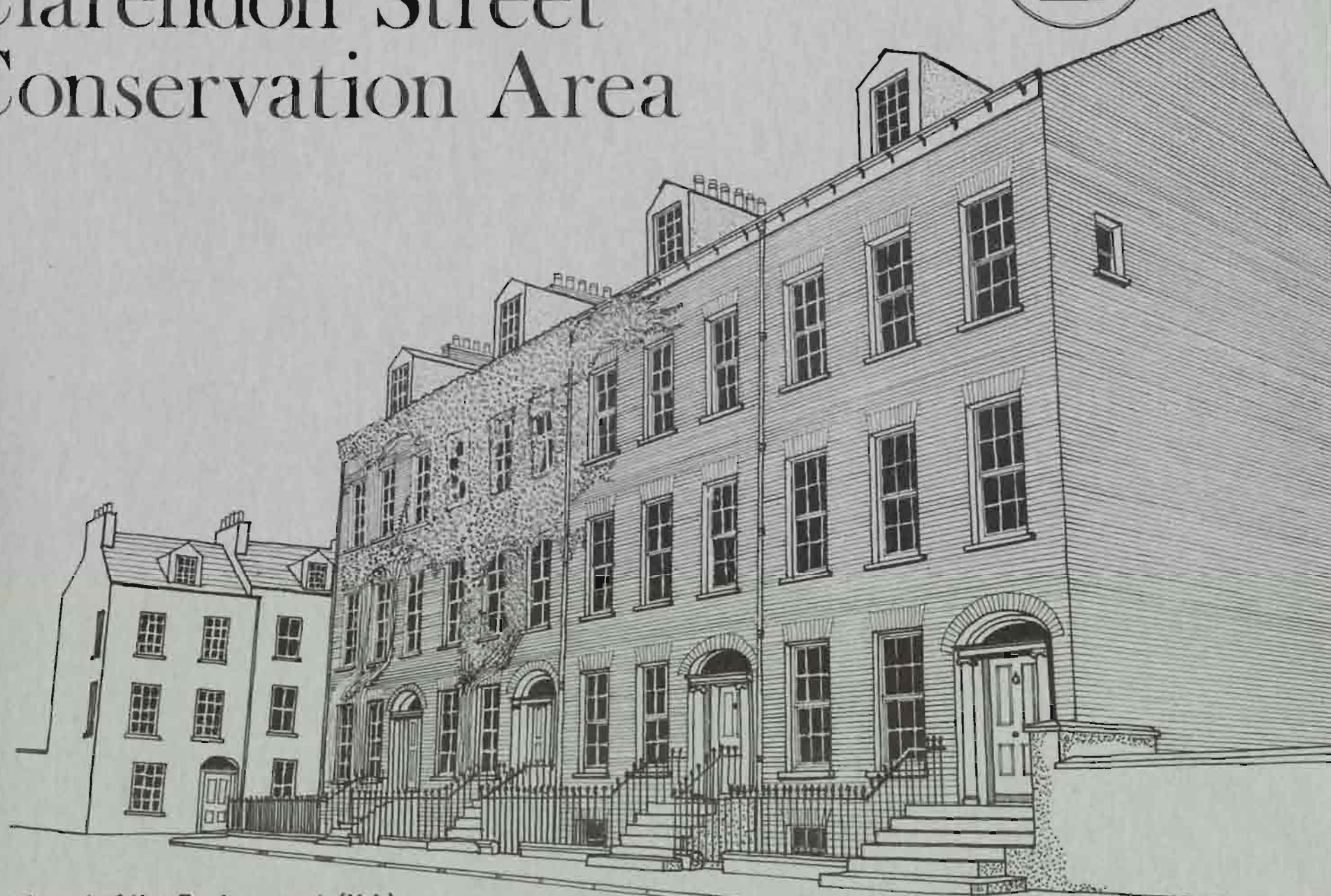
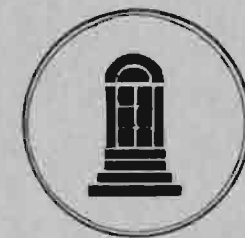


# LONDONERRY

## Clarendon Street Conservation Area



Drawing entitled Academy Road (which adjoins section 3 "Policy for Control of Future Development" of Part 3) should read Asylum Road.

ERRATUM

The aims and policies set out in this booklet are for the guidance of District Councils, public bodies, local residents, landlords and tenants, intending developers and amenity and other groups.

PART I sets out the general objectives of designating Conservation Areas and the principles of designation.

PART II describes and delineates the Conservation Area of Londonderry (Clarendon Street).

PART III contains a developers brief for the designated area.

The booklet should be regarded as **but a first step** in securing the special architectural or historic interest of the designated Area. It is anticipated that local initiative and discussion will give rise to proposals for repair and restorative works and developments which will not only preserve but will positively enhance the Area's special character. Designation will be of little practical value without this local support.

# Part 1

## A. Introduction

1. The Planning (NI) Order 1972 provided legislation for the first time in Northern Ireland for the protection of the Province's heritage of buildings of special architectural or historic interest and for the designating of whole areas of similar interest, the character or appearance of which it is desirable to preserve or enhance.
2. While responsibility for the statutory listing of Historic Buildings and for the designating of Conservation Areas rests with the Department of the Environment for Northern Ireland, one vitally important principle needs to be established at once. The task of conserving the heritage of Ulster cannot be left solely to Government Departments, a sprinkling of voluntary bodies and a band, albeit a growing one, of responsible conservationists.
3. The message that "conservation in Northern Ireland is the concern of everyone" must find its way into board rooms of every kind, into public and voluntary bodies with diverse aims and objectives, into schools and universities, into factories and shops and into the homes of every citizen whether it be in large conurbations or in lonely rural settings.
4. The aim of conservation must not be confined simply to keeping areas and buildings pleasant to look at or as a record of some aspect of history. It must additionally involve the continuing life and function of the areas in a present day context.

## B. Development Control

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

that character depends.

This control will be exercised as follows:—

1. Where permission is sought to demolish or alter a building which has been listed under the Planning (Northern Ireland) Order 1972 as of special architectural or historic interest, it will be necessary to demonstrate that such works would in themselves be an enhancement or that they are required for overriding and exceptional reasons relating to the development of the Area.
2. New buildings will be expected to take account of the character of their neighbours. They should in mass and outline, continue (where applicable) the rhythm of a street scene.
3. Materials should generally be sympathetic in texture, colour and quality to traditional local usage.
4. Changes of use necessitating a planning application which are likely to have an adverse effect on land or buildings which contribute significantly to the character of Conservation Areas will not normally be permitted.
5. The siting of new open spaces will be carefully considered to ensure that they make a positive contribution to the Conservation Area and that proper provision is made for their maintenance.
6. It is desirable that applicants should consult informally with the Divisional Planning Office before the preparation of detailed plans to avoid unnecessary expense, because the Divisional Planning Office will normally expect planning applications, submitted in respect of sites or buildings within Conservation Areas, to be submitted with full details in order to ensure at the initial planning stage that the development is satisfactory in all respects to the needs of the Conservation Area.
7. Development near, but not inside a Conservation Area and visually related to it, should be sited and designed in size, form and materials, to be in harmony with the buildings and general appearance of the Conservation Area.
8. Under the Planning (General Development) Order (Northern Ireland) 1973 certain types of development do not require specific planning permission. However, the Department has power to direct that in any particular area these types of development should require planning permission. Such directions could be applied in Conservation Areas.

## C. Positive Action

Schemes will be encouraged to initiate and, where appropriate, to undertake works for the visual improvement of buildings and sites. It is anticipated that District Councils may play a leading role in the formulating of such schemes. These would include the re-painting of neglected buildings, the removal or replacement of rusted and broken fences and the clearing away of rubbish.

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

Existing advertisements and signs of all types displayed in the Area will be the subject of special consideration and it is hoped that with the co-operation of local business men, the number of advertisements displayed within a Conservation Area could be reduced to a discreet level.

Preservation Orders will be made to protect trees or groups of trees which form an essential feature in the

character of the Conservation Area. The general appearance of many of these will be further enhanced by the selective planting of additional trees and sowing of grass areas.

In some conservation areas, schemes for pedestrianisation might be appropriate and as such would be carried out by the Department. Present security arrangements have accustomed people to the concept of vehicle-free areas and it is widely accepted that the opportunity should now be taken to create permanent pedestrian zones. It will be the intention of the Department to carry out works for the improvement of the amenity of such areas.

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

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

If, before designation of an Area, individual listings of buildings of special architectural or historic interest have not already been considered, early action will be taken by the Department after consultation with the Historic Buildings Council and the District Council to consider appropriate listings.

#### D. Financial Assistance

In considering schemes for conservation the potentials for self-financing operations should not be lightly ignored and the fullest consideration should be given at an early stage to the use of voluntary contributions, gifts, income from sales and leases etc — see under "other grants" below.

#### Department of the Environment (NI)

The Department may give financial assistance towards the cost of repairs or maintenance of buildings which have been listed as being of special architectural or historic interest. There is no fixed rate of grant and each case is considered on its merits. Grants are made on the recommendations of the Historic Buildings Council for Northern Ireland. Churches in use for ecclesiastical purposes are not eligible for grant-aid.

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

Details from Historic Monuments & Buildings Branch  
Department of the Environment (NI)  
1 Connsbrook Avenue  
Belfast BT4 1EH  
(Telephone Belfast 653251)

#### Department of Education

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

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

Grants of up to 75% may be made

under Section 16 of the Local Government Act (Northern Ireland) 1966.

Details from Sports & Recreation Branch  
Department of Education  
Londonderry House  
Chichester Street  
Belfast BT1 4JJ  
(Telephone Belfast 32253)

Conservation Branch  
Department of the Environment (NI)  
Stormont  
Belfast BT4 3SS  
(Telephone Belfast 768716)

#### Northern Ireland Housing Executive

The Housing (Northern Ireland) Order 1976 enables the Northern Ireland Housing Executive to pay grants of 75% of the approved cost of improvement and conversion subject to a maximum grant of £3750 for improvement and £4350 for conversion.

Grants may also be paid to help meet the cost of improving houses by providing for the first time such standard amenities as a fixed bath, wash-hand basin, water closet and hot and cold water supply at certain fixed points.

Grants towards repairs may also be paid subject to a maximum grant of £1125. All grants are subject to certain conditions and full details may be obtained from any office of the Northern Ireland Housing Executive.

Headquarters address ..... 10 Linenhall Street  
Belfast BT2 8EN  
(Telephone Belfast 28411)

Londonderry address ..... 5 Bishop Street  
 Londonderry BT48 6PL  
 (Telephone Londonderry 66221)

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

- (a) Pilgrim Trust, Fielden House, Little College Street, London, SW1P 3SH;
- (b) Landmark Trust, Shottesbrooke, White Waltham, Berkshire;
- (c) Carnegie United Kingdom Trust, Comely Park House, Dunfermline, Fife.

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

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H.M.S.O.

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Shaffrey, P.

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*Environment: An Alphabetical Handbook*, 1971: a guide to environmental conservation.

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*Policies for Conservation Areas*, 1969: a digest of Scottish local authority planning statements.

*The Irish Town: an approach to survival*, 1975: a study of the problem of planning in Irish Towns.

*Building Conservation in Northern Ireland*, 1975: includes a directory of Conservation Organisations in Northern Ireland.

## Part 2

## DESCRIPTION OF THE CONSERVATION AREA

The Clarendon Street Conservation Area lies to the north of the Walled City and less than half a mile from the Conservation Area there. Separating them is the flatted built-up area which now represents the former bed of the river channel, which engulfed the "Hill of Derry" and where the river channels meet to become one again. The Clarendon Street Conservation Area is close enough to the Walled City to be dominated by the august spire of Saint Columb's Cathedral and a visual rivalry persists between the strident statements of the Cathedrals which each possesses.

At the beginning of the nineteenth century little development flourished in this area. The Georgian town within the walls was still the fashionable place of residence. Middle Road, later to change its name to Francis Street, was lined with cottages for a few hundred yards and Lower Road had accrued some isolated homesteads. Strand Road, known as the road to Greencastle, formed the river's edge and there still remained some unreclaimed marshy land between the present Great James Street and Asylum Road.

As the century advanced so did development but slowly at first. In the first twentyfive years a collection of isolated buildings, but edifices of quality, made their cautious appearance. Dr Knox, the Church of Ireland bishop, bequeathed a Free Church for the poorer classes and beside it the parish school appeared, greatly subscribed by Erasmus Smith. An infirmary and a lunatic asylum sprang up to look after the physical and mental states of the people and Foyle Cottage was established and with it pleasant gardens that were part and parcel of the gentlemen's residence.

The end of the Georgian era saw the making of Great James Street from Strand Road to Middle Road and an unnamed Asylum Road in its present position. Another graceful building had been added, the new Presbyterian

meeting house with its proud tetrastyle portico proclaiming its Georgian affiliations. The river's edge had receded from Strand Road; the expansion of the town had begun in earnest.

The passing of the Wide Streets Act saw the formation of the geometric street pattern that makes up the central feature of the Conservation Area.

By 1847 Queen Street, Patrick Street, Clarendon Street, though in those days called Ponsonby Street and Princes Street, were laid out. Two terraces, of four houses each, appear in Queen Street. Francis Street becomes a reality and houses on the east side of the street almost stretch from Great James Street to Ponsonby Street. Ponsonby was the Church of Ireland bishop of the time. The half century mark passed before the first of the brickfaced, chaste, restrained Georgian style terrace houses graced Clarendon Street, Queen Street, Princes Street and Great James Street. In 1856 Crawford Square was laid out to designs of the local surveyor Robert Collins and the first four elegant terrace houses erected. From then to the end of the century the streets of the area were filled to their present appearance, a mixture of Georgian Victorian and Edwardian facades. Several other major buildings filled choice sites during the second half of the nineteenth century. St Eugene's Cathedral grew slowly from a start in 1851 to be dedicated, spireless in 1873. Two delightful small churches were built in Queen Street and the Free Church, now known as Christ's Church, was greatly extended and improved in 1882. Two schools gave Middle Road, now Francis Street extended, an added dignity. These church and school buildings all built of the local schist stone provide a solid contrast to the stately brickwork and painted stucco of the terrace residences.

The area has thus remained practically unchanged since the dawn of the twentieth century. In 1903 the lofty

flamboyant spire of St Eugene's Cathedral thrust itself upward to add drama and excitement to its precincts and the district. Some small gaps have appeared but otherwise the street pattern is unchanged, the terrace facades have mellowed and matured, the painted stucco is revitalised periodically to gleam on sunny days.

## THE DESIGNATION

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

A map of the designated area has been deposited at the City Council Offices, Development Office and Divisional Planning Office at the address indicated below . . .

Londonderry City Council .....	City Council Offices Guildhall LONDONDERRY (Telephone 65151)
Development Office .....	Central Offices Rectory Field Limavady Road LONDONDERRY (Telephone 46521)
Divisional Planning Office .....	Central Offices Rectory Field Limavady Road LONDONDERRY (Telephone 41323)

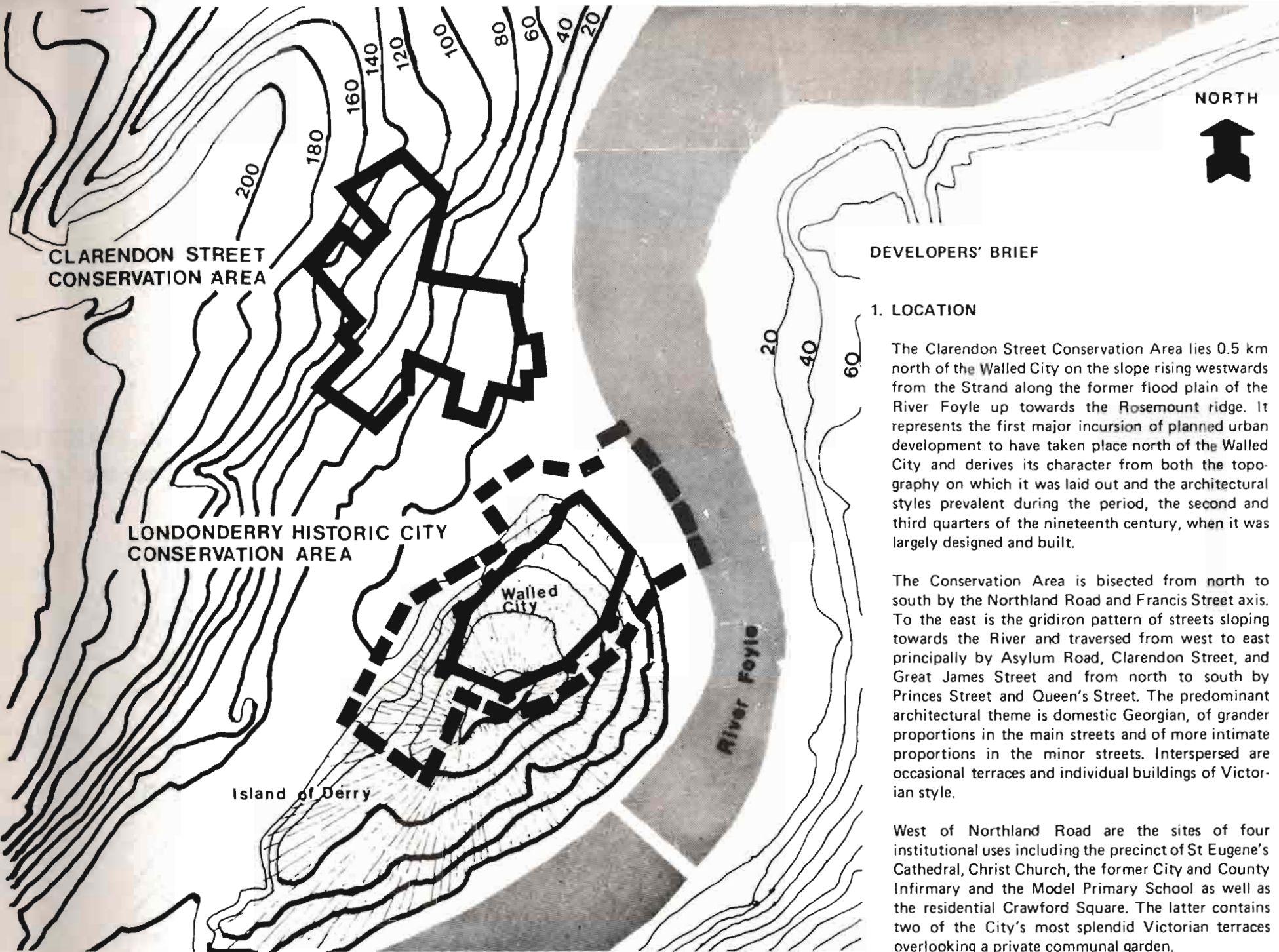


**Londonderry**

**Clarendon Street Conservation Area**

**Part 3**

**Brief for Developers**



CLARENDON STREET  
CONSERVATION AREA

LONDONDERRY HISTORIC CITY  
CONSERVATION AREA

Island of Derry

Walled  
City

River Foyle

NORTH



DEVELOPERS' BRIEF

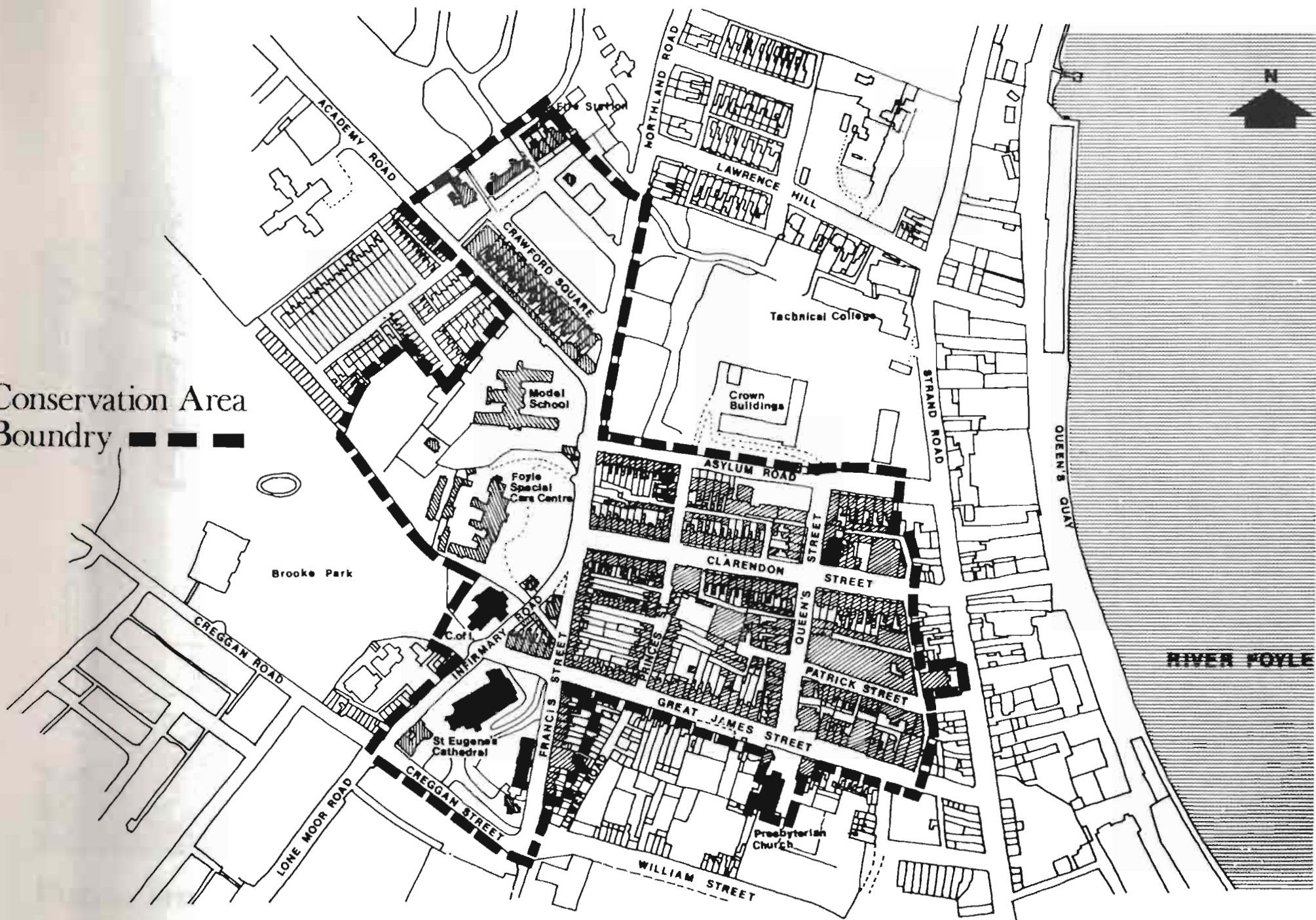
1. LOCATION

The Clarendon Street Conservation Area lies 0.5 km north of the Walled City on the slope rising westwards from the Strand along the former flood plain of the River Foyle up towards the Rosemount ridge. It represents the first major incursion of planned urban development to have taken place north of the Walled City and derives its character from both the topography on which it was laid out and the architectural styles prevalent during the period, the second and third quarters of the nineteenth century, when it was largely designed and built.

The Conservation Area is bisected from north to south by the Northland Road and Francis Street axis. To the east is the gridiron pattern of streets sloping towards the River and traversed from west to east principally by Asylum Road, Clarendon Street, and Great James Street and from north to south by Princes Street and Queen's Street. The predominant architectural theme is domestic Georgian, of grander proportions in the main streets and of more intimate proportions in the minor streets. Interspersed are occasional terraces and individual buildings of Victorian style.

West of Northland Road are the sites of four institutional uses including the precinct of St Eugene's Cathedral, Christ Church, the former City and County Infirmary and the Model Primary School as well as the residential Crawford Square. The latter contains two of the City's most splendid Victorian terraces overlooking a private communal garden.

Conservation Area  
Boundry ■■■ ■■■ ■■■



RIVER FOYLE



Princes Street

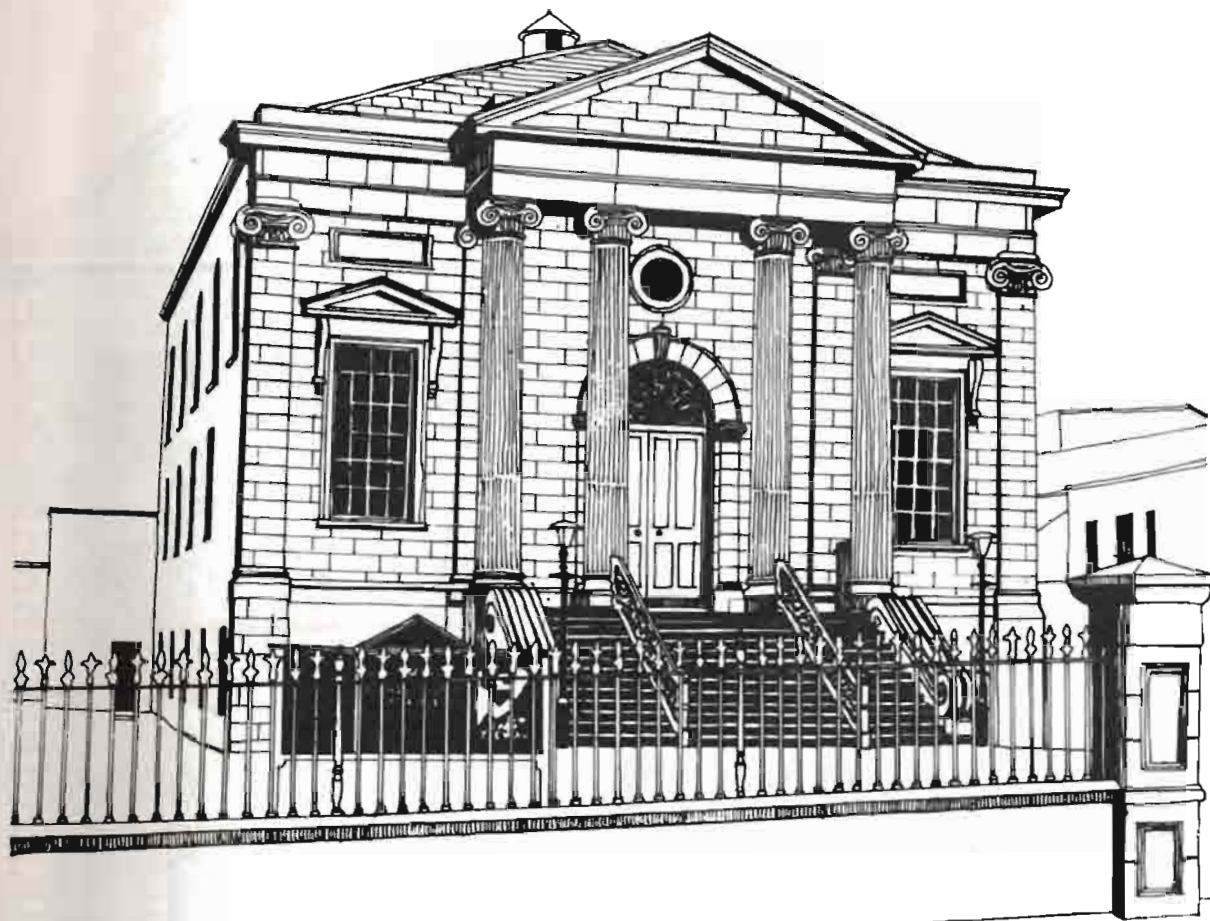
## 2. DESCRIPTION

The gridiron of streets centred on Clarendon Street is the most extensive and elegant area of its kind ever developed in the City. The prevailing development form is of terrace houses, three storeys high and two bays wide, with slated roofs. Elevations are faced in red brick and feature semi-elliptical fanlights over doorways and multi-paned sash windows. Variations within the overall Georgian theme occur through differences in width of streets, length of terraces, rendering instead of brick finishes and proportions and details of individual houses.

Clarendon Street itself is a wide street of processional proportions which is remarkably homogenous in style especially in the section rising from Queen's Street to Francis Street. The street frontage here is broken only on the south side by the charming house and garden of Clarendon Cottage, belonging to an earlier period. On the corner of Queen's Street is the Reformed Presbyterian Church facing onto a mainly Victorian terrace which leads to the lower end of Clarendon Street. Asylum Road is a single-sided development facing the boundary wall of the former Asylum, the main features of which are a vernacular Georgian terrace at its Northland Road end and Bayview Terrace towards Strand Road. The latter is a terrace of tall three storey houses, three bays wide, with semi-basements and steps to the front doors.

Great James Street west of Queen's Street contains terraces of Georgian style houses of varied scale and quality. East of Queen's Street is a mixture of uses including a Church and a former shirt factory. On the south side opposite the end of Queen's Street is the Classical style Great James Street Presbyterian Church flanked by two large, three storey, former town houses. In Patrick Street between Queen's Street and Strand Road is the City Factory representing one of the finest examples of traditional shirt factory architecture in the City.

Running parallel to one another between Asylum Road and Great James Street are the contrasting Queen's Street and Princes Street. The short Georgian terrace at the north end of Queen's Street is particularly well-proportioned, consisting of three storey,

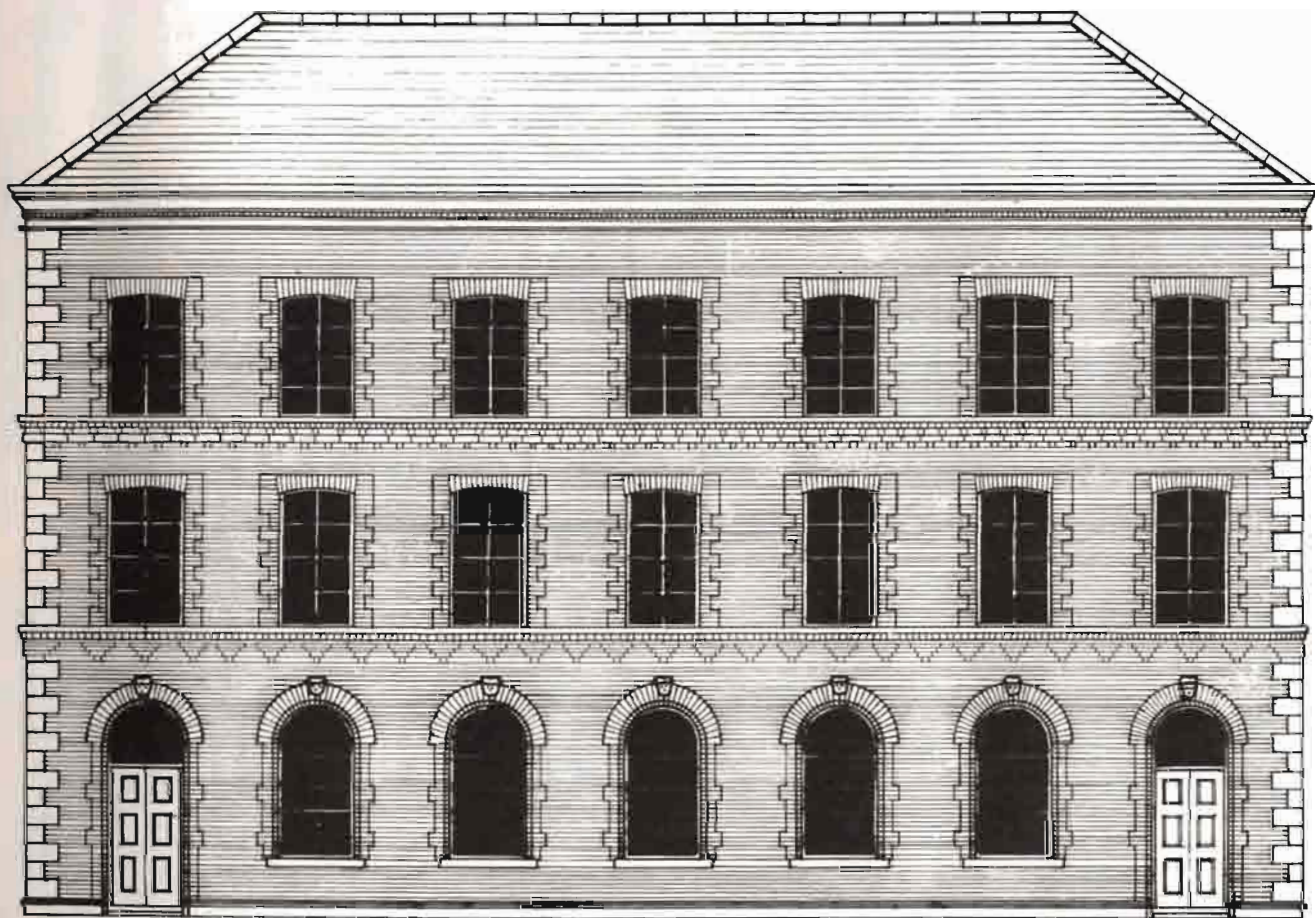


Great James Street Presbyterian Church

three bay houses with semi-basements, classically detailed doorways and cast-iron railings. Princes Street is the most intimate street in the Conservation Area. Its curve partly contains the view along the street and the varying width, staggered frontages and stepped ridge lines combine with the detailing of the two and three storey dwellings to form an interesting townscape with a real sense of enclosure.

The St Eugene's Cathedral precinct is bounded by roads on four sides and besides the Cathedral itself contains the Bishop's House, Convent Primary School and Gate Lodge. The Gothic style Cathedral is one of the most dominant architectural features of the City and its lofty spire is an important visual part of the skyline. Christ Church across Infirmary Road from the Cathedral is a much smaller building also in Gothic style. The former City and County Hospital, now the Foyle Special Care Centre, and the Model School occupy sloping planted sites rising up from Northland Road.

Crawford Square in its present form appears to be an incomplete realization of the original intention of its developers in that terraced residential development is confined to its southern and western sides only with the exception of a single modern detached house on its northern side. Nevertheless, the long southern terrace and the much shorter western terrace are very fine, containing large three and four storey houses most of which are in good condition. An essential feature of the Square is the park in the centre where a low wall and hawthorn hedge bound a grassed and planted rectangle of one acre.



City Factory, Queen's Street

Apart from the ecclesiastical, institutional and occasional commercial buildings already referred to, most properties in the Conservation Area were originally designed and built for single family residential use. Until quite recently the great majority of properties were still used for this purpose and even now it is the predominant use. Indeed, a few streets remain almost exclusively in residential use, for example Princes Street, Francis Street, Asylum Road and Crawford Square. Pressures for changes of use have, however, been mounting. These stem from the encroachment of commercial uses from the City Centre and from the unsuitability of the larger terraced house for single family accommodation. Clarendon Street and Great James Street have been particularly affected by a demand for office accommodation. Associated with the commercialization, the increase of local car ownership and the problem of car parking have had an adverse effect on the area.



Academy Road

### 3. POLICY FOR CONTROL OF FUTURE DEVELOPMENT

The overall objective of control of development in the Conservation Area will be to ensure that, so far as possible, the main elements of its traditional character can be retained and consolidated. Improvement, renewal, replacement and the infilling of some existing cleared sites will all be necessary. This will require careful and consistent control over the appearance of existing and new buildings and a judicious control over the uses which can be accommodated.

An essential feature of the Area is its street pattern, especially the gridiron layout east of Northland Road. The existing pattern should remain unchanged and should be reinforced by strict observance of existing building lines where buildings are replaced. Detailed consideration should be given to all possible ways and means whereby the effects of through vehicular traffic and on-street parking can be mitigated. The impact of other kinds of physical improvements on the Area will be reduced unless the traffic problem is controlled.

The objective of conserving, improving and occasionally replacing the existing building fabric will, in the longer term, be achieved only if realistic economic uses are found for the buildings concerned. These uses, however, must be of a character which is in sympathy with the prevailing architectural style and ambience of the Area. The following general principles will be observed:

1. With the exception of the eastern extremities of Clarendon Street, Patrick Street, and Great James Street, no further major changes of use of properties for retail, industrial or commercial purposes will normally be permitted.
2. Only in exceptional circumstances will existing residential properties in the largely residential areas be permitted to change to a non-residential use.
3. New non-residential uses will generally be confined to professional offices and kindred uses.

## Christ Church, Infirmary Road



4. Advertisement of non-residential uses will normally be confined to the erection of small nameplates at the entrance doorway to the premises.
5. Existing Church and institutional precincts will remain unchanged.
6. Existing green open space and associated planting will be protected.

The application of these principles will, of course, take account of the circumstances pertaining in any particular part of the Conservation Area. It is recognized that the size of many of the larger terraced houses reduces the prospect of continuing single family residential use. On the other hand, uncontrolled sub-division of such properties into inferior flats brings its own form of blight. Control of the degree of residential intensification through sub-division will be exercised to ensure that reasonable accommodation standards are achieved.

In respect of renovations, extensions and general improvements to existing buildings, these will be expected to incorporate traditional detailing where appropriate, for example correct window and door proportions, red brick or painted smooth plaster finishes and slated pitched roofs. Vacant sites, likely to be developed in future, will be expected to be occupied by buildings the design of which will be in sympathy with their setting.

The progressive result of these policies should be an Area which continues to play a full part in the economic, social and residential life of the City while retaining as much as possible of its unique character. Such policies, consistently and sensitively applied, will enable the Area to retain a solid residential base maintaining the majority of properties to a good standard, supplemented by dignified, discreet professional and commercial uses of the remaining properties.



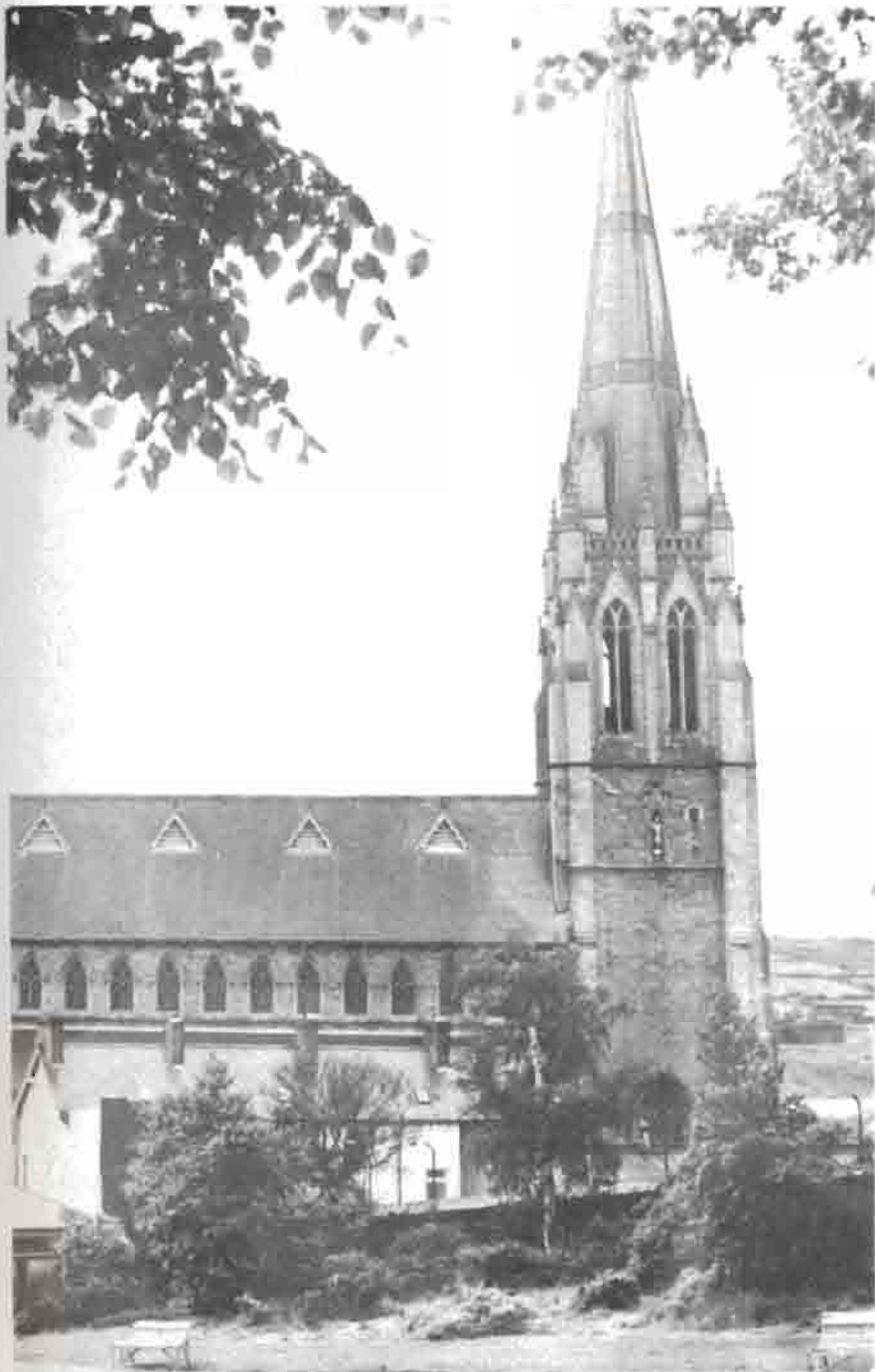
Queen's Street



Crawford Square



Foyle Cottage, Clarendon Street



Saint Eugene's Cathedral



Bayview Terrace



Clarendon Street

