



KILLOUGH

Conservation Area

Department of the Environment (N.I.)

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 Killough.

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 and 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 designation 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 boardrooms of every kind, into public and voluntary bodies with diverse aims and objectives, into schools and universities, into factories and shops and into the homes of every citizen whether they be in large conurbations or in lonely rural settings. In Killough the formation of a Village Committee is a valuable initiative which, it is hoped, will further the cause of conservation locally.
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 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 materially alter the appearance of a building in a Conservation Area it will be necessary to demonstrate that such works would in themselves be an enhancement or that they are required for over-riding and exceptional

reasons relating to the development of the Area. (It should be noted that by virtue of Article 4 of the Planning (Amendment) (NI) Order 1978 a building within a Conservation Area shall not be demolished without the consent of the Department of the Environment. This is in addition to the control of works for the demolition, alteration or extension of buildings listed under the Planning (NI) Order 1972 as of special architectural or historic interest.)

2. *New buildings will be expected to take account of the character and amenity of their neighbours. They should, in mass and outline, continue (where applicable) the rhythm of the street scene.*
3. *Materials should generally be sympathetic in texture, colour and quality to traditional local usage.*
4. *Material changes of use (requiring planning permission) which are likely to have an adverse effect on land or buildings which contribute significantly to the character of a Conservation Area will not normally be approved.*
5. *The siting of new public 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. *Applicants are advised to consult with the Divisional Planning Office before the preparation of plans or the submission of a planning application. Planning applications for land within Conservation Areas will be expected to include full details of the existing site and/or buildings, the proposed development and its relationship to adjoining land or buildings.*
7. *Development near, but not within 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 unless they relate to listed buildings. The Department has power, however, to direct that in a particular area*

such as a Conservation Area these types of development shall require planning permission. Likewise under the Planning (Control of Advertisements) Regulations (NI) 1973 certain specified classes of advertisement may be displayed without consent. Regulation 10 gives the Department power to direct that a class or classes of permitted development be withdrawn.

C. Positive Action

Schemes involving the visual improvement of buildings and sites will be encouraged by the Department. It is anticipated that District Councils may play a leading role in the formulation of such schemes. These would include the repainting of neglected buildings, the removal and replacement of rusted and broken fences and the clearing away of rubbish.

Statutory undertakers will be encouraged to take appropriate action 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. New advertising should be sympathetic to the setting.

Where appropriate the Department will make Preservation Orders to protect trees or groups of trees which form an essential feature of the character of a 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. Consideration will also be given to the nature of road and pavement surfaces in new work.

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 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 affect on the visual character of an Area.

D. Financial Assistance

In considering schemes for conservation the potential 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 or the creation of a revolving fund etc, – see under "other grants" below.

It is important to co-ordinate action and financial assistance from various bodies.

Department of the Environment (NI)

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

The Department may also, on the recommendations of the Historic Buildings Council, consider for grant-aid, expenditure to be incurred in connection with the preservation or enhancement of a Conservation Area including tree planting and hard landscaping such as paving and walling. Such expenditure is normally expected to be part of a co-ordinated scheme.

Details from Historic Monuments and Buildings Branch, Department of the Environment (NI)
1 Connsbrook Avenue, Belfast BT4 1EH (Telephone No 653251)

Department of Education

District Councils have a duty to secure for their areas adequate facilities for recreation, 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 and Recreation Branch, Department of Education, "Londonderry House",
Chichester Street, Belfast BT1 4JJ (Telephone No 32253)
Conservation Branch, Department of the Environment (NI), Castle Grounds,
Stormont, Belfast BT4 3SS (Telephone No 768716)

**Northern Ireland
Housing Executive**

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

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

Grants towards repairs may also be paid. All grants are subject to certain conditions and full details may be obtained from any office of the Northern Ireland Housing Executive. Northern Ireland Housing Executive grants do not necessarily exclude Historic Buildings Council grants.

Headquarters The Housing Centre, 2 Adelaide Street, Belfast BT2 8PB (Telephone No 40588)
Downpatrick District Office 3g English Street, Downpatrick. (Telephone Nos Downpatrick 2139 or 2724)

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 homes. 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 England;
- (b) Landmark Trust, Shottesbrooke, White Waltham, Berkshire, England;
- (c) Carnegie United Kingdom Trust, Comely Park House, Dunfermline, Fife, Scotland.

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

Part 2

KILLOUGH –

Location and History

Killough is located in the ancient parish of Bright some ten kilometres south-east of Downpatrick on the coast of the Lecale Peninsula; two kilometres west of Ardglass and separated from Dundrum Bay by St Johns Point.

After the attainder of John Russell, the owner of the estate, Killough passed into the care of the Duke of York afterwards James II. Following the Williamite wars it was granted to the Wards. Although Killough Bay has been regarded as a safe haven for shipping in the 17th Century its urban development began late in the century under the patronage and direction of the Wards. It was called Port of St Anne after Anne Hamilton wife of Michael Ward.

East Down has always been one of the most important grain growing areas in Ireland due to its dry climate and good soils. Wheat was grown in the area around Killough from early in the 18th Century. This was shipped to Comber to be milled and later to Belfast which by 1830 had become the chief market. Killough had two windmills and nine grain stores, most of them with kilns attached in which the grain was dried. Williamson's map of 1802 shows the town virtually as it is today.

In the period 1821–24 Viscount Bangor spent £17,000 improving the amenities of the harbour and by 1837 the town contained a military barracks and 247 houses built around the margin of the bay. In 1892 the County Down railway opened a branch line through Killough to Ardglass. Early in this century the development of the brickworks nearby provided some local employment. The town had, however, suffered severely from a decline in grain production after 1846; the harbour silted up and the pier and warehouses fell into disuse and dilapidation.

Even in its decline, Bassett in 1886 was sufficiently impressed to remark on the tree lined street and to call Killough 'The Garden of Ireland'. In fact much of the charm he describes remains today and is the basis of the area for conservation.

The Designation

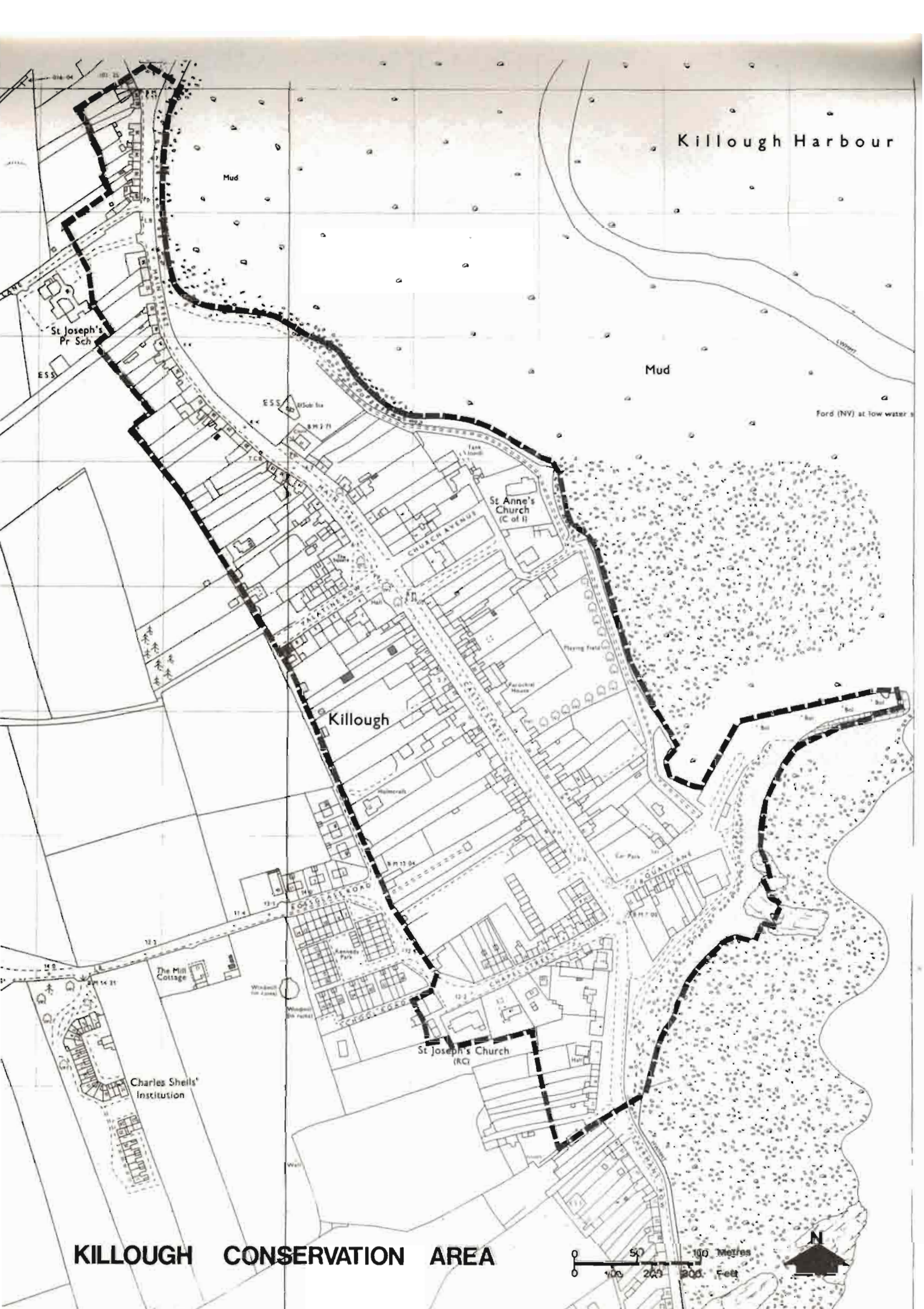
Notice is hereby given that the Department of the Environment (NI) in pursuance of the powers conferred upon it by Article 37 of the Planning (Northern Ireland) Order 1972 has designated the area outlined on the attached map as a Conservation Area being an area of special architectural or historic interest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

A map of the designated area has been deposited at the District Council Office, District Development Office and Divisional Planning Office at the addresses indicated below:

Down District Council 24 Strangford Road, Downpatrick (Telephone No Downpatrick 4331)

District Development Office Medway Building, Mount Crescent, Downpatrick (Telephone No Downpatrick 3821)

Divisional Planning Office Rathdune House, New Bridge Street, Downpatrick (Telephone No Downpatrick 3721).



Killough Harbour

Mud

Mud

Ford (NV) at low water

St Joseph's
Pr Sch

St Anne's
Church
(C of I)

Killough

St Joseph's Church
(RC)

The Mill
Cottage

Charles Sheela's
Institution

KILLOUGH CONSERVATION AREA



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Part 3

Brief for Developers

The aim of the Department in designating a Conservation Area is to preserve and enhance its character and appearance. The purpose of this part of the report is to identify those features which give Killough its distinctive character, to outline the Department's policies towards potential development and to give advice on other matters which contribute to the appearance of the village.

Land Use:

The predominant land use in the area is residential with only a small number of commercial or other uses. It is expected that most development will arise with proposals to alter or extend existing dwellings with perhaps some limited redevelopment or new development on vacant sites. Any increased demand for commercial floorspace can be accommodated in Castle Street through the expansion of existing operations or the change of use of existing buildings. In some cases other changes of use which did not adversely alter the appearance of a building or its setting may be acceptable.

Plan Form:

The plan of Killough is that of a broad main street Castle Street flanked by buildings on both sides with two wings of cottages stretching north and south along the coast. The buildings are mostly in terrace form located directly behind the pavement. At the north of Castle Street, Palatine Square is a formal focal point for the village while at the south Quay Street leads to the harbour, scene of Killough's former prosperity. It is the Department's policy to seek to maintain the existing street pattern, building lines and building widths. Generally, new development should respect the principle of near continuous street frontage abutting the pavement.

Design Scale:

The buildings along Castle Street are mostly two storey with some of three storeys. Along Main Street and Fishermans Row the cottages are mostly single storey. It is the Department's policy to ensure that development proposals are in keeping with the design scale of the immediate locality. Where it is proposed to extend a single-storey dwelling it will rarely be acceptable to provide an additional storey or raise the roof. If there is adequate height in the existing roof then consideration would be given to the provision of dormers of a suitable design. Otherwise extensions will have to be at the rear. The general outline and form of extensions should be in keeping with the parent building but with a rear extension more freedom in the use of materials and in the size and shape of openings is permissible.

Buildings:

While there are few buildings of outstanding individual merit the combined effect of these and the groupings of other buildings contribute to the overall appearance of the village. The Department has completed its listing of buildings of architectural or historic interest. Details of those within the Conservation Area are contained in Appendix one. Proposals to alter listed buildings or to demolish any building will require to be approved by the Department by application to the Planning Service for listed building consent.

Roofs:

Roofs are pitched at 35° – 40° with the ridge parallel to the Street and covered generally in natural slate. In repair or renovation work on roofs fronting the street it is preferable to use natural slate. In new building asbestos cement slates of an appropriate colour and sometimes tiles and concrete slates would be acceptable. In new work pitched roofs will be the norm in order to retain the character of the existing roof-line, though exceptionally it may be acceptable to provide a flat roof on a single storey rear extension to an existing two storey building. Chimneys are an important feature in the historic appearance of the rooflines in the village.

Walls:

Walls were traditionally rendered in smooth lime or cement plaster or harled. Pebble dash finishes will not be acceptable in renovation or redevelopment. Roughcast in the form of a fine 'slap dash' may sometimes be acceptable for example in rear extensions or new work. Surrounds to doors and windows, quoinstones and other features should be retained or replaced. Where buildings are built of stone either plain or white-washed these finishes should be retained. In the pointing of stonework the strength and colour of the mix and its relationship with the face of stone are important elements in obtaining a satisfactory appearance.

Windows:

In renovation or redevelopment the proportion of window to wall on the public elevation should reflect the character of rubble stone walls which normally do not have wide openings. Of equal importance in the case of windows is the shape of the opening. This should be a traditionally proportioned as to height and width.

If a wider opening is essential then the vertical emphasis should be retained by subdividing the opening with a mullion or mullions. Opening

windows should generally be of the sliding sash variety in repair and renovation. In new buildings windows need not be sliding sash but should retain the traditional proportions. Figure one shows some examples of traditional window proportions. Where alterations are proposed in connection with the commercial use of premises those should be confined to the ground floor. Figure two shows some different ways of providing a shop window.

Doors:

Doors should preferably be solid either boarded or panelled. If daylight is required this can be achieved by a glazed panel in a sheeted door, by a fanlight over the door or by the inclusion of a lobby or vestibule with an internal glazed door.

The Department will resist the introduction of fake period details such as fibre glass porches, bow windows or elaborately panelled doors.

Signs:

Ill-considered signs and advertisements can be visually disruptive. The principal factors to be taken into account in such developments are the scale, the relationship with the design of the building, the style of the sign, the materials and the colour. Internally illuminated signs will generally not be acceptable. Hand painted signs painted directly on to the walls or fascia boards are preferred.

Colour:

Painting is permitted development. Nevertheless it is inadvisable to paint large areas of wall in strong colours – white, cream and light greys look best on traditional cottages. Generally all exposed timber on public elevations should be painted. Strong colours and black can be used on doors and windows and on plaster features such as surrounds and quoins.

Rainwater guttering and downpipes should be painted the same colour as the wall unless they are a specific design feature. Railings look best painted either black or white.

Landscape:

The two rows of mature sycamore trees along Main Street and Castle Street make a very significant contribution to the character of Killough.

The trees along Church Avenue and adjacent to the rope walk also play a part in the wooded appearance of the village. The trees in Castle Street are the subject of a management scheme by the Roads Service including replacement when necessary. A similar policy for the trees in private ownership would ensure that they too are of lasting benefit. Additional planting of standard sycamores would be desirable in the public open space to the north of the village between Main Street and the sea and at other selected sites within the Area. The Department will consider the application of Tree Preservation Orders where appropriate.

Outdoor fittings and street furniture such as seats, lighting and lamps, litter bins, bollards and signs should be of a co-ordinated design suitable for the village.

Further advice on Conservation Areas generally and Killough in particular can be obtained from Historic Monuments and Buildings Branch of the Department of the Environment (NI), 1 Connsbrook Avenue, Belfast BT4 1EH (Telephone No Belfast 653251).

APPENDIX ONE

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WITHIN KILLOUGH CONSERVATION AREA

Number 2 The Square

Number 5 The Square

Number 7 The Square

St Annes Parish Church and Gates

Numbers 29, 31 and 33 Castle Street

Number 35 Castle Street

Number 39 Castle Street

Point View and railings number 45 Castle Street

Number 47 Castle Street

Anchor Bar numbers 49–51 Castle Street

Numbers 10, 12, 14 and 16 Castle Street

Number 1 Quay Lane

Killough Clinic (former Wesleyan Methodist Preaching House)

St Josephs RC Church.

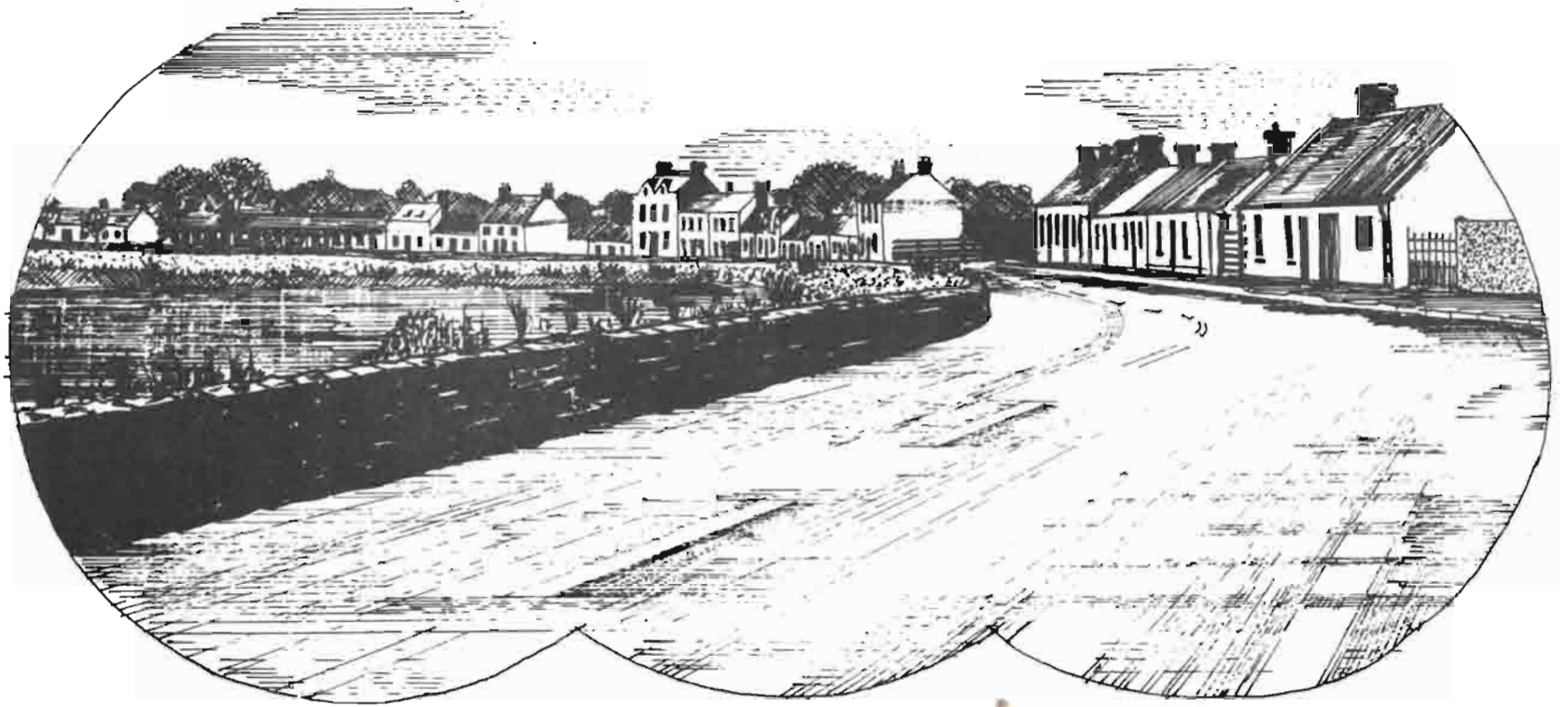


CASTLE ST. MILLOUGH, CO. DOWN, 1919, W.L.



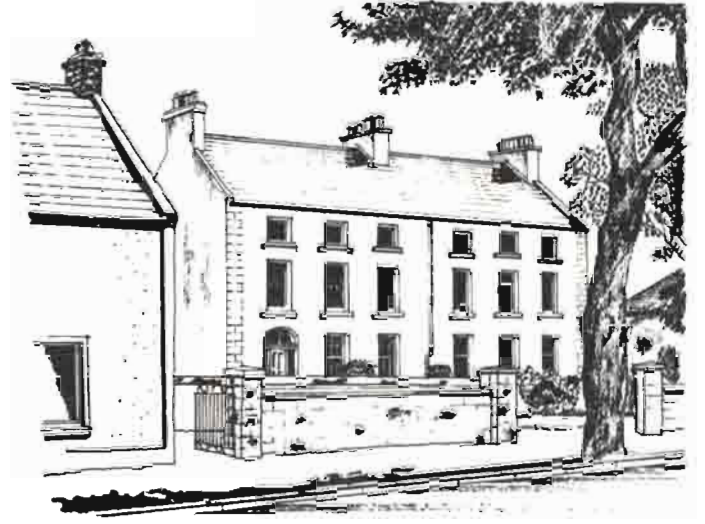
MAIN ST. RATHFRILAND CO. DOWN

WAG 2629



Main Street





The Square



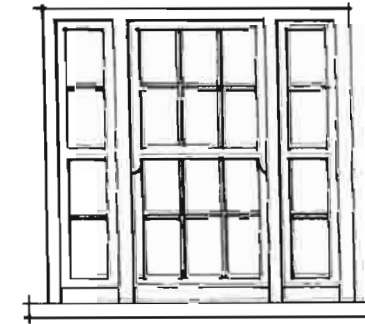
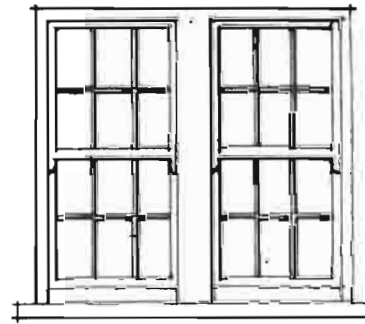
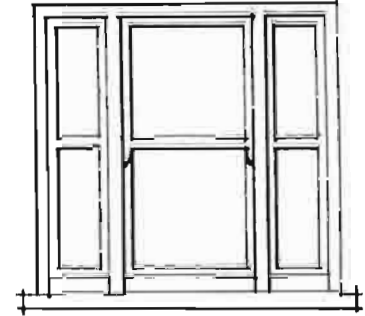
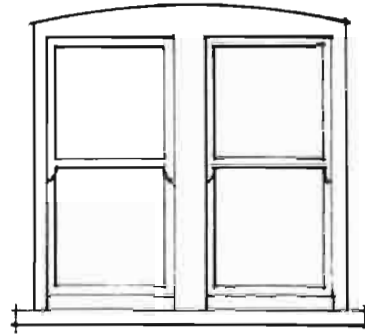


Fig. 1 Examples of Traditional Window Proportions.

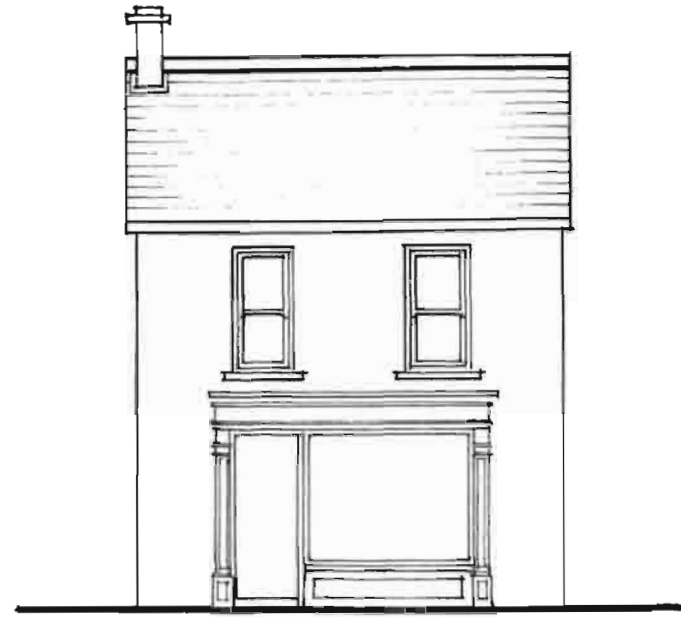
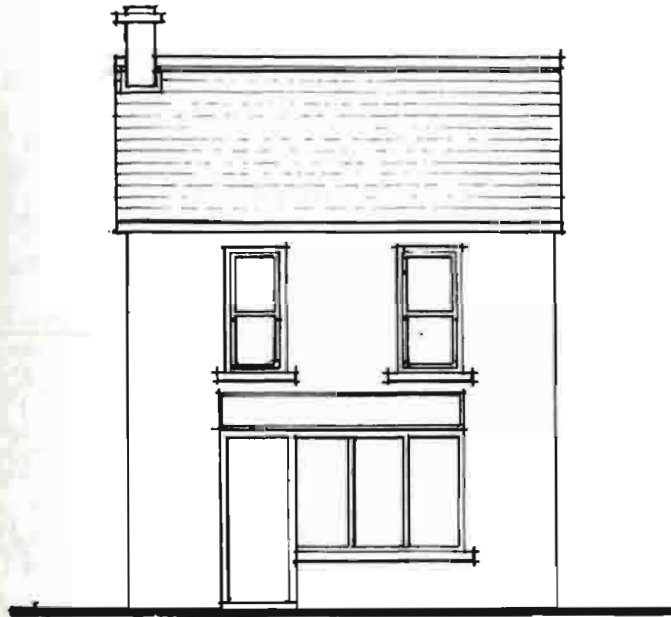
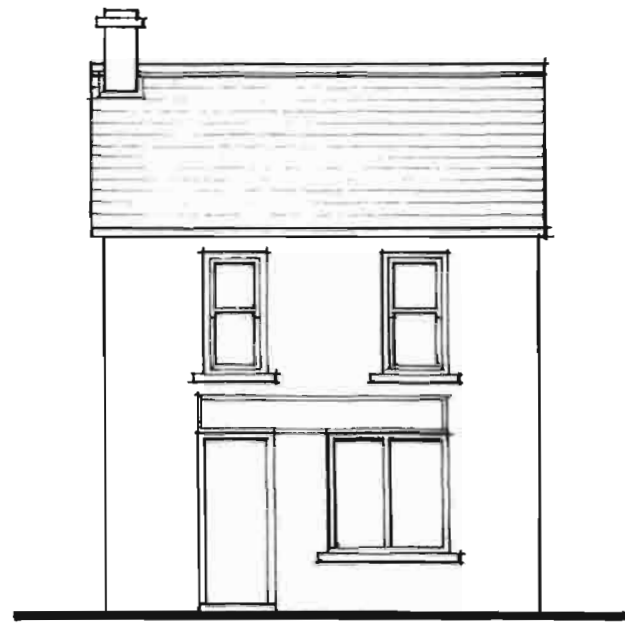
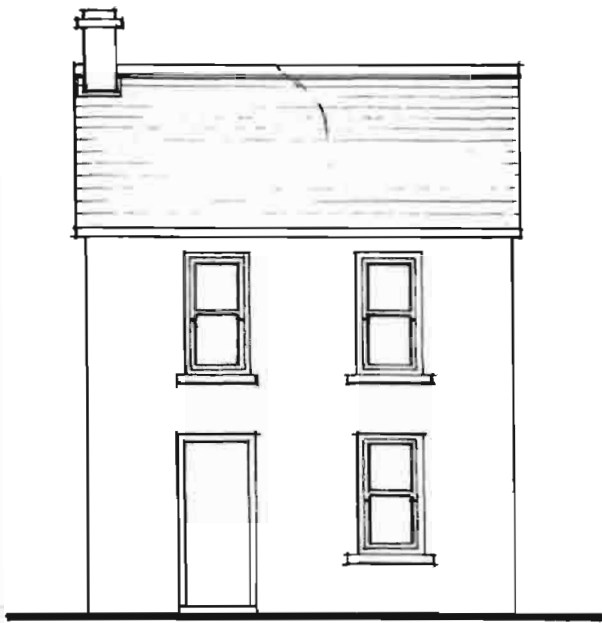


Fig. 2 Examples of Shop Fronts.