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Date: 06 July 2022

Dear Sir/Madam

Planning Application Ref.: LA06/2022/0531/F
Location: Unit 1 Flagship Centre
Main Street
Bangor
BT20 5AU
Proposal: Change of Use to restaurant, ancillary internal work and minor elevational changes

The Planning (General Development Procedure) Order (NI) 2015

As amended by The Planning (General Development Procedure) (Amendment) Order (Northern Ireland) 2016

Thank you for your consultation on the above application, received by DfC on 24/06/2022

Historic Environment Division (HED) has reviewed the details of the application and provides summary comments as follows:

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HED (Historic Buildings) has considered the impacts of the proposal on the listed asset and on the basis of the information provided, advise: We consider the proposal, as presented, may have an adverse impact on the listed building. These comments are made in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) paragraph 6.12 (setting) and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building). See full response.

HED (Historic Monuments) has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

Should you seek further clarification on any of the issues raised in this response, please do not hesitate to contact the HED Planning Team.

Kind Regards

Historic Environment Division

Issued on behalf of Department for Communities

Archaeology & Built Heritage

Section Reference: HB23 05 010

Considerations

The local development application for 'Change of Use to restaurant, ancillary internal work and minor elevational changes' (LA06 2022 0531 F) is in close proximity to McKee Clock Tower, Esplanade, Bangor County, Down (Grade B1) which is of special architectural and historic importance and is protected by Section 80 of the Planning Act (NI) 2011. The proposal is also in proximity to the following listed building:

HB23 05 011 Former bank / petty session court, Quay Street, Bangor (Grade B2)

Historic Environment Division, Historic Buildings - HED (Historic Buildings) - has considered the impacts of the proposal on the listed asset and on the basis of the information provided, advise:

- We consider the proposal, as presented, may have an adverse impact on the listed building. These comments are made in relation to the requirements of the Strategic Planning Policy Statement for Northern Ireland (SPPS) paragraph 6.12 (setting) and of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS6) Policy BH11 (Development affecting the Setting of a Listed Building)

Explanatory note

Setting *The clock tower is sited to close the vista at the end of High Street and Main Street. Surrounded by a modern landscaped esplanade, partially obscured by vegetation; large car parks located to the north and west; thoroughfare to the east; opposite buildings fronting Quay Street, Bridge Street and Queens Parade and within view of listed building (HB23/05/011)*

Buildings Database extract

HED (Historic Buildings) consider that some aspects of the proposals shall likely be a betterment and help to improve the building flagship centre and therefore the wider setting of McKee Clock i.e. proposed smooth render painted white or grey in lieu of extant render painted blue and also proposed vertical timber cladding to first floor windows. We are cognisant that the Flagship centre is an extant building and that this is a change of use application.

However we consider the large artworks proposed to ground floor windows in particular may have an adverse impact on the vista towards McKee Clock on High Street, which is a designed view and forms an important part of its wider setting. See Figures 1 and 2 below which demonstrate this designed view. HED consider these over-sized artworks shall likely form a competing focus on this vista, detracting from the McKee Clock if placed on the outside of the existing mirrored window finishes, rather than being behind a window. We would likely be content if artwork was to be positioned behind a window as it would be less dominant. Please confirm proposed placement method.

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Figure 1: The listed McKee Clock is sited to close the vista at the end of High Street



Figure 2: Historically buildings of uniform appearance lined the vista in High Street.



Additionally we request a more neutral colour for the high level truss in lieu of the proposed painted red colour, as this would be more sympathetic in the setting of the listed building and would exert no greater demonstrable harm than the existing arrangement.

We request consultation on the separate signage application for 'Entrance' signage above High Street Entrance, glass signage to first floor above High Street Entrance and any existing projecting signage Alterations. Metal or timber letters offset from a fascia, either non-illuminated, down-lit or halo-lit would be the most sympathetic for the 'Entrance' signage. Internally placed signage would be most sympathetic for proposed glass signage to

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first floor above High Street Entrance. Non-lit signage would be most sympathetic for projecting signage.

Note to Council

HED notes that the application site is located within an Area of Townscape Character and defers to the Council to comment on the impact of the proposal on the character and appearance of same. Areas of Townscape Character area provides the setting for listed buildings and PPS6: Policy BH 11/Development affecting the Setting of a Listed Building applies.

If the applicant intends to resubmit information and/or drawings in light of HED (Historic Buildings) comments please ensure the items raised in this response are clearly indicated by way of a revision reference and/or revision cloud on associated package.

Informatives

Additional information/advice (e.g. on legislation, guidance, contacts, etc.) for applicant's awareness:

Legislation & policy

1. The Planning Act (NI) 2011
2. Strategic Planning Policy Statement for Northern Ireland (SPPS NI) – Planning for Sustainable Development.
3. Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage.

Guidance

4. HED Consultation Guide – Consulting HED on development management applications
<https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf>
5. HED Consultation Guide - Setting and the Historic Environment
<https://www.communities-ni.gov.uk/publications/guidance-setting-and-historic-environment>
6. Historic Environment Map Viewer -
<https://dfcgis.maps.arcgis.com/apps/webappviewer/index.html?id=6887ca0873b446e39d2f82c80c8a9337>
7. Link to various HED advice and guidance in the planning process:
<https://www.communities-ni.gov.uk/articles/historic-environment-advice-and-guidance-planning-process>
8. HED Framework statement to development management:
<https://www.communities-ni.gov.uk/sites/default/files/publications/communities/our-planning-services-and-standards-framework.pdf>
9. DfI Development Management Practice Note 5 – Historic Environment
<https://www.infrastructure-ni.gov.uk/publications/development-management-practice-notes>

Notes to council/applicant:

10. It is a common misconception that only the exterior, the front or only a portion of a building is listed. The building is listed in its entirety, internally and externally (as are all listed buildings, irrespective of grade) and any alterations will require listed building consent, an application made through your local council. This includes any change to materials, details and arrangement (internal / external or setting). All listed buildings are afforded the same protection, irrespective of grade.