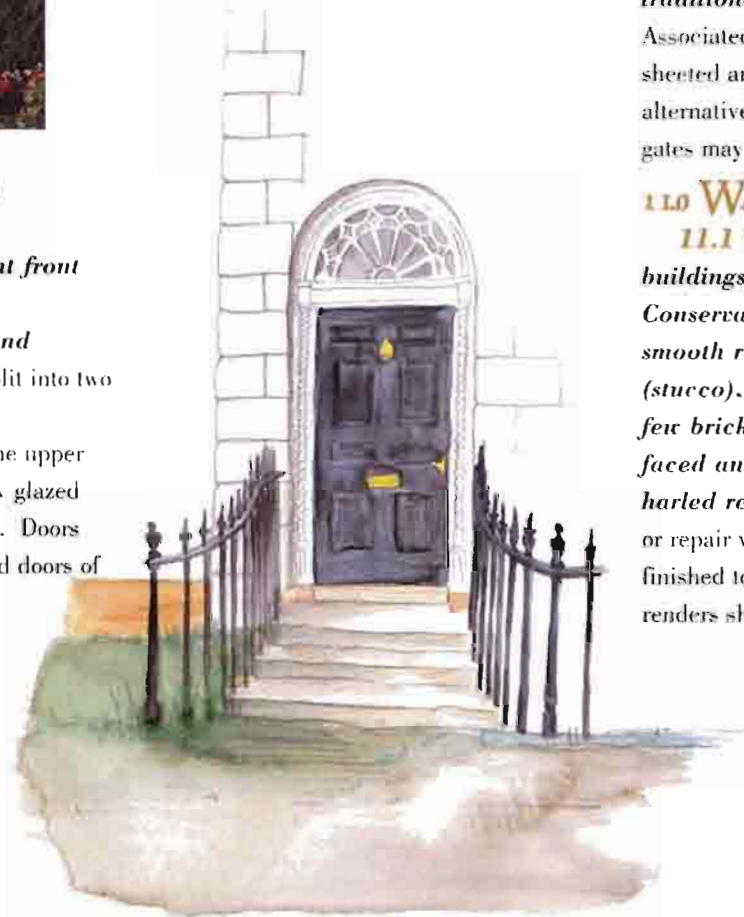
demonstrated will they be approved of. Light required in attic floors may be admitted by traditional cast iron rooflights to the front elevation while modern alternatives may be acceptable in a less obtrusive rear pitch.



1.00 DOORS AND DOOR OPENINGS

10.1 *New and replacement front doors should be of timber construction, either framed and sheeted or panelled.* Doors split into two half doors may be an acceptable alternative. Glass may replace the upper panel(s) of panel doors and partly glazed sheeted doors may be acceptable. Doors incorporating ersatz fan lights and doors of PVC are not acceptable.

10.2 *Existing fanlights, side lights, mouldings and door cases should be retained and where appropriate replicated in new buildings.* Door furniture such as letter boxes, knockers, handles and escutcheons should be brass, bronze or cast iron and be of traditional design.



10.3 *Archways are not typical of Ardglass but if featured in new development should be of the traditional three-centred arch form.* Associated doors should be sheeted and painted; alternatively wrought iron gates may be suitable.

1.10 WALL FINISHES

11.1 *The majority of buildings in Ardglass Conservation Area are smooth rendered (stucco), but there are a few brick and stone faced and others with a wet dash or harled render.* In extensions, alterations or repair work wall surfaces should be finished to match the original building and renders should be lime and sand based.

The removal of surface mounted electric, telephone and other cables is to be encouraged.

11.2 *The preferred finish to new buildings is smooth, painted render. This may be lined or not, with or without quoins, string courses or plinths.* Wet dash may be used on subordinate structures such as rear

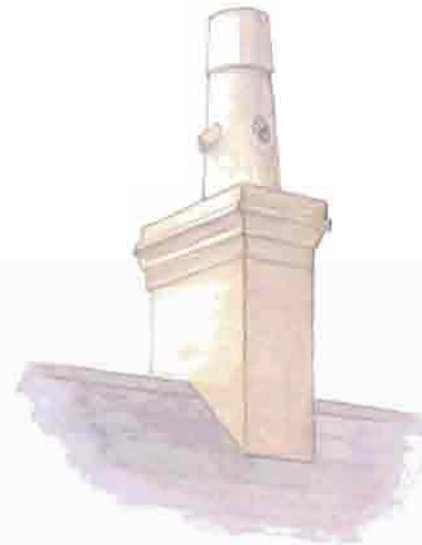
elevations, returns, or perimeter walls, and in some cases on the principal elevations of a new building. Dry dash, artificial stone, mosaic or modern alpine coatings are not appropriate.





12.0 ROOFS

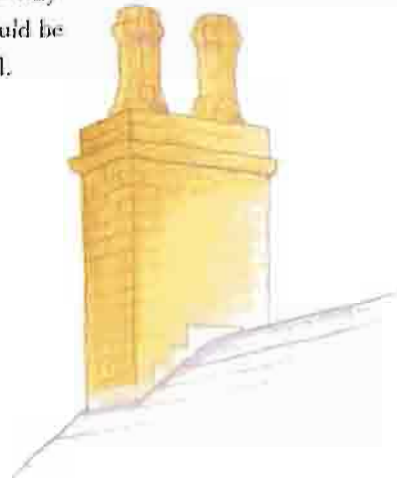
12.1 All roofs should pitch away from the street frontage at angles similar to those on neighbouring properties. Roofing materials should be natural slate - Welsh or Irish - with lead flashings and valleys. Eaves should project no more than 100 mm and gables finished flush without fascia or barge boards. Where an extension or return is readily visible a pitched roof will normally be a requirement. Where a low angle of pitch or a flat roof is the only practicable solution it should be enclosed by a parapet wall.



12.2 Chimney stacks and pots, even if non-functional, should be retained or rebuilt in their original form to include corbelling and moulded detail. Roof ventilation should be unobtrusive and can be effected by use of proprietary slate or eaves ventilators. Venting into unused flues or through a gable wall may be alternatives.

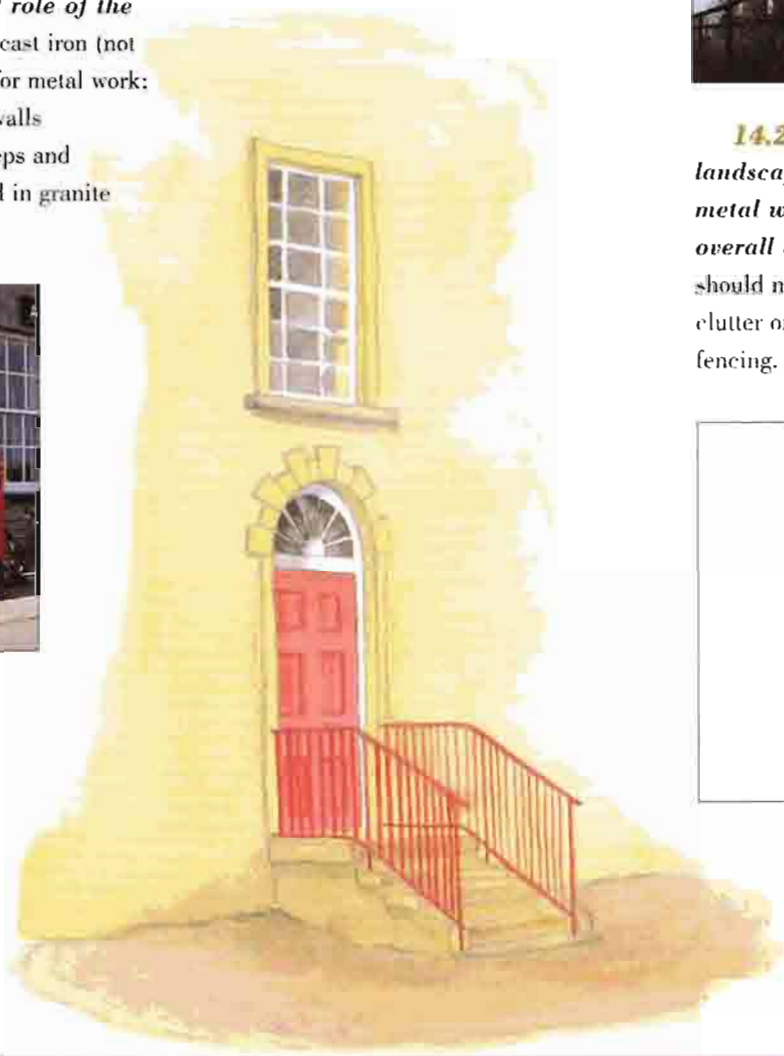
13.0 RAINWATER GOODS

13.1 Gutters, downpipes, trunkheads and other goods should be in cast metal - iron or aluminium - and be round, square or ogee in section. They may be painted to contrast with or match background colours. Plastic or on-site extruded aluminium are to be avoided.

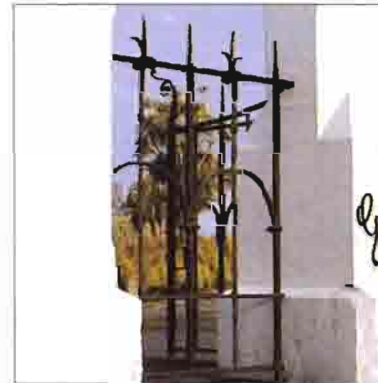


14.0 RAILINGS, PAVINGS AND STEPS

14.1 Where railings, gates and grilles existed previously or are in poor repair, reinstatement or repair should be in materials and to a design reflecting the period and role of the host building. Wrought or cast iron (not mild steel) should be used for metal work; ancillary dwarf supporting walls renewed as original; and steps and paving sets or slabs restored in granite or other indigenous stone.



14.2 In new buildings or hard landscaping the use of contemporary metal work should integrate with the overall architectural composition. It should not create arbitrary, unnecessary clutter or inappropriately scaled enclosure fencing.



15.0 DECORATION AND COLOUR

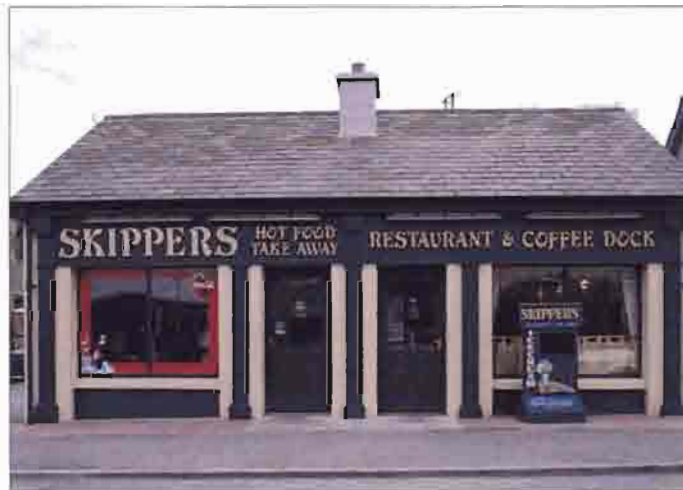
15.1 To maintain historical veracity the chosen colour of exterior wall paint or plaster finish needs to be restrained. Thus extensive use of dark or bright pigments is to be avoided; rather these should be applied to highlight smaller elements such as doors, window frames, quoins and stucco mouldings. The painting of one storey a different colour from another generally detracts from the appearance of a building.

1.60 SHOPS AND COMMERCIAL PREMISES

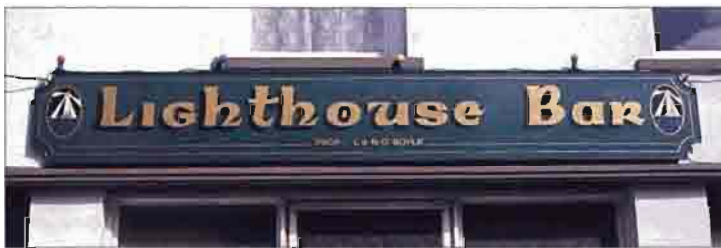
16.1 General. Some of the existing shops and commercial premises in the village have been converted from dwellings, often resulting in the loss of traditional fenestration replaced by insensitively designed shopfronts and display windows. Where the traditional shopfront survives intact it should be restored rather than replaced, but where replacement is preferable the new must respect the original arrangement of openings in the external walls, especially where they are clearly of some antiquity or incorporate features of architectural or historic note.



16.2 Scale. The overall height of shop fronts should be confined to the ground floor and finish well below the first floor window sills. The width should be no more than that of one "house" and where adjacent property has been incorporated the shop front should not spread uninterrupted across the two units. Where appropriate the width should stop short of a unit to provide room for rainwater goods, a satisfactory junction with adjoining properties or to distinguish a separate access to first floor accommodation.



16.3 Fascias. Fascias should be in scale with the shop window and proportions of the building itself. They should reflect the ceiling height behind and stop clearly below the level of the first storey windows. They may be free of other architectural features but if linked to display windows and entrance doors must be framed to form a single architectural statement. Corbels, consoles, pelmets and pilasters can help towards this end. Discreet illumination may be achieved by utilising light sources concealed within a pelment or other device incorporated into the fascia. All detailing must be designed to withstand weathering.



16.4 Doors. Doors should be in painted timber and may incorporate glass panels. Appropriate door furniture should be of brass, bronze or cast iron. Where recessed into a lobby, floors and ceilings should incorporate decorative floor tiles and ornamental plaster and woodwork in keeping with the building. Modern automatic or PVC doors or doors with integral fanlights will not normally be acceptable.

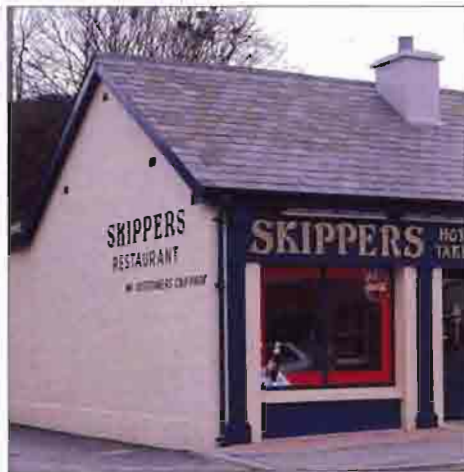


16.5 Windows. Windows should be suitably framed in painted timber. Only exceptionally would large unbroken expanses of glass be appropriate. Panes may be reduced in size by division of the window by mullions and transoms. Tops of the windows may be rectangular or bow shaped and the scale and proportions vary according to the character of the host building. Glass may be etched to form signs.

16.6 Plinths. Plinths or stall-risers should always be provided to shop fronts so that glazing is not carried down to ground level. Where hard durable finishes are required modern tiling and mosaics should be avoided.

16.7 Shutters, Grilles and Awnings.

Where they are required, consideration should be given to folding panelled shutters or internal shutters. External roller shutters should be avoided but if essential should be open lattice or perforated and housed in boxes concealed in the fascia with guides incorporated in the window framing. They should be coloured to contribute creatively to an overall colour scheme. Traditional retractable fabric awnings with housings incorporated in the fascia or window opening are to be encouraged. Fixed or folding canopies are not appropriate.



17.0 ADVERTISEMENTS AND SHOP SIGNS

17.1 The traditional and most appropriate form of signage is the hand painted sign applied to fascias, front walls, gables or small projecting hanging signs. Internally illuminated fascia or box signs or signs with projecting back lighting are seldom appropriate. Hand painted and/or raised lettering can be effectively illuminated by discreetly sited wash-down lighting.

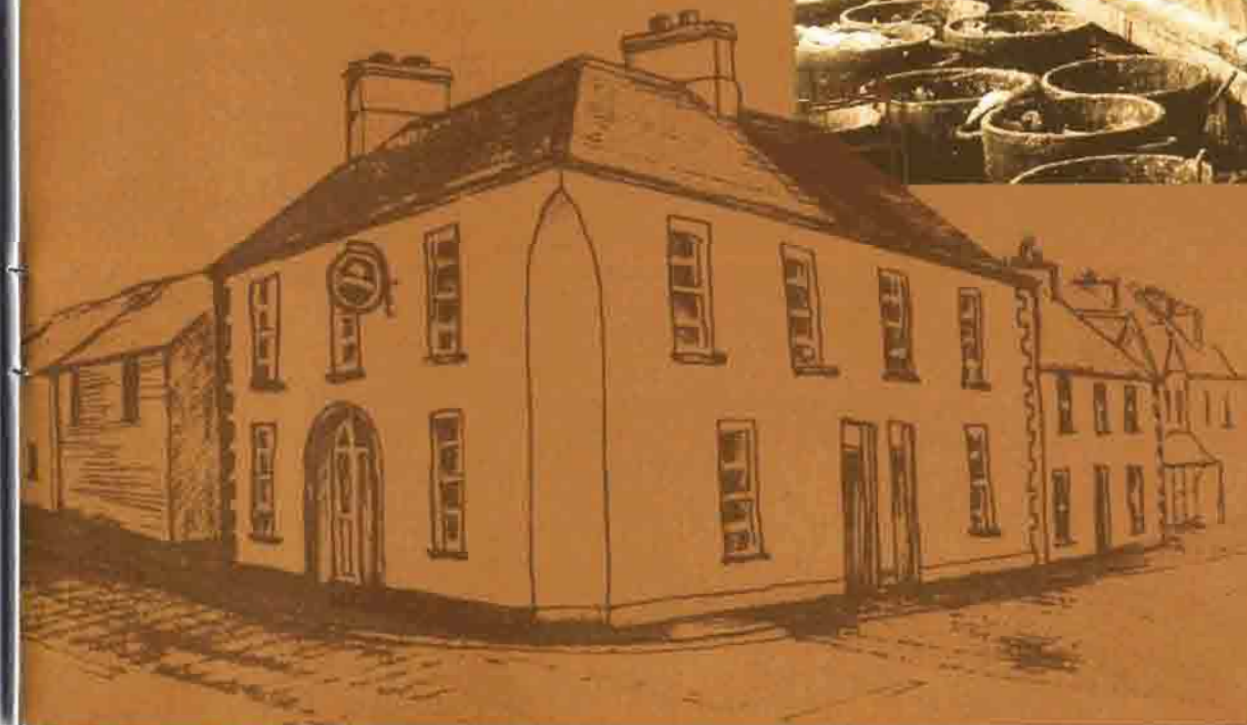
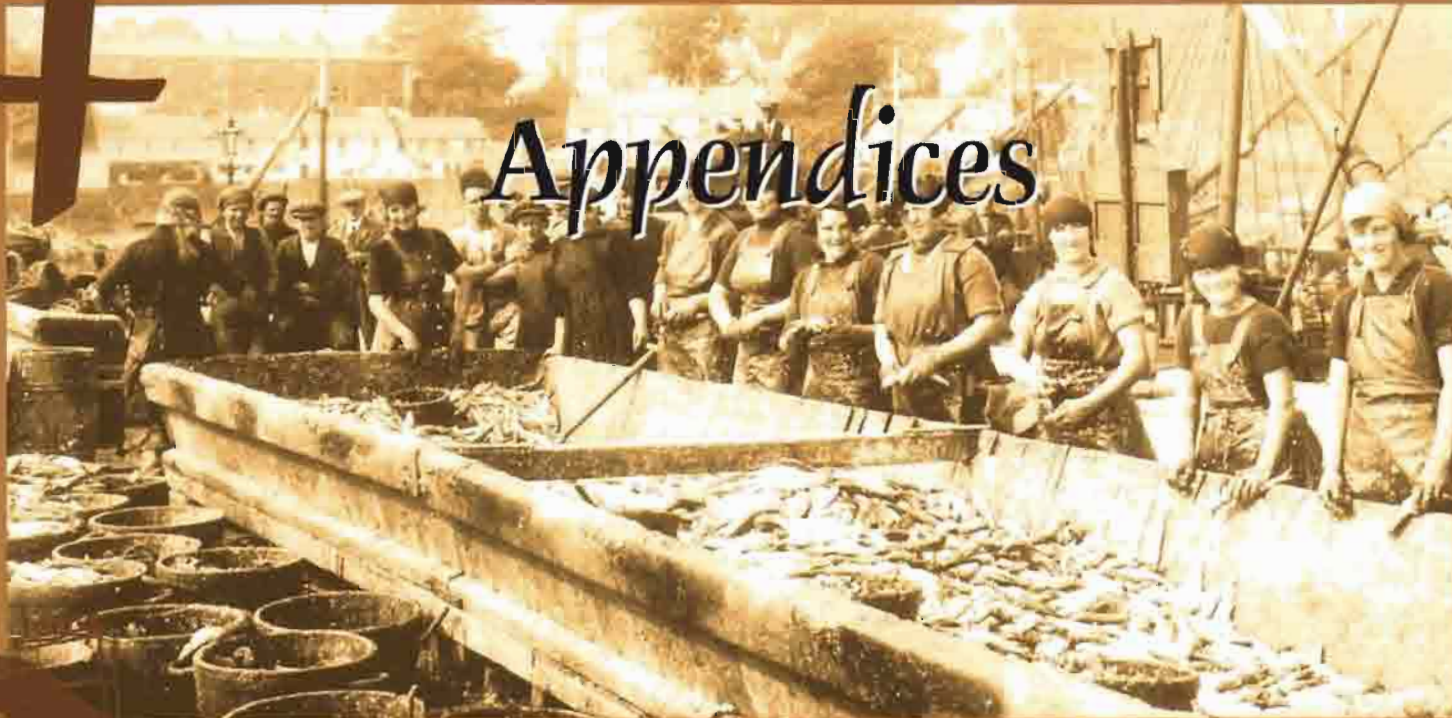


17.2 On the fascia, information should be limited to the name, trade and street number of the premises.

Additional clutter caused by company logo, product endorsements and the like should be avoided. Apart from traditional emblems like the Pawnbroker's Balls or the Barber's Pole, projecting suspended signs should normally be at the same level of the fascia and limited to one for each building. Only if a sign is related to a use confined to an upper storey should a suspended sign be allowed above the fascia. In the case of multiple tenancies small plaques of limited but similar dimensions (about 300 mm x 600 mm) and material, sited adjacent to the entrance door can be effective, as can etching of, or restrained lettering applied directly to the upstairs windows.

4

Appendices



APPENDIX A FINANCIAL AND OTHER ASSISTANCE

Various types of assistance may be available for schemes within the Conservation Area:

Historic Buildings Grant

Under the Planning (NI) Order 1991 the Department of the Environment (NI) may give financial assistance towards the costs 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.

Further details may be obtained from:

Historic Monuments and Building Branch
Department of the Environment
5-33 Hill Street
BELFAST
BT1 2LA
Telephone 01232 235000

Conservation Area Grant

Under the Planning (NI) Order 1991 the Department of the Environment (NI) may grant aid expenditure relating to works to either Listed or non-Listed buildings that promote the preservation or enhancement of the character or appearance of a Conservation Area.

Further details may be obtained from:

Downpatrick Divisional Planning Service
Rathkeltair House
Market Street
DOWNPATRICK
BT30 6DA
Telephone 01396 612211

Renovation Grants

Under the Housing (NI) Order 1992 the Northern Ireland Housing Executive may grant aid the cost of renovation up to certain maximum amounts subject to conditions. Renovation grant is available to any house which is unfit for occupation. The amount of grant will be dependant on a means test of the applicant. Such grants do not necessarily exclude Historic Buildings Grant or Conservation Area Grant. Any application for Renovation Grant in respect of a Listed Building or a building within a Conservation Area will automatically be considered for the respective grant.

Further details may be obtained from:

Northern Ireland Housing Executive
29 Antrim Street
LISBURN
Co Antrim
BT28 1AU

Ulster Architectural Heritage Society

The UAHS is concerned with the promotion of good architecture in Ulster. As well as publishing literature concerning local architecture, it may be able to provide technical advice of a general nature. Further details may be obtained from:

Ulster Architectural Heritage Society
185 Stranmillis Road
BELFAST
BT9 5DU
Telephone 01232 660809

The Hearth Revolving Fund

The Fund is wholly concerned with the rehabilitation of Listed Buildings and houses in Conservation Areas and maintains a revolving fund for their acquisition and rehabilitation. Further details may be obtained from:

The Hearth Revolving Fund
185 Stranmillis Road
BELFAST
BT9 5DU
Telephone 01232 381623

Conservation Volunteers (NI)

A charitable trust, the Conservation Volunteers undertake a wide variety of countryside enhancement and access works, including tree planting, fencing and hedging, drystone walling and footpath construction. The organisation maintains its own tree and wildflower nursery, and work is carried out for both public and private clients, the provision or cost of materials being the responsibility of the clients (possibly with grant aid from other sources). A small charge may be made for work carried out. The Conservation Volunteers also act as consultants and undertake liaison with schools in regard to practical projects within school grounds. Further details may be obtained from:

Conservation Volunteers
Beech House
159 Ravenhill Road
BELFAST
BT6 0BP
Telephone 01232 645169

Provision For Sport

Sporting facilities provided by voluntary sports clubs and associations and by District Councils may be supported through funding initiatives including the National Lottery, Football Trust, Foundation for Sport and The Arts and Capital Grant Scheme. Further details may be obtained from:

Sports Council for Northern Ireland
House of Sport
Upper Malone Road
BELFAST
BT9 5LA
Telephone 01232 381222

Enterprise Ulster

Enterprise Ulster is a training organisation offering practical work experience and relevant qualifications to anyone who is unemployed. The opportunities available are diverse and can be in virtually any field within the public and voluntary sectors. It continues to undertake projects considered to be of environmental, amenity, cultural community or social value. Recent projects in Co Down include Kilbroney Park, Portaferry Park and Kilkeel Golf Club. Further details may be obtained from:

Enterprise Ulster
The Close
Ravenhill Reach
BELFAST
BT6 8RB
Telephone 01232 736400

Open Space Grant

The acquisition and laying out of land as informal public open space by District Councils may 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 as follows:

for urban areas only,
Regional Development Branch
Londonderry House
21 Chichester Street
BELFAST
BT1 4JB
Telephone 01232 252500

for areas outside urban boundaries,
Countryside and Wildlife Branch
Commonwealth House
35 Castle Street
BELFAST
BT1 1GU
Telephone 01232 251477

APPENDIX B
LISTED BUILDINGS

KINGS CASTLE AND ENTRANCE GATES
Pre 1833, a 3 and 4 storey Castle House in stone rubble.

ARDGLASS GOLF CLUB HOUSE, CASTLE PLACE
Originally built 1570, rebuilt in 1790 by Lord Charles Fitzgerald and acquired by W M Ogilvie about 1806.

NOS 1 (INCLUDING RAILINGS) 3, 5 AND 7 CASTLE PLACE
3 storey terrace with Georgian features. About 1820.

NO 2 KILDARE STREET
2 storey house adapted as public house. Pre 1833.

NO 4 KILDARE STREET
Pre 1833, 3 storey house and shop with Georgian features.

THE ARDGLASS ARMS, 6 KILDARE STREET
Pre 1833, 3 storey hotel with openings well arranged.

NOS 3 AND 5 KILDARE STREET
Pre 1833, 2 storey dwelling, once a Temperance Hotel.

PRESBYTERIAN CHURCH, KILDARE STREET
Mid 19th Century single storey church in simple gothic style.

ST NICHOLAS PARISH CHURCH, KILDARE STREET
Built 1808 gothic style church. Steeple rebuilt 1829.

BATHING HOUSE, QUAY STREET
Octagonal bathing house at sea edge, now roofless and derelict. Pre 1833.

NOS 1 AND 2 THE CRESCENT
2 storey block of 2 houses built by Ogilvie 1820.

NOS 5 AND 6 THE CRESCENT
2 storey block of 2 houses built by Ogilvie 1820.

NOS 7, 8 AND 9 THE CRESCENT
2 and 3 storey terrace built 1820 by Ogilvie.

NORTH QUAY AND INNER HARBOUR
Pre 1833. Pier built first, Inner Harbour followed.

LIGHTHOUSE, NORTH QUAY
Mid 19th Century, built to replace 1838 lighthouse washed away in gale 1838.

HARBOUR WAREHOUSE, NORTH QUAY
3 storey building with mixed stone rubble walls. Pre 1833.

NO 7 GREEN ROAD
Single storey cottage with wide overhanging eaves. Latter half 19th Century.

THE EYE OF ARDGLASS ADJACENT TO NO 7 GREEN ROAD
Fifteenth Century square stone chamber with round tower atop. Former tower house with later upper addition.

CLOSE TO NO 7 KILDARE STREET
AK6 Telephone Kiosk, designed 1935.

APPENDIX C ACKNOWLEDGEMENTS

The Planning service wishes to thank:

Down District Council and the Historic Buildings Council for their support in the Designation of the Conservation Area.

The Ulster Folk and Transport Museum for the use of black and white photographs from the W.A. Green Collection.

The Ulster Museum for the use of black and white photographs from the R.J. Welch Collection.

Ordnance Survey (NI) for permission to reproduce maps (pages 4 and 9).

Public Record Office of Northern Ireland for permission to reproduce the Harbour Survey of 1816 (page 5).

Edgar Brown Photography for colour photography.

Brian Rutledge Photography for colour photography.

Ashley Jeffers for illustrations.

Creative Pencil for design.

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*“Five castles here with ancient moss adorn’d,
Jordan’s, King’s, Margaret’s, the Cow’d and Horn’d,
Th’abodes of heroes sleeping in the tomb,
Show their old heads in venerable gloom...”*

Rev. Sam Burdy, c1791



An Agency within the
Department of the Environment
for Northern Ireland