Bangor

Designation BR 18 – Local Landscape Policy Area, Balloo

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises Balloo Wood, a small area of woodland with a pond and is located within Balloo Industrial Estate. It includes semi-natural mixed woodland and a later broadleaved plantation including some exotic specimens, scrub and woodland regeneration.

Balloo Wood is of significant historic interest being the surviving remnants of the semi-natural woodland and planned landscape features that surrounded Balloo House, the home of the Nicholson family since the 18th century. The house was demolished in the 1970’s, although the legacy of planting remains. Some of the mature oaks are believed to be circa. 400 years old, pre-dating the Nicholson occupation of the lands. Much of the woodland appears on the 1st Edition Maps (1830’s) and therefore has been identified as long established woodland.

Nature Conservation

The wood is of significant nature conservation and biodiversity value providing a variety of habitats. The wood is owned by North Down Borough Council and managed by the Ulster Wildlife Trust as a nature reserve.

Amenity Value

The LLPA is identified as an Area of Existing Open Space and open public access is provided by a path network around the wood with entrances off Balloo Drive and Balloo Avenue.

Heritage Interest

On the north eastern edge of the wooded area is the site of the former Nicholson family mausoleum, locally known as Nicky’s Tomb. The family vault was built into a low mound and closed by a cut stone slab. It was built in 1792 by William Nicholson who died six years later but was not buried there. After his death, Balloo House, including the mausoleum, passed to his brother and eventually to his nephew William Steele-Nicholson who was the only family member to be buried in the mausoleum. Following a period of vandalism in the 1970’s the mausoleum was demolished in 1976 and the remains re-interred in the family plot in Bangor Abbey Graveyard. The grassed mound still remains as evidence of this historical feature.

Local Significance
Balloo Wood contains Bangor’s latest landmark feature, an eighty metre high wind turbine, constructed for North Down Borough Council to power the adjacent recycling depot. The turbine forms the most prominent feature on the Bangor skyline and is visible from quite an extensive area of North Down and Ards.
Bangor

Designation BR 19 – Local Landscape Policy Area, Ballycrochan

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is centred on the Ballycrochan Linear Park, an important area of amenity open space created alongside a stream corridor which forms an important landscape feature within the park. The park runs from Albany Road / Ashbury Avenue to East Circular Road, separated into two distinct areas by Silverbirch Road. It is an area of landscape and visual significance and forms an important green wedge between residential neighbourhoods.

The section between East Circular Road and Silverbirch Road was created in the 1980's and is more formal in layout than the rest of the park, with mown grass areas, specimen trees, screen planting and a single path running its length with two links to the housing area at Marlo Park.

The area between Albany Road / Ashbury Avenue and Silverbirch Road was created circa. 2000 and is less formal, retaining old hedge lines, ditches and rough grassland together with the planting of new native woodland. There are bridging points across the stream at a number of places and paths create a circular route through the park.

Nature Conservation

Ballycrochan Linear Park, with its stream corridor, woodland planting, specimen trees and open grassed areas is of local wildlife and nature conservation value forming an important wildlife corridor and habitat.

Amenity Value

The LLPA is identified as an Area of Existing Open Space and is designated as a Community Greenway, Ballycrochan Walkway. This underpins its public amenity value and recognises the important pedestrian linkages between the adjoining housing areas, schools, shops and community facilities.
Bangor

Designation BR 20 – Local Landscape Policy Area, Bangor Central

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes an extensive area within the urban framework of Bangor, extending from the town centre to South Circular Road.

The LLPA is centred on Bangor Castle (the Town Hall), a listed building, of high visual amenity value and its views and setting which comprise, the extensive public grounds of Castle Park. The park includes the remnants of the planned landscape consisting of large open green spaces, pathways, many specimen trees and woodland planting and is of particular landscape and visual merit and public amenity value. It also contains the recently redesigned walled garden associated with Bangor Castle and a listed gate lodge.

The LLPA also includes Bangor Abbey Parish Church a listed building and its walled graveyard. The church spire forms a significant local landmark. Bangor Abbey was established by Saint Comgall in 558 and was featured in the Mappa Mundi, the first map of the world. The present tower of the abbey dates back to the 14th century. The abbey is of particular local significance and historical interest.

The LLPA extends to include Ward Park, with its ponds and wildfowl collection, and includes walkways, play areas, bowling greens, tennis courts, open grass areas, mature trees and shrub planting and is of landscape and visual significant and an important public amenity in the centre of the town.

Also include within the LLPA is Bangor Golf Course, which is of landscape and visual merit and local amenity value, providing an attractive setting to the south eastern part of the town.

To the south-west of the LLPA lies Skipperstone Glen, which includes a stream corridor and public walkways and is an important wildlife habitat and linkage facility.

Included in the LLPA are a number of sports facilities and playing fields; Valentine Playing Fields and Bloomfield Road Playing Fields to the south and Ward / Arras Playing Fields in the centre of the LLPA.

Nature Conservation
There are many important tree and woodland groupings within the LLPA, of landscape and visual amenity merit which provide a valuable wildlife and nature conservation habitat in this built up urban area.

**Amenity Value**

The LLPA is also identified as an Area of Existing Open Space, with Castle Park, Ward Park and Bangor Golf Course and the associated playing fields and sports facilities including Bangor Aurora Leisure Centre being of significant public amenity value.

Bangor Parks Community Greenway crosses through the LLPA.

There is a Tree Preservation Order on lands at Broadway, adjacent to Bangor Golf Course.

**Heritage Interest**

The LLPA includes part of Bangor Area of Archaeological Potential.

Bangor Castle Historic Park, Garden and Demesne is included within this LLPA.

The LLPA includes the following listed buildings:

- Bangor Castle, terraces, stone walls, gate and steps (the Town Hall) and the adjoining former courtyard stable block (North Down Museum), Grade A,
- Bangor Castle Gate Lodge at Abbey Street, Grade B1,
- Bangor War Memorial in Ward Park, Grade B2, and
- Bangor Abbey Parish Church, Grade A.

The LLPA includes the following archaeological sites and monuments:

**Scheduled:**

The masonry monument, commonly known as Malachy’s Wall adjacent to Bangor Abbey.

** Unscheduled:**

Cross Hill
Bangor

Designation BR 21 – Local Landscape Policy Area, Bangor Cemetery

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises Bangor Cemetery, opened in the late 19th century when the Abbey Graveyard became full. It forms a landmark along the Newtownards Road and an important area of amenity open space of archaeological and historic interest. It has a symmetrical layout with a broad central drive running the full length of the cemetery. At the centre is an octagonal building used as a shelter. The cemetery is enclosed by a high stone wall with fine ornamental gates. A two storey house, recorded as a lodge occupies a prominent position at the entrance.

The cemetery is located on a localised hill and forms a good vantage point with 360 degree views over the extensive plantings associated with the neighbouring Castle Park demesne, and also over Bangor and Belfast Lough.

There are only a few trees within the graveyard perimeter, however the setting of the cemetery is enhanced by a fine backdrop of mature vegetation along the western boundary, associated with Clandeboye Primary School.

Nature Conservation

The cemetery and associated vegetation is of some local wildlife interest and habitat value within the urban context.
Bangor

Designation BR 22 – Local Landscape Policy Area, Brice Park

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Brice Park, a local amenity area managed by North Down Borough Council. The park occupies a pocket of land hollowed out of the side of Grove Hill and surrounded by dense housing.

The park creates a break in the built-up road frontage and forms a focal point along the road corridor, viewed by many passing motorists and pedestrians. The park includes steep grassed embankments, flatter open grass areas, play equipment, seating, screen planting around its perimeter and specimen trees. A path circumnavigates the park with access off Donaghadee Road and Summerhill Gardens, providing important linkages to the surrounding neighbourhoods. It is fronted by railings and an avenue of street trees maintaining a relatively open aspect from the Donaghadee Road.

Along the Donaghadee Road frontage there are good views over Bangor towards Belfast Lough.

The LLPA extends across Donaghadee Road to incorporate a sloping green area fronting the apartments at Thornleigh Park.

Nature Conservation

The park and associated vegetation is of some wildlife interest and habitat value within the urban context.

Amenity Value

The LLPA is also identified as an Area of Existing Open Space which underpins its public amenity value.

Heritage Interest

The park was created in the 1970’s on derelict land which was the site of a former clay pit, which gives the park its distinctive dished character. The associated brick works and kilns were located on the opposite side of Donaghadee Road and manufactured bricks for use by local house builders. Its formal industrial use is therefore of some local historical interest.
Bangor

Designation BR 23 – Local Landscape Policy Area, Carnalea

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Carnalea Golf Course which is of particular landscape and visual merit and from which there are prominent views towards Bangor as well as out across Belfast Lough. The site accounts for a large percentage of the LLPA. The extensive grounds associated with the course are of high visual amenity value and contain large open green spaces, many mature trees and recent planting, which contribute to the attractive setting of Bangor West and Carnalea.

The LLPA also includes part of the North Down Coastal Path, together with the grassy and rocky ground to the high water mark. The setting of the path is enhanced by a backdrop of scrub and wooded slopes to the south.

The LLPA extends inland and incorporates Carnalea Glen, a stream corridor and associated landform which contains a path network, through semi-natural, beech and Scots pine woodland, to the west of Seymour Road. This wooded glen provides an important access point from the surrounding urban area to the coastal path and contributes to the high landscape and visual quality of the area.

Nature Conservation

The whole of the LLPA acts as a significant wildlife habitat and is of local nature conservation importance.

The LLPA includes the following Sites of Local Nature Conservation Importance (SLNCI):

Carnalea Glen and Slopes, and
Strickland’s Glen.

That part of the LLPA that is within the BMA Coastal Area is also within the following environmental designations:

Outer Ards (North Down) Ramsar Site,
Outer Ards (North Down) Special Protection Area, and
Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest.

Amenity Value
The LLPA has been identified as an Area of Existing Open Space which underpins it amenity and recreational value.

The North Down Coastal Path, which extends some 16 miles from Holywood to Orlock, along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way and forms an off road section of the National Cycle Network, well used by walkers and cyclists. Panoramic views are available along its length across Belfast Lough to the Antrim Plateau, the Irish Sea and towards the Scottish coast.

There are Tree Preservation Orders on lands to the rear of 18-26 Station Road, Carnalea.
Bangor

Designation BR 24 – Local Landscape Policy Area, Clandeboye

Landscape Character

The LLPA is located within Landscape Character Area 102 – Holywood Hills, (Northern Ireland Landscape Character Assessment 1999).

The LLPA consists of the lands associated with Clandeboye Estate, one of the few large estates of Northern Ireland that still remains in the ownership of the original family. The estate was first settled in 1674 and is most famous for the legacy of the 1st Marquis (1826-1902), who laid out the historic parklands under the guidance of James Frazer. The project was so extensive that the estate still boasts the largest area of broadleaved woodland in Northern Ireland.

Clandeboye Estate makes a vital contribution to the landscape character of the area and to the settings of Bangor and Conlig, consisting of an historic landscape of the highest landscape and visual amenity value.

The LLPA includes a number of important listed buildings and their settings and also archaeological sites and monuments, including two scheduled monuments.

The LLPA contains major areas of visually significant woodland including; Clanbrassil Wood, Helen of Novzar’s Wood, Sir John’s Wood, Ursula’s Wood, Tomb Wood, Countess Herriot’s Wood, Lady Victoria’s Wood, Lower Little Clandeboye Wood, Upper Little Clandeboye Wood, Conlig Wood, Tower Hill Wood, Helen of Netherby’s Wood, Lord James’ Wood and Earl Archibald’s Wood. As well as being of landscape and visual amenity importance these woodlands are of nature conservation importance, forming a mosaic of habitats containing a wealth of flora and fauna.

The LLPA includes water features of landscape and visual amenity value and nature conservation importance, including Maureen’s River, Clandeboye Lake, Ballyvarnet Reservoir and Tower Lake.

Part of the south eastern edge of the LLPA falls within Clandeboye Rural Landscape Wedge and contributes to a strategic buffer that prevents the merging of Bangor and Newtownards and protects the landscape and visual amenity of this sensitive landscape.

Nature Conservation

The LLPA contains a diverse range of habitats including broadleaved estate woodland, with extensive stands of native trees and shrubs and a diverse ground flora. There are also areas of birch woodland, beech woodland, heath,
alder carr, with diverse wetland ground flora, species rich wet grasslands, and diverse wetland communities with a rich aquatic flora.

These designations illustrate the importance of the LLPA in terms of nature conservation and wildlife habitat diversity.

The vast majority of the lands associated with the LLPA have been included within the following Sites of Local Nature Conservation Importance (SLNCI):

Clandeboye Estate, and
Clandeboye Avenue.

**Amenity Value**

The LLPA also contains Clandeboye Golf Course, which has been developed within a section of the original estate. It includes a number of wooded areas, and is of local amenity importance.

Part of the southern section of the LLPA has been designated as Clandeboye Wood, a Major Area of Outdoor Recreation in the Countryside, again underlining the importance of the site in terms of landscape and visual amenity.

A waymarked walking route known as Clandeboye Way crosses through the LLPA, linking Helen’s Bay to Whitespots Country Park.

A Tree Preservation Order has been placed on lands at 70-120 Main Street, Conlig (Conlig Wood), in recognition of the landscape and visual amenity value of the trees.

**Heritage Interest**

The LLPA includes a substantial area of historic landscape. It combines features of landscape design over the past 300 years, and elements of cultural landscape formation that can be traced with certainty over the past 400 years. The area also includes elements of historical landscape use (including historic buildings, archaeological sites and monuments and features of industrial heritage interest) which chart elements of human activity over the past 1,500 years.

The vast majority of the lands within the LLPA are included within Clandeboye Historic Park, Garden and Demesne, underlining the importance of the LLPA in terms of local history and landscape and visual amenity value.

The LLPA includes the following listed buildings;

Clandeboye House, Grade B+,
Private Chapel, Clandeboye House, Grade B+,
Gas Works, Clandeboye House, Grade B1,
Memorial Tomb, Clandeboye Woods, Grade B1,
Helen’s Tower, Clandeboye Woods, Grade A,  
Conlig Presbyterian Church, Main Street, Conlig, Grade B, and  
The Gate Lodge, 70 Main Street, Conlig, Grade B1.

The LLPA also includes a locally significant building and its setting –  
Clandeboye Lodge Hotel, formerly Ballysallagh CP School.

The LLPA includes the following archaeological sites and monuments;

Scheduled:  
Lead Mine, Engine House, Shafts etc. Conlig, and  
Standing Stone, Runestone Hill, Conlig

 Unscheduled:  
Enclosure, Ursula’s Fort, Ballyleidy,  
Cross, Ballyleidy,  
Enclosure, Campo Santo, Ballyleidy,  
Enclosure, Ballyvarnet,  
Tree Ring, Burma Clump, Ballyvarnet,  
Tree Ring, Spurs and Roses Clump, Lisbane, and  
Rath, Thora’s Fort, Lisbane.
Bangor

Designation BR 25 – Local Landscape Policy Area, Clandeboye Cemetery

Landscape Character

The LLPA is located within Landscape Character Area 102 – Holywood Hills, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes a terrace of late 19th century listed buildings, known as Clandeboye Cottages or Red Row, together with their associated gardens. The grouping includes 13 former tied estate dwellings for workers of the neighbouring Clandeboye Estate and a building known as the Reading Room. The cottages are of significant architectural merit and historical interest. They are located adjacent to the busy A2 dual carriageway, at the western limits of Bangor and form a prominent landmark viewed by large numbers of passing motorists. A field to the west of the cottages and fronting the A2 is included as it forms the views and setting of the listed buildings.

The LLPA incorporates the full extent of Clandeboye Cemetery prior to the 2010 extension. It is a large municipal burial ground opened in the 1950’s and extended in the 1980’s. It has a narrow frontage onto Old Belfast Road defined by stone walls, railings and gates. A two storey red bricked lodge and a single storey building, contemporaneous with the initial development of the cemetery are located close to the entrance, set within a formal area of lawns, planting beds and ornamental tree planting. Other buildings within the cemetery include two shelters constructed as part of the 1980’s extension of the cemetery. The setting of the cemetery is enhanced by a perimeter of woodland planting, some of which pre-dates the cemetery development.

There are significant areas of deciduous and mixed plantation woodland within the LLPA, the oldest of which are remnants of plantings carried out within the wider Clandeboye Estate lands, outside the walled demesne, in the late 19th century. The plantings include Walmer Screen, Killare Wood and remnants of planting around a house and outbuildings known a Dover Castle (demolished). The plantings are highly visible from the A2 dual carriageway and contribute to the setting of the neighbouring listed buildings and the cemetery.

The eastern limit of the LLPA is defined by a stream corridor which is a feeder of the Crawford’s Burn. The stream corridor and associated planting is of landscape amenity value and forms a good backdrop to the cemetery.

A section of the LLPA is also located within Helen’s Bay Rural Landscape Wedge, which is designated to distinguish and maintain the separated component areas of Crawfordsburn, Helen’s Bay and Bangor and to maintain the rural character of the countryside.
Nature Conservation

The stream corridor, mature trees and woodland planting within the LLPA are of local nature conservation value providing important wildlife habitats.

Heritage Interest

The LLPA includes the following listed buildings:

Nos. 1-13 Clandeboye Cottages, Belfast Road, Grade B, and
The Reading Room, No. 2A Clandeboye Cottages, Grade B.
Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises an extensive area of amenity open space associated with Kilcooley housing area which is of significant local recreational amenity importance.

Kilcooley Wood forms a large portion of the LLPA extending from the Belfast Road to Rathgael Road with a significant frontage on to the Rathgael Road. It is a recently planted woodland of native trees including, oak, ash and birch. It was designed, planted and managed by The Woodland Trust in partnership with local community groups including; Kilcooley Community Forum, Kilcooley Primary School and St. Malachy’s Primary School, in 1998 as part of the Woods On Your Doorstep Millennium Wood Campaign. Paths circumnavigate the wood and art work, created by local children is displayed along the route. At the eastern end of the wood adjacent to Rathgael Road are older trees and a hedgerow which are remnants of planned landscape features associated with the adjoining Clandeboye Demesne. The Bryan’s Burn stream forms the eastern boundary to Kilcooley Wood. The woodland is a significant feature of landscape and visual amenity value within Kilcooley housing area and contributes to the treed character of the Rathgael Road corridor.

The remainder of the LLPA comprises amenity space mainly in the form of open grassed areas. Screen planting along the A2 Belfast Road provides an important buffer between the road and the housing and creates enclosure.

To the rear of the shops at Kilcooley Square is a small park with paths, mature trees and an equipped play area. The mature trees are remnant features of the plantings associated with a late 1800’s house and farm originally known as Lakeview and later as Kilcooley Farm, which was demolished at the time of the development of the housing estate. The plantings are therefore of some historical value.

St. Columba’s Church occupies a prominent roadside position within the LLPA. Described as a daughter church of Bangor Abbey it was built in 1973 and dedicated to St. Columba. It is a landmark building within the housing area and is of architectural importance and visual significance.

Nature Conservation

The young native woodland, mature trees and hedgerow and river corridor are of local nature conservation interest.
The nature conservation value of the older woodland and its historical relationship to Clandeboyne Demesne is recognised by its inclusion within the following Site of Local Conservation Importance (SLNCI):

Clandeboyne Estate.

**Amenity Value**

The majority of the LLPA is identified as an Area of Existing Open Space which underpins its local amenity value.
Bangor

Designation BR 27 – Local Landscape Policy Area, Luke’s Point

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA wraps around the eastern headland that bounds Bangor Bay, the bay that gives the town its name from Old Norse meaning Horned Bay in reference to the two ragged headlands Wilson’s Point and Luke’s Point enclosing it. It also forms the western headland to Ballyholme Bay with its mile long, crescent shaped, sandy beach.

The LLPA includes part of the North Down Coastal Path which extends from the Esplanade in Holywood and runs through Bangor and Groomsport to Orlock.

On Luke’s Point is a pumping station. The facility is largely underground but includes a stone building dating from the early 1900’s which forms a landmark on the northern side of Seacliff Road.

The LLPA includes Kingsland Recreation Grounds, a Victorian Park, built partly on a raised beach, which has formed an area of local amenity and recreation importance since its creation in the late 1800’s. Kingsland comprises tennis courts, putting greens, miniature golf course, a pavilion and a number of shelters. A former Victorian lavatory building still stands in the north western corner of the grounds. The Victorian recreational facilities also included a bathing place on the point, a small enclosed pool built into the rocks.

On the eastern side of Seacliff Road is land reclaimed following the Second World War, using brick and concrete rubble from the town’s public bomb shelters. A sunken garden, roller skating rink, car park and path on the seaward side were created as an extension to Kingsland Recreation Grounds. This area was redesigned in the 1980’s to include an equipped play park, sculptural elements and seating.

Ballyholme Yacht Club lies within the south eastern limits of the LLPA. The club was formed as Ballyholme Sailing Club in 1900 and included a landing and slipway and a club house within Kingsland Park. It was re-established following the Second World War as Ballyholme Yacht Club at its present site, with its main club house built in the 1950’s and extended in the 1960’s. Further buildings have been added in recent years along with extended boat storage facilities. The club forms an important recreational facility for Bangor and the club house forms a landmark building on the seaward side of Seacliff Road.
The LLPA lies within and contributes to the views and setting of Bangor East Area of Townscape Character.

**Nature Conservation**

The LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and abuts the following environmental designations:

- Outer Ards (North Down) Ramsar Site,
- Outer Ards (North Down) Special Protection Area, and
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest.

**Amenity Value**

The majority of the LLPA is identified as an Area of Existing Open Space which underpins its local amenity value.

The North Down Coastal Path which extends some 16 miles from Holywood to Orlock, along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way, well used by walkers and cyclists. There are extensive views from the path at Luke’s Point over Ballyholme Bay, Belfast Lough towards the County Antrim shoreline and beyond to Scotland.
Bangor

Designation BR 28 – Local Landscape Policy Area, Rathgael

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises woodland belts and a lake of landscape and visual amenity value which form the northern and eastern boundaries of lands known locally as Rathgael. The woodland is a significant landscape and visual feature along the Newtownards Road and West Circular Road, major traffic routes in the town and forms a backdrop and screen to development along these routes. The lake is a significant amenity feature within the site.

The land was the residence of the Cleland family, who were tenants of the Ward family of Clandeboye from the 1700’s. The tenancy comprised a house known as Rathgill House (latterly Rathgael House) and a farm on 88 acres on the northern part of Clandeboye Estate. The house was demolished in the 1960’s to make way for the Rathgael Training Centre. The lake was created by the Cleland family in the late 1800’s for fishing and some of the planting surrounding it dates from that period. The planting around the lake and the shelterbelts defining the farm boundary were subsequently supplemented over the next century. As such the features within the LLPA are of local historical interest.

Nature Conservation

The lake, and area of surrounding woodland and scrub, together with an area of mixed broadleaved and coniferous woodland at the junction of Rathgael Road and Newtownards Road are of significant nature conservation value forming a wildlife refuge within the urban area.

The LLPA includes the following Site of Local Conservation Importance (SLNCI):

Rathgael.

Heritage Interest

The LLPA contains the following archaeological sites and monuments:

Unscheduled:
Unnamed earthwork, Rathgill, within which Rathgael House was reported to have been located in 1880.
Bangor

Designation BR 29 – Local Landscape Policy Area, Strickland’s Glen

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is centred on Strickland’s Glen, which is a deeply incised and heavily wooded glen, containing the Bryan’s Burn stream corridor and associated water features. It is an area of high landscape and visual significance in a large urban setting.

The LLPA contains Connor Park Recreation Ground, which is an open grass area to the east of the glen and adjoining the housing along Kensington Park. It contains a football pitch and kick-about area.

The open area around Connor Park provides good views across the glen and over Belfast Lough to the Co. Antrim coast.

The LLPA provides a linkage between two other adjoining LLPAs, Wilson’s Point to the east, and Carnalea to the west. The LLPA and the surrounding area fall into a part of Bangor which is cohesively of high visual and landscape significance.

The LLPA also includes part of the North Down Coastal Path, together with the associated vegetation. It is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational usage.

The LLPA is included within Bangor West Area of Townscape character which includes a number of locally significant buildings and a well established street pattern. The LLPA contributes to the views and setting of the ATC.

Nature Conservation

Strickland’s Glen, its tree planting and stream corridor are of wildlife and nature conservation importance.

The LLPA includes the following Site of Local Nature Conservation Importance (SLNCI):

Strickland’s Glen.

A portion of the LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and abuts the following environmental designations;

Outer Ards (North Down) Ramsar Site,
Outer Ards (North Down) Special Protection Area, and
Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest.

Amenity Value

The LLPA is identified as an Area of Existing Open Space which underpins its local amenity value.

The LLPA includes Connor Park Recreation Ground, containing a football pitch and surrounding open grass areas.

The North Down Coastal Path which extends some 16 miles from Holywood to Orlock, along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way and forms an off road section of the National Cycle Network, well used by walkers and cyclists.
Bangor

Designation BR 30 – Local Landscape Policy Area, Whitehill

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises an area of open grassland within the Whitehill housing estate. It is entirely enclosed by houses on Whitehill Drive, Hill Crest and Hill Crest Walk and forms an area of amenity open space for the surrounding local community.

The open space lies on a significant rise which affords extensive views over the surrounding housing, the neighbouring Castle Park demesne, a wide area of Bangor and beyond to Groomsport, Orlock, Belfast Lough and the Antrim Coastline. On a clear day the Scottish coastline is also visible.
Bangor

Designation BR 31 – Local Landscape Policy Area, Wilson’s Point

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA wraps around the western headland that bounds Bangor Bay, the bay that gives the town its name from Old Norse meaning Horned Bay in reference to the two ragged headlands Wilson’s Point and Luke’s Point which enclose it.

The LLPA comprises part of the North Down Coastal Path between the western end of Bangor Bay, to Smelt Mill Bay at the foot of Strickland’s Glen. The coastal path has a varied character along its length and links a number of civic spaces which have been included within the LLPA.

At its eastern end lies the Esplanade Gardens, a formal amenity space and outdoor event arena, combining raised planters, seating and fountains. The McKee Clock is the focal point of this space. The sandstone clock erected in 1915, named after the family who donated it, is a listed building and an important landmark and historical feature in the town.

The LLPA includes a pedestrian walkway along the edge of Bangor Marina. The path re-establishes the traditional seaside promenade and includes; fountains, lighting, seating, planted areas and open grass areas.

On the western side of Bangor Bay is Pickie Fun Park, an area of landscape amenity and recreational value and an important tourist area, extensively redeveloped in 2012. The park includes a café, seating, adventure playground, man-made lagoon, a miniature railway, electric car track and miniature golf.

Beyond Pickie Fun Park the coastal path continues through an area known as the Marine Gardens, comprising undulating grassland with belts of planting crossed by a series of interconnecting paths and the remnants of the Victorian Skipperstone Bathing Place. It is backed by a high stone wall enclosing the distinctive period dwellings on Princetown Road.

Beyond the Marine Gardens the LLPA narrows as it rounds Wilson’s Point towards the old landing stage area at Brompton Road, and is confined by the rocky shoreline to the north and the steep slopes enclosing the path to the south. Dominating the path is the perimeter wall of Seacourt with its watchtower.

Part of the LLPA also lies within Bangor Urban Waterfront and part is within Bangor Town Centre.
Nature Conservation

Part of the LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Outer Ards (North Down) Ramsar Site,
Outer Ards (North Down) Special Protection Area, and
Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest.

Amenity Value

The vast majority of the LLPA has also been identified as An Area of Existing Open Space which underpins it amenity and recreational value.

The North Down Coastal Path which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way and forms an off road section of the National Cycle Network, well used by walkers and cyclists. The coastal path affords views over Bangor Bay and the town centre as well as views out across Belfast Lough to the Antrim Coast and to Scotland.

Heritage Interest

The LLPA includes the following listed buildings and features:

The McKee Clock Tower at the Esplanade Gardens, Grade B, and Boundary Wall of Seacourt, Maxwell Road, Grade B+.
Crawfordsburn

Designation CFN 05 – Local Landscape Policy Area, Crawfordsburn River

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA recognises the particular landscape and visual amenity significance and public amenity value of part of Crawfordsburn Country Park and adjacent lands, lying to the south of the railway line. This comprises extensive woodland planting including beech and Scots pine, together with mature specimen trees, open fields in grass, with hedgerows and the start of the formal avenue to the park. It includes part of the Lower Burn Glen and the Crawfordsburn Glen with many exotic trees such as Monterey cypress, red cedar and Californian redwood.

The Country Park has been created within the demesne established around Crawfordsburn House, the home of the Sharman-Crawford family for nearly 300 years. The plantings date from the 18th and 19th centuries and therefore have been identified as long established woodland.

There are two streams within the park. Between the railway line and Bridge Road South is part of the Lower Burn. To the east is the Crawford’s Burn with its waterfalls, bridges and path system along the glen. Both stream corridors are of particular landscape and visual amenity value.

An impressive, five arched, stone railway viaduct forms a landmark within the country park, straddling the glen and forming the boundary to this LLPA with LLPA Crawfordsburn Country Park.

To the south of Crawfordsburn’s Main Street, the LLPA follows the stream as it passes through Crawfordsburn Glen Park, a public park, on the site of a former mill dam, and an important public amenity feature close to the primary school. Part of the dam was reinstated by the Crawfordsburn Conservation Group in the 1990’s and is now managed as a small nature reserve. There is a pedestrian link between Main Street and the equipped play area off Cootehall Road, which follows the route of the Crawford’s Burn. The park is an important open space, well used by school children.

The LLPA includes three locally significant houses of historic interest and architectural merit; the Watermill, the refurbished 18th century mill buildings, the late 18th century Glen House and Glendore House, all sizeable properties with associated outbuildings, gardens and plantings.

A section of the LLPA is also within Crawfordsburn Area of Village Character. The LLPA contributes in part to the views and setting of the village.
Part of the LLPA also lies within Helen's Bay Rural Landscape Wedge, which is designated to distinguish and maintain the separate identities and prevent the coalescence of Helen's Bay, Crawfordsburn and Bangor. It also defines and protects the setting of the three settlements and maintains the rural character of the countryside.

**Nature Conservation**

The LLPA includes a section of the following Site of Local Nature Conservation Importance (SLNCI) recognised for its biodiversity value and nature conservation merit:

Crawfordsburn.

**Amenity Value**

A small section of the LLPA is within Crawfordsburn Country Park, which is a Major Area of Outdoor Recreation in the Countryside.

Part of the LLPA, within the settlement development limit, has also been identified as an Area of Existing Open Space which underpins its amenity and recreational value.

**Heritage Interest**

A small section of the LLPA is also within Crawfordsburn House, Historic Park, Garden and Demesne and a section lies within Crawfordsburn Area of Archaeological Potential.

The LLPA contains the following listed feature:

Railway Viaduct over the Crawford’s Burn, Grade B.

The viaduct is of significant industrial archaeological interest. It was designed by Sir Charles Lanyon and built in 1865, as part of the Belfast to Bangor railway line.

The windmill stump, situated on a localised hill between the glen and the exit route from the country park on Old Windmill Road, forms a distinctive landmark feature, together with the remnants of estate plantings known as Windmill Plantation. It dates from the 1760’s and as such is of industrial archaeological and historical importance.
Crawfordsburn

Designation CFN 06 – Local Landscape Policy Area, Crawfordsburn / Helen’s Bay

Landscape Character

The LLPA straddles two Landscape Character Areas, 102 – Holywood Hills and 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

This is a large LLPA which extends to include the lands south of Helen’s Bay and around Crawfordsburn village and contains lands associated with Clandeboye Estate.

The LLPA includes open rolling fields with boundary vegetation and clumps of mature trees. It also includes the tree lined Clandeboye Avenue, a distinctive and unique landscape feature which extends for four miles, is lined by mature trees and links Clandeboye House to Helen’s Bay Station.

Also included is the planting associated with Edith of Lorne’s Glen, along part of the Lower Burn stream corridor, which provides a distinctive and visually attractive feature on the approach to Crawfordsburn village.

The LLPA incorporates Rathmoyle House, gate lodge and outbuildings, on the Craigdarragh Road, listed buildings set in extensive grounds with associated vegetation, of landscape and visual importance.

The LLPA links up with Helen’s Bay LLPA, Crawfordsburn River LLPA and Clandeboye LLPA. The area collectively covered by these LLPAs is extensive in recognition of the landscape, visual and historical importance of the area.

Part of the LLPA lies within Helen’s Bay Rural Landscape Wedge, which is designated to distinguish and maintain the separate identities and prevent the coalescence of Helen’s Bay, Crawfordsburn and Bangor. It also defines and protects the setting of the three settlements and maintains the rural character of the countryside.

Nature Conservation

The LLPA includes the following Sites of Local Nature Conservation Importance (SLNCI) recognised for their biodiversity value and nature conservation merit:

Crawfordsburn, Clandeboye Avenue, and Edith of Lorne’s Glen.

Heritage Interest
The LLPA includes the following listed buildings:

Ava Cottage, 535 Belfast Road, Bangor, Grade B2,
Ballygilbert Presbyterian Church, Belfast Road, Bangor, Grade B,
The Old Manse, 390 Belfast Road, Bangor, Grade B,
Station Platforms, Helen’s Bay Station, Grade A,
Railyway Bridge, Helen’s Bay Station, Grade A, and
Rathmoyle House including Gate Lodge and Out Buildings, Craigdarragh Road, Helen’s Bay, Grade A.

The LLPA includes the following archaeological sites and monuments:

Unscheduled:
Cross, Ballyrobert,
Enclosure, Ballyrobert,
Enclosure, Ballygrot,
Enclosure, Glencairn, Ballymullan,
Rath, Ballygrot,
Tree Ring, Tennyson’s Clump,
Tree Ring, Jan Mayen Clump,
Tree Ring, Ballyleidy,
A.P. Site –Tree Ring, Ballygrot, and
A.P. Site – Enclosure, Ballygrot.
Craignatlet

Designation CT 02 – Local Landscape Policy Area, Whinney Hill

Landscape Character

The LLPA is located within Landscape Character Area 102 – Holywood Hills, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises two locally significant dwelling houses and associated outbuildings of some local historical interest, on the north western side of the junction of Whinney Hill and Ballymiscaw Road. No. 87 Whinney Hill is a 19th century period farmhouse and outbuildings, set back from Ballymiscaw Road, behind a formal lawn area and fronted by a belt of deciduous trees. No. 89 Whinney Hill occupies the corner plot, and is surrounded by mature deciduous trees. This dwelling appears to comprise an older 19th century stone building, with a mid 20th century addition.

The LLPA extends to include mature roadside hedgerows and mature trees fronting Ballymiscaw Road and along Whinney Hill, which contribute to the landscape amenity and setting of the buildings.

The dwellings and associated mature treed setting form an attractive point of interest, of landscape and visual amenity value at the busy road junction. The treed setting of the dwellings is further enhanced by the adjacent area of coniferous plantation, Ballysallagh Wood, which forms a dominant feature of the rural landscape surrounding Craignatlet and is a Major Area of Outdoor Recreation in the Countryside.

Nature Conservation

The mature trees are of local nature conservation and wildlife interest.
Craigantlet

Designation CT 03 – Local Landscape Policy Area, Holywood Road

Landscape Character

The LLPA is located within Landscape Character Area 102 – Holywood Hills, (Northern Ireland Landscape Character Assessment 1999).

The LLPA recognises the localised raised landform which rises from the Craigantlet and Holywood Roads in the more southerly of the three development nodes of Craigantlet. There is a stand of mature Scots pine at the crest of the landform. To the east of the LLPA is a quarry, not included in the LLPA designation.

The LLPA is strategically located at a busy road junction and viewed by many commuters on the approaches along Whinney Hill from the north west, the Ballymoney Road from the north and the Dunlady Road from the west. The site is also visible from the Craigantlet and Holywood Roads.

The trees at the crest of the landform are a landmark feature in the area and are of landscape and visual importance.

The rising landform and trees form a good backdrop to the existing development at the cross roads and contribute to the setting of Craigantlet.

Nature Conservation

The mature trees are of local nature conservation and wildlife interest.

Heritage Interest

Recent research has indicated that there may be some archaeological interest in this site. The cross roads at Craigantlet appear to have been on a significant routeway for at least the past 400 years, and there is a strong suspicion that this routeway has been active for a much longer period. Cross-roads on such routeways often attracted permanent and semi-permanent settlement activity. A flax windmill was formerly situated within a portion of the LLPA.
Groomsport

Designation GT 05 – Local Landscape Policy Area, Donaghadee Road

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Groomsport Parish Church (C of I). The church dates from 1842 and was designed by Charles Lanyon, in an early Gothic Revival style. It is a small cruciform church with square bell tower sitting in a small plot, enclosed by a stone wall. The church overlooks Cove Bay and forms a landmark in the village and in views from the coastal path. The church is a listed building in recognition of its architectural merits and historical interest.

The LLPA also includes a large dwelling house (No.4 Donaghadee Road), set within the grounds of the former Groomsport House. Its setting is enhanced by mature trees which formed features of the planned landscape surrounding Groomsport House and also more recent garden plantings. The trees also contribute to the setting of the adjacent listed church and the approach to the village from the south east.

A path runs between the church and the dwelling, leading to the coastal path and forms an important pedestrian link between Donaghadee Road and the shore.

The church and dwelling lie on the south eastern edge of Groomsport Area of Village Character and form a good entrance / exit feature to the village.

Nature Conservation

The mature trees within the LLPA are of local nature conservation and wildlife value.

Heritage Interest

The LLPA includes the following listed building:

Groomsport Parish Church, Grade B.

The LLPA abuts Groomsport Area of Archaeological Potential.
Groomsport

Designation GT 06 – Local Landscape Policy Area, Bangor Road

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Albertville (No.11 Bangor Road), a period residence dating from about 1840. The house formerly known as Rose Lodge was built by Sir Perceval Maxwell of Groomsport House. It subsequently became a manse linked to Groomsport Presbyterian Church before being transferred to the local parish church for use as the rectory. Known locally as the Old Rectory, with the name on the gate post as, Albertville, it remains a residence in private ownership. The house is listed in recognition of its local historical interest and architectural merits.

The house sits within an area of mature trees and is approached by a formal drive, lined on both sides by clipped shrubs. Together the house and its associated mature vegetation are of significant landscape and visual amenity value.

The LLPA lies on the western edge of Groomsport Area of Village Character and forms a good entrance / exit feature to the village.

Nature Conservation

The western boundary of the LLPA is defined by a stream corridor and mature trees which are of local nature conservation and wildlife value.

Heritage Interest

The LLPA includes the following listed building:

Albertville (No.11 Bangor Road), Grade B1.
Groomsport

Designation GT 07 – Local Landscape Policy Area, Groomsport Shoreline

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA identifies the rugged, rocky coastline between Ballyholme Bay and Sheep Point, including Ballymacormick Point, as an area of high landscape and visual amenity value. Along its length there are panoramic views over the Irish Sea towards the Antrim coastline and beyond towards the Scottish coast. A section of the North Down Coastal Path, which is part of the more extensive Ulster Way, skirts the coast and is well used by walkers and cyclists.

Ballymacormick Point, which is a National Trust property, with its rocky coastal fringe and open, exposed pasture is an area of distinctive landscape character. It encloses and provides shelter to the natural harbour at Groomsport on its eastern side. There are two farms on Ballymacormick Point, Glenganagh Farm and Islet Hill Farm, both originating from the 19th century. Islet Hill Farm House is listed in recognition of its architectural merit.

Groomsport Harbour dates from the 18th century and comprises the original quay, built in a natural harbour, sheltered by Ballymacormick Point and Cockle Island. The harbour is backed by an area of amenity space which contributes to the views and setting of the buildings along Main Street. The amenity area includes; open grass area, tennis courts, paddling pool, equipped play area, boat storage park and two slipways. Groomsport War Memorial which is a listed building, occupies a central position within the amenity space.

Beyond the harbour are a number of sandy beaches including, James Bay and Cove Bay, which are linked by a promenade from the harbour car park and add to the amenity value of the area.

The LLPA includes a number of buildings within the harbour area associated with the village’s maritime history. These include the Boat House, originally the village’s lifeboat station and now a community hall, Cockle Row which consists of two listed buildings, formerly fishermen’s cottages, and restored as an attraction for visitors and The Old Watch House, at The Point, an 18th century coast guard station and watch house, now a private residence.

The eastern limit of the LLPA is enclosed by the landform of Fort Hill which extends out to Sheep Point. On the western slope of the landform and within the settlement limit is Andrews Shorefield, which contains a group of brightly painted, wooden chalets, set around a rectangular green.

Ballymacormick Point lies within Groomsport Rural Landscape Wedge,
strategically important and designated to distinguish and maintain the separate identities and prevent the coalescence of Bangor and Groomsport. It also defines and protects the setting of the two settlements and maintains the rural character of the countryside.

Part of the LLPA is also included within Groomsport Area of Village Character which adds to the setting and character of the village.

**Nature Conservation**

The LLPA lies partly within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

- Outer Ards (North Down) Ramsar Site,
- Outer Ards (North Down) Special Protection Area,
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest, and
- Ballymacormick Point Area of Special Scientific Interest.

A small area of land, adjacent to the coastal path and north of Islet Hill Farm is also within the following Site of Local Nature Conservation Importance (SLNCI):

- Ballymacormick Point ASSI.

**Amenity Value**

The LLPA contains a section of the North Down Coastal Path, which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, and is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path which is also part of the more extensive Ulster Way is well used by walkers and cyclists. Along its length there are panoramic views over the Irish Sea towards the Antrim coastline and beyond towards the Scottish coast.

Part of the LLPA is also identified as an Area of Existing Open Space.

**Heritage Interest**

The LLPA includes the following listed buildings:

- Islet Hill Farm, Bangor Road, Grade B1,
- Groomsport War Memorial, Main Street, Grade B2, and
- Cockle Row Cottages, Grade B1.

The LLPA also includes the following archaeological sites and monuments:

- Unscheduled:
  - Enclosure, Ballymacormick,
  - Findspot of Neolithic Flints, Ballymacormick,
Enclosure, Fort Hill, and
Hut Circles, Baloo Lower.

The LLPA includes a large section of Groomsport Area of Archaeological Potential.

A small section of the south western boundary of the LLPA is also included within Glenganagh Historic Park, Garden and Demesne.
Groomsport

Designation GT 08 – Local Landscape Policy Area, Main Street

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is centred on Groomsport Presbyterian Church which occupies a slightly elevated and central position on Main Street, with views over Groomsport Bay and Cockle Island. The church is built into the landform with the houses on The Hill forming its backdrop. It is set back from the road, behind a wall and is surrounded by a lawn with a small parking area to the front. The church, with its bell tower, forms a prominent landmark in the village and is of visual significance and architectural and historical merit.

The congregation was established in 1841 when services were held in the home of a member of the congregation. The site was subsequently acquired on Main Street in 1841 and the Presbyterian Meeting House was built. It was consecrated in 1843. The bell tower with clock was a later 19th century addition to the church and the new front entrance porch and stairwell to the gallery was added in the 1970’s.

The LLPA lies within Groomsport Area of Village Character and contributes to the special townscape character of the area

Heritage Interest

The LLPA includes the following listed building:

Groomsport Presbyterian Church, Grade B.

The LLPA lies within Groomsport Area of Archaeological Potential.
Holywood

Designation HD 11 – Local Landscape Policy Area, Ballymenoch

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Ballymenoch Park, a formal Victorian park of high landscape and visual amenity value, which makes a significant contribution to the landscape character of the area. The park includes extensive open areas in grass, pedestrian paths and seats, a play area, significant groups of mature trees, specimen trees, large shrubs and planting beds.

The park forms an important large green open space. It is surrounded by dense housing to the west, south and east and fronted by the Bangor Road to the north, a busy dual carriageway and main arterial route from Bangor, through Holywood to Belfast. The generally open aspect of the northern boundary allows views into the park by passing motorists and pedestrians, increasing the appreciation of the area’s amenity value by the public.

The LLPA extends to include a locally significant building and its setting – Sir Samuel Kelly Memorial, Salvation Army Eventide Home at No. 39 Bangor Road, to the east of Ballymenoch Park. This building is set in a mature landscape with substantial belts of structure planting to the boundaries which read with the planting of Ballymenoch Park.

The LLPA contains visually significant trees and belts of woodland along Whinney Hill, together with the tree planting associated with numbers 9 and 11 Whinney Hill, the group of pine trees on rising ground being of particular significance when viewed from the housing at Kintyre Avenue.

The LLPA also includes the open space areas and associated vegetation between Kintyre Avenue and Invergourie Road, which contribute to the landscape and visual character of the area.

The LLPA includes the vegetation on the islands along the dual carriageway and the vegetation fronting the individual properties along the northern side of the Bangor Road, which contribute to the treed character of this busy route.

Part of the LLPA falls within Holywood / Bangor Road Area of Townscape Character, which underlines the importance of the LLPA in terms of landscape and visual amenity and its importance to the landscape character and setting of Holywood.

Nature Conservation
The existing trees and woodlands within the LLPA are of wildlife and local nature conservation importance.

The LLPA includes the following Site of Local Nature Conservation Importance (SLNCI):

Ballymenoch Park.

**Amenity Value**

The majority of the LLPA has also been identified as An Area of Existing Open Space which underpins its amenity and recreational value.

The mature trees and shrubs associated with the LLPA make a significant contribution to the character and setting of Holywood. The trees along the Bangor Road and in Ballymenoch Park and The Salvation Army Eventide Home are an important entrance / exit feature to the town.

There is a Tree Preservation Order on the lands adjacent to 11 Whinney Hill.
Holywood

Designation HD 12 – Local Landscape Policy Area, Folk Park / Creighton

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is an extensive one which includes the Ulster Folk and Transport Museum, sites of landscape, visual, historical and cultural importance, set in the remnants of demesne landscapes which have been remodelled in parts to include elements of the museums. The area is an important tourist attraction.

The LLPA includes a number of listed and significant buildings, their settings and associated mature vegetation. These include Cultra Manor within the museum grounds, Lorne House and Estate – The Guide Association Training Centre at Station Road, Craigavad and Ardavon House and grounds at Glen Road.

The LLPA contains visually significant trees and belts of woodland which contribute to the character and setting of Holywood and the general North Down area.

The LLPA includes Cultra Glen, its river corridor and associated vegetation together with the plantings around the folk and transport museum, all of which are of landscape and visual merit and of wildlife and nature conservation importance.

The LLPA takes in landform which is important to the character and setting of Holywood – parts of the Holywood Hills which rise steeply to the southeast of the town, providing a green backdrop to the settlement. This includes; the wooded gardens of the properties to the north west side of Ballymenoch Road up to Croft Road, the grounds of Rudolph Steiner School, the laneway known as King John’s Highway which runs from Princess Gardens across Ballymenoch Road to the bends of Creighton’s Green Road and which was part of the route reputedly taken by King John on his journey from Holywood to Dundonald en-route to Dublin in 1210, and the woodland to the rear of Whinney Hill Cottages which, along with the cottages is a notable feature when viewed from the north along Whinney Hill.

Parts of the LLPA are also within Holywood / Bangor Road Area of Townscape Character (ATC) and Marino, Cultra and Craigavad ATC, underlining the importance of the LLPA in terms of landscape and visual amenity and its importance to the landscape character and setting of Holywood.

The north western boundary of the LLPA links into Marino / Cultra LLPA.
On the north eastern boundary the LLPA abuts Seahill Rural Landscape Wedge.

**Nature Conservation**

The existing trees and woodlands within the LLPA are of wildlife and local nature conservation importance and the LLPA contains the following Site of Local Nature Conservation Importance (SLNCI):

Ulster Folk and Transport Museum and Cultra Glen.

Part of the LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Belfast Lough (North Down Borough) Ramsar Site,
Belfast Lough (North Down Borough) Special Protection Area, and
Outer Belfast Lough (North Down Borough) Area of Special Scientific Interest.

**Amenity Value**

The north western boundary of the LLPA contains the North Down Coastal Path, which extends some 16 miles from Holywood to Orlock, along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way, well used by walkers and cyclists. Panoramic views are available along its length across Belfast Lough to the Antrim Plateau.

There are Tree Preservation Orders on the following sites within the LLPA:

Lands at 16 Glen Road, Cultra,
Lands at Ardavon, Glen Road, Cultra,
Lands adjacent to 10 Whinney Hill, Holywood,
19-21 Whinney Hill, Holywood, and
Lands at 20-46 Ballymenoch Road, Holywood.

Part of the LLPA, at The Ulster Folk and Transport Museum, has also been identified as An Area of Existing Open Space which underpins it amenity and recreational value.

**Heritage Interest**

The LLPA includes the following listed buildings:

Cultra Manor, Ulster Folk and Transport Museum, Grade B1,
Lorne Cottages, 1, 2 & 3 Station Road, Craigavad, Grade B1, and
Lorne House, Station Road, Craigavad, Grade B1.
The LLPA also includes the grounds and settings of the following listed buildings:

The Hill, Bangor Road, Holywood, Glenmakieran, 141 Bangor Road, Holywood, and Stone Cottages, 11 Creighton’s Green Road, Holywood.

The LLPA includes Cultra Manor Historic Park, Garden and Demesne and Lorne Historic Park, Garden and Demesne, Supplementary Site.

The LLPA includes the following archaeological site and monument:

Unscheduled:
Souterrain, located within the grounds of the Ulster Folk and Transport Museum.
Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is a distinctive, linear landscape feature, of high amenity value, centred on the Twisel Burn stream corridor. In the south east of the LLPA, the stream corridor lies at the bottom of a steeply sided glen with significant vegetation. The stream corridor proceeds through Glenlyon Park, a public park, with footpaths, open grass areas and plantings. It continues behind the gardens of housing located on Church Road and Victoria Road, the related planting providing a backdrop to the gardens which back onto the corridor. Also included in the LLPA is the Twisel Bridge which provides pedestrian access across the stream.

The LLPA includes a number of locally significant dwellings, such as Plas Merdyn, Glen Lyon and Riverside Terrace, together with a number of listed buildings and their settings. The grounds, gardens and vegetation associated with these buildings and the unique and historic layout of the gardens to the rear of the terrace at 94-110 Church Road, adds to and forms part of the character of the LLPA and contributes to the high landscape and visual quality of the area.

There are many important tree groupings within the LLPA of landscape and visual amenity value. These include the avenue of lime trees along the access to Holywood Primary School from Church Road and the trees to the rear of Plas Merdyn.

Part of the LLPA, between Victoria Road and Croft Road, is included within Holywood Conservation Area and another section is within Holywood North Area of Townscape Character, underlining the importance of the LLPA in terms of landscape and visual amenity and its importance to the landscape character and setting of Holywood.

Nature Conservation

The steam corridor and associated vegetation are of wildlife and local nature conservation value.

The LLPA includes the following Site of Local Nature Conservation Importance (SLNCI):

Glen Lyon.
Amenity Value

The LLPA includes Holywood Motte at Brook Street and Johnny The Jig Playground at High Street.

The following Tree Preservation Orders are included within the LLPA:

Lands at 73-77 Victoria Road and to the rear of 22-28 Church Avenue,
Lands at 83a Victoria Road and 44 Glenview Road,
Land at Church Lane off 75 Church Road and
Land at Plas Meryn.

That part of the LLPA which is within Glenlyon Park has also been identified as An Area of Existing Open Space which underpins it amenity and recreational value.

Heritage Interest

Part of the LLPA is included within Holywood Conservation Area and part is within Holywood Area of Archaeological Potential.

The LLPA includes the following listed buildings:

Johnny The Jig Statute, High Street, Grade B1,
134 Church Road, Grade B1,
33 & 35 Victoria Road, Grade B1,
39 & 41 Victoria Road, Grade B2,
43 Victoria Road, Grade B,
St. Philip’s and St. James’ Church, Church Road, Grade B,
Parochial Hall, Church Road, Grade B,
1-4 The Crescent, Grade B1, and
5-8 The Crescent, Grade B1.

The LLPA includes the following archaeological site and monument:

State Care:
Holywood Motte, off Brook Street.
Holywood

Designation HD 14 – Local Landscape Policy Area, Marino / Cultra

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA recognises the landscape and visual amenity value of part of the North Down Coastal Path, extending from Farmhill Road, Cultra in the west to the grounds of the Ulster Folk and Transport Museum in the east, linking a number of attractions along its length.

This LLPA provides a linkage between Folk Park / Creighton LLPA to the east and Seapark (Holywood) LLPA to the west.

The LLPA abuts and contributes to the views and setting of Marino, Cultra and Craigavad Area of Townscape Character.

Nature Conservation

The LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations;

Belfast Lough (North Down Borough) Ramsar Site,
Belfast Lough (North Down Borough) Special Protection Area,
Outer Belfast Lough (North Down Borough) Area of Special Scientific Interest, and
Cultra Area of Scientific Interest.

Amenity Value

There is a Tree Preservation Order on the area to the landward side of the coastal path, along Farmhill Road, Clanbrassil Road, Cultra Avenue and Old Cultra Road and also on lands at 14 Seafront Road.

The LLPA abuts the North Down Coastal Path, which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, and is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is part of the more extensive Ulster Way, well used by walkers and cyclists. The coastal path affords panoramic views across Belfast Lough.
Holywood

Designation HD 15 – Local Landscape Policy Area, Maryfield

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA consists of the area of the original Mertoun Hall and its planned landscape, located on rising lands above the Belfast - Holywood dual carriageway.

The Esporta Sports and Leisure Complex is located on the site of the original Mertoun Hall. It is fronted by significant planting, part of the original planned landscape, including mature groups of trees, boundary vegetation and specimen tree planting around the car parking area. The leisure complex is backed by the remnants of a walled garden.

Maryfield is included in the LLPA, an area which contains an office block, together with the original stable block of Mertoun Hall, remnants of another walled garden, open grass areas and mature vegetation, including many specimen trees, all part of the original planned landscape which formed the setting to the house.

The field between Maryfield and Esporta which slopes down to the dual carriageway is within the LLPA along with its mature boundary vegetation. Also included is the landform to the rear of Maryfield and Esporta which rises up towards the Old Holywood Road. There are extensive views from these areas across Belfast Lough.

Part of the LLPA includes Holywood Rural Landscape Wedge, which is designated in order to distinguish and maintain the separate identities of Metropolitan North Down and Holywood.

The LLPA, along its south eastern boundary, abuts Craigantlet Escarpment Area of High Scenic Value.

Nature Conservation

The mature trees, woodland and hedgerows are of local nature conservation value and provide an important wildlife habitat.

The LLPA includes a small section of the following Site of Local Conservation Importance (SLNCI):

Redburn.

Heritage Interest
The LLPA includes the following archaeological site and monument:

Unscheduled:
AP Site – Enclosure, located in the north eastern corner of the LLPA.
Holywood

Designation HD 16 – Local Landscape Policy Area, Redburn

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is located on rising land, to the south west of Holywood. It acts as a transition from dense housing development within the urban framework to the outer rural area.

The LLPA is focused on Hollywood Golf Course, which is an area of green open spaces and structure planting, with prominent views over Holywood and across Belfast Lough. The golf course is an area of local amenity importance as well as an important landscape element, providing an attractive setting to the south western part of Holywood.

The LLPA also includes Redburn Cemetery, Redburn Primary School playing fields and the open space within the White City housing area.

The LLPA abuts Holywood South Area of Townscape Character, along the north western boundary and abuts Craigantlet Escarpment Area of High Scenic Value, along its south eastern boundary. This underlines the importance of the LLPA in terms of landscape and visual amenity and its importance to the landscape character and setting of Holywood.

The LLPA includes Nuns Wood to the southeast of Holywood Golf course, which is of landscape and visual merit. The wood is also within Redburn Country Park which extends south, into the Area of High Scenic Value.

Nature Conservation

The mature trees and woodland within the LLPA are of local nature conservation value and an important wildlife habitat. Nuns Wood is of particular importance with its mix of mature trees including beech and rowan.

The LLPA includes a section of the following Site of Local Nature Conservation Importance (SLNCI):

Redburn.

Amenity Value

There is a Tree Preservation Order on lands north of 11-14 Wood End, Holywood.
The vast majority of the LLPA has also been identified as an Area of Existing Open Space which underpins its amenity and recreational value.

**Heritage Interest**

The LLPA includes the following listed building:

Redburn Lodge, Old Holywood Road, Grade B1.
Holywood

Designation HD 17 – Local Landscape Policy Area, Seapark (Holywood)

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is focused on Seapark Recreational Grounds, which are located to the north of the railway line and adjacent to the shore. It is a flat, open area, mainly in grass with panoramic views across Belfast Lough.

The recreational grounds comprise a formal area with a bowling green and four tennis courts located on either side of a changing pavilion together with a number of grass playing fields. There are two small car parks and a formal hard surfaced play area.

The LLPA includes part of the North Down Coastal Path which extends from the Esplanade in Holywood and runs through Bangor and Groomsport to Orlock. The path, which is part of the more extensive Ulster Way, is well used by walkers and cyclists.

To the north-east of the recreational grounds, the coastal path flanks an informal open grassed area with a series of interconnecting paths. A small open stream corridor cuts through the area and is crossed by a footbridge. This section of the LLPA links into Marino / Cultra LLPA.

To the south west of the recreational grounds, there is a further informal open space with paths and seating. A pedestrian route leads from this area under the railway line via a subway, providing an important linkage to the town. The Croft Burn, a small open stream corridor runs under the railway to the rear of properties on Seapark Avenue.

The railway embankment and associated vegetation form a good backdrop to the LLPA.

The vast majority of the LLPA is also within Marino, Cultra and Craigavad Area of Townscape Character and contributes to the views and setting of this part of Holywood.

Nature Conservation

The LLPA contains as section of the following Site of Nature Conservation Importance (SLNCI):

Croft Burn.
The trees and shrubs along the adjoining railway embankment are also of habitat value.

Part of the LLPA lies within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Belfast Lough (North Down Borough) Ramsar Site,
Belfast Lough (North Down Borough) Special Protection Area, and
Outer Belfast Lough (North Down Borough) Area of Special Scientific Interest.

Amenity Value

The majority of the LLPA is also identified as an Area of Existing Open Space and is an important area for both active and passive recreation.

The LLPA contains the North Down Coastal Path, which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, and is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is part of the more extensive Ulster Way, well used by walkers and cyclists. The coastal path affords panoramic views across Belfast Lough.

There is a Tree Preservation Order on the adjacent lands along Farmhill Road and Clanbrassil Road.
Designation HY 04 – Local Landscape Policy Area, Crawfordsburn Country Park.

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA recognises the landscape and visual amenity merits of Crawfordsburn Country Park to the north of the Belfast to Bangor railway line. The country park is situated on the southern shores of Belfast Lough and extends along the coast from Sea Park in the west to Swineley Bay in the east. It includes rocky coastline, two beaches, part of the deep wooded Crawfordsburn Glen, a pond, estate plantings, wildflower meadows, the Countryside Centre, way marked trails, running trail and equestrian area at Sea Park. The Northern Ireland Scout Centre occupies a large site within the country park offering camping and indoor accommodation and associated facilities and providing a range of activities.

The North Down Coastal Path skirts the coastline. There are extensive views over Belfast Lough throughout the country park.

The country park has been created within the demesne established around Crawfordsburn House, the home of the Sharman-Crawford family for nearly 300 years. The current Crawfordsburn House, built in 1905 occupies a prominent position overlooking Belfast Lough and replaced the original 17th century house. In 1948 the family sold the house and grounds and the house was used as a hospital until the early 1980’s. Crawfordburn House is a listed building and now forms part of a gated housing development of apartments and townhouses.

The plantings within the park date from the 18th and 19th centuries and include the planting of coastal headlands with Scots pine, beech, sycamore and elm and the glen with many exotic trees such as Monterey cypress, red cedar, Californian redwood as well as rhododendrons, beech and laurel. Many of the estate plantings appear on the 1st edition maps (1830’s) and therefore have been identified as long established woodland.

An impressive, five arched, stone railway viaduct forms a landmark within the country park, straddling the glen and forming the boundary to this LLPA with Crawfordsburn River LLPA.

Forming the backdrop to Helen’s Bay beach is Helen’s Bay Golf Club, a nine hole, parkland course, founded in 1896. The course benefits from a wealth of formal plantings by the club’s first patron, the Marquis of Dufferin and Ava of the neighbouring Clandeboye Estate. Like similar plantings within Clandeboye, the tree groups including Erminia Clump, Talisman Clump and
Chimera Wood, are named after famous poems of the era. The club house forms a prominent landmark set well back from the coastline on high ground with stunning views over Belfast Lough.

To the west of Helen’s Bay beach is the headland of Grey Point on which stands Grey Point Fort, one of two coastal defences built in 1904 to guard Belfast Lough. The battery and gun emplacement were updated during the Second World War and played an important roll in the defence of the lough during that time. Its military use continued until 1956. Today it is managed as a State Care Monument, open to the public and houses a military museum.

South west of the fort, at 1-9 Coastguard Avenue, is a terrace of pre-1830’s former Coastguard Cottages, occupying an elevated position, and with the associated boathouse and slipway formed Helen’s Bay Coastguard Station. The cottages are backed by mature trees which enhance their setting when viewed from the lough shore. The cottages are listed in recognition of their architectural merits and historical interest.

The substantial dwelling and associated outbuildings at No.10 Coastguard Avenue is a locally significant building due to its size, distinctive architectural style and its prominence when viewed from surrounding roads and the railway line.

Part of the LLPA lies within Helen’s Bay Rural Landscape Wedge, which is designated to distinguish and maintain the separate identities and prevent the coalescence of Helen’s Bay, Crawfordsburn and Bangor. It also defines and protects the setting of the three settlements and maintains the rural character of the countryside.

The LLPA contributes to the views and setting of Helen’s Bay Area of Village Character.

The LLPA links up with Helen’s Bay LLPA, Crawfordsburn River LLPA and Clandeboye LLPA. The area collectively covered by these LLPAs is extensive in recognition of the landscape, visual and historical importance of the area.

Nature Conservation

The river and stream corridors, woodland, wildflower meadows, plantation, marine grassland and rocky coastal edge are of significant nature conservation value. As such Crawfordsburn Country Park with its Visitor Centre provides an extensive resource for the study of wildlife and nature conservation used by many schools and other groups.

The LLPA lies partly within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Belfast Lough (North Down Borough) Ramsar Site,
Outer Ards (North Down) Ramsar Site,
Belfast Lough (North Down Borough) Special Protection Area,  
Outer Ards (North Down) Special Protection Area,  
Outer Belfast Lough (North Down Borough) Area of Special Scientific Interest,  
and  
Outer Ards (Helen’s Bay to Bangor Marina) Area of Special Scientific Interest.

The LLPA also contains a large part of the following Site of Local Nature Conservation Importance (SLNCI):

Crawfordsburn.

**Amenity Value**

Crawfordsburn Country Park and the North Down Coastal Path from Seapark, around Grey Point and past Helen’s Bay beach and Crawfordsburn beach to Swineley Bay are recognised as a Major Area of Outdoor Recreation in the Countryside.

The North Down Coastal Path is also part of the more extensive Ulster Way and forms an off road section of the National Cycle Network, well used by walkers and cyclists. Panoramic views are available along its length, across Belfast Lough to the Antrim Plateau, and across the Irish Sea towards the Scottish coastline.

**Heritage Interest**

The LLPA contains the vast majority of Crawfordsburn House, Historic Park, Garden and Demesne.

The LLPA includes the following listed buildings:

Coastguard Cottages at Coastguard Avenue, Helen’s Bay, Grade B1,  
The former Crawfordsburn Hospital building, Grade B1, and  
Railway Viaduct over the Crawford’s Burn, Grade B.

The viaduct is of significant industrial archaeological interest. It was designed by Sir Charles Lanyon and built in 1865, as part of the Belfast to Bangor railway line.

The LLPA includes the following archaeological sites and monuments:

State Care:  
Grey Point Fort.

Unscheduled:  
Mesolithic Occupation Site at Grey Point and  
Water Mill at Ballygrot.
Orlock

**Designation OK 02 – Local Landscape Policy Area, West of Orlock**

**Landscape Character**

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes an area of local amenity importance comprising; two fields east of the caravan park between Sandeel Lane and the shore, three dwellings and their associated grounds and a narrow piece of land between the road and Sandeel Bay which affords views out across Belfast Lough to the Antrim coast and also to the Scottish coast.

This area contributes to the setting of an unscheduled archaeological site recorded as Sandeel Bay Mesolithic Occupation Site.

The area also contributes to the setting of Orlock itself.

The landscape character of the two open fields is of undulating grassland, with boundaries of low wind-swept hedges that contribute to the landscape and visual amenity value of this coastal environment.

**Nature Conservation**

The LLPA lies partly within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

- Outer Ards (North Down) Ramsar Site,
- Outer Ards (North Down) Special Protection Area, and
- Outer Ards (East of Bangor Marina) Area of Special Scientific Interest.

**Amenity Value**

The LLPA abuts the North Down Coastal Path, which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, and is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreation value.
Orlock

Designation OK 03 – Local Landscape Policy Area, South of Orlock

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA comprises the elevated landform to the south and east of Orlock which provides enclosure and forms the setting and backdrop to the settlement in views from the sea. The landform, with its rocky coastal edge and open, exposed pasture fringed with gorse scrub, is an area of landscape and visual amenity value. A section of the North Down Coastal Path, managed by the National Trust, skirts the coastline.

Panoramic views are available, eastwards towards the Copeland Islands and the coastline of Scotland, and westwards towards Groomsport and Bangor.

The LLPA includes locally significant buildings and their surroundings namely a group of farm buildings located off Orlock Road.

Nature Conservation

The LLPA lies partly within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Outer Ards (North Down) Ramsar Site,
Outer Ards (North Down) Special Protection Area, and
Outer Ards (East of Bangor Marina) Area of Special Scientific Interest.

Amenity Value

The North Down Coastal Path which extends some 16 miles from Holywood to Orlock along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path is also part of the more extensive Ulster Way, well used by walkers and cyclists.
Orlock

Designation OK 04 – Local Landscape Policy Area, Orlock Lane

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, which is described as, (Northern Ireland Landscape Character Assessment 1999).

The LLPA consists of a group of 19th century coastguard cottages and a Second World War observation post, locally significant buildings and their settings.

The coastguard cottages and the Second World War observation post are of particular visual amenity value and of local historical interest.

Due to their location on a headland the coastguard cottages are visible over a wide area from the sea and from the North Down Coastal Path.
Orlock

Designation OK 05 – Local Landscape Policy Area, Coastguard Lane

Landscape Character

The LLPA is located within Landscape Character Area 99 – Outer Ards Coast, (Northern Ireland Landscape Character Assessment 1999).

The LLPA consists of the former coastguard lookout building and its setting.

The former coastguard lookout building is a locally significant and historic landmark which acts as a focal point at Orlock and in the surrounding landscape and from Belfast Lough.

Due to its location on a headland, the former coastguard lookout building is visible over a wide area both from the surrounding land and from the sea.
Seahill

Designation SL 06 – Local Landscape Policy Area, Seahill Coastal Area

Landscape Character

The LLPA is located within Landscape Character Area 103 – Bangor Coastline, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is mainly comprised of the remnants of a series of historically important planned landscapes, for the most part concentrated between the Bangor to Belfast railway line and the North Down coastline. The remnants of these planned estates has created a distinctive landscape character, of large houses with open grass areas, stone walls, woodland, belts of mature trees and specimen trees which together contribute to a unique environment of particular landscape and visual significance. The North Down Coastal Path skirts the coastline.

The LLPA includes Royal Belfast Golf Course, which has been developed on one of the planned estates and forms an area of significant landscape and visual amenity value. The golf course represents a large proportion of the LLPA.

The LLPA also contains Guincho, designated as a Historic Park, Garden and Demesne which recognises its planned landscape of historical and visual amenity importance.

The LLPA includes a series of listed buildings and their planned settings. These large houses, associated grounds and plantings contribute to the landscape, visual and historical character and amenity of the area.

The LLPA also includes a large number of locally significant buildings and their associated grounds and vegetation, mainly concentrated along the Bangor Road corridor, which contribute to the character of the area.

The LLPA contributes to the character and setting of Seahill and Helen’s Bay and links up with Helen’s Bay LLPA. The area collectively covered by these LLPAs is extensive in recognition of the landscape, visual and historical importance of the area.

The LLPA includes Seahill Rural Landscape Wedge, which is strategically important and designated to distinguish and maintain the separate identities and prevent the merging of the component parts of Holywood and Seahill. It also defines and protects the setting of both settlements and maintains the rural character of the countryside.

Nature Conservation
The existing stream corridors, woodlands, specimen trees and mature vegetation within the LLPA are of wildlife and local nature conservation importance.

The LLPA lies partly within the BMA Coastal Area designated for reasons of wildlife and biodiversity value and is within the following environmental designations:

Belfast Lough (North Down Borough) Ramsar Site,
Belfast Lough (North Down Borough) Special Protection Area, and
Outer Belfast Lough (North Down Borough) Area of Special Scientific Interest.

The LLPA includes the following Sites of Local Nature Conservation Importance (SLNCI):

Blackhill,
Royal Belfast Golf Club and Camphill, and
Rockport Coast and St. Columbanus.

Amenity Value

The North Down Coastal Path, which extends some 16 miles from Holywood to Orlock, along the southern shore of Belfast Lough, is an area recognised for its biodiversity significance, visual and landscape amenity and its public recreational value. The path which is also part of the more extensive Ulster Way, is well used by walkers and cyclists. Panoramic views are available along its length across Belfast Lough to the Antrim Plateau.

There is a Tree Preservation Order on the trees at St. Columbanus, Craigdarragh Road, in recognition of their amenity value.

Heritage Interest

The LLPA includes Guincho Historic Park, Garden and Demesne.

The LLPA includes the following listed buildings:

Royal Belfast Golf Club House, Craigavad, Grade B1,
Craigowen Lodge, Bangor Road, Seahill, Grade B1,
Comgall Hall, (formerly Glencraig House) Glencraig, Grade B1,
Rockport School, Seahill, Grade B1,
St. Columbanus, Craigdarragh Road, Grade B1,
Fairholme House, 41 Craigdarragh Road, Grade B1,
Fairholme Cottage (Mill Cottage), 49 Craigdarragh Road, Grade B1,
45 Craigdarragh Road, Grade B1, and
Old Mill House, 47Craigdarragh Road, Grade B.

The LLPA includes the following archaeological sites and monuments:

Scheduled:
Mound – Motte and Bailey, Craigavad

Unscheduled:
Church, Cragger, Craigavad,
Enclosure, Craigavad,
Holy Well, Craigavad
Landscape Feature, Ballyrobert, and
Triangular Enclosure, Ballygrot.
Landscape Character

The LLPA is located within Landscape Character Area 103 - Bangor Coastline which, (Northern Ireland Landscape Character Assessment 1999).

The LLPA includes Holy Trinity Church of Ireland known locally as Glencraig Parish Church and associated church hall. The church was built on the edge of the Symes family demesne at Glencraig, on lands donated by Mary Anne Symes in 1856. The building work commenced and the church bell was cast in 1857. The church was consecrated in 1858. The church has been sympathetically enlarged over subsequent years. To the rear is the hall complex built in the 1980’s and subsequently extended in 2004 which visually integrates with the church.

The church with its tower is of landscape and visual amenity value forming a landmark building close to a busy road intersection on the approach to Seahill.

The church is a listed building in recognition of its architectural merit and historical interest.

The setting of the church and hall is enhanced by a backdrop of mature trees on the boundary of the LLPA and on the railway embankment.

Heritage Interest

The LLPA includes the following listed buildings:

Holy Trinity Church of Ireland, Seahill, Grade B.
Six Road Ends

Designation SS 002 – Local Landscape Policy Area, Six Road Ends

Landscape Character

The LLPA is located within Landscape Character Area 100 – Ards Farmlands and Estates, (Northern Ireland Landscape Character Assessment 1999).

The LLPA is centred on Ballygrainey Presbyterian Church and its associated Hall. The church is situated on an elevated site and is the main central focus within the settlement. Built in 1837, it is a Grade B2 Listed Building. The church is an important landscape and visual feature which affords significant views over the surrounding countryside and is visible from the roads approaching Six Road Ends.

Also included in the LLPA is Ashton House which was constructed circa 1840 – 1859. It is a locally significant building due to its architectural style, landscape setting and historical importance. The grounds surrounding the farmhouse contain mature trees, which contribute to the landscape and visual significance of the house.

A section of land between the church and the farmhouse is included in the LLPA, comprising open fields and hedgerows which contribute to views and setting of the church and farmhouse.

The LLPA also includes a stream corridor between the church and the farmhouse, which is an important landscape and visual feature of wildlife and nature conservation interest.

Nature Conservation

The stream corridor and mature trees are of local nature conservation and wildlife interest.

Heritage Interest

The LLPA includes the following listed building:

Ballygrainey Presbyterian Church, Grade B2.