

Local Development Plan 2032  
Technical Supplement 10

**Historic Environment**



**Ards and  
North Down**  
Borough Council

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## INTRODUCTION

### 1.0 PURPOSE OF THIS DOCUMENT

- 1.1 This technical supplement is one of a number of topic-based documents detailing the evidence base used to inform the preparation of the Ards and North Down Local Development Plan (LDP) draft Plan Strategy 2032. This suite of documents should be read alongside the policies contained within the draft Plan Strategy, in order to understand the rationale and justification for each policy.
- 1.2 In May 2019, the Council launched the Preferred Options Paper (POP), the first of 3 public consultation documents which will be issued through the LDP process. The POP outlined the vision and strategic objectives of the plan based upon the baseline information detailed in a suite of position papers. The technical supplements which complement the draft Plan Strategy will build upon the baseline information gathered in the position papers and show how this has been progressed through the LDP process to formulate the draft Plan Strategy.
- 1.3 This technical supplement builds upon and updates the Historic Environment position paper and, along with the full suite of technical supplements, topic papers and associated documents, sets out the evidence base that has formulated the historic environment policies in the draft Plan Strategy. Public consultation processes and engagement with Elected Members have also been taken into account. It should be noted that this is based upon the best information available at the time of compiling this position paper. Amendments may be required as new data becomes available or as a result of any changes in policy or guidance.

### 2.0 PLANNING AND THE HISTORIC ENVIRONMENT

- 2.1 The historic environment of Ards and North Down is comprised of built and archaeological assets from all periods of human settlement in Ireland from around 7,000BC to the present day. The range of historic features is diverse, including vernacular buildings, planned parklands, tombs and industrial and defence heritage, which have all influenced the evolution of our Borough. As such, the historic environment constitutes an important record of our past and provides landmark features that give our settlements their unique character and sense of place.

The basic function of the planning system is to secure the orderly and consistent development of land, whilst furthering sustainable development and improving well-being. The Strategic Planning Policy Statement (SPPS) advocates a stewardship approach to the historic environment, in recognition of the fact that our archaeological and built heritage are a finite resource which should be carefully managed so that it can be passed on in good order to future generations. Whilst the landscape and townscape will inevitably change in response to the changing needs of society, a stewardship approach does not aim to halt this change but to instead manage it positively and secure mutual benefits. This can include the reuse and regeneration of historic buildings and areas which contribute towards sustainable development, promote economic vitality and benefit the tourism sector.

- 2.2 The LDP must therefore identify and protect the historic environment within our Borough so that local distinctiveness is retained whilst also maximising the economic potential. It is acknowledged that these aims may often be difficult to balance and careful management through the planning system is required.

### 3.0 REGIONAL POLICY CONTEXT

#### [Programme for Government 2024-2027](#)

- 3.1 The Northern Ireland Executive has agreed 'Our Plan: Doing What Matters Most', the Programme for Government (PfG) 2024-2027. The PfG sets out the Executive's priorities for making a difference to people's lives – comprising nine immediate priorities and three long-term missions of people, planet and prosperity, with a cross-cutting commitment to peace.

#### [Draft Programme for Government 2016-2021](#)

- 3.2 The previous draft Programme for Government 2016-2021 was the most up to date expression of the highest level of policy from the Northern Ireland Executive during much of the preparation of the draft Plan Strategy. It set out 14 strategic outcomes, some of which had implications for the Historic Environment, particularly 'We live and work sustainably – protecting the environment,' and 'We have created a place where people want to live and work, to visit and invest.'

#### [Draft Programme for Government Outcomes 2021](#)

- 3.3 The Executive consulted on a new Programme for Government in 2021 that aimed to bring a new focus to deliver lasting, real and positive change in people's lives, reflecting the messages contained in 'New Decade New

Approach'. The draft Framework contained nine strategic Outcomes which, taken together, set a clear direction of travel for the NI Executive and provided a vision for the future of all citizens.

#### [Programme for Government 2016-2021](#)

- 3.4 The Programme for Government Framework 2016-2021 sets out 14 strategic outcomes directed to achieve the Executive's overall vision to improve wellbeing for all. The Planning Act (NI) 2011 specifically requires the LDP to take account of the PfG and local development plans are a key delivery tool for the achievement of a number of outcomes of the programme.

#### [Regional Development Strategy 2035](#)

- 3.5 The Regional Development Strategy (RDS) provides an overarching strategic planning framework to facilitate and guide the public and private sectors. RG11 recognises that Northern Ireland has a rich and diverse archaeological and built heritage which contributes to our sense of place and history. It also regards built heritage as a key tourism and recreational asset which, if managed in a sustainable way, can make a valuable contribution to environment, economy and society. Our built heritage embraces many sites which once lost cannot be replaced.

#### [Strategic Planning Policy Statement for Northern Ireland](#)

- 3.6 The Strategic Planning Policy Statement (SPPS) was published by the Department of the Environment (DOE) in September 2015. It states that, in the preparation of LDPs, councils should identify the main built and archaeological features, where they exist within the Plan area and bring forward appropriate policies or proposals for their protection or enhancement. The LDP should also take into account the implications of its other local policies and proposals and the impacts that they may have on all features of archaeology and built heritage including their settings within or adjoining the Plan area.
- 3.7 The SPPS sets out strategic policy for each of the various elements of the historic environment, including listed buildings, conservation areas, areas of townscape character, historic parks, gardens and demesnes, archaeological sites and non-designated heritage assets. This policy must be taken into account in the preparation of LDPs and the determination of planning applications.

#### [Planning Policy Statements and Supplementary Guidance](#)

- 3.8 Planning Policy Statement 6 (PPS6) Planning, Archaeology and Built Heritage and the addendum to PPS6 – Areas of Townscape Character both set out planning policies for the protection and conservation of built heritage and

archaeological remains and embody the commitment to sustainable development and environmental stewardship. The policies relate to the full range of heritage assets referred to in the SPPS and cover all aspects of development that can impact upon the historic environment such as change of use, demolition, extensions and alterations, control of advertising and impact upon the setting of assets.

- 3.9 Planning Policy Statement 23 (PPS 23) Enabling Development for the Conservation of Significant Places deals with development proposals that would normally be considered unacceptable in their own right, but which may be supported if the council is satisfied that the proposal will secure the long-term future of a significant place by using the profit generated by the new development. The policy is accompanied by an extensive Good Practice Guide for assessing planning applications that fall within this category.
- 3.10 Other planning policy statements also make reference to the historic environment. Of note is policy CTY3 in PPS21 Sustainable Development in the Countryside, where support is given for the protection, retention and sympathetic refurbishment of non-listed vernacular dwellings.
- 3.11 Living Places – An Urban Stewardship and Design Guide for NI is a supplementary guidance document aimed at all those involved in the process of managing and making urban places. The guidance recognises that the built heritage of a place is a precious asset to be understood and integrated where possible because of its immense value to the unique underlying character of a place.
- 3.12 There are dedicated Conservation Area Design guides for each of the three conservation areas in the Borough (Holywood, Donaghadee and Portaferry), which include character appraisals and design advice for new developments, demolition and advertisements in these areas.

## 4.0 LOCAL POLICY CONTEXT

### [The Big Plan for Ards and North Down 2017-2032](#)

- 4.1 The Big Plan is the Community Plan providing an overarching framework setting out a shared vision and ambition that Ards and North Down's Strategic Community Planning Partnership has agreed to work towards over the next 15 years. The vision of the plan is that Ards and North Down Borough is a vibrant, connected, healthy, safe and prosperous place to be.

4.2 The overarching, cross-cutting ambition of The Big Plan is ‘To have empowered, resilient individuals and communities, to reduce inequality; to promote good relations and sustainability; and to improve accessibility of all public services.’

4.3 The Big Plan contains five outcomes that the Plan hopes will reflect the position of the borough by 2032. The following outcomes are of relevance to this technical supplement:

- **Outcome 2 – All People in Ards and North Down benefit from being equipped to enjoy good health and wellbeing**

Various studies carried out by the heritage sector describe how heritage contributes positively to quality of life providing ambience to our neighbourhoods and making them attractive and popular places to live, work and visit. It is clear that the wide range of heritage assets in the Borough provide opportunities to connect with nature, enjoy open spaces and enhance our cultural appreciation of where we live. Any policies that aim to protect and enhance these assets are therefore pertinent to the achievement of this outcome.

- **Outcome 4 – All People in Ards and North Down benefit from a prosperous and inclusive economy**

Policies that protect our heritage assets would align with this outcome primarily due to the tourism value they have as visitor attractions and also the opportunities for regeneration of run-down town centres.

- **Outcome 5 – All People in Ards and North Down benefit from an environment that is valued, well-managed and accessible**

Heritage assets provide a unique sense of place and contribute positively to the character of the places in the Borough. Positive management of the development of these assets and the spaces adjacent to them will ensure that their placemaking value is maintained and therefore assist in the achievement of this outcome.

4.4 Part Two of The Big Plan was published in April 2022. This identified 10 priorities that would be the focus of the Community Planning Partnership and should assist in the achievement of the five strategic outcomes identified in the original Big Plan. The priorities that would be most relevant to the Historic Environment relate to infrastructure (making better decisions on the management and improvement of public assets), sustainability and valuing our environment.



- 4.5 The Local Government Act 2014 through an amendment to Section 8 of the Planning Act (Northern Ireland) 2011 introduced a statutory requirement that the preparation of the LDP must take account of the Community Plan. The Big Plan will work in tandem with the LDP providing the spatial framework to achieve the shared vision for the Borough.

[Ards and North Down Corporate Plan 2024-2028: A Sustainable Borough](#)

- 4.6 The core of the Councils Corporate Plan is the vision of a sustainable Borough where environmental, social and economic wellbeing are interdependent. The Historic Environment policies contained within the LDP aim to conserve the historic environment and this ties in directly with Outcome Four of the Plan – ‘A vibrant, attractive sustainable Borough for citizens, visitors, businesses and investors.’ Furthermore, the economic value of the historic environment as a tourism asset should assist in achieving increased economic growth, in line with the Economic Priority.

[The Integrated Strategy for Tourism, Regeneration and Economic Development 2018-2030 \(Ards and North Down Borough Council\)](#)

- 4.7 The Integrated Strategy presents a vision for the pursuit of prosperity in Ards and North Down. The strategy recognises that Ards and North Down, with its constituent towns, villages and rural locations, all have distinctive qualities that reinforce the Boroughs’ unique identity and sense of place. These characteristics have the potential to make a positive contribution to the tourism offer, with resulting opportunities for increased income generation and investment.

## 5.0 EXTANT AREA PLANS

- 5.1 It should be noted that BMAP was adopted in September 2014 but was subsequently quashed as a result of a judgment in the Court of Appeal delivered on 18 May 2017. As a consequence of this, the North Down and Ards Area Plan 1984-1995, the Belfast Urban Area Plan 2001, and Bangor Town Centre Plan 1995 are now the statutory Development Plans for the North Down area with draft BMAP remaining a material consideration. These plans remain extant until replaced by the new Local Development Plan (LDP) for the Borough. The existing plans are an important consideration in the LDP process, as they provide a starting point for the review of our spatial planning options.

#### [Draft Belfast Metropolitan Area Plan 2015 \(dBMAP\)](#)

- 5.2 Volume 7 of draft BMAP 2015 sets out policies for (former) North Down District. These policies have been developed in the context of the Plan Strategy and Framework contained in Volume 1 of the Plan and are in general conformity with the RDS.
- 5.3 The North Down volume of draft BMAP identifies a number of historic environment designations such as Conservation Areas (CAs), Areas of Townscape and Village Character (ATCs and AVCs) and Areas of Archaeological Potential. Urban design criteria are also included for the principal settlements of Bangor and Holywood. The ATC designations highlight the key features of the areas which must be taken into account when assessing development proposals – these include historic buildings, open spaces, important viewpoints and distinctive street patterns.
- 5.4 Local Landscape Policy Areas (LLPAs) are also designated within and adjoining settlements on the basis of their amenity value, landscape quality and/or local significance. In providing protection from inappropriate or damaging development, they offer an additional layer of protection for the heritage assets that fall within their boundaries.

#### [Ards and Down Area Plan 2015](#)

- 5.5 The ADAP was adopted in 2009 and relates to the legacy Ards Borough Council area. The Plan identifies historic environment designations and key features in the same way as draft BMAP. This includes ATCs, LLPAs and Historic Parks, Gardens and Demesnes. Areas of Archaeological Potential are also designated in the settlements of Comber, Donaghadee, Ballyhalbert, Greyabbey, Millisle, Portaferry and Ardmillan.

## 6.0 CROSS BOUNDARY POLICY CONTEXT

- 6.1 Throughout the LDP process it has been important to take the position of other councils, and particularly our neighbouring councils, into account. Ards and North Down Borough is bounded by Belfast City, Lisburn and Castlereagh City and Newry, Mourne and Down Council areas, each of which is at different stages in the formulation of their own LDP.

Table 1: Neighbouring Councils Position in relation to the Historic Environment

Council	Document
<b>Belfast City Council (BCC)</b>	<p>BCC Draft Plan Strategy was formally adopted on 2 May 2023.</p> <p>The Strategy includes a range of policies which seek to 'Preserve, maintain and where possible enhance the city's historic environment through its ongoing preservation to ensure that development responds to and is sympathetic to its character; Manage change in such a way that preserves, maintains and where possible enhances the city's historic environment for the enjoyment of current and future generations of the city's inhabitants; To improve the quality and contextual appropriateness of development affecting the city's heritage assets consistent with the overall aim of promoting local distinctiveness, whilst ensuring the ongoing productive use of these assets; and promotion of the tourism value of the city's unique heritage and historic environment.'</p>
<b>Lisburn Castlereagh City Council (LCCC)</b>	<p>Lisburn and Castlereagh City Council adopted its Local Development Plan 2032 Plan Strategy on 26<sup>th</sup> September 2023.</p> <p>Strategic Policy 18 states that the Plan will support development proposals that protect and enhance CAs and ATCs, protect, conserve and where possible enhance and restore our built heritage assets and promote the highest quality of design for any new development affecting our historic environment.</p> <p>In addition to the above, further work will be undertaken to review existing and CAs and ATCs as part of the Local Policies Plan. The Council will promote vitality and growth through the ongoing regeneration of the historic environment, by ensuring that it remains in active reuse as an integral part of the living and working community.</p>

<p><b>Newry, Mourne and Down District Council (NM &amp; D)</b></p>	<p>The NM&amp;D draft Plan Strategy was published on 27<sup>th</sup> June 2025. This document contains operational planning policy relating to all the elements of the historic environment, including archaeological remains of regional and local importance, historic parks, gardens and demesnes, listed buildings, ATCs and conservation areas.</p> <p>These policies are underpinned by the Historic Environment and Natural Heritage Strategy; notably Strategic Policy ENV51 which seeks to support development proposals which protect, conserve and, where possible, enhance the historic environment.</p>
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6.2 The Council has engaged with each neighbouring Council's POP consultation as well as the dPS consultations of Belfast City Council and Lisburn and Castlereagh City Council.

6.3 Professional officers from the LDP team also take part in a number of cross council forums including the Metropolitan Spatial Working Group and the Development Plan Working Group.

6.4 Most recently, online engagement on the Council's draft Plan Strategy was held with the three neighbouring councils in March 2025, with specific reference to the new Nendrum Area of Significant Archaeological Interest designation.

## 7.0 HISTORIC ENVIRONMENT PROFILE

### [The Historic Environment Record of Northern Ireland \(HERoNI\)](#)

7.1 The HERoNI (formerly known as the National Monuments and Buildings Record for NI) holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

7.2 Our historic environment is the product of past generations. The information about these heritage assets helps us to understand them, make decisions and plan for the future. HERoNI holds significant collections and information relating to all aspects of our historic environment including:

- Archaeological sites and monuments;

- Historic buildings including listed buildings;
- Historic designed landscapes;
- Industrial heritage;
- Defence heritage;
- Marine and maritime heritage;
- Agricultural and sporting heritage; and
- Battlefield sites.

7.3 Its information complements the three main published electronic databases – the Historic Environment Map Viewer, the NI Sites and Monuments Record and the NI Buildings Database. Also included within the record is a detailed archive of architectural drawings and photographs.

#### Archaeology

- 7.4 Archaeological Sites and Monuments are scheduled for protection under the Historic Monuments and Archaeological Objects (NI) Order 1995. The premier examples are primarily managed as public assets by the Department for Communities (DfC). There are 14 of these within AND Borough including Grey Abbey, Ballycopeland Windmill and Nendrum Ecclesiastical Site. The remaining of the 136 scheduled sites and monuments are in private ownership but are still protected via appropriate legislation and planning policy. A full list of State Care and Scheduled Monuments can be found in Appendix A and B of this document.
- 7.5 Elsewhere within the Boroughs' settlements, there are 12 Areas of Archaeological Potential (AAPs.) This designation indicates to developers that, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of future development. This means that development of these sites may require an archaeological assessment or evaluation and possible mitigation measures to be implemented. Please refer to Appendix D of this document for a full list of the AAPs in the Borough.
- 7.6 Northern Ireland's inshore and offshore region also contains a rich archaeological record spanning 9000 years. The principal types of heritage asset include shipwrecks, submerged prehistory such as artefacts, structures and deposits as well as coastal and intertidal archaeology which originated from the inhabitation or use of the coast. There are extensive archaeological remains associated with the 'drowned drumlins' in Strangford Lough. Given the extensive coastline of our Borough, there is a wealth of marine heritage assets on our shores.

#### [The Gazetteer of Historic Nucleated Urban Settlements](#)

- 7.7 The Gazetteer of Historic Nucleated Urban Settlements (GHNUS) is a record being developed and continually enhanced by HED to help articulate the historic evolution of our urban and village settlements. The record draws together evidence for each settlement in one place, from sources such as PRONI, historic maps and HERoNI. Through this evidence, each entry describes the earliest known human activity at each location, the foundation of a nucleated pattern and makes observations about its growth – charting the development up to the 1830s.
- 7.8 The GHNUS can be used to identify AAPs but also to help inform research and assessments for planning, academic or other designation purposes such as designation of Local Landscape Policy Areas, Areas of Townscape and Village Character and Conservation Areas.
- 7.9 Not every settlement is yet defined and included within the GHNUS and the record continues to grow and develop. The record enables a better understanding of the places in which we live and work. The articulation of historic context is a vital aid in positive place shaping which recognises, and can be better informed by the historic characteristics of our villages, towns and cities.

#### [Historic Parks, Gardens and Demesnes](#)

- 7.10 There are 16 Historic Parks, Gardens and Demesnes within the Borough and these are graded A\*, A and B to reflect the level of significance. The gardens are recognised as being of exceptional importance to Northern Ireland for a variety of reasons. In some cases, they contain a valuable record of trees and plants, others provide a significant historic record, while others consist of carefully designed landscapes of trees, meadows and water. They are primarily associated with our country houses, institutions and public parks and examples include Mount Stewart, Ballywalter Park and Clondeboy Estate, which are all grade A\* rated gardens. Of particular note is Mount Stewart Garden, formulated within an established walled demesne with a mature shelter belt of trees, some 200 years old. The site benefits from an excellent climate within which a vast array of plants can survive. The climatic conditions, plant collection and design all combine to create an outstanding garden that is rightfully renowned throughout Europe.
- 7.11 Please refer to Appendix J for a full list of the Historic Parks, Gardens and Demesnes that are located within our Borough.

### Townscape

- 7.12 Conservation Areas are areas of special architectural or historic significance, the character of which it is desirable to protect. The Council (and DfI) has powers to designate Conservation Areas under Section 104 of the Planning Act (NI) 2011. There are three Conservation Areas within the Borough, at Holywood, Portaferry and Donaghadee. Conservation Areas are designated outside of, but often in tandem with, the LDP process.
- 7.13 Holywood Conservation Area was designated in 2004. A mix of medieval, Victorian and Edwardian architecture, a well-preserved street pattern and a unique wooded landscape setting all contribute to its unique character. Portaferry and Donaghadee Conservation Areas are primarily commercial in nature, the evolution of both having been heavily influenced by their coastal locations. The largely intact and unspoilt Georgian harbour at Donaghadee recently celebrated its bicentenary and the tapering white limestone lighthouse on the south pier has become a landmark feature of the Borough.
- 7.14 In addition to the above, there are other areas within the Boroughs towns and villages that may not have merited statutory designation as CAs, but still exhibit a distinct character based upon their historic built form or layout. These are Areas of Townscape/Village Character and there are 18 in our Borough. A notable example is Crawfordsburn, which developed along an important routeway between Belfast and Bangor. It has retained elements of its 17th Century character, including an old coaching inn. There are dedicated planning policies on signage, new development and demolition in these areas.
- 7.15 Please refer to Appendix G for additional information on these areas.

### Listed Buildings

- 7.16 The Department for Communities is charged with compiling a list of buildings of special architectural or historic interest. Such buildings are important for their intrinsic value and also for their contribution to the character and quality of settlements and open countryside in Northern Ireland. There are 675 listed buildings in total in the Borough. Of these, 18 are Grade A listed, meaning they are of national importance. Grade A buildings include outstanding architectural set-pieces and the least altered examples of a each representative period, style and building type. Mount Stewart, Donaghadee Manor House, Helen's Tower and Helens Bay Railway station would fall into this category and a full list along with associated maps is contained in Appendix E and F.

### Industrial and Defence Heritage

- 7.17 Industrial heritage features include old mills, bridges, tanneries and railway stations which serve as reminders of the industrial era of the Borough. Examples include Helen's Bay Train Station, Andrews Mill in Comber and the lead mines between Bangor and Newtownards.
- 7.18 The Borough contains a wide range of defence heritage features, ranging from airfields, anti-aircraft batteries, observation posts, pillboxes and hangers to machine gun ranges. Grey Point Fort, located in Helen's Bay, has been managed by Central Government since 1971. In 2010, the Fort was formally recognised as an Historic Monument in State Care. The Fort was in use during World War 1 and World War 2, protecting Belfast Lough from potential naval attacks. Certain buildings on the site have been conserved and are open to the public with displays on the history of the Fort.

### Heritage at Risk (NI) Register (HARNI)

- 7.19 The Heritage at Risk Register is a joint venture between Department for Communities Historic Environment Division (HED) and Ulster Architectural Heritage (UAH) and was established in 1993 to record, highlight and tackle the issue of heritage assets at risk. Aspects of the historic environment may be at risk due to a number of reasons including:
- Long term vacancy;
  - Poor maintenance and neglect;
  - Fire damage;
  - The threat of demolition;
  - Structural issues and unsoundness and
  - Failure to secure them properly
- 7.20 Although the majority of assets on the register are listed buildings, some unlisted buildings of historic interest and monuments are included. The Historic Environment Division works with owners, developers, heritage groups, building preservation trusts and other stakeholders to attempt to find solutions to the issues faced by these assets and help them realise their latent potential.
- 7.21 Following a 2025 update of the 2022 Register by HED and UAH, 47 buildings were identified as being at risk in Ards and North Down with the highest occurrence of at-risk buildings in the Ards Peninsula District Electoral Area. Out of the 47 highlighted properties, two are scheduled monuments (Martello Tower, Holywood and Lead Mines Engine House and Shafts, Whitespots, Newtownards) and there is one grade A listed building (Red Bridge, Helen's Bay.) The remainder are grade B, B+, B1 and B2 and unlisted



buildings, primarily dwellings but also five shops and two gatelodges (at Rosemount Estate, Greyabbey and Craigowen Lodge, Seahill).

- 7.22 Bangor Petty Sessions courthouse in Quay Street, Bangor is pending removal from the list following its complete renovation as a multi-functional arts venue in 2022.

## 8.0 PREFERRED OPTIONS PAPER

- 8.1 The Council's Preferred Options Paper (POP) published in 2019, was the first formal stage in the preparation of the LDP for the Borough. It was designed to promote debate in relation to key strategic planning issues arising in the area. The POP identified 42 key planning issues and examined options for addressing these issues. In each case, a preferred option was highlighted and the rationale for selection of this option was given.
- 8.2 The POP also includes a review of the existing operational planning policies, largely contained within the suite of Planning Policy Statements. This review stimulated public debate on whether the existing policies are still suitable or whether a different approach would be more appropriate to meet local circumstances.
- 8.3 Following a minor revision to the online version of the POP, the 12 week consultation period was relaunched and therefore the total consultation period from the official launch was 19 weeks.

### POP Representations

- 8.4 **Key Issue 21: Protecting and enhancing the built environment of our Borough**  
Key issue 21 of the POP put forward a preferred option to 'Maintain the existing approach for protecting and enhancing the historic environment of the Borough, whilst reviewing existing designations and identifying new areas for designation as appropriate.' 76.92% of respondents to the POP consultation agreed that this was the correct approach to maintaining and enhancing the historic environment.
- 8.5 **Key Issue 22: Non-Designated Heritage Assets**  
Key Issue 22 specifically relates to non-designated heritage assets and suggests the preferred option is to 'bring forward specific measures to safeguard against the potential loss of non-designated heritage assets. Of those who responded to the relevant questions on the POP questionnaire, 66.67% felt that this was an appropriate response to dealing with elements of

the townscape that are of heritage value but not protected by listing or scheduling. When asked if there are any landscape features or local buildings that should be included in a 'Local List,' a number of suggestions were received, however the majority of these are already protected via statutory listing e.g. Bangor Castle, Donaghadee Water Tower, Sketrick Castle, Nendrum Monastic site and Scrabo Tower.

- 8.6 For further details on the POP consultation, please see the Preferred Options Consultation Report, dated April 2025.

#### Consultee and Councillor Engagement

- 8.7 In order to meet the requirements of Planning (NI) Act 2011 relating to the need for the Plan Strategy to take account of the RDS, other policy and guidance issued by the Department and other relevant government strategies and plans; Council has engaged key consultees representing relevant central government departments and agencies. The HED response to the POP was largely positive, with the following key points raised:
- Approach to Key Issue 21 welcomed but inclusion of the word 'conservation' sought, rather than preservation, which suggests 'do no harm' and is only part of the approach needed by council in respect of historic environment policy;
  - The preferred option to Key Issue 22 is also supported by HED, who consider that the creation of a list of non-designated assets of local heritage importance is the best method to achieve it.
- 8.8 Representatives from relevant Council departments have also been engaged to ensure that due account has been taken of Council's Community Plan, as well as other Council strategies and initiatives. Officers from the LDP team have taken part in a series of Community Plan Thematic Group meetings and engagement events. Furthermore, members of the Community Plan team have also attended LDP workshops and sustainability appraisal meetings.
- 8.9 The Planning Act requires the Plan Strategy to be adopted by resolution of the Council, following approval by the Department for Infrastructure (DfI). Accordingly, Elected Members have also been engaged in the development of the draft Plan Strategy, to ensure that the document is generally aligned with Council's strategic priorities. This engagement was facilitated through three separate workshops – one delivered in person and the other two delivered remotely due to Covid-19. The first workshop on 22 November 2017 introduced historic environment concepts and the links to the planning system and the LDP. Representatives from HED were present at this event. The second event was centred around policy development and took place on 19

August 2020. A third Member Development Event took place on 30 November 2021. Associated topic papers were produced for members to consider in respect of all of these events.

- 8.10 An initial draft of the Plan Strategy, which included policies for the Historic Environment, was presented in confidence to full Council in September 2022. It was agreed in principle by Members. Final approval secured at a Special Planning Committee meeting held on 20 January 2025 and ratified at the full Council meeting on 29 January 2025.

#### Development Management Team

- 8.11 The Development Management (DM) planning team were of the opinion that the existing policies contained within PPS6, PPS6 addendum and PPS23 were largely operating well and performing well at planning appeals. Minor amendments were suggested to bring the policy wording for conservation areas in line with the Planning Act (NI) 2011 and the SPPS. DM officers also requested that advertisement policy should reflect contemporary signage options such as digital and LED signs. The Enforcement Team asked that policy for the conversion and reuse of vernacular buildings should include reference to the 'maximum retention of historic fabric' to prevent unauthorised rebuilds and resulting loss of heritage structures.

#### Sustainability Appraisal

- 8.12 The formal Sustainability Appraisal process was undertaken by the LDP team and Shared Environmental Services in March and April 2024. The councils' preferred policies and proposals were appraised against reasonable alternatives. The process proved useful in further refining policies in relation to sustainability objectives.
- 8.13 The SA process specifically highlighted the need to clarify why there has been no identified need for a local list of non-designated heritage assets in the Borough, as discussed in policy HE 13 –Non-Designated Heritage Assets. This will be reviewed at LPP stage.

## 9.0 DRAFT PLAN STRATEGY APPROACH

- 9.1 The fundamental approach of the draft Plan Strategy is to support the aims and objectives of the RDS and the SPPS by providing a strategic policy framework that enables the conservation, protection, and where possible the enhancement of the historic environment within Ards and North Down.

- 9.2 The draft plan strategy has been informed by the POP responses and all of the other methods of engagement that are described above. The following is a summary of the policy amendments and additions that are being put forward in consideration of all of the evidence gathered to date.

## Archaeology

### 9.3 **Areas of Significant Archaeological Interest**

Areas of Significant Archaeological Interest (ASAs) are particularly distinctive areas of the historic landscape with clear archaeological value, potentially associated with individual and related sites and monuments. They may also be distinguished by their landscape character and topography and will be designated through the LDP in consultation with the Historic Monuments Council. There are currently no ASAs in Ards and North Down.

- 9.4 Nendrum Monastic site on Mahee Island is proposed for designation as the Boroughs first Area of Special Archaeological Importance. The site, which consists of three concentric cashels of stone walling and the remains of a church, round tower and monastic school, is considered to be the best example of a pre-Norman monastic enclosure with buildings in Northern Ireland. It also includes an example of a tidal mill from the 7th Century which is thought to be the oldest of its kind in the world. Appendix C of this document contains the Statement of Significance which was prepared by HED for this site.

- 9.5 The boundaries of this proposed ASA are included on the Countryside/Strategic Map of the Borough and in the Historic Environment chapter of the draft Plan Strategy as designation NM 1. Policy HE 2: 'The Preservation of Archaeological Remains of Regional Importance' will apply to the entirety of the designated area. The policy wording has been adjusted accordingly to allow for ASAs and to ensure preservation of and protection for this important site if development proposals are submitted within its boundaries.

### 9.6 **Areas of Archaeological Potential (AAPs)**

As referred to previously, there are 12 AAPs in our Borough, designated in both the draft BMAP and the ADAP. HED is currently in the process of compiling evidence for the Gazetteer of Historic Nucleated Settlements. This is part of a work programme undertaken by HED to identify historic settlement

centres and from these, new AAPs may be identified and designated. In addition to the 12 towns that have already been designated further archaeological remains have been found in the following supplementary sites:

AAP Supplementary Sites	
Ballywalter	Rubane
Kircubbin	Balloo
Ballygowan	Killinchy
Carrowdore	Ballycranbeg
Craigantlet	Ballystockart
Kirkistown	Cloughey
Kilmood	Loughries
Six Road Ends	

- 9.7 As part of the preparation of the LLP, this research will be used to inform the review and designation of new AAPs within the Borough.

#### Statements of Significance (SoSs)

- 9.8 In other jurisdictions, Statements of Significance are widely used to improve the quality of planning applications that impact upon the historic environment and proposed new policy HE 1 introduces the concept for our Borough.
- 9.9 The required submission of a Statement of Significance to accompany applications that impact upon listed buildings, conservation areas, historic parks gardens and demesnes, scheduled monuments and areas of significant archaeological interest is based on the principle that development proposals that impact upon the historic environment are much more likely to gain permission and become successful places if they are designed with a knowledge and understanding of the significance of the heritage asset(s) that they affect. By 'significance,' we mean the value of the heritage asset to present and future generations because of its architectural, cultural or historic interest.
- 9.10 It is intended that a SoS would identify the significant characteristics of the heritage asset, detail how the proposal would affect it and justify why this is necessary/desirable. The Statement would likely include a desktop and onsite analysis, historic information and photographs and may also require expert assessments. Sources of information could include local conservation or historical groups, as well as historical maps and records held by HED. The detail to be included in the SoS would be proportionate to the nature of the

development. If the significance and/or impact is relatively low, then only a few paragraphs would be needed, whereas if the impact is high and /or the significance of the asset is high, then a greater level of detail would be required.

- 9.11 Annex H of the draft plan strategy contains guidance for completing SoSs, including a draft structure and suggested content.

#### [Historic Parks, Gardens and Demesnes](#)

- 9.12 Consultation with Elected Members during topic-based workshops highlighted concerns that the existing policy for historic parks, gardens and demesnes was vague in that it was lacking the clear criteria-based approach that other historic environment policies had. The quality of the historic parks in our Borough is particularly high given the relatively large number of large country houses within walled estates, including the world-renowned gardens at Mount Stewart. Accordingly, policy HE 6 includes three specific policy criteria, in order to sharpen its focus and ensure that the policy test for proposals that may impact upon the setting of historic parks, gardens and demesnes is sufficiently high and robust.

#### [Listed Buildings](#)

- 9.13 **Listed Buildings and Landscape/Townscape Designations**

The statutory list of buildings of special architectural or historic interest is compiled by the Department for Communities, who also have the responsibility for its ongoing review. Listed buildings are not designated through the Plan process and therefore there is no requirement to detail them all within the LDP.

- 9.14 Specific reference to the location of listed buildings is however important when they form important elements of LLPA and ATC designations. Consequently, an in-depth analysis of the location of listed buildings and their contribution to such designations will be carried out as part of the work in advance of the forthcoming Local Policies Plan.

- 9.15 **Setting and Listed Buildings**

The HED consultation response to the POP highlights the importance of 'setting' of a heritage asset such as a listed building and that the potential for negative impact from inappropriate development must be fully considered. The setting of a heritage asset is often an essential part of its character and understanding, therefore inappropriate development can degrade this setting to the point where the context, understanding and historic and architectural character of the asset is seriously degraded.

- 9.16 At historic environment themed workshops, Members expressed concern regarding the impacts of planning approvals within the grounds of listing buildings, where failure to appreciate the importance of setting has resulted in a poor outcome for the historic environment. The new policy requirement for the submission of Statements of Significance for listed buildings should go some way to addressing these concerns as the preparation of a SoS will place an onus upon a developer/applicant to fully consider the historic context and any heritage assets as an integral part of the scheme design and concept for a development site.

#### [Areas of Townscape/Village Character](#)

- 9.17 As referred to earlier, the existing extant and draft area plans designated 18 Areas of Townscape and Village Character in the Borough. Issue 21 of the POP put forward a preferred option to 'review existing designations and identify new areas for designation as appropriate.' This review would include existing ATCs/AVCs and the possible identification of new ATCs/AVCs at LPP stage. The Council will also develop bespoke design guides as supplementary planning guidance for each designation to inform planning application submissions and to assist the DM team.

#### [Non-Designated Heritage Assets](#)

- 9.18 The POP put forward a preferred option to 'bring forward specific measures to safeguard against the loss of non-designated heritage assets.' This is in line with the SPSS direction, which defines these as 'buildings, structures or features which may not be statutorily listed but have been identified by the Council as an important part of their heritage due to their local architecture or heritage significance.'
- 9.19 Policy HE 13 refers to non-designated heritage assets and states that proposals that would harm, remove or undermine the significance of a non-designated heritage asset or its contribution to the character of a place will not be permitted. Where the development of a non-designated heritage asset relates to the sympathetic conversion of a locally important vernacular building in the countryside, the additional policy provisions of policy HOU 11 will apply.
- 9.20 In terms of other measures to protect non-designated heritage assets, the POP introduced the concept of a Local List. This would exist in addition to the existing statutory List. It would identify what is valued at a local level by highlighting those assets that are important to communities and are valued as distinctive elements of the identity of a place. Such a list would prove useful in the application of policy HOU 11 as it would identify those buildings that are

‘locally significant’ in a formal way rather than on a case-by-case basis. It would also send out a message that this is an area where local heritage is valued and celebrated and provide another layer of protection to the historic environment of this Borough. A starting point for the compilation of a Local List would be the existing HED ‘Record Only’ list which identifies those buildings which have been formally surveyed by HED as candidates for listing but were determined not to meet some or all of the criteria.

- 9.21 From a Council perspective there are resource implications and a lack of in-house expertise in identifying these heritage assets, however the potential to bring forward this option will be further investigated at LPP stage in consultation with HED. In the meantime, it is envisaged that policy HOU 11 will be applied on a case-by-case basis to individual development proposals.

## 10.0 SOUNDNESS

- 10.1 The LDP has been prepared to meet the tests of Soundness as set out in the DfI Development Plan Practice Note 6: Soundness (Version 2, May 2017). The draft Plan Strategy insofar as it relates to the historic environment subject policies and other relevant policies in the document is regarded as sound, as it is considered to have met the various tests of soundness as summarised below:

Table 2: Consideration of Soundness

Procedural Tests	
<b>P2</b>	The historic environment policies have evolved from the POP, POP consultation Report and Consultee, Development Management and Councillor engagement as described in earlier sections of this document.
<b>P3</b>	The historic environment policies have been subject to Sustainability Appraisal. Further details are included in the Sustainability Appraisal Report.
Consistency Tests	
<b>C1</b>	



	The historic environment policies have taken account of the RDS in particular RG11 as it relates to the historic environment. Refer to paragraph 3.6 of this document.
<b>C2</b>	The historic environment policies have taken account of our Community Plan, particularly outcomes 2, 4 and 5. Refer to paragraph 4.1-4.4 of this document.
<b>C3</b>	The historic environment policies have taken account of existing planning policies as contained within the SPPS, in particular paragraphs 6.1 to 6.30. Regard has also been had to PPS 6 Planning, Archaeology and the Built Heritage, Addendum to PPS 6 Areas of Townscape Character, PPS 21 Sustainable Development in the Countryside and PPS 23 Enabling Development for the Conservation of Significant Places.
<b>C4</b>	The historic environment policies have taken account of the existing development plans within Ards and North Down, The Community Plan, Conservation Area Design Guides, ongoing Council initiatives and the neighbouring council context.
<b>Coherence and Effectiveness Tests</b>	
<b>CE1</b>	The historic environment policies have taken account of the emerging LDP's of our three neighbouring Councils, and it is not considered to be in conflict with them.
<b>CE2</b>	The historic environment policies are founded on a robust evidence base which includes the baseline information assembled in the Historic Environment Position Paper, the POP and responses to it and subsequent consultation with consultees, including DfI and DfC Historic Environment Division.
<b>CE3</b>	In terms of conservation areas and areas of townscape character the target is to ensure that there are no inappropriate demolitions in sites that fall within these designated areas. A review will be triggered if one or more permission is granted for demolition in these areas in any one year, which are contrary to policy provisions. With regard to Nendrum ASAI, the target is that no inappropriate developments are approved within Nendrum ASAI, contrary to policy provisions and consultation replies from HED. One or more approvals in any given year will trigger a review of the policy approach.
<b>CE4</b>	

	Historic environment policies will be reviewed at Plan Review stage. There will be flexibility at Local Policies stage to introduce new and review existing local designations (for example Areas of Archaeological Potential or Local Landscape Policy Areas) provided they are underpinned by a sound evidence base.
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## Appendix A – State Care Monuments

### **Hollywood Motte: DOW 001:001**

A small oval mound 30m NE-SW x 25m NW-SE commanding the narrow coastal strip between the high ground and the shore of Belfast Lough. It varies in height 3.5m at SE to 5m at NW in response to the natural slope. The flat-topped summit is 12m in diameter and appears pitted in places, but there is no clear reason for this structure. King John is reported to have stopped at Hollywood during his campaigns of 1210. In c.19th, spiral paths were cut into the mound & trees planted as landscaping.

### **The White House, Cloughey: DOW 025:019**

This site was probably built by Patrick Savage in the 1640s and is typical of the gabled houses which began to supplant the tower-house at that time. It is enclosed in a bawn or courtyard, of which little now remains. The house was 2 storeys high and each face of the house is pierced with numerous gun loops. The gables survive intact as well as a fair proportion of the side walls. Trial excavations in 1959 produced some broken roofing slates. The bawn walls were 3ft thick, with a gateway 8ft high. A transcript from a postcard dated 14th August 1938/39 suggests that a souterrain leads from the fortified house close to the sea. It reads 'There is a fine walled underground passage made by smugglers originally about half a mile long 3ft to 4ft high, you can explore about 60 yards of it including two right angled bends with ample storage room at the corners.'

### **Ballycopeland Windmill, Millisle: DOW 006:500**

This windmill has been preserved and extensively restored as an example of a type of building once numerous throughout the province. It was most likely erected towards the end of C18th. In 1832 it passed into the hands of the McGilton family who held it for a century before presenting it to the government. Corn was last ground here in 1915. It is a tower mill, 23ft in diameter at base, 33ft high, with walls 2ft thick, and the roof is designed to swivel with the fantail.

### **Grey Abbey: DOW 011:010**

Grey Abbey is a Cistercian abbey founded in 1193 by Affreca, wife of John deCourcy. It exhibits early Gothic features at a time when late Romanesque work was still common in Ireland. After the Bruce wars (1315-18), the abbey was controlled by the O'Neills of Clandeboye until its dissolution. It was burned during the Elizabethan wars but restored by Hugh Montgomery in 1607 and used for parish worship until 1778. Quite a lot of the structure still stands, including the church, vestry, chapter house, dayroom & kitchen.

#### **Newtownards Priory: DOW 006:018**

Newtownards Priory was a medieval Dominican priory founded by the Savage family around 1244 in the town of Newtownards, County Down. These substantial remains are the only ones of their type in Northern Ireland. Only the lower parts of the nave and two blocked doors in the south wall leading to a demolished cloister survive from the period of the priory's foundation. The upper parts of the nave, the western extension and the north aisle arcade were completed later. The priory was closed in 1541 and burned. In the plantation, Hugh Montgomery built a house in the ruins and added a tower at the entrance. There is a 1607 datestone inside the walls. The priory was consecrated for use as a parish church and a number of historic family vaults lie within the walls.

#### **Nendrum Ecclesiastical Site: DOW 017:005**

The monastery is said to have been founded in C5th by St. Mochaoi and its abbots and bishops are recorded in the annals C7th-9th. In 987 it was burned, probably in a Viking raid. The site now consists of the ruins of a church, round tower, enclosures, buildings, graves, carved stones & a rare pre-Norman sundial. The site is surrounded by 3 concentric enclosures. There are many burials within the inner and middle enclosures, some predating the church. There is a monastic workshop in the inner enclosure.

#### **Mahee Castle, Mahee Island: DOW 017:004**

This tower-house was built in 1570 by Captain Browne. It is 40ft x 22ft externally. The walls are 5ft thick, except the SE end wall, which is 6ft thick. The entrance doorway, 3'8" wide is on the NW end, defended by a murder-hole inside. The ground floor was vaulted & the 1st floor is 29ft x 12ft. The castle was apparently originally 3 storeys high, but now stands only 25ft high.

#### **Tullynakill Church, Comber: DOW 017:003**

This site became the parish church for Nendrum in C15th. It is approached by a lane leading to an arch in a stone wall surrounding a rectilinear graveyard. To the NW of this, are the ruins of a gabled rectangular church 39'6" by 19' internally. It is described as a late medieval or early post-medieval. The original door & window, both blocked up, can be seen in the W gable. The church was renovated in C17th and abandoned in 1825 when a new one was built to S. There are graveslabs from C17th in the graveyard.

#### **Sketrick Castle: DOW 017:008**

The Annals of the Four Master record the capture of the castle of Sketrick in 1470 and it is reasonable to assume that the present castle is the one referred to. It sits on Sketrick Island and guarded the causeway to the island. Access to the island was through a narrow passage at the base of the tower, with a guard room on one side and the kitchen on the other. The tower-house is 4 stories high, with the upper stories divided into 2 chambers. The upper stories are mostly ruined, due to the collapse of the latrines. The passageway was blocked in the C16th and a bawn was built around the tower. A small, covered passage leads under the bawn wall to a freshwater spring outside the wall.

#### **Kirkistown Castle: DOW 025:007**

This site, set just inland of the coast of the Ards Peninsula, comprises a C17th tower-house and bawn. It was reputedly built by Roland Savage in 1622, with major alterations in the c.18th & needing the addition of buttresses to its E wall & iron restraining belts in more recent years. In 1984, a brief excavation was carried out to examine the castle's foundations. This revealed that the castle lacks deep masonry foundations; the NE corner of the tower-house sits on a single-course plinth of boulders, while smaller stones were more often used in the NW corner. The ground level within the bawn seems to have changed very little since the castle has built.

#### **Portaferry Castle: DOW 032:003**

The castle stands in the village of Portaferry, overlooking the narrow straits at the entrance of Strangford Lough. It was probably built in the early C16th & repaired in 1635, with new floors & roof, large windows and an adjoining house was built. The tower is 3 storeys high, with an attic; at the SE angle is a turret which rises an extra storey & contains the entrance and stair from ground floor to first. This entrance is protected by a machicolation. See SM7 for detailed description. An excavation was carried out at the site of the Lifeboat Station in Portaferry owing to the proximity of the site to Portaferry Castle. The investigation was carried out in two stages: phase 1, the mechanical excavation of three test-trenches S of the castle, and phase 2, monitoring the mechanical excavation of the footprint for the proposed station. In both cases the site was excavated to the surface of bedrock. The site had been substantially disturbed in recent times and nothing of archaeological significance survived.

#### **Millin Bay Cairn, Portaferry: DOW 032:015**

On the ridge of a raised beach at Millin Bay, c.100m from the shore. An excavation was carried out here in the early 1950s. The site is unique in Ireland, although individual features have been linked to other sites and cultures in Ireland and abroad. Within the cairn was a long cist containing the disarticulated remains of at least 16 individuals, with one cremation. There were also 8 small cists, some with cremations. Some of the structural stones were decorated. Pot sherds and worked flint were also found.

#### **Church of Dere, Derry Churches, Portaferry: DOW 032:005**

These 2 ruined churches were excavated in 1962. The churches lie side by side, 22ft apart. The northern church is poorly preserved, its western half obliterated above ground. An earlier structure, timber-framed with stone foundations, was found below the southern church. Both churches cover graves, with those under the S church seeming to be earlier. Architecturally, the southern church seems the earlier of the pair. Finds included souterrain ware, medieval wares, bronze and iron pins and fragments of millefiori glass.

#### **Movilla Abbey, Newtownards: DOW 006:013**

Founded by St. Finian in C6th. Some remains of the medieval church survive, consisting of the nave & chancel, built of split stone, with sandstone dressings. A number of Anglo-Norman coffin lids are set in the N wall for display and an

undressed slab which is the only tangible fragment from the Early Christian foundation and which bears a ring headed cross & the inscription in Irish "A prayer for Dertrend". Excavations have shown that the site extended N of the present abbey into what is now a housing estate.

#### **Grey Point Fort, Helens Bay: DOW 001:044**

Situated on the southern shores of Belfast Lough, Grey Point Fort is one of the last surviving coastal battery forts built around the coastline of Ireland in the early twentieth century. Originally intended to guard the mouth of Belfast Lough (along with a second fort, Kilroot on the northern shore of the lough), Grey Point Fort became a training centre during the First World War, with upwards of 500 men at a time camped and trained there before being sent to the Front. The site was refortified and reused during the Second World War, before being decommissioned in the 1950s and its armaments removed. In the early 1990s two Vickers Mark VII six-inch bore guns weighing 7 tons each were re-instated at the site, and it has been managed as a State Care Monument since 2010. An excavation in 2014 revealed the remains of some of the early defences of the site, as well as the well-preserved remains of a network of trenches that appear to have been dug both as training trenches for soldiers during the First World War and as defensive features at the site. The sample excavation of one of these trenches revealed that the trench is very well preserved, having had a rough cobbled base for better footing and along its length there was at least one machine gun emplacement and a dug out with elements of the original lining – of corrugated iron – surviving in its original location.

## Appendix B – Scheduled Monuments

Monument	SM. Number
Rath, Ardgeehan	32.9
Castle Hill Motte and Bailey, Ardkeen	25.5
Church and Graveyard with coffin lids, Ardkeen	25.6
The Abbacy Manor House and ecclesiastical site, Ardquin	24.32
Raised rath, Balloo	17.13
Windmill stump, Ballybryan	IHR2815 12.501
Cooking Places, Ballycroghan	2.18
Standing stone and Bronze Age burials, Ballycroghan	2.19
Cooking Places A and B, Ballycroghan	2.30
Stranding/shipwreck, Ballyferris	MRD 150.4
Windmill stump, Ballyferris	IHR 2795 15.500
Rath, Ballyfounder	32.14
Church and Graveyard, Ballygalget	25.21
Kelp grid, Ballygarvan	MRD 168.87
Ballygraffan Dolmen, Chambered Tomb, Ballygraffan	10.35
Standing Stone, Ballyhalbert	18.4
Motte, Ballyhalbert	18.5
Rath, Ballyhay	2.16
Holywood Motte, Ballykeel	1.1
Church, Holywood Priory	1.2
Martello Tower windmill stump	IHR 2511 1.45
Motte, Ballymalady	10.45
Cup-marked stone, Ballymartin	17.31
Windmill stump, Ballyministragh	IHR 2926 17.500
Rath, Ballynoe	3.1
Templecraney Medieval and post-Medieval church and graveyard	32.4
Motte, Ballyrickard	10.31
Bivallate rath, Ballyrush	10.49
Cairngaver Cairn, Ballyskeagh High	5.15
The Whitehouse, fortified house and bawn, Ballyspurge	25.19
Church and graveyard, Ballytristan	32.12
Windmill stump, Ballywalter	12.502
Church and Anglo-Norman stone coffin lids, Ballywalter	12.6
Black Abbey of St. Andrews, Benedictine Abbey, Black Abbey	12.10
Ruins of Church and Tower House, Castleboy	21.15 and 16



Shell Midden, Castle Espie	11.55
Powder and explosives store, Castle Espie	11.501
Bricks Works, Castle Espie	11.500
New Comber – deserted settlement	10.51
Church site and ancillary features, Chapel Island (Strangford Lough)	11.12
Standing Stone, Conlig	6.1
Bangor Abbey and St. Malacheys Wall	2.2
Windmill, Corporation North, Newtownards	IHR 2647 6.506
Mound, Craigavad	1.36
Platform rath, Craigboy	7.2
Windmill, Cullintra	10.500
Derry Churches ecclesiastical site	32.05
Donaghadee Motte	3.3
Rath, Drumhirk	10.40
Curlys Fort, Raised rath	16.24
Motte, Dunover	12.4
Doctors Bay Fish Trap, Fish Quarter	168.62
Gransha Mound, raised Rath	6.2
Tidal Mill Wall, Gransha	187.88
The Kempe Stones, Portal Tomb, Greengraves	5.28
Intertidal archaeological landscape, Greyabbey Bay	11.18
Millin Bay Cairn, Keentagh	32.15
Kircubbin Harbour	MRD 168.142
Motte, Kirkistown	25.8
17 <sup>th</sup> Century Windmill, Kirkistown	25.500
WW2 radar reflector, beacon tower and lighthouse stump, Lighthouse Island	3.12, 500 and 501
Mahee Castle tower house and bawn (adjacent to state care monument)	17.4
Nendrum Monastic Site (area adjacent to existing state care monument)	17.5
Tide Mill, Mahee Island	MRD 168.28
Landing Place, Mahee Island	MRD 168.80
Moat Hill Motte, Mount Stewart	11.6
17 <sup>th</sup> Century garden, walls and canal, Newtownards	6.19
Old Market Cross, Newtownards	6.20
Stone and wooden fish trap, Ogilby Island	MRD 146.6
Oyster Midden, Rainey Island	MRD 168.97
Stone fishtrap, Ringneill	MRD 168.37
Rath, Rosemount	11.11

Hut Circles, Scrabo	5.22
Hillfort, Scrabo	5.23
Church, graveyard, souterrain and enclosure, Slanes	25.18
Tara Fort Rath, Tara	32.17
Comber Motte	10.22
Windmill Stump, Tullyboard, Portaferry	IHR 3264 32.500
Post Medieval Church and graveyard, Tullynakill	MRD: IG 168.29
Lead Mine, Engine House and shafts, Whitespots	IHR 2631 6.501
Lead Mine Chimney, Whitespots	IHR 2633.1 6.503
Lead Mine Chimney of South Engine House, Whitespots	IHR 2634 5.505
Lead Mine windmill stump, Whitespots	IHR 2633.2 6.504
Lead Mine bog shaft, engine house and ancillary structures including chimney and outbuildings	IHR 2634 6.505

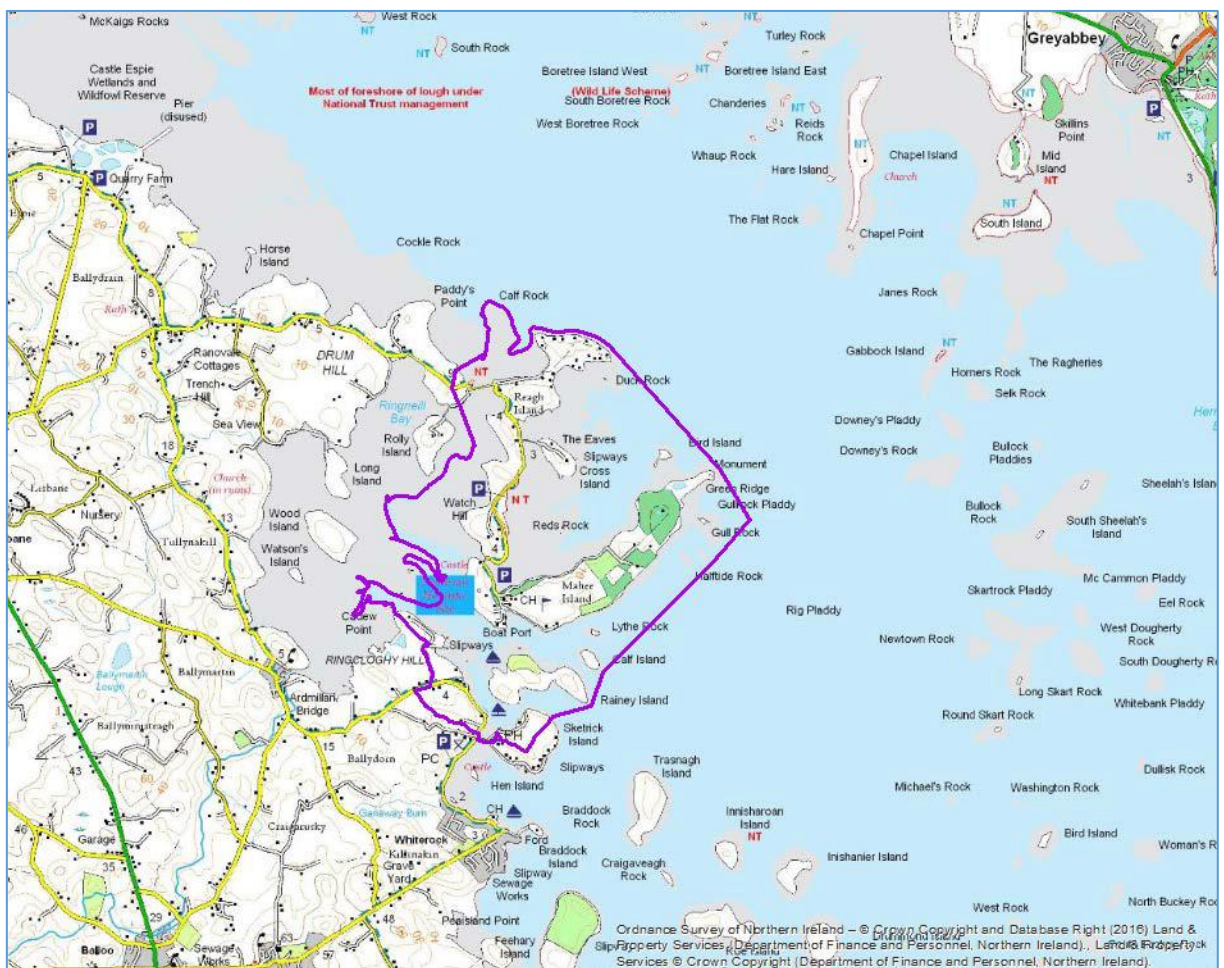
## **NENDRUM CANDIDATE AREA OF SIGNIFICANT ARCHAEOLOGICAL INTEREST**



Prepared by DfC Historic Environment Division  
Heritage Records and Designations Branch

### Contents

1. Preamble
2. Statement of Significance
3. Map
4. Selected imagery
7. Lists of Heritage Assets which lie inside the candidate ASAI



## Preamble

On 25th July 2017 Department consulted its statutory advisory body, the Historic Monuments Council on the identification of an Area of Significant Archaeological Interest at Nendrum. This ASAI was identified following desktop research and field survey carried out by Historic Environment Division.

## Statement of Significance

### Nendrum

An Area of Significant Archaeological Interest has been identified at Nendrum on the western shore of Strangford Lough. Nendrum was an important maritime monastic settlement, whose foundation was associated with St Mochaio, one of the disciples of St Patrick, who also provided the inspiration for the name “Mahee”. The site is located on the highest point of Mahee Island. Nendrum is the best example in Northern Ireland of an early medieval ecclesiastical enclosure with its buildings. The monastery, which has an associated ancient tide mill of international importance, is a State Care Monument, and is managed by the Department of Communities, along with nearby castle sites at Sketrick (Sketrick Castle) and Mahee (Nendrum Castle).



The unique island and coastal landscape and seascape identified within this ASAI, makes a valuable contribution to the setting, understanding, enjoyment and appreciation of the monastic site, whose influence extended into the mainland in historic times, and to the understanding and enjoyment of the other heritage assets and their settings, that lie within it. The views from the monastery and toward it, including the views from and to the mainland are critically important and convey a distinct and tranquil sense of place. The contribution of the rural and coastal approach roads and causeways to the site are a key characteristic of the ASAI, offering unique views of land and sea and reflecting the meandering, interwoven nature of the islands and coastline. The place names of the area have been influenced by both its natural landscape characteristics and the historic environment.

Development such as high turbines (on land or sea), large scale development, cumulative one-off housing, large forms of aqua cultural development, or types of development that would result in the introduction of loud noise output into the landscape, has the potential to adversely impact the distinctive qualities of this close set island landscape and the contribution it makes to the setting and enjoyment of the monument.

*1 Aerial view of Nendrum from west demonstrating its situation in a maritime landscape. This ASAI encompasses this unique island and coastal landscape and the heritage assets that lie therein.*







2.

*View of the island above looking across toward Sketrick. The influence of the monastery extended to the mainland in ancient times. While being separate the visitor has a sense of how the monastery connected with the wider landscape.*



**3** *Aerial view of internationally important tide mills site which are associated with the monastery*





4. The monastic complex, including the remains of the church, round tower and other buildings is located on the highest part of Mahee Island



5. The contribution of the rural and coastal approach roads and causeways to the site are a key characteristic of the ASAI, offering unique views of land and sea and reflecting the meandering, interwoven nature of the islands and coastline



*6. The unspoiled coastal landscape displays distinctive well preserved heritage features of many periods.*



**Sites and Monuments Records within Nendrum ASAI 20th July 2018**

NISMR	TYPE	PROTECTION	TOWNLANDS	GRIDREF
DOW011:017	MESOLITHIC OCCUPATION SITE		RINGNEILL	J5225065350
DOW017:005	NENDRUM MONASTIC SITE: CHURCH, ROUND TOWER etc.	State Care and Scheduled	MAHEE ISLAND	J5244063630
DOW017:030	MESOLITHIC OCCUPATION SITE		CROSS ISLAND	J5293064870
DOW017:032	FINDSPOT OF MESOLITHIC FLINT BLADE		MAHEE ISLAND	J5238063520
MRD168:006	CLEARED SLIPWAY		SKETRICK ISLAND	J5295062700
MRD168:007	NOTE IN ADVANCE OF FIELDWORK: ARCHAEOLOGICALLY SENSITIVE AREA		SKETRICK ISLAND	J5340063500
MRD168:008	CAUSEWAY		BALLYDORN; SKETRICK ISLAND	J5240062520
MRD168:011	SLIPWAYS (2)		MAHEE ISLAND	J5292063380
MRD168:013	STONE QUAY		BALLYDORN	J5210063340
MRD168:014	INTERTIDAL WALL		BALLYDORN	J5196063430
MRD168:016	LINEAR FEATURE		RAINEY ISLAND	J5277063190
MRD168:017	A.P. FEATURE		RAINEY ISLAND	J5244063190
MRD168:020	LANDING PLACE		MAHEE ISLAND	J5237063980
MRD168:021	STONE QUAY		MAHEE ISLAND	J5220063800
MRD168:022	FIELD BOUNDARY EXTENSIONS (2)		MAHEE ISLAND	J5260063530
MRD168:028	Nendrum Tide Mill - see ITR record for more details)	Scheduled	MAHEE ISLAND	J5255063750
MRD168:030	INTERTIDAL WALL		MAHEE ISLAND	J5349063630
MRD168:031	NATURAL FEATURE		BALLYDORN; CALF ISLAND	J5325063170
MRD168:032	A.P. FEATURE		MAHEE ISLAND	J5430064600
MRD168:033	STONE FISH TRAP		REAGH ISLAND	J5344065470

MRD168:034	A.P. SITE: NATURAL FEATURE		MAHEE ISLAND; RAINEY ISLAND	J5260063370
MRD168:038	STONE JETTY OR SLIPWAY		REAGH ISLAND	J5250065500
MRD168:041	INTERTIDAL WALL AND LINEAR STONE FEATURE		REAGH ISLAND	J5241064530
MRD168:042	OYSTER TANK		REAGH ISLAND	J5238065380

MRD168:048	CAUSEWAY		MAHEE ISLAND; REAGH ISLAND	J5241063980
MRD168:049	DUCK HIDES		Red's Rock (Between REAGH ISLAND and MAHEE ISLAND)	J5300064200
MRD168:050	CAUSEWAY		REAGH ISLAND/Cross Island	J5275064930
MRD168:051	NATURAL FEATURE		Cross Island (east of REAGH ISLAND)	J5306064640
MRD168:052	A.P. SITE		BETWEEN RAINEY ISLAND and MAHEE ISLAND; CALF ISLAND	J5322063180
MRD168:096	OYSTER MIDDEN		MAHEE ISLAND	J5390064500
MRD168:097	OYSTER MIDDEN	Scheduled	BALLYDORN; RAINEY ISLAND	J5270063140
MRD168:098	OYSTER MIDDEN		RINGNEILL	J5220065300
MRD168:100	OYSTER MIDDEN		REAGH ISLAND	J5260065200
MRD168:101	Hulk: Schooner 'Fanny Crossfield'		RINGNEILL	J5229065400
MRD168:104	STONE SLIPWAY		RINGNEILL	J5229065350
MRD168:105	INTERTIDAL WALL		REAGH ISLAND	J5256064350

MRD168:106	STONE QUAY AND CLEARED SLIPWAY		REAGH ISLAND	J5238064030
MRD168:107	STONE U-SHAPED FARM JETTY		REAGH ISLAND	J5258065390
MRD168:108	INTERTIDAL WALL		REAGH ISLAND	J5273064860
MRD168:109	STONE JETTY & SLIPWAY		REAGH ISLAND	J5279065470
MRD168:110	TWO LINEAR STONE FEATURES		REAGH ISLAND	J5242065110
MRD168:111	Field Boundary Extension		REAGH ISLAND	J5258064310
MRD168:112	KELP GRIDS		REAGH ISLAND	J5315065490
MRD168:113	INTERTIDAL WALL		REAGH ISLAND	J5257065210
MRD168:114	STONE QUAY		RINGNEILL	J5230065380
MRD168:115	SHORE LANEWAY		REAGH ISLAND	J5260064200
MRD168:116	INTERTIDAL WALL		REAGH ISLAND	J5237064060
MRD168:118	INTERTIDAL WALL		REAGH ISLAND	J5301065200
MRD168:119	INTERTIDAL WALL		REAGH ISLAND	J5273065100
MRD168:120	INTERTIDAL WALL		REAGH ISLAND	J5244064780

MRD168:121	INTERTIDAL WALL		REAGH ISLAND	J5260064120
MRD168:122	INTERTIDAL WALL		REAGH ISLAND	J5259064170
MRD168:123	INTERTIDAL WALL		REAGH ISLAND	J5269064640
MRD168:124	INTERTIDAL WALL		REAGH ISLAND	J5274064730
MRD168:125	INTERTIDAL WALL		REAGH ISLAND	J5262065450
MRD168:127	SHORE LANEWAY		BALLYDORN	J5200063320
MRD168:131	FORD		BALLYDORN	J5203063260
MRD168:132	STONE JETTY AND CLEARED SLIPWAY		BALLYDORN	J5227062910
MRD168:133	Quay and Slipway		BALLYDORN	J5242062720
MRD168:135	CLEARED AREAS (2)		BALLYDORN; RAINEY ISLAND	J5298063000
MRD168:136	STONE JETTY AND STONE QUAY		Rainey Island (BALLYDORN)	J5265062800
MRD168:137	STONE QUAY AND CLEARED SLIPWAY		Rainey Island (BALLYDORN)	J5270062940

MRD168:138	CLEARED SLIPWAY		BALLYDORN; RAINEY ISLAND	J5270062940
MRD168:139	STONE QUAY, CLEARED SLIPWAY AND STONE WALL		Rainey Island (BALLYDORN)	J5229063090
MRD168:148	POST AND WATTLE FENCE		MAHEE ISLAND	J5330064010
MRD168:149	STONE QUAY AND 2 CLEARED SLIPWAYS		MAHEE ISLAND	J5280063400
MRD168:150	INTERTIDAL WALL		MAHEE ISLAND	J5403064520
MRD168:151	MEMORIAL MONUMENT		MAHEE ISLAND	J5425064670
MRD168:168	SLIPWAY		BALLYDORN	J5229062920
MRD168:171	PERIWINKLE MIDDEN		REAGH ISLAND	J5250064600
MRD168:172	PERIWINKLE MIDDEN		REAGH ISLAND	J5250065000
MRD168:174	SHELL MIDDEN		REAGH ISLAND	J5280065200
MRD168:176	SHELL MIDDEN		ROLLY ISLAND (RINGNEILL)	J5320065000
MRD205:014	INTERTIDAL WALL		MULLAGH	J5330064000
DOW017:004	TOWER-HOUSE AND BAWN: MAHEE ISLAND	State Care and Scheduled	MAHEE ISLAND	J5239263951
DOW017:008	TOWER-HOUSE, BAWN & PASSAGE TO SPRING: SKETRICK CASTLE	State Care	SKETRICK ISLAND	J5245862520
MRD168:029	HARBOUR (ITR site - see ITR files for more info)	Scheduled	TULLYNAKILL	J5236563499
MRD168:180	2 PORTIONS OF QUAY WORKS AND SLIPWAY	Scheduled	MAHEE ISLAND	J5245063910

#### Industrial Heritage Records within Nendrum ASAI 20th July 2018

IHR	TYPE	TOWNLAND	GRIDREF
02784:000:00	Ringneill Quay	Ringneill	J52386538

07513:000:00	Road Bridge	Mahee Island	J52406397
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#### Listed Buildings Records within Nendrum ASAI 20<sup>TH</sup> July 2018

HB REF	EXTENT OF LISTING	GRID REF	GRADE
HB24/17/086	House ( built 1920-1939)	J5220 6266	B2

#### Battlesite Records within Nendrum ASAI 20<sup>th</sup> July 2018

BATTLE	YEAR	SIDE A	SIDE B	OUTCOME	GRIDREF	TYPE	MAIN REFERENCE
Sgath- deirge: Sketrick	1470	Mac-I-Neill Boy O'Neill: Clannaboy (defending)	Henry son of Owen O'Neill: Tyrone	B: victory	J52456252	castle 'taken'	Annals of the Four Masters, Vol 4, p1067

## Appendix D – Areas of Archaeological Potential

### Areas of Archaeological Potential in Ards and North Down – Historical Information

(Extracts from ongoing DfC work on the Gazetteer of Historic Nucleated Urban Settlements)

<b>ARDMILLAN</b> Place Name: Ard Muilinn ‘height of the mill’ 17 <sup>th</sup> Century Settlement	Ref: SM6.628
<p>Ardmillan is on the north-western shore of Belfast Lough, at the mouth of the River Blackwater. A Mesolithic occupation site has been identified to the north-east of the village and close to the shore. The AAP is based upon the extent of the 1<sup>st</sup> Edition map settlement and has been extended to the south, east and west to include the 17<sup>th</sup> Century settlement. The AAP also includes a prehistoric cup-marked stone.</p> <p>Ardmillan was part of the Manor of Ballydrine, in the possession of the Bishops of Down, although in the 17<sup>th</sup> Century it was included in documents relating to Clandeboye Estate. The name Ardmillan is thought to be derived from a mill located on or near the settlement. A large pond and a stream are shown on the Raven map of 1625. A mill is marked at the centre of the village in the 2nd Edition Map (1859.)</p> <p>By 1829, Ardmillan had a population of 313 and it is described in the OS Memoirs as a fishing village with narrow streets and a corn mill at the centre. There were 33 thatched houses. Occupations listed in the Memoirs included 2 grocers, 3 publicans, 1 tailor, 2 nailers, 5 shopkeepers and 1 woollen draper.</p>	
<b>BALLYHALBERT</b> Place Name: from the Irish Baile Thalboid ‘Talbots Townland’ Settlement possibly Medieval in origin	Ref: SM6.073
<p>The Ballyhalbert AAP is based upon the extent of the village on the 1<sup>st</sup> Edition OS map and is extended to include a prehistoric standing stone and a medieval church and motte site. Several industrial sites also fall within the identified area.</p>	

The village of Ballyhalbert is situated on the east coast of the Ards peninsula. A standing stone is located just outside the village. Ballyhalbert is overlooked by an Anglo-Norman motte, standing on the edge of a raised beach to the south of the village. The name of the village is derived from the Anglo-Norman Talbot family who held land in the area.

Ballyhalbert was part of lands acquired by Sir James Hamilton in the early 12<sup>th</sup> Century and in 1659, the townland was recorded as having 22 occupants of which 12 were English or Scottish and 10 were Irish. By 1821, there were 322 inhabitants.

#### **BANGOR**

**Place Name: An Chabrach 'The poor land'**

**Ref: SM6.113**

**Medieval Settlement associated with abbey; 17<sup>th</sup> Century**

The AAP has been identified for Bangor based upon the extent of the settlement as shown on the 1<sup>st</sup> Edition OS map. It includes the site of the post-Medieval Customs House and the Scheduled Augustinian abbey. The abbey is on the site of an early Christian monastic site, founded by St. Comgall in the 6<sup>th</sup> Century. Given the scale and reputation of the monastic foundation, it would seem likely that a settlement would have developed around it. A new monastery was built in the 12<sup>th</sup> Century after St. Malachy introduced the Augustinian Rule to the community.

In the 17<sup>th</sup> Century, the estates became the property of Sir James Hamilton, and the town was described in 1611 as consisting of 80 new houses. The present Main and High Streets were already established by 1625. A Raven map of this date shows the town to have had 2 main streets, running at right angles to each other, with a stream and mill with footbridge running between them.

#### **COMBER**

**Place Name: An Comar 'the confluence'**

**Ref: SM6.211**

**17<sup>th</sup> Century settlement**

An AAP has been identified for Comber based on the extent of the settlement defined in the 1<sup>st</sup> Edition OS map, extended north to cover the site of Mount Alexander Castle and south to include the site of the 17<sup>th</sup> Century deserted village of 'New Comber.' A number of industrial heritage sites are also included, which reflects development of the town as an industrial centre during the 19<sup>th</sup> Century.

Sources suggest that Comber was rebuilt sometime from the mid 17<sup>th</sup> Century on the present site, after the original (Owld Comber) was destroyed during the 1640s.

<b>CRAWFORDSBURN</b> Place Name: 'Crawfords River'  18 <sup>th</sup> /19 <sup>th</sup> Century settlement	Ref: SM6.227
<p>The AAP identified in Crawfordsburn is based upon the extent of the settlement on the 1<sup>st</sup> edition OS map. A coaching inn dating from the 17<sup>th</sup> Century formed the focus for the development of a village here in the 18<sup>th</sup> Century, under the patronage of the Sharman-Crawford family. With the development of the railway in the 19<sup>th</sup> Century, Crawfordsburn became a late Victorian tourist attraction.</p>	
<b>DONAGHADEE</b> Place Name: from Irish Domhnach Daoi – possibly 'Daois church'  Possible Medieval settlement, early 17 <sup>th</sup> Century village, 18 <sup>th</sup> Century town	SM6.273
<p>The AAP in Donaghadee is based upon the extent of the settlement as shown on the 1<sup>st</sup> Edition OS map and has been extended to include the fishpond to the south.</p> <p>The Montgomery manuscripts suggests that there had been some prehistoric activity in the vicinity of the Anglo-Norman Motte. The motte and the 17<sup>th</sup> Century Church of Ireland (which is built on the site of an earlier structure) together may be an indicator that there was also a medieval settlement at Donaghadee in this area.</p> <p>A Commission to determine which ports should receive a royal warrant chose Donaghadee in 1616, which by then was in the possession of Hugh Montgomery. Montgomery also owned Portpatrick meaning that he was in full control of all the trade between Ards and Galloway at that time. By 1626, he had built a new harbour and established a mail service between the two ports. The earliest version of the Manor House was built by Montgomery in the early 17<sup>th</sup> Century and was subsequently passed on to the De la Cherois family in the late 1770s. The present building was built by Daniel De la Cherois and possibly contains the fabric of the earlier dwelling.</p> <p>Donaghadee flourished during the 18<sup>th</sup> Century with a considerable trade in horses and cattle. The harbour was replaced in 1820, and this is the version that still exists today. In the OS memoirs and associated maps, the town is described as comprising 'several streets, which are wide and well-kept, with 2986 inhabitants living in 671 houses.' A corn mill site is shown on the western periphery of the town and a rope work on the curve of the bay.</p>	
<b>GREYABBEY</b>	SM6.395



<p><b>Place Name:</b> derived from abbey, founded here in 1193</p> <p><b>Possible Medieval settlement, early 17<sup>th</sup> Century village, 18<sup>th</sup> Century planned village</b></p>	
<p>An AAP has been identified for the village of Greyabbey based upon the extent of the settlement as shown in the 1<sup>st</sup> Edition OS map. It includes the site of a rath and is adjacent to the Cistercian Grey Abbey which is in state care. The abbey was founded in 1193 by Affreca, wife of John be Courcy and dissolved in 1537. The lands were eventually granted to Sir High Montgomery by James I.</p> <p>The first indication of a village in Greyabbey is given in the granting of a charter to Viscount Montgomery for a Friday market. His son James built a house at Rosemount.</p> <p>From 1717 onwards, under the ownership of William Montgomery, linen production was encouraged, and the village appears to have been relocated to reclaimed land on the coast. Linen production remained an important occupation in the village up to the 1830s. Today, the village has a regular planned appearance which accords well with what is known of its 18<sup>th</sup> Century origins.</p>	
<p><b>GROOMSPORT</b></p> <p><b>Place Name:</b> Port an Ghiolla Ghruama ‘port of the gloomy fellow’</p>	<p><b>SM6.398</b></p>
<p>Groomsport AAP is based upon the extent of the settlement as shown in the 1<sup>st</sup> Edition OS map and extending beyond it to the coastline.</p> <p>In 1837, the village contained 408 inhabitants and a harbour for small craft chiefly engaged in fishing. A coastguard station was also located here. On 13 August 1689, the advanced army of William III, consisting of 10 000 troops under the command of Duke Schomberg, disembarked at Groomsport from 70 vessels and encamped for the night. The next day they proceeded on to invest Carrickfergus.</p>	
<p><b>HOLYWOOD</b></p> <p><b>Place Name:</b> comes from Latin ‘sanctus Boscus holy wood,’ which was the name the Normans gave to the adjacent woodland</p> <p><b>Potential Medieval settlement with motte and church site, 17<sup>th</sup> century village</b></p>	<p><b>SM6.409</b></p>

An AAP is identified for the town of Holywood, based upon the 1<sup>st</sup> Edition OS map and includes a church site and a motte. Although no early material survives from the church site it has been identified as originating from the 7<sup>th</sup> Century. The church had become a Franciscan friary by the 15<sup>th</sup> Century.

The area was part of the lands granted to Sir James Hamilton in 1605, who laid out a town consisting of 2 main streets intersecting at right angles and was granted a patent to hold a weekly market on a Wednesday and an annual fair. The basic town structure as shown on the Ravens map of 1625 survived through to the 1<sup>st</sup> Edition OS map and is still recognisable today as the core of the town.

With the establishment of the railway in the mid 19<sup>th</sup> Century, and given its proximity to Belfast, the town continued to develop. This is reflected in the large number of historic buildings dating to this period.

#### **PORTAFERRY**

**SM6.577**

**Place Name: Port and Pherie – refers the ferry link at the mouth of Strangford Lough**

**Medieval and 17<sup>th</sup> Century settlement**

An AAP is identified at Portaferry based upon the extent of the settlement as shown in the 1<sup>st</sup> Edition OS map and includes the site of the castle, old church and Portaferry House. The ferry route, church sites (Templecranny and Ballyphilip) and tower house all suggest that there was a settlement at Portaferry by the 16<sup>th</sup> Century, if not considerably earlier. At this time, the Savage family was in possession of the area.

In 1623, Sir James Montgomery (brother-in-law to Patrick Savage) began a series of improvements to the settlement including repairs to the castle, the implementation of Plantation, improvements to the harbour and building mills.

Activities and industry attested to in the latter half of the 18<sup>th</sup> Century included a bleachworks with green, tan yard, distillery, brewery, saltworks, rope walk and ship building, as well as the trade in goods and normal activities of a fishing port. Investment by the Nugent family (who had changed their name from Savage) ensured the continued development of Portaferry into the 19<sup>th</sup> Century.

#### **MILLISLE**

**SM.521**

**Place name derives from 17<sup>th</sup> Century references to Baile an Mhuilin ‘the townland of the Mill’**

## 18<sup>th</sup> Century village

An AAP has been published for Millisle which is focused in the two mill complexes. The historic core of the village is in the townland of Ballymacruise, extending slightly into Ballycopeland. The village is named Mill Isle on Kennedys 1767 map of County Down and is shown as a linear settlement on either side of Shore Road, with a Presbyterian Meeting House built in 1773, using financial and labour contributions from the residents of Millisle.

There were certainly mills by the mid 18<sup>th</sup> century – to the west of the village was a corn mill complex which includes the windmill. A second mill was established at the northern end of the village in 1790.

By the 1830s, the village had expanded and Main Street had been developed. The OS memoirs record that in 1837, the majority of the houses in Millisle belonged to fishermen who also held small farms.

## NEWTOWNARDS

Place name from Irish Baile Nua na hArda ‘ New Town of the promontory’

Medieval town, re-founded in the 17<sup>th</sup> Century

An existing AAP has been established for the town of Newtownards. Its location just beyond the northern extremity of Strangford Lough ensured that Newtownards and the surrounding area have long since been attractive for occupation.

In the 6<sup>th</sup> Century, Saint Finian founded what was to become a prominent monastic site at Moville. The founding of a Dominican Priory at Newtownards can be seen as confirmation of the urban status of the settlement. It was extensively remodelled and enlarged in the 14<sup>th</sup> Century. The ruins of the Priory are the only upstanding remains of the medieval town.

After the dissolution of the monasteries, Newtownards and the surrounding area came into the possession of Sir High Montgomery. After a period of desolation, Montgomery brought over Scots – smiths, carpenters, and masons to carry out the construction of the town, repairs to the church and setting out of the streets. Montgomery built himself a house within the cloisters of the Priory which included a bakehouse, brewery and store houses, all set within a series of walled courts and

gardens. This complex was flanked by a bawn wall<sup>1</sup> with flanking towers on three corners and was bounded to the south and east by a canal.

The first recorded grant of a market and three fairs to Montgomery dates to 1626. The still-standing market cross was erected in 1636 at the junction of High Street, Castle Street and Movilla Street, suggesting that the street pattern at the eastern side of the town had already been established by this date. The market cross was built of Scrabo Stone and this local building material was widely used in both public and private buildings.

The 1720 map of Ards shows the layout and street pattern with regular tenements and buildings along the street frontages. The town was sold to the Stewart family in 1744 and Alexander Stewart embarked upon extensive improvements to the town. The centrepiece was the construction of the new market house and the creation of the market square, which refocused the core of the town and developed a new, more regular street pattern.

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<sup>1</sup> A bawn is a tall defensive wall surrounding an Irish tower house

## Appendix E – Grade A Listed Buildings

Location and Description	Date of Construction	Date of Listing
<p><b>Helen's Tower, Clandeboye Estate</b></p> <p><b>Reference: HB23/06/009</b></p> <p>A four-storey square-plan Scottish-baronial style memorial tower dated 1848 and built to designs by William Burn. Located in Tower Hill Wood in the southern reaches of Clandeboye Estate on an elevated site. On completion, the tower was christened Helen's Tower as a tribute by the first marquess of Dufferin to his mother. It is one of the two finest memorial towers in NI and as such is a rare example of its type. The tower is well proportioned and retains much historic fabric of fine quality and craftsmanship.</p>	1840-1859	1975
<p><b>The Town Hall, Bangor</b></p> <p><b>Reference: HB23/007/001A</b></p> <p>A large two storey Jacobean style house dated 1852. Formerly the residence of Robert Edward Ward who was a significant figure of local interest, it has served as council offices since 1952. The principal rooms have retained much of the decorative plaster and joinery work, with particular interest in the former double-height music room, now the council chamber. The external fabric of the building has remained largely unaltered and whilst the setting has been compromised to an extent by modern car parking, important elements still survive such as stone terraces, fretted walls and the gate and steps of the landscaped garden. The building is one of the finest Victorian residences in NI.</p>	1840-1859	1975
<p><b>Railway Viaduct, Crawfordsburn</b></p> <p><b>Reference: HB23/15/022</b></p>	1860-1879	1975

<p>A five-arch masonry railway viaduct built for the Belfast, Holywood and Bangor railway in the early 1860s to designs by Charles Lanyon. Its proportions, quality of stonework and attention to detail render it of high architectural merit. The use of brick soffits reflects the shift away from entirely stone (as found, for example in the 1830s bridges on the Belfast-Lisburn line.) The projecting footplates contribute to the historical interest as they were added when the line was doubled. The viaduct is of national interest as an outstanding example of mid 19<sup>th</sup> Century railway architecture.</p>		
<p><b>Red Bridge, (Road bridge) Ballyrobert Road, Crawfordsburn</b></p> <p><b>Reference: HB23/15/023/F</b></p> <p>An 1852 brick and stone road bridge, possibly the work of Benjamin Ferrey. It encompasses neo-Gothic and Scottish Baronial elements, in the form of its two-centred moulded arch and corbelled turrets and its appearance reflects the style of Helen's Bay station and the bridges associated with it. Unusually for a bridge of this period, it is of brick rather than stone construction (hence its name 'Red Bridge) albeit detailed with dressed sandstone. It is octagonal and aligned on the avenue (maintaining its straight course) but wide enough to allow the road to run straight across it also.</p>	1740-1859	2012
<p><b>Station Platform, Coachyard, Station Building, Helens Bay Railway Station</b></p> <p><b>Reference: HB23/15/039A, B and E</b></p> <p>A single storey basement, four bay Scottish Baronial style railway station, built c. 1862 on the estate of the 1<sup>st</sup> Marquis of Dufferin and Ava to designs by Benjamin Ferrey as part of the Belfast, Holywood and Bangor railway. It is of note as an unusual example of mid 19<sup>th</sup> Century railway architecture, owing to the fact that its design and plan form reflects the social distinction between the Marquis and the general public and was dictated by the Marquis and not the railway company.</p>	1860-1879	1975

<p>The station platforms have a functional relationship to, and group value with the station building. They are also of local historical interest in terms of their several phases of extension which reflect the development of the railway infrastructure along this line.</p> <p>The coach yard forms an integral part of the station complex, being the means of accessing the Dufferin family's private waiting room via a flight of stairs. It forms an interesting feature of Clandeboye Avenue.</p>		
<p><b>Railway Bridge, Helen's Bay Railway Station</b></p> <p><b>Reference: HB23/15/039/D</b></p> <p>A single arch masonry bridge, built c. 1862 in Scottish Baronial style on the estate of the 1<sup>st</sup> Marquis of Dufferin and Ava to designs by Benjamin Ferrey. It formed part of the Holywood and Bangor Railway to carry the railway line over Clandeboye Avenue. Although modest in scale, its distinctive style, careful execution and high-quality sandstone detailing mark it out as a good and rare example of its type. The ribbed ashlar stonework is of particular technical merit. It is of importance as an unusual and outstanding example of mid 19<sup>th</sup> Century railway architecture, owing to the fact that its design was dictated by the Marquis and not the railway company. The bridge has group value with the railway station and other associated railway structures.</p>	1860-1879	1975
<p><b>Rathmoyle, 40 Craigdarragh Road, Helens Bay</b></p> <p><b>Reference HB23/16/030A</b></p> <p>An asymmetrical split-level Arts and Crafts House with Art Nouveau detailing, built in 1901 to designs by Vincent Craig, for his own use. Rathmoyle is a substantial house, an amalgam of the variety of styles that were popular at the turn of the 20<sup>th</sup> Century. Set within extensive landscaped grounds, the house is a notable example of early 20<sup>th</sup> Century architecture in all its variety, showcasing many of the familiar themes of the period. The original fenestration, including some high-quality Art Nouveau glazing, adds to the architectural interest of the house,</p>	1900-1919	1994

dominated and drawn together by the watch tower entrance with its fine oak and stone doorcase. Rathmoyle is one of the best complete houses of its type, retaining its original setting and is also a good example of the work of a prominent local architect.		
<b>Portaferry Presbyterian Church (also known as Portico)</b>  <b>Reference: HB24/01/046</b>  Remarkable two storey Doric temple style Presbyterian church of 1841, by John Millar, commonly recognised as one of the most important Greek neo-classical buildings in NI. The building draws references from a number of international locations – the external columns are similar to the Temple of Apollo at Delos, the internal columns draw inspiration from the Temple of Apollo at Bassae and the overall form of the building was based upon the Temple of Nemesis at Rhamnus.	1840-1859	1976
<b>Rosemount, Greyabbey</b>  <b>Reference: HB24/04/017/A</b>  Unusual compact hipped roof and rendered Palladian mansion of the 1760s, with two storey side wings and diagonal single side porches which assumed their present appearance in the 1840s, and a rear single storey 'smoking room' extension of the 1890s. There are some Gothic openings to the rear elevation. The house stands within an estate to the south-east of Greyabbey village, on or near an earlier house of perhaps c. 1700, which in turn replaces a house of 1634 which was destroyed by fire.	1750-1779	1976
<b>Ballywalter Park and garden walling and balustrades</b>  <b>Reference: HB24/04/028</b>  Large three storey hipped roof Italianate mansion with single storey wings and porte cochiere. It took its present form in the late 1840s, when Charles Lanyon remodelled and extended an earlier house of early 18 <sup>th</sup> Century origin. The house is roughly rectangular in plan and consists of a	1840-1859	1976



central three storey block with large single storey wings to the north and south, with two later wings to the far north side. The house is almost entirely finished with painted render, with a mixture of plain and vermiculated chamfered quoins. There is a decorative unpainted stucco balustrade around the forecourt of the house and a similar balustrade enclosing an area to the rear.		
<b>The Temple of the Winds, Mount Stewart</b>  <b>Reference: HB24/04/051</b>  Octagonal, two storey hipped 'banqueting house' of c. 1782-5 by James Stuart, based directly on the 1 <sup>st</sup> Century BC Tower of the Winds in Athens, a design made popular in the British Isles by Stuart through the publication of his Antiquities of Athens in 1762. This building is aesthetically the most important and the most beautiful structure within the Mount Stewart estate, surpassing even the house itself. In terms of design, authorship and quality of its interior, it is also one of the most important single pieces of architecture within Northern Ireland.	1780-1799	1976
<b>Mount Stewart and garden walls</b>  <b>Reference: HB24/04/052/A</b>  Large, relatively sober and restrained two storey hipped roof Classical style country house in greywacke snecked rubble with large sandstone ionic port cochiere and dressings. It took its present form in c. 1835-40 when the 3 <sup>rd</sup> Marquis of Londonderry commissioned William Vitruvius Morrison to replace much of what was a largely 18 <sup>th</sup> Century dwelling. The gardens to the immediate south of the mansion were laid out in the early 20 <sup>th</sup> Century and contain two summer houses and many decorative moulded figures of animals and fantastic beasts, as well as many other varieties of exotic flora.	1820-1839	1976
<b>The Manor House, High Street, Donaghadee</b>  <b>Reference: HB24/07/009A</b>	1760-1779	1976

Large two storey gentleman's town residence of c. 1771-80, possibly containing the fabric of an earlier dwelling of c. 1610, of national importance. There have been some significant 19 <sup>th</sup> Century alterations to the building including a Doric columned portico and a canted bay. The mainly Georgian interior is largely intact.		
<b>St. Marks Parish Church, Newtownards</b>  <b>Reference: HB24/11/001</b>  Fine perpendicular gothic church of 1816, extended in the 1850s. The extension replicates the detail of the original but with two major exceptions, notably the rock-faced finish to external stone (as opposed to ashlar) and exposed arch braced trussed ceiling (as opposed to groin vaulted plastered ceiling.) These divergences reflect the evolution of the style during the 1800s, and though carefully conceived the later portion makes for an unusual contrast.	1800-1819	1977

## Appendix F – Map of all Listed Buildings in Ards and North Down



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## Appendix G – Conservation Areas

### Hollywood – designated May 2004

The character of present-day Hollywood stems from its evolution through the centuries. The conservation area comprises of two distinctive areas – the current commercial centre and the residential quarter known as ‘high Hollywood.’

A notable feature of buildings in both areas is the survival of original features such as timber vertically sliding sash windows, cast iron rainwater goods, natural slate roofs and decorative details around doorways.

The commercial centre retains the early cruciform street pattern, including the well-known Maypole and remains as the main axis of the current retail and commercial centre of the town.

The residential quarter is by far the larger of the two areas that make up the CA. Here the narrow winding roads, bounded by indigenous hedging and trees highlight the importance of landscaping in the area. It is the combination of terraces, clusters of buildings and individual villas in their own grounds which gives the residential area of Hollywood its distinctive appearance.

The area generally reflects a mixture of late Georgian and Victorian villas and terraces. Hollywood’s sloped setting provides a unique landscape where glimpses of Belfast Lough add to the setting of the Conservation Area. The scale and spacing of the houses, the use of natural and planned landscape, together with these views of the Lough are what make Hollywood so unique and special.

### Donaghadee – designated 1994

The intrinsic qualities of the Donaghadee Conservation Area have been produced by centuries of social and economic change. A town of Anglo-Norman origins, Donaghadee is located on the east coast of the Ards Peninsula overlooking the Irish Sea. Once an important port, its more recent history includes a period as a popular seaside resort.

The crescent shaped Parade, along with the 19th Century harbour and lighthouse give Donaghadee much of its distinctive character. Despite changes over the years, The Parade remains a loose collection of buildings of compatible scale and plain street frontages, with variety provided by window rhythms, irregular rooflines and bulky chimney stacks. The present harbour replaced an earlier crescent shaped

quay built between 1775 and 1785 by Daniel Delacherois. The lighthouse stands on the north bastion of the South Pier and its tapering cylindrical tower is an enduring element in an ever-changing townscape.

The Georgian core of the town includes a number of significant listed buildings and fine terraces. The Manor House on High Street is the most important building in the town.

A large Anglo-Norman Motte, constructed probably in the 13<sup>th</sup> Century, overlooks the harbour and dominates the northern entrance to the town centre. In 1821, during the construction of the new harbour piers, a powder magazine was building for storage purposes on top of the motte. Styled as a picturesque castle, it is embellished with corner towers, turrets, battlements and a flagstaff and provides a dramatic silhouette when seen from afar.

### **Portaferry – designated 1993**

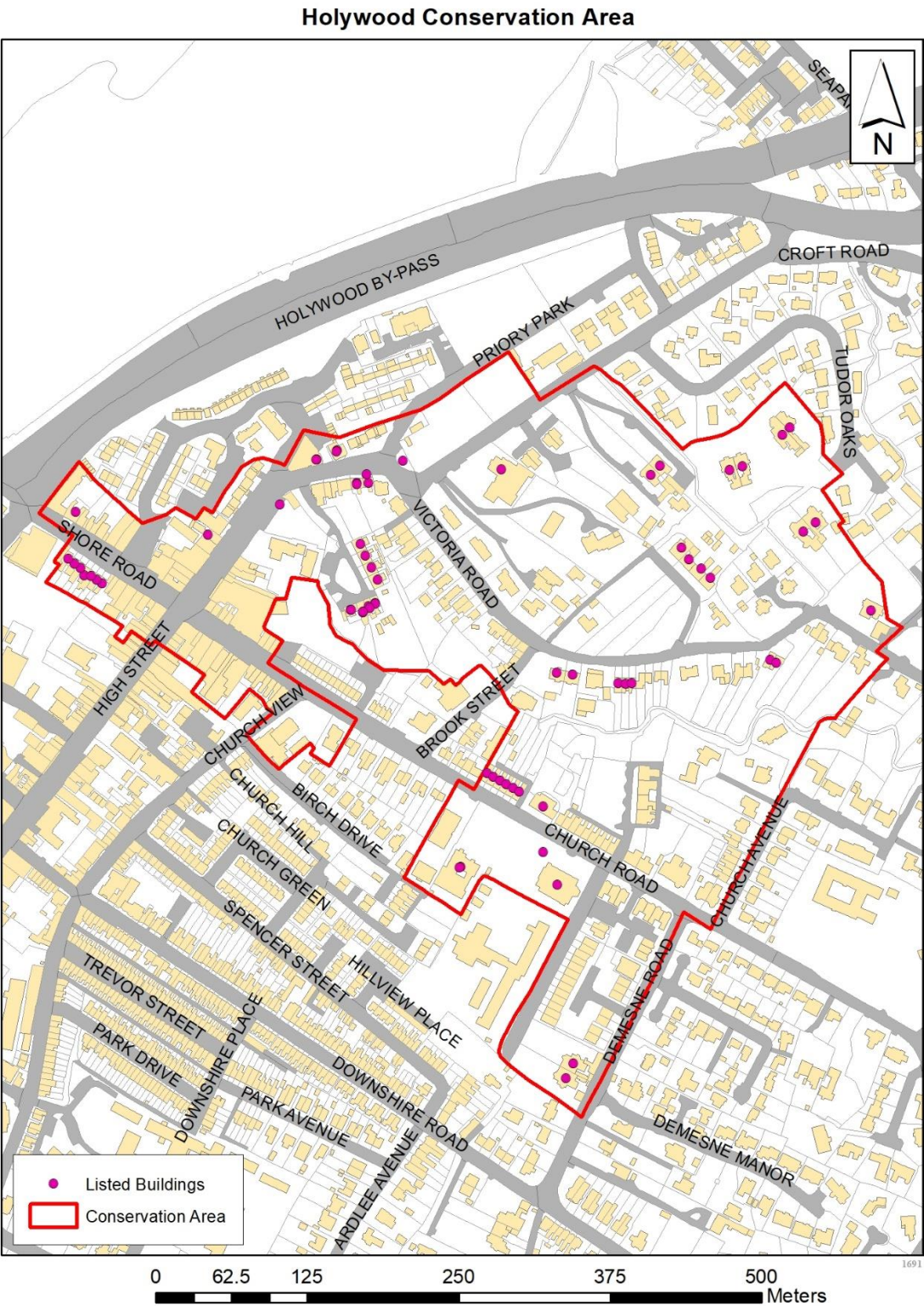
The conservation area comprises much of the older village founded in the mid 18<sup>th</sup> Century. The medieval origins of Portaferry, along with the subsequent role of the village as a market town and commercial centre have left a valuable architectural heritage. The fabric of the town bears clear testimony to the prosperity as a thriving port and home to a wide variety of trades and manufacturing industries through its distinctive features such as merchants houses and warehouses. Local topography has also been influential, with much of the settlement built on the drumlin slopes which overlook the Narrows of Strangford Lough.

The Market Square forms the dominant nucleus and is enclosed by groups of Georgian terraced and mid 19<sup>th</sup> Century buildings of various styles. The market house is the most important building both visually and functionally. Inland of the Square, Church Street and High Street are curved terraced streets that represent the outer limit of the village. The linear Lough Shore frontage consists of substantial two and three storey buildings and is dominated by Strangford Lough.

The design scale of buildings diminishes as one leaves the centre, and this adds variety and visual interest to the streetscape. The traditional wall finish is smooth cement rendering, usually painted white or other pastel shades. Roofs are mainly of slate and sloping streets provide varied rooflines, contributing positively to the character of the conservation area. Whilst there is little planting within the conservation area boundary, the landscaped demesne of Portaferry House forms an important backdrop to the northern part of the town when viewed from across the Lough.

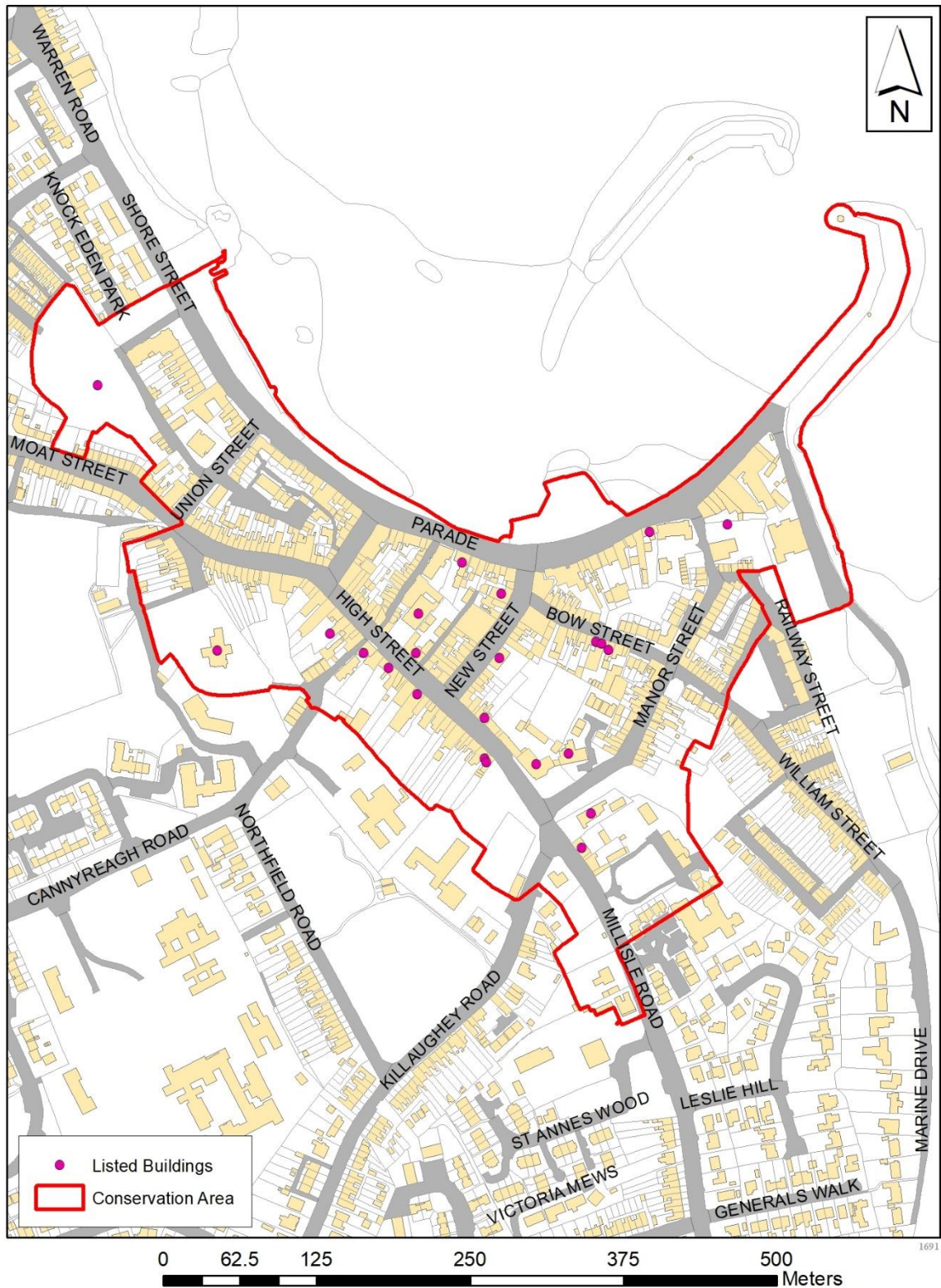


Appendix H – Maps of Conservation Areas within Ards and North



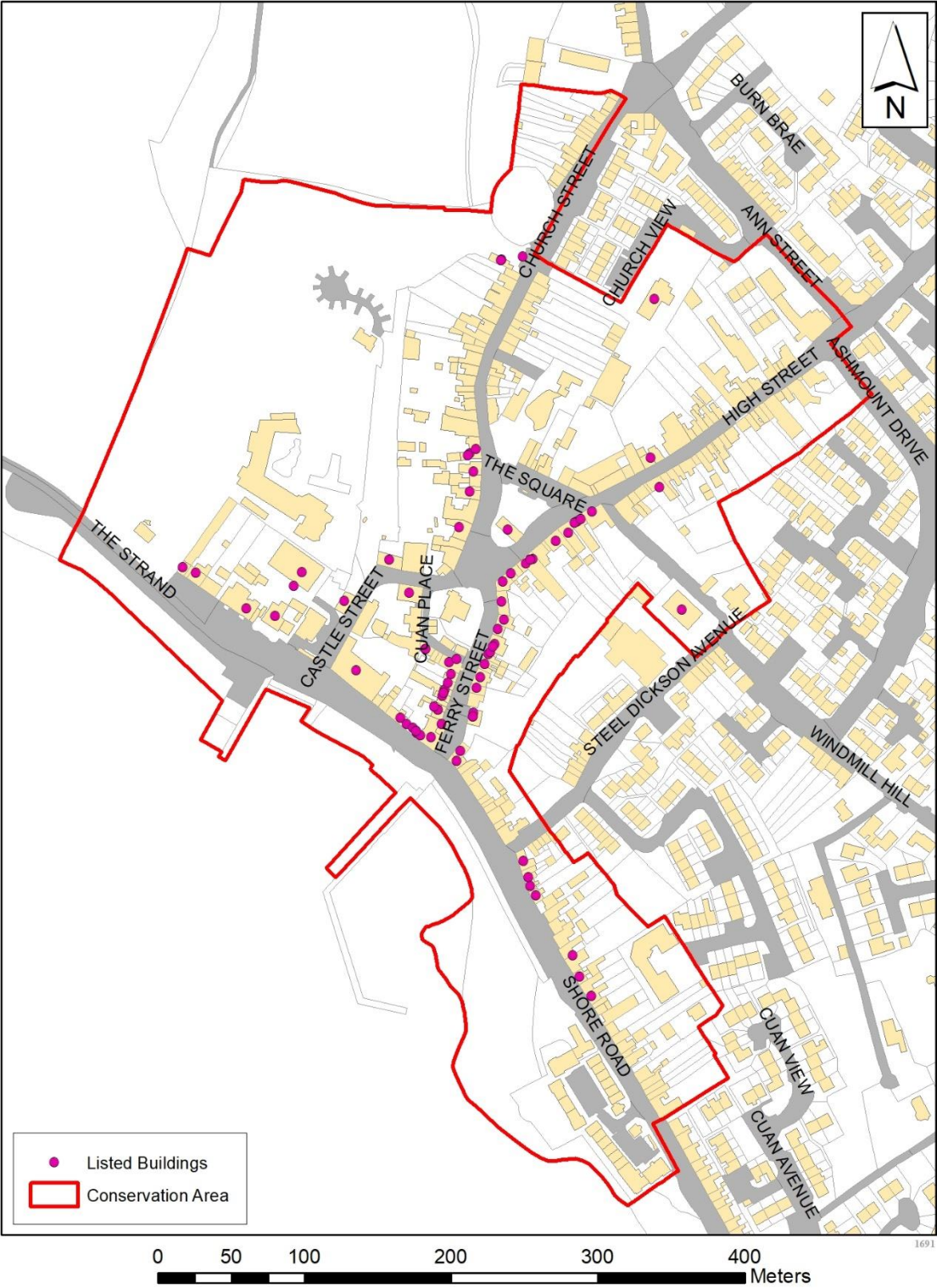


# Donaghadee Conservation Area



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Portaferry Conservation Area



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## Appendix I – Areas of Townscape/Village Character

### Areas of Townscape Character (ATCs)

#### **Bangor East**

Towards the end of the 19<sup>th</sup> Century, Bangor became a popular tourist resort and much sought after place to live. The beach at Ballyholme Bay was one of the principal attractions and following the construction of the promenade bank in 1890., the land overlooking the Bay began to be developed in terraces and detached villas. This continued throughout the first part of the 20<sup>th</sup> Century from the well wooded Glenganagh Estate built in the 1820s and identified as a Historic Park, Garden and Demesne in the east, to Lukes Point in the west and the broad expanse of housing, largely intact, still faces out to sea across the Strand.

All the essential elements of open space, buildings, landscape and views which are to be found in a typically Victorian and Edwardian seaside resort townscape, are contained within this well-preserved area.

The area is primarily residential although there are several shops, two churches and a sailing club. The character and appearance of open spaces, including those adjoining the shore, are of particular importance

#### **Bangor West**

Towards the end of the 19<sup>th</sup> Century, during the tourist resort heyday of the town, the concessionary tickets issued by the BCDR stimulated late Victorian residential building in the locality west of Bangor Town Centre, particularly around Brunswick Road, Bryansburn Road, Downshire Road and Maxwell Road. Bangor West is clearly identifiable as a late Victorian, Edwardian and inter-war suburb of high-quality housing of detached and semi-detached houses on comfortable plots and with well landscaped gardens.

This is an area where the hilly topography has made a particular contribution to creating a distinctive coastal landscape with a unique sense of place and identity. Good quality housing is complemented by mature gardens, trees and hedges, set out on either side of curving undulating roads.

#### **Bangor Central**

The greatest influence on the development of Bangor as a seaside town was the arrival of the railway in 1865. The thousands of visitors required accommodation, which was offered by a range of new hotels, furnished houses and lodgings, subsequently built amongst the tiers of rendered terraces and villas around Bangor Bay.

Various projects were developed to entertain these summer migrants, including The Esplanade at the bottom of Main Street, the seafront to Stricklands Glen and other public parks at Ballyholme Park and Ward Park. Public facilities were added for the townspeople, including a hospital, technical school, library and gasworks, as Bangor continued to flourish as a commercial port.

In the last thirty years, the holiday trade has declined, and the town has become a dormitory for greater Belfast. This transformation has been confirmed in major developments such as commercial enterprises and the marina. These have radically altered the setting of the town and its intimate relationship with the Bay. Nevertheless, the seaside history is represented in a rich and extensive architectural inheritance.

Land use within the area is mainly residential and retail, with office, ecclesiastical and leisure uses interspersed and accommodated in a large number of older properties. These, together with the pattern of open spaces and streets are tangible evidence of the development of the town. The diverse character of the townscape throughout Bangor Central reflects the various stages in its development.

### **Hollywood North**

Hollywood North ATC is located to the north of Hollywood Conservation Area. Consisting of predominantly residential land uses, it centres on Victoria Road and Croft Road with suburban villas and terraces, which were built in the first half of the 19<sup>th</sup> Century, so as to enjoy views over Belfast Lough. A notable example is Ardmore Terrace.

This combination of antiquity, fine 19<sup>th</sup> Century dwellings, the mature trees and gardens, the varied topography, the narrow meandering roads and the periodic and varied views afforded of the sea, make this an area of significant quality and landscape character.

### **Hollywood South**

Hollywood South ATC is located to the south of Hollywood Conservation Area. High Street is a major north-south axis running through the western part of the ATC with predominantly residential land uses to the east of this. The range of houses reflects

different periods of development with the higher density terraces closer to the town centre surrounded by lower density suburbs, typically comprising semi-detached and detached houses set in substantial plots with mature landscaping.

The late 19<sup>th</sup> century, parallel terraced streets extending eastwards from Church View, were occupied by artisans and labourers. Downshire Road developed between the 1860s and the 1920s and exhibits a variety of designs. Church View retains some good dwellings from the 1860s and 1870s. My Ladys Mile and Ardlee Avenue were laid out during the 1890s and contain excellent examples of late Victorian, Edwardian and inter-war suburban dwellings, set in spacious plots with mature landscaping and trees.

### **Bangor Road, Holywood**

Bangor Road is bordered by a number of listed demesnes and Victorian and Edwardian buildings. These are mainly large mansions set in extensive grounds. The area is dominated by one of the busiest roads in NI, the A2 from Bangor to Belfast. The portion that runs from Ballymenoch Park to Craigavad runs through an area of exclusive residential suburbs, whose distinctive quality, character and appearance derive from the striking backdrop of coastal scenery, wooded landscape and gentle slopes of the Holywood Hills. The road, much in the style of a corniche<sup>2</sup>, provides access to the individual properties which border it as well as feeding minor roads into the coastal areas of Marino, Cultra and Craigavad.

The higher slopes above and to the south-east of the road command outstanding views over a wooded foreground to Belfast Lough. Boundary treatments to the well-stocked gardens facing onto the A2 comprise mature hedges and basalt rubble retaining walls, built in the course of 1950s road improvements. They bring valuable texture and detail to the area. Trees dominate the landscape to enclose space, to soften the edges of buildings, to provide shelter and to frame occasional glimpses of the sea and Antrim coast beyond.

### **Marino, Cultra and Craigavad**

When the railway was extended from Holywood to Bangor in 1865, residential development in Marino, Cultra and Craigavad was stimulated by the issue of 'villa' tickets. To comply with the demands of local landowners, the physical impact of the new railway on the landscape had to be reduced. The line was therefore moved inland, and cuttings were required to overcome the steep gradients. These hid the line and some of the stations from view but required bridges for access to the coast. This resolution of the conflicting requirements of the railway engineers and the

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<sup>2</sup> Corniche - a road cut into the edge of a cliff, especially one running along a coast.

suburban villa owners has determined the character of the area, with the railway line generally remaining subordinate to the landscape and settlement pattern.

Victorian dwellings, set within well wooded plots, mainly detached, give the area its distinctive appearance. This character is enhanced by narrow meandering side roads bounded by tall hedges, trees and rubble stone walls. During the 1950s and 60s, a number of new cul-de-sac housing schemes were introduced to the area, though their visual impact is mitigated by ample mature landscaped and wooded areas. This drive to higher density has continued in the last 30 years, with new dwellings sited in the grounds of larger properties. The historic character and appearance of the area is vulnerable to the demand for further development.

### **Kinnegar**

The Kinnegar has long been physically separated from the rest of Holywood, at first by an inlet of water from Belfast Lough, then in 1848 by the arrival of the railway with its high embankment and station buildings, and more recently by the bypass road. As a result of this isolation from rest of Holywood, the area has developed its own character and identity. The Kinnegar began to become popular with visitors in the 1860s, when the Kinnegar Hotel was built and residential development began to continue intermittently for the next seventy years. These Victorian and Edwardian villas were positioned to take full advantage of the proximity to the sea along the Esplanade.

Dominated by its exposure to the adjoining expanse of Belfast Lough, the landscape of the Kinnegar is typically estuarine with its particular identity, character and sense of place reinforced by the physical barrier with the rest of Holywood. Most of the houses have front gardens but the area is largely devoid of trees. Although the landscape has become fragmented in places, the area still retains a large number of mid to late Victorian dwellings.

### **The Square, Comber**

Within an informal and modestly scaled townscape, The Square is a distinctive key focus for the local community. It possesses a strong architectural presence and sense of enclosure. It is an important historic space of robust form, dominated by the pillar of the Gillespie Monument. The buildings that surround The Square primarily originate from the early 18<sup>th</sup> Century, while the open spaces, Square and churchyard have historic links with the medieval Cistercian house that previously occupied the site. Other key features of the Square include the Parish church and the decorative cobbled pavement outside nos. 9-11.

### **Mill Village, Comber**

Andrews Mill was the essential component of Combers development from the 1860s onwards, it makes a strong architectural statement and is therefore a key element of the character of the area. Since its closure, its various blocks have been converted into a high-quality apartment development, with additional residential development on the adjoining lands. The setting of the Mill and the relationship with the local landscape elements (such as trees and the Mill River) and mill housing create a cohesive and intimate composition with a distinct identity and intrinsic quality of its own.

### **Court Street/Square, Newtownards**

Uniquely, the small area of Court Street and Court Square contains elements of all the notable and formative influences that led to the development of Newtownards – ecclesiastical, architectural, historical and archaeological interest. The history of this area is a unique reminder of the town's links with the textile industry. On the south side of Court Street, a block of mid terraced 19<sup>th</sup> Century housing exhibits a remarkable uniformity of scale, building line and architectural detailing, particularly the 'Ards doorway' with Scrabo stone surround and keystone. This housing was built for cottage weavers and has unfortunately suffered greatly from the effects of dereliction, vacancy and degradation in recent years.

At the east end of Court Street is Court Square – this is a triangular area of formal open space containing mature trees, war memorial, planting, pathways and seating. It is historically linked to the heart of the Medieval and 17<sup>th</sup> Century town. The Priory is immediately adjacent and is a key building in terms of its intrinsic architectural value, contribution to the townscape and varied history.

### **New Road/Warren Road, Donaghadee**

In 1861, the railway from Belfast to Newtownards was extended to Donaghadee. This made the town readily accessible to the expanding middle classes, as a rural retreat from the smoke and bustle of industrialised Belfast. As a result, substantial villas were built on the approaches to the town, concentrating on the western fringes such as the Warren Road shoreline and New Road. Some were speculative developments and others were one-off tailored designs, set in their own individual landscaped grounds.

Dwellings were mainly stuccoed semi-detached and occasionally terraced groupings but there are also good examples of 'Arts and Crafts' style houses, making use of imported brick and with very decorative designs. The Warren Road included substantial detached villas, each an individual architectural statement. Collectively, the buildings and associated landscaping create a distinctive and elegant garden

suburb where the high standard of finish and design, combined with the absence of dereliction imbue the area with an air of prosperity and well-being.

### **Kircubbin**

Kircubbin is a coastal village, and the shoreline is a key element of the character of the area. The old quay at the northern end of the village is closely associated with Main Street. Beyond this, the open landscape setting of the White and Monaghan Banks (drumlins) provide an attractive backdrop to the settlement. The interdependence of these three elements (shoreline, Main Street and drumlins) is the essence of the character of Kircubbin. On Main Street, key buildings include the listed Parish Church of the Holy Trinity and the Presbyterian manse at no. 15. In addition to these significant architectural pieces, other distinctive architectural features include the moulded plaster dressings at no. 4 and 24 and the shopfronts and doorcases in the group of listed buildings from nos. 27 – 41.

### **Kearney**

Kearney is a small informal group of buildings located on the seaward coast of the lower Ards peninsula. It is a weather-beaten site with a dramatic and inhospitable shoreline of submerged rocks. Its date of origin is unknown. The strong vernacular character of the group is very attractive and whilst it may be described as ‘informal,’ it is also tightly bound by a uniformity of scale, materials, colouring, enclosure and common spaces. Typical features include common open areas with scattered trees, private enclosures formed by low walls, hedges and traditional gates, gabled slated roofs and harled whitewashed walls with few and small openings. Many of the buildings are protected via listing. At Kearney Corner, the Corn Mill Stump is an eye-catching marker to the entrance to Kearney (along with the listed red telephone kiosk) and is of interest in its own right by reason of its industrial heritage and archaeological value.

Since the first plotting of the Ordnance Survey in the 1830s, the format of the ‘settlement’ has changed very little but the change in the social structure has been total, through the same period. In the second quarter of the 19<sup>th</sup> Century, Kearney was prosperous and lively, supporting two flax mills, public elementary school, post office and a working population of fishermen gathering shellfish and seaweed. The settlement declined rapidly during the Famine.

In 1965, the National Trust purchased Kearney and increased the stock of accommodation by the conversion of agricultural buildings. Many of the other dwellings have been extended or altered in recent years by the overall character is still very cohesive, with care taken over detailing and materials.

## **Greyabbey**

Greyabbey bears the name of the monastery of Grey Abbey, which was founded by the Cistercian community in 1193. The historic demesne village took shape from the mid 17<sup>th</sup> Century onwards. Its linear form is visually articulated by a series of nodes, located at junctions of early footpaths and ways. Architecturally, it is varied including Gothic, Renaissance, the Picturesque and Georgian styles and much of the vernacular. A sense of cohesiveness is maintained throughout by a common scale and proportions and the use of similar materials.

The Square comprises the most important building group, including a gate lodge and gate screen (and access to Rosemount demesne), the old Court House (no. 2a) and Cell Block, the primary school, Lough House (no. 1) and other well-proportioned dwellings. At the opposite end of Main Street, the Georgian Tea Rooms (no. 2 Church Street), gothic 'folly' on the hill, St. Saviours church and the ruins of the Abbey represent other key features of the townscape. A small but significant number of premises are in commercial use and their presence adds interest and vitality to the village scene.

The essence of Greyabbey's character lies in its setting – littoral but concealed within a historic landscape of plantations, thereby creating a unique interrelationship between the village, the Abbey and Rosemount Demesne.



## Areas of Village Character (AVCs)

### Groomsport

Groomsport developed beside the natural sheltered harbour, which existed between the shore, the Point and the rocky outcrop known as Cockle Island. The stone pier is reputed to be of Viking origin and the beginnings of this small settlement can be traced back to the 9<sup>th</sup> or 10<sup>th</sup> centuries. The 1625 map prepared by Thomas Raven at the request of the then landowner James Hamilton, shows the harbour, the pier, the cottages on the present Main Street and the outlines of The Hill. Groomsport remained a fishing village through the Edwardian and Victorian periods until the 1920s.

The village, with its terraced layout of Main Street and The Hill may be seen most clearly from the Watch House at Ballymacormick Point, whilst from within the village, the undulating topography generates a variety of picturesque views. Despite the addition of new housing on the periphery, the surrounding countryside has kept Groomsport relatively well separated from Bangor's outward expansion.

Human scale, two storey heights, vertically proportioned small windows, rendered finishes, slate covered pitched roofs and ridge top chimneys are characteristic features of the earlier buildings and townscape. It is a unique example of a traditional harbour village which has retained its core identity and character with its pier, sheltered anchorage and historic street pattern.

### Helen's Bay

The opportunity to develop the settlement of Helen's Bay arose from the completion of the Belfast to Bangor railway. Conceived by the Marquis of Dufferin and Ava as a new luxury holiday resort to rival Bangor, Portstewart and Portrush, the BCDR granted 'villa' tickets, which entitled the holders to free travel for a period if they constructed their homes within one mile of the station.

Though building started earlier with the station, the first dwellings were constructed on Church Road in the 1890s and the resort was advertised as having, in addition to the convenience of a railway, a golf course with clubhouse, excellent views over Belfast Lough, a beach and villas. The historic centrepiece of the AVC is the listed railway station, built on request of the Marquis to connect the railway to Clondeboye estate via private tree-lined avenue.



The plan form and the buildings credited to the Marquis of Dufferin are key to the character of Helen's Bay. These are augmented by late Edwardian and Victorian villas, set in generous landscaped plots and the picturesque coastal setting of Belfast Lough and the planned landscape of Clandeboy Estate. The various stages of development in last 150 years are revealed by distinct variations in character and appearance. The early beginnings around the station were followed over the next 20 years by detached Italianate and classical houses on Bridge Road, Station Square and Kathleen Avenue. Later, smaller Edwardian Arts and Crafts houses were built on Church Road. On Grey Point, interwar dwellings were built with verandas to command views over the beach. Trees and gardens are fundamental to the overall character of the AVC.

### **Crawfordsburn**

Crawfordsburn developed under the Sharman-Crawford family in the 18<sup>th</sup> and 19<sup>th</sup> Centuries around a 17<sup>th</sup> Century coaching inn. It possesses some important industrial archaeology such as the water mill on Main Street and windmill stump to the north of the village. In the 1880s, water from the Glen was used to power a generator to provide electricity. Crawfordsburn was promoted as a tourist attraction for visitors using the railway in nearby Helen's Bay.

The informal layout is largely of vernacular single and two storey dwellings lining both sides of Main Street, mostly from the 19<sup>th</sup> Century but with a sprinkling of interesting Edwardian club and community buildings. Set within a planned landscape on the North Down coast, the complete ensemble makes this an area of significant heritage value. Historic patterns of social hierarchy are revealed within the characteristic forms of the buildings, with the group of Georgian houses set amongst trees at the east end of the village contrasting with the humbler qualities of the rest of the village houses.

### Grade A\* Historic Parks, Gardens and Demesnes

#### **Clandeboyne Estate**

Reference D/012

This large scale Victorian landscape park (547.4ha) with its 18<sup>th</sup> Century origins is associated with a Regency house. This is one of the most extensive examples of Victorian parkland planting in NI with a lake covering some 25.9ha, large scale woodland and a private carriage corridor leading to Helen's Bay railway station.

The formal landscape that accompanied the old 18<sup>th</sup> Century was swept aside in the 19<sup>th</sup> Century for a good quality professionally designed landscape park. The park was remodelled and expanded considerably in size and involved closing the public road, sweeping away surrounding fields and farm buildings and in their place, planting of new belts, screens and deciduous woodlands. Between 1852 and 1862, a number of lakes were dug and on the west side of the demesne, a two-and-a-half-mile avenue was created to provide access to the private family railway station at Helen's Bay. In 1848, in the southern sector of the property, William Burn was commissioned to design a castellated tower which was named Helen's Tower by Lord Dufferin, in honour of his mother.

Today, the demesne is a successful and maintained amalgamation of woodland, farm and golf course. The ornamental planting is mainly to the NE and SE of the house in the form of different compartments begun at different times.

Features of interest include artificial lake, mature woodland, parkland trees, Helen's Tower, pets graveyard, bee garden, walled garden with glasshouse, garden house and gate lodges.

#### **Mount Stewart, Newtownards**

Reference: D/037

One of the most outstanding and renowned gardens (40ha) of the British Isles is set within an important 18<sup>th</sup> Century walled parkland (360ha) on the shores of Strangford Lough. It benefits from an excellent microclimate in which a vast range of plants can thrive, and the plant collection and design combine to make this an outstanding garden in any context. Herons have historically been on the estate, with an active heronry recorded in 2020.

The parkland, which was acquired by the National Trust in 2014, is a fine intact example of a pre-18<sup>th</sup> Century landscape in the Brownian manner, with mature woodland, outstanding garden buildings and a clever design layout adapted to the local drumlin topography, that has survived almost unaltered over the last two centuries. The majority of the notable features of the garden were developed under the ownership of Charles, the 7<sup>th</sup> Marquis of Londonderry and his wife Edith, who moved to Mount Stewart in 1921. Upon her arrival, Lady Londonderry undertook to transform the grounds around the house. She took advice from expert plantsmen and was fortunate to be able to employ workmen from a post-war labour scheme. The result is a layout that includes both formal and informal areas, each with their own style and atmosphere. Compartments are arranged in close proximity to the house on three sides and are separated by formal gardens such as the Italian Garden, the Spanish Garden, the Mairi Garden and the Dodo Terrace. The Dodo Terrace is decorated with specially made statues of creatures depicting early 20<sup>th</sup> Century political figures.

The NE front of the house has a rectangular balustraded carriage sweep, but further afield, paths wind past informally planted shrubs, specimen trees and woodland, carpeted with bulbs and drifts of naturalised plants. These areas contain a great variety of outstanding plant material, particularly of Australasian origin. Paths and planting were focussed around the large artificial lake, with the family burial ground Tir-na-nOg, built on the 1930s on high ground at the north end.

### **Rosemount House, Greyabbey**

Reference: D/151

The name 'Greyabbey' which is also that of the adjacent village on the Ards Peninsula, derives from the late 12<sup>th</sup> Century Cistercian abbey there. The ruins of the abbey can be seen from the present house. The manorial demesne, long known as Rosemount, was established in the early 17<sup>th</sup> Century and the present house was built during the early 1760s. Its associated parkland (128ha) is of high quality, dates from the late 1760s and as such is a relatively early example of an informal designed landscape. The existing landscape park, laid out in early naturalistic style with its woodland, shelter belts, meandering walks, and sweeping carriage drives, were created during this period. The old abbey ruins were made a feature, and a sunken drive was created below the garden front of the house. In the 1840s, a humped bridge was built allowing access to the park across this sunken way.

The parkland survives today in good order and contains fine mature trees with shelter belts and woodlands down to the lough shore. Contemporary ornamental planting is maintained to the east and west of the north front, the south entrance front is in lawns, with a carriage drive. Part of the walled garden to the NW of the house is cultivated. A portion of what was once a much larger orchard is retained.

Notable features include mature parkland, shelter belt, woodland trees and walks, lake, recent planting at house, cultivated part walled garden with glasshouse and orchard, former parterre<sup>3</sup> above sunken drive, two gate lodges.

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<sup>3</sup> Parterre - from the French word meaning 'on the ground,' a parterre is a formal garden laid out on a level area and made up of enclosed beds, arranged in symmetrical patterns, separated by gravel. Parterres often include box hedging surrounding colourful flower beds. Typically, there are located in the part of the garden closest to the house and the view of the parterre from inside the house (especially the upper floors) was a major consideration in their design.

## Grade A Historic Parks, Gardens and Demesnes

### **Ballywalter Park**

Reference D/004

The present demesne (105ha) lies on the east coast of the Ards Peninsula. It is a mid-19th Century amalgamation of two older, adjoining properties, namely Ballymagowan (later Springvale House) and to the west of this, Ballyatwood. Works on the present imposing house were completed by Lanyon in 1852 and the estate was then renamed Ballywalter Park. A walled garden was constructed with glasshouses during the same period.

When the property was sold in 1846, new planting was extensive – around 93500 trees and shrubs were added in the first winter. Lanyon was engaged to add ornamental bridges to the parkland setting and later, gate lodges. Most of the garden is now under mowed lawn, a long pergola flanks the main axis path and east of this lies a rose garden. An Edwardian cricket pitch and 9-hole golf course are no longer present

Notable features include mature woodland and shelter belt, maintained ornamental grounds with rhododendrons, rock garden beside a stream, two ornamental bridges, pigeon house, folly, walled garden with rose garden and glasshouses, two gate lodges.

### **Bangor Castle**

Reference D/005

This important designed landscape has its origins in the early 17<sup>th</sup> Century, it contained a succession of houses all on different sites and each associated with different landscape phases. In 1847, the present incarnation, a house in the Elizabethan Revival style was built in sandstone. A walled garden was also constructed, including a range of glasshouses, a peach house and a vinery.

In the area between the walled garden and the main house, there is an arboretum, stocked with specimens brought by members of the Ward family serving in various parts of Europe. The grassed area to the south of the house contains a small rockery, family memorials and paths.

Key features of this site include arboretum remains, rockery walls and family memorials, walled garden with glasshouse and fernery, two gate lodges and fragments of demesne walls.

**Carrowdore Castle**

Reference D/083

Parkland (54.7ha), small blocks of woodland and a shelter belt surround a fine Georgian Gothic house of 1818-1820 at the south western edge of the village of Carrowdore. There is a well planned and manicured ornamental garden to the east of the house, which slopes to a lake. A stone gazebo terminates the 'castle' battlements. The layout of the parkland has changed remarkably little from the early 19<sup>th</sup> century, except for the presence of a modern mansion, built south-west of the old house. The Millisle gate lodge (the only surviving of two former gate lodges) is contemporary with the old house and is notable for the castellated parapet and towers.

**Crawfordsburn Country Park**

Reference D/100

The present house of 1906 by Vincent Craig sits isolated in lawns beside Belfast Lough, but the surrounding demesne landscape largely dates to the Regency era, following the construction of a previous house to the west of the present site. A great deal of planting was undertaken during this period, including extensive woodland, glen-side planting, shelter belts and two fine twisting approach avenues. An ornamental garden was added in the 1880s with a walled garden and the garden was probably at its peak at the turn of the century.

Since the 1970s, re-planting for the country park has upgraded the site. There is a waterfall, numerous bridges, including a stone viaduct by Lanyon and modern buildings and landscaping associated with the country park. The gate lodges are notable and all listed.

**Cultra Manor, Holywood**

Reference: D/105

This well-wooded early 20<sup>th</sup> Century demesne of 28.6ha was created for a house of 1902-1904, built for Robert J. Kennedy, a successful British diplomat. The house occupies an elevated position, with fine views over Belfast Lough and hills behind the shelter belt protect it from westerly winds. There are two planted glens running to the east and west of the house, with walks and bridges. The lawns to the north descend into a rockery, which is not maintained and nor is the once famous rose garden.

The site is now landscaped for the Ulster Folk and Transport Museum and the house is no longer the centrepiece. Family items such as their graveyard and pet cemetery have been absorbed into subsequent development.

### **Glenganagh, Groomsport**

Reference: D/126

This is a miniature coastal parkland of 8.79ha on the east side of Ballyholme Bay and just west of Groomsport. It was created as the setting for a modest south facing Regency house, probably of around 1820 which was likely designed as a seaside retreat or bathing lodge.

The grounds are well-wooded with mature deciduous trees including sycamore, horse chestnut and Scots Pine. One of the woodland walks leads to a shell house and further south, a stone-lined tunnel. On the east side of Bangor Road, there is a demesne-related shelterbelt of long-standing deciduous trees. The woods enclose extensive lawns west and north of the house. The walled garden is partly cultivated but largely lawn and this includes a glasshouse.

### **Portaferry House**

Reference: D/047

This demesne is laid out as a fine landscape park for the c.1760 house built by Andrew Savage, a former officer of the Spanish army. The original park layout dating from this time, with its carefully laid out woodland blocks, screens and clumps remains largely unaltered, except for a late 19<sup>th</sup> Century extension on the north side. The house commands magnificent views of its parkland meadows, woods, pleasure grounds and a series of two small lakes. The demesne boasts three gate lodges, all built in the 1830s.

The original early 18<sup>th</sup> Century walled garden, known as the Castle Garden, which flanks the northern side of the old 16<sup>th</sup> Century tower house residence in the village was retained as the kitchen garden for the house. There are very unusual, if not unique zig-zag brick lined walls on its western flank, angled to allow more south-facing walling for fruit growing. The pleasure grounds to the south of the house are not maintained but there are banks of rhododendrons and daffodils in the lawns. In the parkland immediately south of the house, a circular gothic folly garden tower (which may have originally been a 17<sup>th</sup> or 18<sup>th</sup> Century windmill stump) has far reaching views from the top.

### **Rubane House**

Reference D/054

The site of a 17<sup>th</sup> Century former house called Echlinville, of which the late 18<sup>th</sup> century library addition survives. The present house on the site, designed by Lanyon, dates from 1860. It was institutional from 1950, being the De La Salle boys home until 1985, after which in 1992, it reverted to private ownership.

The demesne is remarkable for its mid 18<sup>th</sup> Century garden buildings and follies. The garden pavilion of 1787 had Coade Stone<sup>4</sup> embellishments such as a bridge with Coade Stone head and face and an unusual 'pebble house.' James Williamsons survey map of 1790 shows extensive ornamental planting with sinuous woodland paths, a pond with island, meandering 'rivers' and other landscape features such as statues, urns and basins. Part of the early layout extended across the Gransha Road to the east, where it incorporated a long canal, which still exists. Much of the layout of Rubane survived into the mid 20<sup>th</sup> Century, but subsequently a great deal of planting was lost. Nonetheless, much survives of this important Rococo landscape.

The walled garden to the rear of the house, now gone, was where a former head gardener raised the Echlinville seedling apple around 1820. This apple has now been reintroduced by the present owners of the property. This area and yards of the house have been developed as Echlinville Distillery.

## **Grade B Historic Parks, Gardens and Demesnes**

### **Ballywhite House**

Reference: D/018

This modest sized demesne park of 30.5ha encloses a restrained two storey country house located above the western shores of the Ards Peninsula and with spectacular views over Strangford Lough. The grounds fall away from the house to the south-west and the area near the house is maintained as an ornamental garden. There are other cultivated compartments around the house. While some

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<sup>4</sup> Coade Stone is a form of artificial stone made of a mix of clay, terracotta, silicates and glass, fired for four days at a time in very hot kilns. The resulting ceramic material is a malleable but tough replacement for stone. It was popular with architects in the 1760s as it offered a reliable way of applying delicate ornamentation to buildings. It also proved suitable for monuments, sculptures, ornaments and garden furniture. Coade Stone is named after its creator, Eleanor Coade, who became one of the few women to be acknowledged as a major influence in 18<sup>th</sup> Century architecture.



parkland setting was present in 1850s, the present layout belongs to the 1870s, with mature deciduous trees (mostly beech) to the SW and NE of the house. There is also a large block of woodland that forms the SE boundary of the property. The house is approached from an avenue from the south west which also links to the coast road below.

Other features of interest include a hedged productive garden with glasshouse and a gate lodge.

### **Donaghadee Manor House**

Reference D/102

The plain two-storey manor house lies at the corner of High Street and Manor Street. It is surrounded by a small garden and glasshouse with some beech trees and shrubs, but the majority of the grounds are located across High Street. The ornamental part has been built over since the 1970s, but the walled garden remains. It is rectangular (0.17ha in area) with stone walls and a castellated vehicle entrance on the south-east from the Killaughey Road. There was a well within it which is now covered by a cast iron hand pump.

Up until the 1990s, the garden was productive, with box-edged beds with flowers fruit and vegetables, and the produce was sold. In recent years, a cafe was built in the area abutting the south-eastern wall, with new pedestrian public access from the cafe to the garden.

The garden is now largely ornamental, with a statuary and columns, a rectangular pond, a large eucalyptus tree and small terraced and paved areas with seating towards the south-western end. The garden is laid out with a partly box hedged, partly stone edged perimeter border, full of flowering shrubs and plants and geometrically arranged paved and gravel paths. Towards the NE, there are some rectilinear lawns and a row of apple trees in a central position. Immediately outside the walled garden, to the north and north-west are mature trees forming part of a larger garden plot of 0.44ha.

### **Guincho, Helen's Bay**

Reference: D/026

Guincho was created by Ida Craig and subsequently developed from 1947 by Mrs Vera Mackie around a white painted low Hispanic style house of 1933. It was named after Praia do Guincho to the north of Lisbon, where the founders had spent their honeymoon. The garden is 4.9ha in area and its basic layout is best

described as an 'Irish compartmentalised garden.' Many of the plants that Mrs Mackie was an expert in collecting and placing survive, but as she died in 1975 and the house lay empty for a time as a result, several original plants disappeared. The plants originally formed a very valuable collection, including specimens from famous collectors.

The site formed part of an earlier house called Riversley (c.1905) and already had a wooded valley and stream forming a shelter belt on the western side and protecting the garden from the worst of the wind. Special beds, lawns, borders, a stream and glasshouses are included. Its good drainage and very mild climate meant that a range of plants could be grown. The purple foliaged elder 'Guincho Purple' still grows in the garden and was discovered in Scotland by Mrs Mackie. it was propagated sometime before 1970.

### **Lorne, Cultra**

Reference: D/089

This small mid-Victorian parkscape (5.8ha) overlooking Belfast Lough lies off the Bangor Road, on the western side of Station Road. The house was built between 1863 and 1865 for Henry James Campbell, a partner in a Belfast flax-spinning firm and director of Mossley Mills. The villa was one of a number built on this coastal stretch to the east of Holywood following the coming of the railway. Its most notable feature is a magnificent ornate cast iron conservatory with a large central bowed projection to the rear. This retains its original tiled floor of square black and deep yellow terracotta tiles and its original cast iron shelf for pots.

The enclosing park has broad, dense perimeter shelter belts all around and the main carriage drive has woodland on either side. The river glen is filled with trees. The woods are all mainly deciduous, about 50 of these were planted as seedlings in 1989 by young guides. There are some specimen trees to the NE of the house, including a massive mature cypress-type evergreen. The Girl Guide Association bought the property in 1946.

### **Quintin Castle, Portaferry**

Reference: D/049

This is a coastal castle with modest grounds and parkland (19.4ha) on the south-eastern shore of the Ards Peninsula, on the Kearney Road, outside Portaferry. The castle is a large castellated house of c. 1854-55, dramatically sited on the rocky shoreline of Quintin Bay, and protected from the spray of the sea by a long

and impressive castellated terrace. The architect of the castle is unknown, but it was also built at the same time as the tall octagonal garden tower to the south-west.

The carefully planned landscape of the new castle cleverly incorporates yards, office and a walled garden into its design. The walled garden and yards at the main gates are not presently in the ownership of the castle but remain intact and are very much an integral part of the architectural and landscape scheme. The walled garden is now a grass paddock. In making the parkland, the public road that had previously followed the shoreline was diverted inland and sunk so it now cuts through the centre of the lawn which has been dropped about 1 metre below the ground surface. This was to screen vehicles from view, there being originally no roadside hedge here.

The castle itself was designed to emerge organically from the rocky coastal cliffs and is one of the best examples in Ireland of the nineteenth century fashion for building castellated country houses on a shoreline. The rugged coastal location was intended to dramatically enhance its romantic silhouette and fairytale architecture.

The demesne is now split up but the house retains its fine stone walled terrace gardens which were fully planted up in earlier times.

## Appendix K – Heritage at Risk Register Properties in Ards and North Down (March 2025)

(excerpts taken from HED Built Heritage at Risk Register, which is available to view on the DfC website)

LB Ref: HAR Ref:	Address	Grade
HB23/05/001	<b>Northern Bank, 77 Main Street, Bangor</b>	B1
23/05/002	<p>The Northern Bank building is a detached five bay, two storey former market house, built in a neo-classical style between 1770 and 1820. The building became a town hall in 1933 before passing to the Belfast Banking Company. Danske Bank closed the branch in 2019.</p> <p>The building is showing some minimal signs of maintenance issues on windows such as damaged timber frames and exposed wood.</p>	
HB23/05/011	<b>Petty Sessions Court, Quay Street, Bangor</b>	B2
23/05/001	<p>A two storey five bay Italianate former bank, built in 1866 and converted into a courthouse. The detailing of the front façade reflects the robust character as a significant civic building.</p> <p>When reviewed in 2022, the building is now in full use and safe. It was the first community asset transfer of a historic building in Northern Ireland.</p>	
HB23/15/023	<b>Red Bridge, Crawfordsburn</b>	A
23/15/001	<p>The bridge was built in 1852 to carry the Ballyrobert Road over Clandeboye Avenue. The bridge is an impressive and unusual structure despite being wholly invisible from the Ballyrobert Road.</p>	

	The bridge is in fair to poor condition with vegetation growth being the main threat and also a crack in the structure. There is also some evidence of brick fracture at mortar joints.	
HB23/16/0018  23/16/001	<b>Craigowen Lodge, 208 Bangor Road, Hollywood</b>  This single storey symmetrical gabled lodge is constructed in an Italianate style	B1
HB23/16/001B  23/16/002	<b>St. Columbanus, Helen's Bay</b>  A substantial stuccoed two storey house with basement level, designed by Charles Lanyon in his highly decorative Italianate palazzo style. It has passed through many different hands during its lifetime before finally being converted for use as a nursing home. Currently vacant.	B1
HB23/18/058  23/18/003	<b>Glenmakieran, 141 Bangor Road, Hollywood</b>  This rambling two storey plus attic Arts and Crafts style home and outbuildings was built in 1909. Features include an asymmetrical sweeping roof and eclectic detailing, square paned lattice windows, red tiled roofs and tall clustered chimney stacks.  The property is vacant and deteriorating at an alarming rate, whereby the condition of the roof is of concern.	B+
HB23/20/008  23/20/005	<b>10, 12 and 14 High Street, Hollywood</b>  An end terrace Late-Victorian two storey, two bay house with dormer attic.  The building is vacant or partially vacant. It is in fair to good repair but has some vegetation growth around first floor gutters, and as a result is at moderate risk of further deterioration.	Not Listed

Unlisted  23/07/002	<p><b>8-32 King Street, Bangor</b></p> <p>This street was originally developed before 1833 and had a number of names before being called King Street by 1910. The buildings date to the late 19<sup>th</sup> Century and comprise of a uniform row of two storey red brick houses with chamfered window and door reveals.</p> <p>This historic terrace is vacant in its totality and deteriorating. Gutters are in poor condition, causing water ingress and leading to slow decay.</p>	Not Listed
Unlisted  24/17/006	<p><b>Manse at 26 Comber Road, Killinchy</b></p> <p>Manse associated with Killinchy Non-Subscribing Church – it is a key part of the ecclesiastical group with double pile roof, canted bays and a basement level with access to the front door via bridged doorway.</p> <p>The building is now vacant and whilst not in use, the building material is beginning to deteriorate.</p>	Not Listed
Dow 001:045  24/18/001	<p><b>Windmill Stump at Martello Tower, Holywood</b></p> <p>Now a roofless shell, the windmill was surrounded by houses in the 1850s, soon after it had been abandoned. The building is mainly free of vegetation, save for some ivy at the south. Basic repairs have helped the monument survive in its present state and reduce any threat of major collapse, however large voids in the stonework above the western door are a potential concern. Numerous stones lie scattered about the interior.</p>	SMR
Dow 006:501  24/09/001	<p><b>Lead Mines, Engine House and shafts, Whitespots Park, Newtownards</b></p>	SMR

	<p>The chimney is sited in an area which in the 19<sup>th</sup> Century was at the centre of lead mining activity. The associated engine house was demolished in the 1970s. It is a tall slender circular structure, mostly stone but with a brick upper section.</p> <p>Although the brickwork and stone cappings were previously of concern, the monument is now safe and at low risk from further decay.</p>	
<p>HB24/01/015</p> <p>24/01/001</p>	<p><b>18-20 Ferry Street, Portaferry</b></p> <p>This two and a half storey block comprises of a shop and substantial living accommodation and dominates this part of the winding and sloping Ferry Street. Their condition appears to be poor, vacant and boarded up. They continue to deteriorate and are in need of some work to address the blistering paintwork, rusting rainwater goods and vegetation growing from the gutters.</p> <p>When reviewed in 2023, the building condition is continuing to worsen, despite some steps having been taken to reduce decay to the building.</p>	B
<p>HB24/01/016</p> <p>24/01/009</p>	<p><b>22-24 Ferry Street, Portaferry</b></p> <p>Four bay, formerly two storey block with large shop front opening.</p> <p>When reviewed in 2023, it was noted that the entire 1<sup>st</sup> floor has been removed and the structure is in a critical state.</p>	B1
<p>HB24/01/012</p> <p>24/01/016</p>	<p><b>8 Ferry Street, Portaferry</b></p> <p>Large, formal, three storey Georgian terrace with large tripartite windows and decorated doorway.</p>	



	<p>In a fair condition but in need of some maintenance to stave off future decay in the form of water ingress. Window frames also in need of maintenance to extend their life.</p>	
<p>HB24/01/048</p> <p>24/01/005</p>	<p><b>7 High Street, Portaferry</b></p> <p>A substantial 18<sup>th</sup> Century house with a pattern of alternate triple and single glazing-barred windows, together with an intact walled garden.</p> <p>This building has seriously declined in recent years. The original windows have been lost, and the openings are boarded up.</p>	B1
<p>HB24/01/130</p> <p>24/01/014</p>	<p><b>15-16 The Strand, Portaferry</b></p> <p>Large two storey house with full height canted bays and carriage gateway. To the rear of the house is a large three storey warehouse complex, originally built as part of a brewery. Of most interest is the purlins, which are the masts of ships.</p> <p>When reviewed in 2023, it was noted that the outbuildings were still in poor and perilous condition with bowed roof and slipped slates visible.</p>	B1
<p>HB24/01/137</p> <p>24/01/015</p>	<p><b>33-33A The Square, Portaferry</b></p> <p>Low terrace block of 1780-1799, originally in use as a dwelling but reconfigured to contain two shops and an apartment.</p> <p>The doors and windows are boarded and the interior and rear are now inaccessible. The roof appears to be in reasonable condition, but there is minor vegetation growth on the chimney stack.</p>	B1
<p>HB24/01/139</p>	<p><b>2-4 Church Street, Portaferry</b></p>	B1

24/01/010	<p>These buildings, along with their unlisted neighbours at 6-8 form an extremely important grouping at the start of Church Street.</p> <p>When reviewed in 2023, it was noted that the building was still in poor condition.</p>	
HB24/02/066 24/02/004	<p><b>Old Presbyterian Church, 1A Main Street, Cloughey</b></p> <p>Stone church building, single storey and double height with first floor balcony. The church appears to have been vacated in the 1980s when a new church was built at 69b Main Road.</p> <p>Currently in fair condition, but evidence of guttering failing in places, resulting in water ingress.</p>	B1
HB24/04/010 24/04/001	<p><b>88 Main Street, Greyabbey</b></p> <p>A two storey, three bay stone built building with a pitched slated roof, dating from the mid 19<sup>th</sup> Century. A Victorian shopfront to the right hand bay adds interest to the front elevation, as does an attractive fanlight.</p> <p>The property is in a distressed state, particularly the external timberwork and urgent work is needed to halt this decline.</p>	B1
HB24/04/014 24/04/002	<p><b>2 Church Street, Greyabbey</b></p> <p>A Victorian terraced property comprising a shop and a terraced house. The latticed glazing shopfront is a particularly striking feature but is now in a poor state of repair with localised rot and blistering paintwork requiring urgent remedial action.</p>	B1
HB24/04/018	<p><b>Gate lodge and gates, Rosemount House, Greyabbey</b></p>	B1

24/04/003	<p>Rosemount House and demesne adjoins the village of Greyabbey on the southern side and has a number of pretty gatelodges associated with it. This one has been reduced to a derelict shell following serious fire damage.</p> <p>When reviewed in 2023, there was significant vegetation growth on the structure.</p>	
HB24/05/018	<b>Woburn House, Ballywalter Road, Millisle</b>	B2
24/05/001	<p>A large sprawling two-storey Italianate mansion of the 1860s on the site of an earlier house and now greatly altered. The building was in government ownership but has recently been disposed of, putting the future of such a large building at risk.</p>	
HB24/05/025	<b>Ballyrolly House, 112 Ballywalter Road, Millisle</b>	B2
04/05/002	<p>A two storey gabled block consisting of two houses of brick with render walling. In 1933, the owner Lawrence Gorman leased the property and the farm to the Belfast Jewish community, who from 1938 to 1946 established a camp for young Jewish refugees from Europe called Kindertransport.</p> <p>The building was listed in 2014 and is currently in a very poor condition and in need of urgent maintenance to halt further costly decay to this building.</p>	
HB24/06/027	<b>55 Hogstown Road, Donaghadee</b>	B1
24/06/002	<p>Although thought to contain a much older single storey building, the present appearance of this property dates to the late-Victorian era, when the various decorative elements must have been added.</p> <p>When reviewed in March 2019, access to the building was restricted but its condition is showing signs of</p>	

	concern, particularly at the roof. Efforts have been made to repair sections with missing slates, however there are still holes currently evident in the roof.	
HB24/06/034  24/06/003	<p><b>Lighthouse Complex, Mew Island, Copeland Islands, Donaghadee</b></p> <p>A substantial off shore lighthouse complex built 1882-1884, comprising of a 37m high lighthouse tower and single storey buildings including lighthouse keepers quarters, fog horn engine house, gasworks compound, workers houses an 20<sup>th</sup> Century lookout tower, all surrounded by original boundary walls. The keepers were permanently withdrawn from the station in March 1996, following conversion of the lighthouse to automatic operation.</p> <p>Since being vacated, the condition of the lighthouse has slowly deteriorated and while there are routine maintenance checks, the remote location and difficulty of access are additional challenges in the marine environment.</p>	B+
HB24/07/008A and HB24/07/008B  24/07/006 and 007	<p><b>59 and 61 High Street, Donaghadee</b></p> <p>An early 18<sup>th</sup> Century two storey terrace block consisting of a shop and a house. The building appears vacant and in poor condition. Signs of failure in guttering and primary downpipe is missing a base.</p>	B2
HB24/07/055  24/07/004	<p><b>Water Tower, Hunts Park, Donaghadee</b></p> <p>One of the more unusual buildings at risk, this former water storage facility commands a very prominent position of Hunts Park in Donaghadee.</p> <p>When reviewed in March 2019, there were increasing signs of vegetation growth and salt decay.</p>	B2
HB24/10/001  24/01/001	<p><b>Hardford Lodge, 65 West Street, Newtownards</b></p>	B2

	<p>Formerly a house, this is a two storey gabled building with outward curving wings at each end. Last used as an office, it recently suffered fire damage which partially destroyed the roof structure.</p> <p>When reviewed in 2022, the building was obscured by vegetation growth and still open to the elements.</p>	
<p>HB24/13/021K</p> <p>24/13/006</p>	<p><b>41 Court Street, Newtownards</b></p> <p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door. The building is vacant and has sustained fire damage.</p>	B2
<p>HB24/13/021/L</p> <p>24/13/007</p>	<p><b>43 Court Street, Newtownards</b></p> <p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door. The building is vacant and has sustained fire damage.</p>	B
<p>HB24/13/021/N</p> <p>24/13/001</p>	<p><b>47 Court Street, Newtownards</b></p> <p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door.</p> <p>Although appearing to be in good condition, wider developments within the surrounding area are a cause for concern and will have a fundamental impact upon the future of this building.</p>	B2
<p>HB24/13/021/O</p> <p>24/13/008</p>	<p><b>49 Court Street, Newtownards</b></p> <p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door. The building is vacant and has sustained fire damage.</p>	B2
<p>HB24/13/021/Q</p> <p>24/13/005</p>	<p><b>53 Court Street, Newtownards</b></p>	B

	<p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door.</p> <p>Although appearing to be in reasonable condition, wider developments within the surrounding area are a cause for concern and will have a fundamental impact upon the future of this building.</p>	
HB24/13/021/R 24/13/004	<p><b>55 Court Street, Newtownards</b></p> <p>Part of a terrace of two storey dwellings, conforming in detail but varying in size. Built with rubble Scrabo stone with fully dressed Gibbsian architraves to door. The building is vacant and has sustained fire damage.</p>	B
HB24/13/022A 24/13/004	<p><b>63-65 Court Street, Newtownards</b></p> <p>This substantial end-of-terrace property, sited close to the former RUC station, is comprised of a former restaurant with adjacent living accommodation.</p>	B
HB24/13/079 24/13/003	<p><b>22-24 Court Street, Newtownards</b></p> <p>Two storey rubble sandstone building and is one of the very few purpose-built RUC barracks. Despite its historical significance, this rather unusual structure is now in very poor condition, in a street that has suffered badly from neglect, dereliction and inappropriate interventions.</p>	B2
HB24/15/096	<p><b>Former J.A. MacDonalds Shop, 44-46 Mill Street, Comber</b></p> <p>Large two storey Edwardian shop of 1913, built in Free Style with three shop units at ground floor and a restaurant to the first floor. Above each of the bays is a polished dark granite 'sign board' with incised and gilded lettering thereon.</p> <p>The building is now vacant and showing some signs of decay.</p>	



HB24/17/034	<b>Gatelodge at Florida Manor, 12 Florida Road, Killinchy</b>	B2
24/17/003	Demolished – removal from Register pending	
Unlisted	<b>5 High Street, Donaghadee</b>	Not Listed
24/07/005	A small-scale intimate building, whose condition has deteriorated further with the loss of its roof.	
Unlisted	<b>9-13 The Square, Comber</b>	Not Listed
24/15/003	<p>Aureen House is an unlisted two storey seven bay smooth rendered dwelling dating to 1826, now sub-divided into a number of individual flats. The unique decorative cobblestones to the front of the building, contribute positively to its value.</p> <p>The building is in fair condition but with evidence of slow decay to window frames. Vegetation growth to the front of the building is also likely to cause issues.</p>	
Unlisted	<b>Parochial House, 9 Millisle Road, Donaghadee</b>	Not listed
24/07/009	A three bay two storey former parochial house. There are outbuildings to the back and a garden to front. It is in poor condition.	
HB24/07/025	<b>Prospect House, 4 Millisle Road, Donaghadee</b>	B+
24/07/008	A large two storey gabled townhouse with attic dating from c. 1760s. Although vacant, it is currently in fair condition but is showing signs of early degradation to external paintwork and joinery.	
HB23/01/020	<b>Lowrys Farm, 26 Orlock Road, Groomsport</b>	B2
23/01/001	A one and a half storey three bay gabled vernacular house with a group of associated outbuildings, built c. 1858.	

	The condition of the outbuildings is poor as a result of slipped slates, whilst the guttering throughout is ineffective, causing water ingress.	
HB23/01/0029  23/01/002	<p><b>26 Andrews Shorefield, Bangor</b></p> <p>A single storey square plan, timber chalet, built c. 1920. It was erected as part of a small development of similar sized and styled chalets. This chalet is a rare surviving example since most of the wider setting is being gradually redeveloped with permanent dwellings.</p> <p>The structure is now in a poor condition with visible rot to the woodwork throughout.</p>	
HB23/05/003  23/01/001	<p><b>Ulster Bank, 75 Main Street, Bangor</b></p> <p>A three-storey with attic three-bay semi-detached red brick bank built 1920.</p> <p>This building is now safe and removal from the BHARNI register is pending.</p>	B1
HB24/01/024  24/01/017	<p><b>The Corn Store, 1 Castle Street, Portaferry</b></p> <p>Large two storey warehouse of perhaps mid-late 19<sup>th</sup> Century construction with a curved Belfast truss roof. The building is currently vacant and showing some signs of decay especially to the windows. There are also some areas of vegetation growth and damage to stonework.</p>	B1
HB24/08/020  24/08/001	<p><b>146 Portaferry Road, Newtownards</b></p> <p>This building is historically significant as it was a staging post between Belfast and Portaferry. As yet, no scheme of restoration and reuse has been activated.</p>	B1

	When reviewed in 2023, there was no improvement to the building, with numerous slipped slates and the render is exposed in a number of places.	
Record only  23/20/005	<p><b>14 High Street, Hollywood</b></p> <p>This is an end terrace late-Victorian two storey two bay house with dormer attic, and part of a group of three. The ground floor contains a four panelled timber door under a rectangular fanlight.</p> <p>The building appears to be vacant or partially vacant and it has been used as an office. It is in fair to good repair but has some vegetation growth around first floor gutters, and as a result in a moderate risk of further deterioration.</p>	