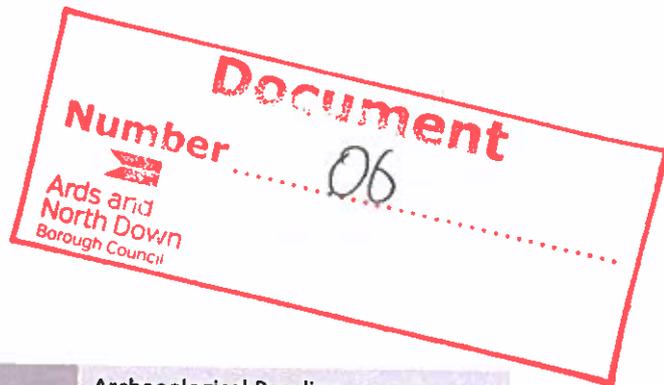




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archaeological services

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ARCHAEOLOGICAL & CULTURAL HERITAGE



Report	Archaeological Baseline
Project	Queen's Parade, Bangor
Grid Ref	Centred on 350449, 381844
Date	27/11/2019

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Revision No.	Date	Revisions Made

NOTES

1. PLEASE ENSURE THAT ALL SUPERSEDED METHOD STATEMENTS ARE FILED SEPARATELY OR ARCHIVED
2. PLEASE KEEP METHOD STATEMENTS SAFE AND AVAILABLE FOR INSPECTION AS REQUIRED
3. **ENSURE THAT RISK ASSESSMENT IS SIGNED BY ALL SITE PERSONNEL PRIOR TO COMMENCING ANY SITE WORKS**

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1 Introduction

1.1 Background

It is proposed to construct a mixed used development at Queen's Parade, Bangor. The development is located on lands at and to the rear of 18 – 52 Main Street (Reeds Rain to TK Maxx), 2 – 34 King Street, 5 -17 Southwell Road, 5 – 41 Queen's Parade, Marine Gardens car park, the Esplande Gardens, and area around McKee Clock, Bangor, BT20 3BJ (figure 1). The proposed development will consist of the demolition of existing buildings at 5-12 & 35-41 Queen's Parade, 22-30 Main Street (B&M Bargains), 34-36 Main Street (Oxfam & Hospice Shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffé Nero); creation of new means of escape and installation of rooflights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor façade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 67 bedroom hotel, retail units, food and beverage outlets, offices (class B1(a)), 138 residential units comprising 126 apartments in 3 blocks and 12 duplex apartments along King Street, creation of undercroft car park comprising 217 spaces together with 14 courtyard spaces and 24 on street, minor modifications to Main Street/King Street junction and creation of two way street along Southwell Road from the junction with of Primrose Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 7 Kiosks and 2 Pavilions (housing food & beverage operators), water feature together with other ancillary development.

This Report describes the surveys and assessments conducted as part of the Archaeological and Cultural Heritage Assessment for the proposed development. It describes the archaeological baseline (monuments and historic buildings) of the site and the surrounding area; and presents an assessment of the impact of the proposed development on said monuments and historic buildings.

This Report also describes the steps that should be taken prior to and during construction to minimise any potential impact upon known cultural heritage assets within the development area. It further outlines the steps to be taken to ensure identification of any potentially previously undiscovered, sub-surface archaeological remains which may exist within the area of the proposed development. It is normal procedure in the event of the discovery and identification of any archaeological remains to notify the Department for Communities: Historic Environment Division (DfC:HED) and establish an appropriate mitigation strategy which may include preservation in situ or excavation and recording.

1.2 Planning Guidelines

This cultural heritage assessment was undertaken using the planning guidelines as set out in The Strategic Planning Policy Statement for Northern Ireland ("SPPS")¹. The Strategic Planning Policy

¹ Department of the Environment (2015) Strategic Planning Policy Statement for Northern Ireland – Planning for Sustainable Development. Available at <http://www.planningni.gov.uk/spps> [accessed 30/10/2015].

Statement for Northern Ireland ("SPPS") was adopted in September 2015 and is intended to provide core principles to underpin the delivery of the new two-tier planning system that was introduced in April 2015 whereby new local councils will develop Local Development Plans and will have primary responsibility for the implementation of local planning policy, development control and planning enforcement, with the exception of regionally significant developments where responsibility will remain with the Department of the Environment.

It consolidates 25 previous Planning Policy Statements (PPSs) and sets out strategic subject policies on a wide range of planning matters in accordance with the 'Regional Development Strategy 2035'. However, for the transitional period during which time the new councils are preparing Local Development Plans, 22 of the PPSs, supplementary and best practice guidance will remain in place. For archaeology, the relevant document remains Planning Policy Statement (PPS) 6, Planning, Archaeology and the Built Heritage². This document sets out the Department of the Environment's (DoE) planning policies relating to the protection and conservation of archaeological remains and features of the built heritage.

Particular reference was paid to sections BH1, BH2, BH4 and BH11 within PPS6, which deal with the Preservation of Archaeological Remains of Regional Importance and their Settings, the Protection of Archaeological Remains of Local Importance and their Settings, and Archaeological Mitigation and Development Affecting the Setting of a Listed Building respectively.

1.3 Methodology

This cultural heritage impact assessment was conducted in three stages. Firstly a detailed desktop survey was undertaken. This was achieved using published data available online from the Northern Ireland Environment Agency Historic Monuments Unit Sites and Monuments Record (NIEA HMU SMR) as well as cartographic material available from the Public Records Office Northern Ireland (PRONI) and topographic databases held by the National Museums Northern Ireland (NMNI). This entailed a review of the Sites and Monuments Records, the Industrial Archaeological Records, the Historic Buildings Archive, and the Defence Heritage Records, which are maintained by the Northern Ireland Environment Agency.

Secondly, a detailed inspection of the proposed development area was undertaken. The purpose of this was to identify and assess any surviving remains of known and previously unknown, upstanding cultural heritage assets and to provide an assessment as to the archaeological potential of the proposed development area.

Finally the information provided by these two components was assessed in relation to the potential impact of the proposed development on cultural heritage. Having assessed the potential impact upon cultural heritage, a detailed mitigation strategy has been established.

² DoE Planning Service (1999) Planning Policy Statement 6: Planning, Archaeology and the Built Heritage. Available at http://www.planningni.gov.uk/index/policy/planning_statements/pps06.htm.

1.4 Site Inspection

The area of the proposed development was inspected by a fully qualified archaeologist. As it exists today the area consists of surface level car parks, temporary buildings (Project 24) and community garden, vacant properties (Queen's Parade, King Street and Southwell Road) Ladbrokes betting shop and businesses on Main Street (plates 1-4).



Plate 1. View east along Queen's Parade showing carparking on the left on land reclaimed during the 20th century and buildings facing the seafront.



Plate 2. View along King Street towards junction with Southwell Street



Plate 3. View of car parking to rear of TK Maxx.

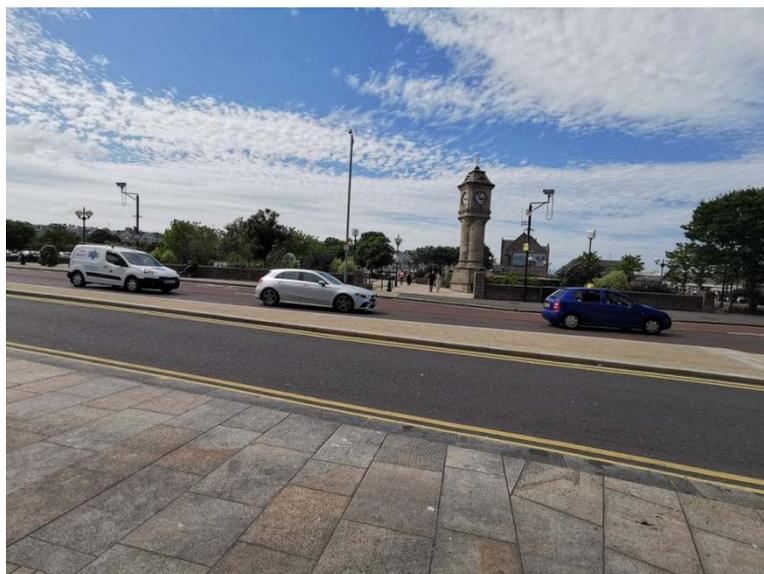


Plate 4. View from Queen's Parade of area reclaimed during the 20th century looking towards the sea.

2 Archaeological Baseline

2.1 Cultural heritage assets relevant to the proposed development

A desk top survey was conducted to identify the location of all known cultural heritage sites both within the development area and a study zone of 1km radius extending from the centre point of the development. The following sources were inspected to form the archaeological baseline:

Data Source	Results
Sites and monuments Records (SMR)	3
Industrial Heritage Records (IHR)	12
Historic Buildings Records (HBR)	73
Historic Gardens Register	1
Defence Heritage Register	1
Battle sites	No sites recorded within the search radius
Excavations database	1 in the immediate vicinity of the development
Pre-Ordnance Survey maps	Raven map of 1625
Early edition Ordnance Survey Maps	1 st edition onwards

A desktop survey was conducted to identify the location of known archaeological and cultural heritage assets within the proposed application boundary (figure 3). The proposed development is located largely within the Area of Archaeological Potential for Bangor which represents the historic core of the town, which is represented in the SMR as **DOW 2:39**. The historic town was built on hills overlooking Bangor Bay near the entrance to Belfast Lough on its S shore. A small settlement may have grown up around the medieval Augustinian abbey, **DOW 2:2**, but nothing is known of it. St. Malachy is reported to have built a new abbey church of stone in 1120. At the Plantation the site was conveyed by Con O'Neill to Sir James Hamilton and in 1611 the visiting Commissioners reported that Bangor consisted of '80 new houses, all inhabited with Scotishmen and Englishmen'. The town was incorporated in 1613 and a plan drawn by Thomas Raven in 1625 shows it to have consisted of two main streets at the head of Bangor Bay. The town was developed as a port and a customs house was built c. 1637 (**DOW 2:3**) and a small pier was added c.1760. Cotton manufacture was introduced in 1783. The expansion of Bangor followed the extension of the railway line from Holywood to the town in the second half of the 19th century.

An identified listed building and industrial heritage site, **HB 23/5/10** and **IHR 2554** respectively are contained within the application site. The listed building **HB 23/5/10** is identified as the McKee clock tower, which is located on Quay Street. This is a grade B listed building and was built in classical mount. It was gifted by James McKee in 1915.

The industrial heritage site **IHR 2554** is identified as the site of a cotton manufactory. It is recorded as such on the 1833 and 1860 OS maps but is not shown on any subsequent editions.

A cartographic regression of the area of development was also undertaken. The earliest map of Bangor identified is that of Sir Thomas Raven which dates to 1625 (figure 4). This map shows the early development of the town and indicates that the area of Main Street, existed as a road at that

time. The map appears to show a number of properties located within the area of the proposed development.

A second map of Bangor town and harbour was produced by the Ward Estate, and dates to 1757. This map shows considerable expansion of the town around the Main Street area, with Central Avenue and King Street depicted to the W of Main Street. Although Queen’s Parade is not specifically shown or identified, a number of property boundaries are recorded in the area of the proposed development site. None of these are captioned.

An inspection of the early editions of the Ordnance Survey maps shows the development area to be largely built up but some of the area is still to be reclaimed by the 3rd edition (figures 5 and 6).

Looking beyond the development area, two additional archaeological sites were identified (figure 3). The site **DOW 2:2**, is identified as an ecclesiastical site and is a Scheduled Monument of regional importance. Scheduling of monuments is intended to protect those sites, which are in private ownership, but which are not occupied buildings. These are monuments, which need to be carefully monitored for further change, so that future generations can understand and enjoy them. The scheduling programme is ongoing with approximately 70 site scheduled annually. This site, which is identified as the Augustinian Abbey known as Malachy’s Wall, Bangor Abbey is one of the best documented monasteries in Ireland after Armagh. It is the site of a 6th century monastery founded by S. Comgall. In 1123-4 when St. Malachy became Abbot and introduced Augustinian rule, he began building a new monastery, which burned down in 1127 but was rebuilt in c.1140. Arroasian rule may have been introduced at this time making it the first Irish house to do so. Despite a Franciscan becoming abbot in the 15th century, Bangor did not become Franciscan. All that remains now is the N wall of the 13th century building. During digging work adjacent to the wall recently, a series of 15 pits was found, 4 of which contained fragments of human remains.

The site, **DOW 2:3** is identified as the Old Customs House, a probable 17th century tower house. It is described in the SMR as a de-scheduled listed building now used as an Exhibition Centre and houses the Tourist Board.

In addition to the industrial heritage site identified within the study area, a further 11 site of industrial interest were located within the 1km study area (figure 3). These sites, listed in the table below range from bridges to sites associated with corn milling and the linen industry

Industrial heritage no	Description
2510:29	This site, a bridge and milepost, is not shown on the 1833 map. On the 1860 edition the bridge is shown but undesignated. On the 1903 map the site is shown as ‘Boyne Bridge & MP’. On the 1939 edition it is recorded as ‘Boyne Br’.
2510:30	This is the site of the terminus of the BCDR line. It is not shown on the 1833 map. On the 1860 edition the site is recorded as ‘Railway Station’. On the 1903 it is recorded as ‘Terminus, Goods Shed’. On the 1939 map it is recorded as ‘Terminus’.
2549	This site is identified as 2 limekilns located side by side on the shore. No further information is available regarding this site.

2550	This site is identified as a laundry and handkerchief works. It is not shown on the 1833 and 1860 OS maps. On the 1903 edition it is recorded as 'Laundry & Handkerchief Works'. The building is still extant on the 1939 map.
2551	This coastguard station is not shown on the 1833 OS map. On the 1860 map it is shown at the quayside in the harbour. It is recorded as a 'Coastguard Station' on the 1903 edition and is shown but undesignated on the 1939 edition.
2552	This brickfield is only recorded on the 1903 OS map. It is not shown on any of the other editions.
2553	This cotton manufactory is recorded as such on the 1833 OS map. A building is shown at the site but is undesignated on the 1860 edition. It is unclear whether the site is shown on the subsequent editions of 1903 and 1939.
2554	This site is identified as a cotton manufactory and is recorded as such on the 1833 and 1860 OS maps. It is not shown on the subsequent editions of 1903 and 1939.
2555	This is a corn mill site consisting of a corn mill, IHR 2555:1, a millrace, IHR 2555:2 and a mill pond, IHR 2555:3. The mill, IHR 2555:1, is identified as a 'Corn Mill' on both the 1833 and 1860 maps. It is uncertain whether it is shown on the 1903 map. By the 1939 map, the site has been taken over by the expansion of the gasworks. The millrace, IHR 2555:2, it is recorded as a 'Millrace' on the 1833 and 1860 maps. It is traceable though undesignated on the subsequent editions of 1903 and 1939. The mill pond, IHR 2555:3, is recorded as a 'Dam' on the 1833 map. On the 1860 edition it is recorded as a 'Millpond'. It is not recorded on the 1903 and 1939 editions though it is easily traceable as the ground had not been built over at that time.
2556	This site is identified as the gasworks. It is not shown on the 1833 OS map. It is recorded as 'Gasworks' on the 1860 edition. Here it is shown as being on the E side of the corn mill, IHR 2555. On the 1903 it has expanded to envelope the mill site IHR 2555. On the 1939 map the site is shown as 2 large gas holders.
2557	Bangor Harbour. The Ordnance Survey map shows the old central pier as the quay. The map of 1860 shows the coast guard station on the quayside. The new pier to the N and the coal depot to the S are shown on the 1903 edition. On the 1933 map the North Pier, South Pier and Central Pier are all recorded.
7538	This harbour is recorded as 'The Long Hole'. No further information is available regarding this site.

A review of the Historic Buildings database for the study area revealed a further 72 listed buildings which are detailed in the table below.

Listed building number	Description	Grade
HB23/5/1	Northern Bank, 77 Main Street, Bangor	B1
HB23/5/2	Bangor Orange Hall, Hamilton Road. Built in 1872 in Gothic Revival Style	B2
HB23/5/3	Wesley Centenary Methodist Church, Hamilton Road	B2
HB23/5/5	Bangor War Memorial, Ward Park. This memorial has a square base of Portland stone with ramps in to support an obelisk 50ft high. The base is ornamental with a bronze figure of Mourning Erin, a heavy bronze wreath	B+

	and the names of the dead sculpted by E Eyre Macklin. It is dated to c.1975.	
HB23/5/6		
HB23/5/7 A-C	82-86 Hamilton road. This is a group of 3 artisans cottages picturesquely composed into a single architectural form built c.1900.	B2
HB23/5/8	Hamilton Road Presbyterian Church, Prospect Rd. Built in 1898-9 by William John Waterman Roome. Unusual polygonal plan form.	B2
HB23/5/10	Clock Tower, Quay Street. This is built in classical mould and was gifted by James McKee in 1915	B1
HB23/5/11	Petty Sessions court, Quay Street, built in the Italionate Style.	B2
HB23/5/12	Tower House, Quay Street. This is a fortified tower house previously used as a customs house. Built in 1637	B1
HB23/5/13 A-D	Nos. 2, 4, 6, 8 Victoria Road. This is a 3 storey terrace in a street formerly known as 'Fishers Hill' in the late 19 th century.	B2
HB23/5/16A-F	Nos. 102, 104, 106, 108, 110 and 112. This is a late 19 th century 2 storey Victorian terrace.	A-B1, B&C-B2,D-B1, E&F-B2
HB23/5/17A-D	114-120 Seacliff Road.	Record only
HB23/5/21	Tonic Cinema	Record only
HB23/5/23	Harbour Masters Office, Bangor Harbour. This is a sturdy detailed and functional building of rubble stone work having cut stone dressings. The office is approached by steps from street level. Below is a boat house with a stone paved slipway. Built c.1840.	B2
HB23/5/24	Savoy Hotel, Hamilton road. This is a 4 storey building refronting in the International Modern Style. Built for the Savoy Motor company. Architect John McBride Neill. Built c.1932 and refaced in 1933	B2
HB23/5/25	Ulster Bank, 75 Main Street, Bangor. This is a 3 storey building of brick and stucco in the tradition of Edwardian freestyle of architecture. Built 1920.	B1
HB23/5/28	Bank of Ireland, 82A Main Street. Designed by Millar and Symes of Dublin in association with AGC Millar, architect to the Bank of Ireland. This is a 3 storey, 7 bay building of Portland stone to the ground floor and rustic brick with stone dressings to the upper floors, designed in an art deco style characterised by its overall step form composition, the crenellated pattern of its parapets, the zigzag line of its balcony railings and the chevron motif of its entrance tower peaks. Ground floor consists of a no. of shop fronts in which varying amounts of original features survive. These include stainless steel window frames, some bearing restrained art deco decorative details and polished granite bases. Above the clock face on the entrance bay the attic storey contains a 3 light rectangular window but this has been covered up by a modern name pond.	B1
HB23/7/1A	Town Hall, Bangor Castle, Castle Park Avenue	A
HB23/7/1B	Local Heritage and Visitor's Centre, Bangor Castle	B+
HB23/7/1C	Gate Lodge, 3 Abbey Street	B1

HB23/7/4A	Bangor Abbey Parish Church. The W tower dates to about 1470 and is a simple square rubble. A harled, spine was added in 1693. The present church dates from 1832-3 and has a plain cruciform plan and gothic styling. Graveyard contains 17 th century graves.	B+
HB23/7/6	1 st Presbyterian Church, Hamilton Road. This irregular church of rusticated stone with central glazed lantern with cantilevered balcony dates to 1899. The recent tower and front dates to 1966.	B+
HB23/7/7A	St. Comgalls Parish Church. Built in 1880-7 in a gothic revival style at a cost of £7500. Architect W H Lynn.	B+
HB23/7/7B	Dufferin Masonic Hall, 2A Hamilton Road	B2
HB23/7/8	Masonic Hall, Hamilton Road	B1
HB23/7/11 A-J	Nos. 47-56 Queens Parade. 3 storey terrace with classical detail. Built c.1880.	B2
HB23/7/12A&B	57&58 Queen's Parade.	B2
HB23/7/13A&B	59&60 Queen's Parade	B2
HB23/7/15	Post Office, 143 Main Street. This is a 2 storey, 7 bay, brick and stone building with attics under the pantile roof and end bays restricted in height to the cornice level. The steel casements in semicircular recesses on the ground floor are of Georgian proportions. There is an inset brass of Edward VIII letter box, unique in Northern Ireland. Built 1936	B1
HB23/7/16	Front block of original telephone exchange building. This is a 3 storey, 5 bay building in classical style, symmetrical but for the doorway at one end of the front façade. Ashlar stone ground floor and rustic brick upper floors, stone cornice, frieze and ornamental string courses. Later extensions added to the side and rear of the original building and one unsympathetic in scale and material, but the front façade of the original building remains intact as a sophisticated example of the neo-classical style. Built c.1935.	B2
HB23/7/21A&B	61&62 Queen's Parade	B2
HB23/13/1	St. Comgalls RC Church. Built in 1880 in the Gothic Revival style	B2
HB23/14/2 A-D	7-10 Mount Pleasant, Tennyson Avenue. This is a 3 storey terrace with classical detail built in the late 19 th century.	B2
HB23/14/3 A-D	Lorelei Terrace, Princeton Road. Late 19 th century 3 storey terrace with classical detail. Formerly a nursing home.	Record only
HB23/14/4	31 Farnham Road. House built in a classical conception in c.1790 and extended in 1818.	B1
HB23/14/5C	Gate Screen, Seacourt, Seacourt Garden, Maxwell Rd	B2
HB23/14/8A& B	60-62 Princetown Road. Late 19 th century semi detached houses with classical style detail.	B2
HB23/14/10	Princetown Villa, 66 Princetown Road. Built in the late 19 th century. Semi detached house with classical style detail.	B2
HB23/14/15A&B	14 and 16 Raglan Road.	B2

A single Defence Heritage Site DHP 0.00 was identified. This is described as a nodal point. No further information is currently available on this site.

The excavations database revealed one excavation in the immediate area of the proposed development. This excavation, located at 82A Main Street (AE/04/32) revealed nothing of archaeological significance.

2.2 Archaeological and Cultural Heritage Impact Assessment

Establishing the archaeological baseline has shown that the proposed development lies largely within the Area of Archaeological Potential for Bangor, **DOW 2:39** as well as containing within it a recorded industrial heritage site and listed building, **IHR 2554** and **HB 23/5/10** respectively. The Raven map of Bangor which dates from 1625 also shows houses in the general area of the development. These factors indicate that the development area is therefore within an area of archaeological importance with a high potential that previously unrecorded assets, for which there are now no surface expressions could exist within the red line boundary. Should this be the case then these remains could be negatively impacted upon by development and therefore further archaeological mitigation will be required.

3 Mitigation and Its Effectiveness

The desk top survey has indicated that the proposed development site is located within an area of archaeological importance and it has been assessed that further archaeological mitigation will be required as a consequence.

A four stage process would be required to facilitate this:

- Stage 1: Preparation of and submission of an archaeological programme of works for agreement with the local planning authority in consultation with DfC:HED. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.
- Stage 2: Submission of archaeological licence application to DfC:HED,
- Stage 3: Targeted watching brief of agreed test trenches within the development area to identify and record any surviving cultural heritage assets (following agreement from DfC:HED),
- Stage 4: Preparation of and submission of a final monitoring report for agreement with the local planning authority in consultation with DfC:HED.

The archaeological programme of works should be prepared and submitted through the local Planning Authority at least 8 weeks prior to any construction works commencing on site. The archaeological licence may only be applied for once the programme of works has been approved.

The licence should be applied for at least 2 weeks in advance of the required archaeological attendance.

4 Conclusions

It is proposed to construct a mixed used development at Queen's Parade, Bangor. The development is located on lands at and to the rear of 18 – 52 Main Street (Reeds Rain to TK Maxx), 2 – 34 King Street, 5 -17 Southwell Road, 5 – 41 Queen's Parade, Marine Gardens car park, the Esplande Gardens, and area around McKee Clock, Bangor, BT20 3BJ (figure 1). The proposed development will consist of the demolition of existing buildings at 5-12 & 35-41 Queen's Parade, 22-30 Main Street (B&M Bargains), 34-36 Main Street (Oxfam & Hospice Shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffé Nero); creation of new means of escape and installation of rooflights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor façade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 67 bedroom hotel, retail units, food and beverage outlets, offices (class B1(a)), 138 residential units comprising 126 apartments in 3 blocks and 12 duplex apartments along King Street, creation of undercroft car park comprising 217 spaces together with 14 courtyard spaces and 24 on street, minor modifications to Main Street/King Street junction and creation of two way street along Southwell Road from the junction with of Primrose Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 7 Kiosks and 2 Pavilions (housing food & beverage operators), water feature together with other ancillary development.

A detailed desk top survey of the development site was undertaken which identified that it is located within an area of archaeological importance, with the majority of the site being within the Area of Archaeological Potential for Bangor, an area which represents the historic core of the town. In addition a listed building and industrial heritage site were also identified within the red line boundary. A site inspection was also carried out which did not identify anything of archaeological significance although it was assessed that previously unrecorded assets could survive subsurface for which there are now no surface expressions. Should such remains survive these could be negatively impacted upon by development and as a consequence a mitigation strategy was proposed.

Appendix 1

Figure 1: location of proposed development site.

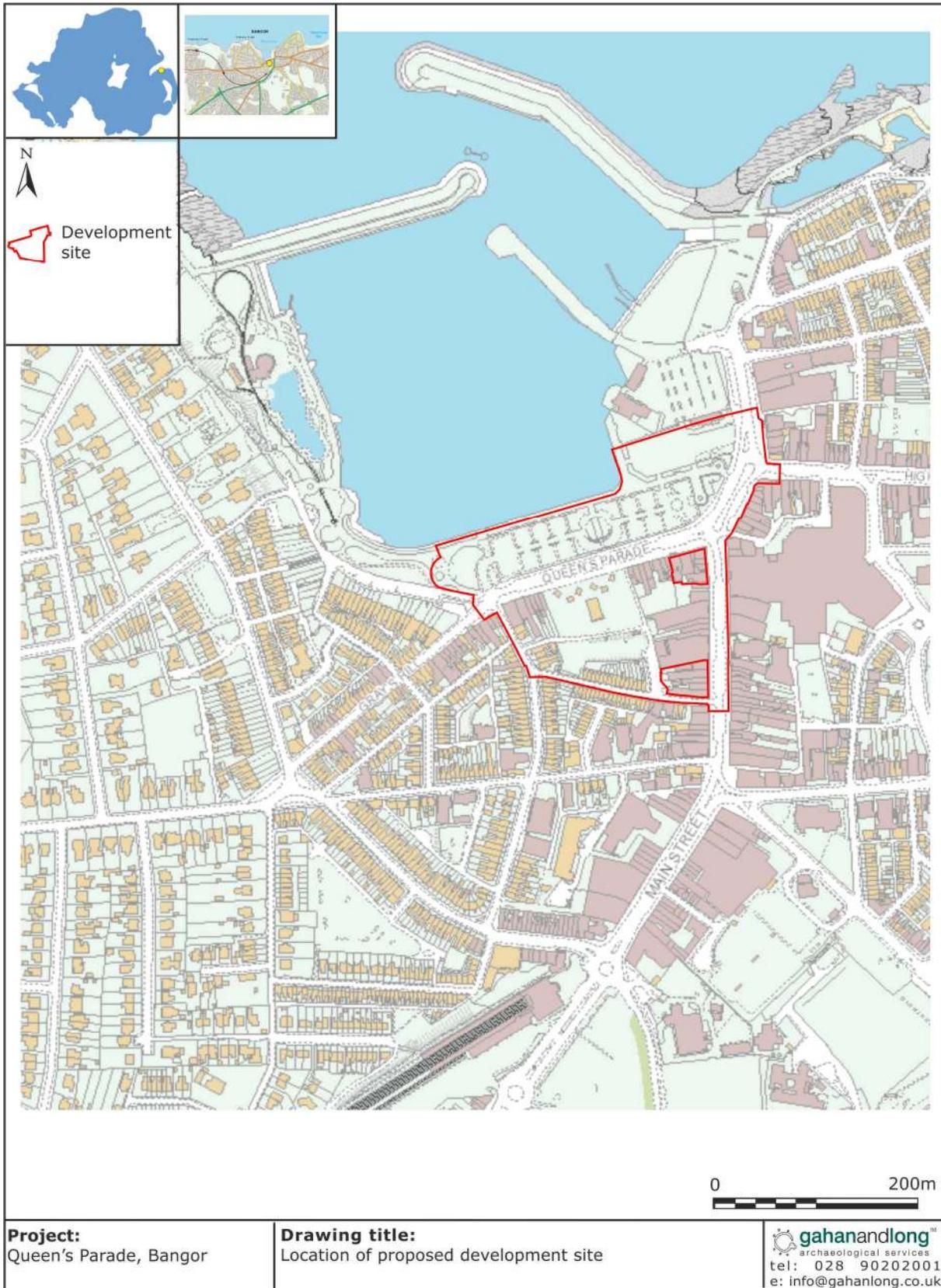


Figure 2: Layout of proposed development.

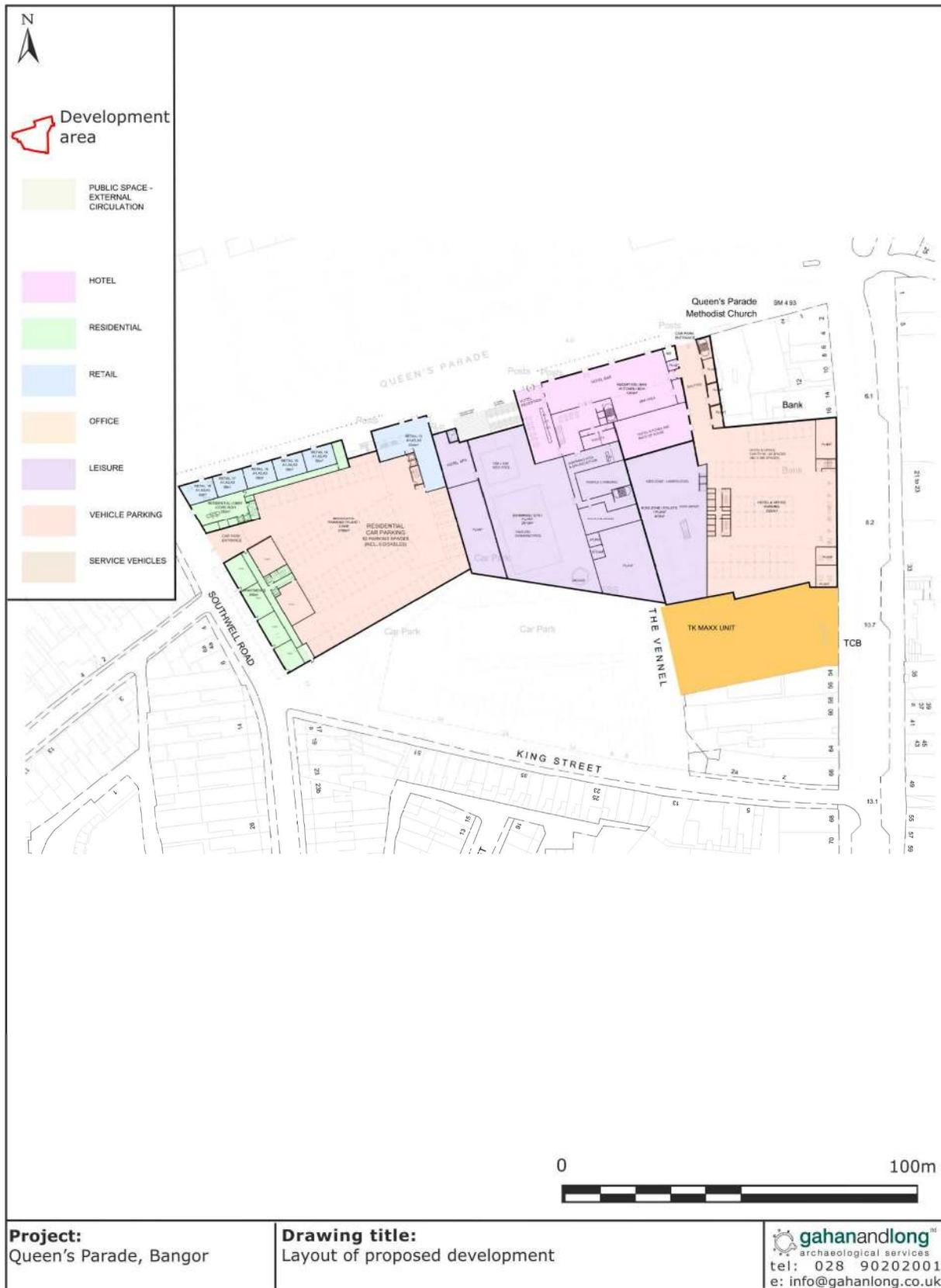


Figure 4: Raven's map of Bangor of 1625 showing the approximate location of the proposed development.

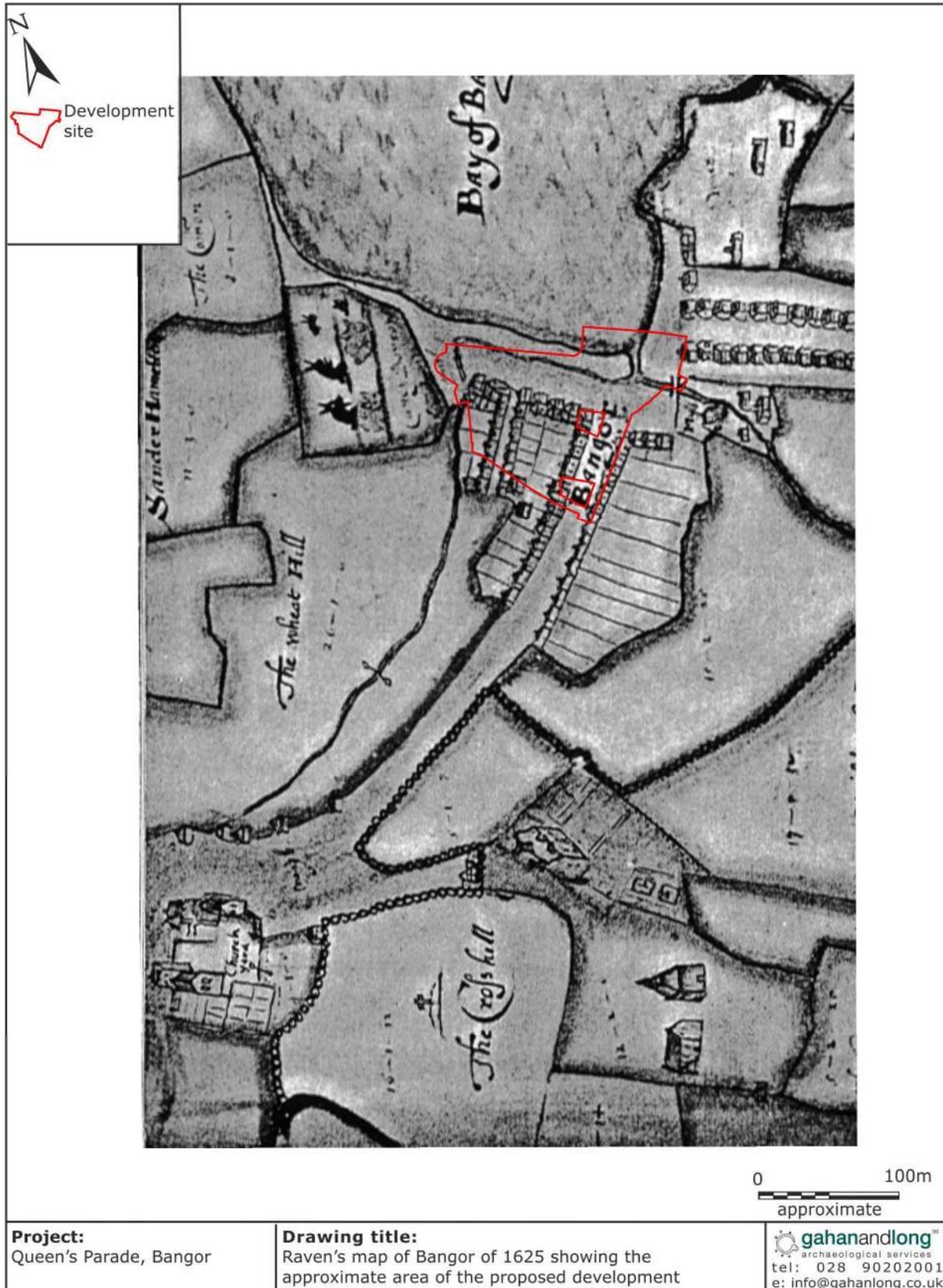
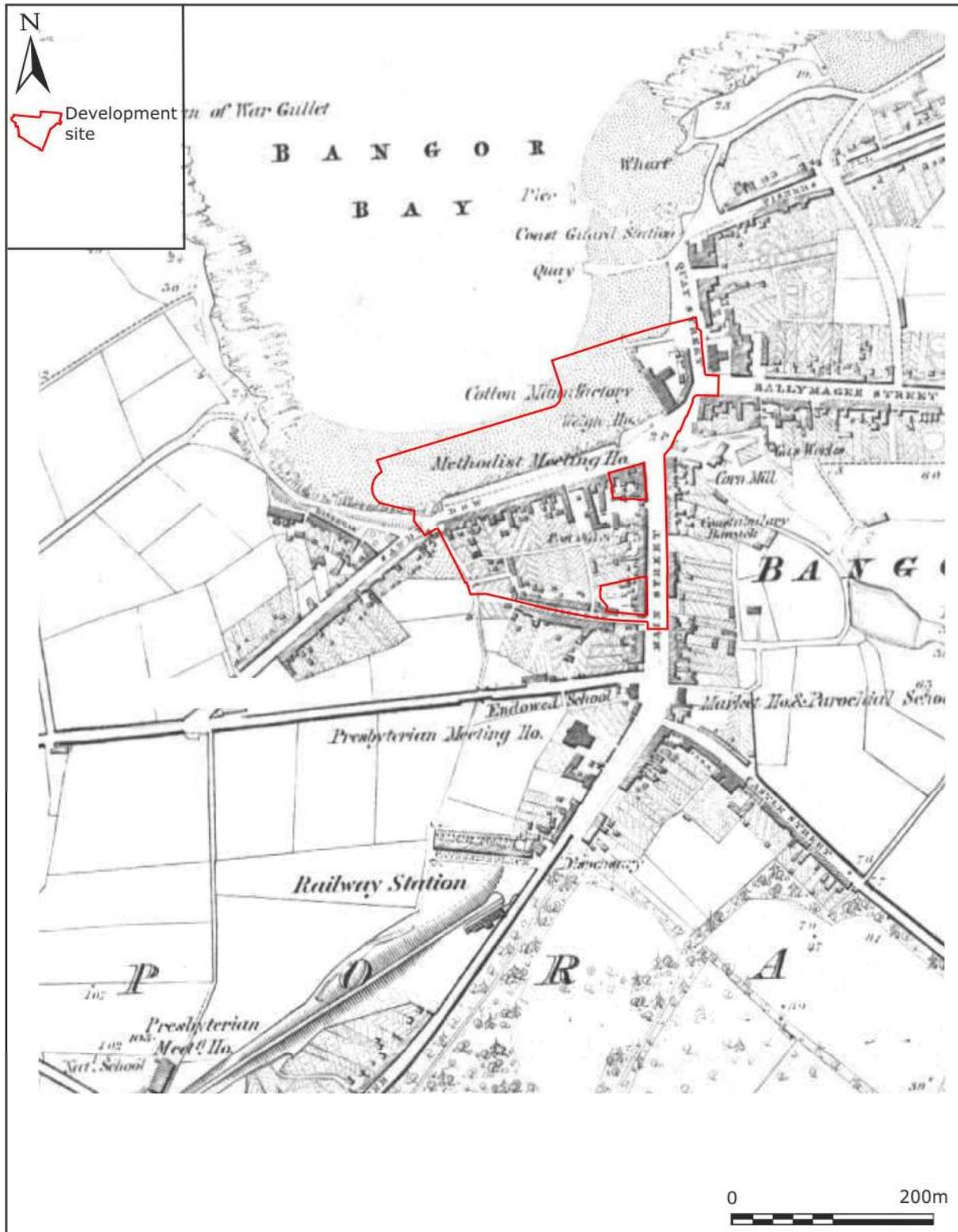


Figure 5: 2nd edition OS map showing approximate location of proposed development.



Project:
Queen's Parade, Bangor

Drawing title:
2nd edition Ordnance Survey map showing
approximate location of proposed development

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Figure 6: 3rd edition Ordnance Survey map showing approximate location of proposed development.

