

Hollywood Conservation Area



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Cover photographs

Top: Hollywood Priory

Middle: Shore Road

Bottom: The Crescent

HOLYWOOD CONSERVATION AREA

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HOLYWOOD CONSERVATION AREA

Preamble

The Department of the Environment designated part of Hollywood as a Conservation Area on 12th May 2004 as it is considered to be an area of special architectural and historic interest, the character of which it is desirable to preserve or enhance.

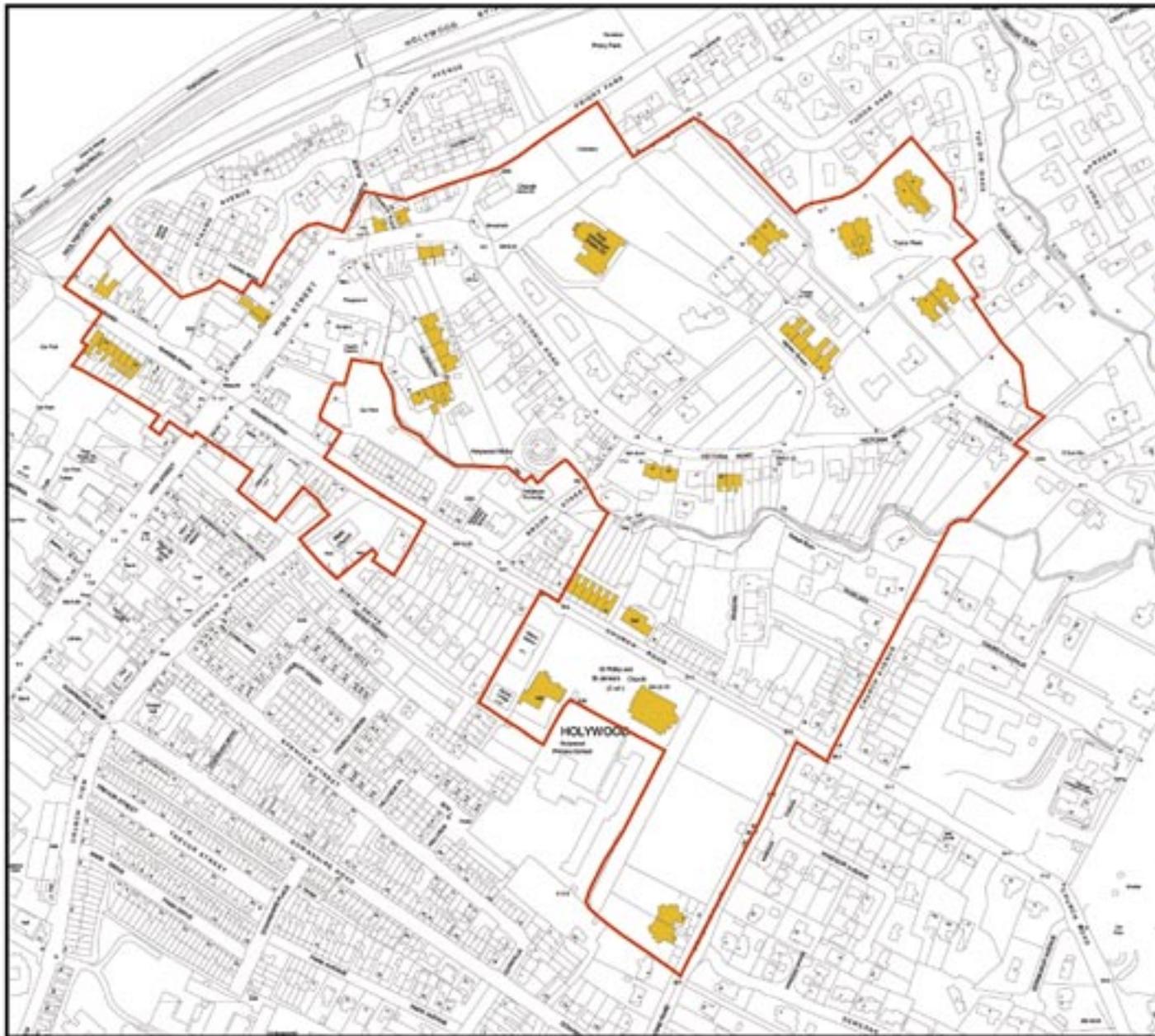
Designation of the Conservation Area introduces control over the demolition of unlisted buildings under Article 51 of the Planning (NI) Order 1991, while trees are automatically protected in line with Article 26 of the Planning (Amendment) (NI) Order 2003. In addition designation introduces certain additional limitations on the exercise of permitted development rights contained in the Planning (General Development) Order (NI) 1993.

This document is intended for all those with an interest in Hollywood Conservation Area, or intending to undertake work on its buildings, landscape, streets or spaces. It constitutes supplementary planning guidance and will be taken into account as a material consideration when determining planning applications that lie within or may affect the setting of the area.

Designation of the Hollywood Conservation Area and preparation of this document involved consultation with North Down Borough Council, the Historic Buildings Council and the general public. The Department thanks all who contributed to this process, particularly those who provided written comments.

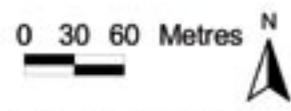


Above: Johnny the Jig Statue, High Street.



Hollywood Conservation Area

-  Conservation Area
-  Listed Building



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Introduction

Conservation is not a cosmetic exercise. Securing the preservation or enhancement of the historic built environment stems from strong cultural, economic and environmental objectives, the recognition of which is long established in various International Charters.

The character and appearance of a Conservation Area are inseparable from the physical fabric of which it is made. It is important therefore that anyone intending to carry out any work in a Conservation Area which affects its buildings, their settings, trees, open spaces or street scenes consider the implications and see all prospective changes, however small, within the context of their wider impact.

Regional Policy Context

The Department's Regional Policies for Conservation Areas and other features of Northern Ireland's built heritage are currently set out in Planning Policy Statement 6 'Planning, Archaeology and the Built Heritage' published in March 1999. Planning Policy Statement 7 'Quality Residential Environments', published in June 2001 also includes specific policy provision for new residential development in Conservation Areas.

This guidance document has been prepared to supplement the policies of PPS 6 and is a material consideration for Planning Service in discharging its planning functions in the Hollywood Conservation Area.

Applicants seeking planning permission, conservation area consent, advertisement consent, listed building consent or grant aid for work in the Conservation Area should be able to demonstrate how they have taken this guidance into account, including the appraisal

of the Conservation Area and how their proposals will contribute to its preservation or enhancement. The Department will also endeavour to ensure that the activities of statutory undertakers and public agencies will maintain or improve the environmental quality and distinctive attributes of the Hollywood Conservation Area.

Character Appraisal

This character appraisal sets out to assess those elements, which give Holywood Conservation Area its own character. It highlights the distinctive quality of the Conservation Area whilst focusing on important constituent parts. The character appraisal considers:

- What the area looks like;
- The street pattern;
- The landscape setting;
- How buildings are grouped;
- How buildings are linked or divided;
- The relationship between buildings and their boundaries;
- Materials or colours; and
- Form, massing, scale and proportions.

The town of Holywood owes its origins to the early 7th Century Christian monastic settlement of which there is little remaining visible evidence. The earliest surviving building in the town is the Old Priory Church, built around 1190, which was associated with an Anglo-Norman



Above: Holywood Motte.

monastic community, while the nearby defensive motte was built by the Normans in the early 13th Century. The present cruciform town plan, at the intersection of Church Road and Shore Road with High Street, derives from the Elizabethan

Plantation of Sir James Hamilton, when Holywood was established as a market town.

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The coming of the railway from Belfast in 1848 ushered in a brief but significant phase in the development of Holywood as a dormitory and spa town. It was about this time that prosperous merchants constructed many of the substantial villas in spacious, wooded gardens on the higher ground along Victoria, Bangor and Church Roads. This period of growth slowed dramatically in 1865 with the extension of the railway line to Bangor.



It is the combination of these two parts of Holywood: the current retail and commercial centre; and the residential quarter known as 'High Holywood' that form the basis of the Conservation Area. A notable feature of buildings throughout the area is the survival of their original features including, wooden vertically sliding sash windows, cast iron rainwater goods, natural slate roofs, decorative details around doorways,



windows and eaves, chimneys several flues deep with corbelled detailing and double pitch dormers.

Below left: Substantial villas in the wooded gardens at Tudor Park.

Below: Commercial properties on Shore Road and residential properties on Church Avenue display many of the notable features of the buildings throughout the area.



The Commercial Centre

The early cruciform street pattern, which includes the well-known Maypole, remains the current retail and commercial centre of Holywood. The width of the north end of High Street serves as a reminder of its earlier use as a market place. The built form is characterised by terraced buildings positioned at the back edge of the pavement, with a small number having enclosed spaces to the front. The majority of the buildings that contribute to the distinctive character and appearance of the area are between two and three storeys in height and date from the mid to late Victorian period.



For the most part they are finished in painted render with roofs that pitch away from the street and display a strong vertical emphasis, particularly those older buildings where window heights diminish on upper floors.

Several of the buildings, currently in retail or commercial use retain their original frontages, which were initially designed for residential use. They are characterised by domestic scale windows and separate doorway entrances. The traditionally covered and gated archways, which provide access to the rear of a number of these properties also contribute to the distinctive character and appearance of this area.

Left: The vertical emphasis of buildings is displayed at Baird's Chemist.

Above right: Shop front characterised by domestic scale windows and separate doorway entrance.

Right: Covered and gated archway at 39 High Street.



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The Residential Quarter

Beyond the commercial centre, the remainder of the Conservation Area is predominantly residential in character, interspersed with a number of ecclesiastical buildings. The area generally reflects Holywood's most significant era of growth – the period from the beginning of the 19th Century up to the 1870's. The unity of the area derives from a mixture of late-Georgian and Victorian villas and terraces, often in short cul-de-sacs.



The Old Priory, as the oldest surviving building in the town, plays a highly important architectural and cultural role within Holywood. The First Presbyterian Church located on the Bangor Road opposite the Priory is also an impressive landmark along with the Parish Church of St. Phillip and St. James in the Church Road area. All these churches are listed for their special architectural and historic interest.

With the exception of Martello Terrace, the area north of Victoria Road is generally typified by more substantial detached and semi-detached properties, set in their own grounds. Within this area, Tudor Park, an important group of listed properties exemplifies the distinctive qualities and characteristics of this part of the Conservation Area. To the south of Victoria Road the properties tend to be smaller and built on narrower plots.

Left: Victorian terrace in short cul-de-sac.

Right: Terraced properties on Church Road and Victoria Road display many of the distinctive characteristics of the residential quarter.

The majority of the residential properties are two to three storeys in height, with either single storey or two storey bays and roofs that pitch away from the street. They are finished in brick and/or render which is often painted.



As with the buildings in the retail and commercial centre they display a strong vertical emphasis, particularly in older buildings where window heights diminish on upper floors. Small dormer windows in the roof are also a distinctive attribute. In addition to the original features, mentioned above, that have been retained throughout the Conservation Area, panelled doors and the original rear extensions to the terraced properties are important features that contribute to the appearance of this residential quarter.

Below and right: Selection of panelled doorways with fanlights.



Above: Original rear extensions at 94-110 Church Road contribute to the appearance of the area.



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Along with the characteristics of the built form of the residential properties, the relationship between building, garden walls, gates and landscaping is also of significance to the area's special character and appearance. For example, the stone wall along Demesne Road is an important feature and forms a distinct boundary to the Conservation Area.

Right: 19th Century villas at Tudor Park benefit from views over Belfast Lough.

Below: The stone wall along Demesne Road forms a distinct boundary to the Conservation Area.



Hollywood's sloped setting provides a unique landscape where many of the residential properties benefit from well established planting, mature trees and gardens, where boundaries are often typified by low walls with railings and native hedges. Many of the suburban villas and terraces, built here in the first half of the 19th Century so as to enjoy the views over Belfast Lough are now listed.

It is this combination of antiquity, the historic street pattern, fine 19th Century buildings, mature trees and gardens, the varied topography, narrow meandering roads, sloped setting and the periodic and varied views afforded to the sea that make this area special. Designation as a Conservation Area will help to ensure that these distinctive and important local attributes are afforded appropriate protection.

Approaches to Design

The design of new buildings or the extension or alteration of existing ones in the Conservation Area should be carried out with sensitivity. This requires particular architectural and historic knowledge, judgement, skill and care. The design of any new building should be appropriate to and influenced by its site, the character of the area and the best of the surrounding built environment, while extensions or alterations should not damage or devalue the old.

Design solutions within the Conservation Area can be approached from a number of directions:

- The **REPRODUCTION** approach.

This is the most obvious way of maintaining the character of an original building and applies particularly to works affecting a listed building and other locally important buildings. Repairs and renovation works should be in the style of the original building and attention to

detail is vital, including correct materials, colours, finishes and external joinery detailing. New work should be matched and blended with the old in order to achieve an architectural whole, but it should not be the intention to deceive or falsify the historical record as to the age or authenticity of the work. Substantial new work should be made distinguishable only to the expert eye or through appropriate records.

- The **TRADITIONAL** approach.

This is the approach most frequently followed for new buildings and extensions to unlisted buildings. It allows more flexibility in parameters of design than the purely reproduction approach. Massing, scale and use of materials should blend with their surroundings and whilst detailing is still important it need not involve slavish reproduction. This approach should be based on a knowledge and respect of the characteristics of existing adjoining

buildings and sites. The end product should be a building which respects local character, preserving a measure of the uniqueness which the area has evolved.

- The **CONTEMPORARY** approach:

This is to design an uncompromisingly modern building or extension which can be satisfactorily integrated into the existing historic urban fabric. This approach is the most subjective and controversial. It may be acceptable within Hollywood Conservation Area, but only for a contemporary building which clearly demonstrates its high quality.

The Conservation Area contains a number of Listed Buildings. These are buildings of special architectural or historic merit, and are afforded particular statutory protection. Once a building is listed, the consent of the Department is required for its demolition and for any works of alteration or extension, including works to the interior, that would affect

its special character. Protection includes fixtures and curtilage structures. As indicated above proposals to alter Listed Buildings should be generally in the style of their period and the Department's Environment and Heritage Service should be consulted on such matters before any work is commissioned.

Financial Assistance

Financial assistance for works to the built heritage is available from a number of sources. However, the ongoing situation can be fluid with sources and levels of funding changing.

Information on sources of funding for works to the built heritage of Northern Ireland was brought together for the first time in 1999 in the publication 'Directory of Funds for Historic Buildings in Northern Ireland', by the Ulster Architectural Heritage Society in association with the Department's Environment and Heritage Service.

The Townscape Heritage Initiative (THI) launched in April 1998, which is supported by the Heritage Lottery Fund (HLF), is the main source of funding currently available within Conservation Areas. This aims – in partnership with the public, private and voluntary sectors – to create exemplars of conservation practice and management.

Appendix 1

Schedule of Listed Buildings in Holywood Conservation Area

Buildings are added to the statutory lists normally as a result of systematic resurvey or review of particular areas or building types. A resurvey of Northern Ireland's building stock has begun to re-assess current listings and to identify additional buildings and features worthy of protection. The following list is correct as at July 2004.

Historic Building Ref. Number	Building	Date of Erection	Comment
23/20/005	4 High Street	Pre 1834	Three storey house reconstructed late 19 th Century.
23/20/006	Rollo House 6 High Street	Pre 1834	Three storey house reconstructed late 19 th Century.
23/20/014	First Holywood Presbyterian Church Bangor Road	Late 19 th Century	In Gothic style.
23/20/016A 23/20/016B	Martello House 13 Bangor Road Clifden House 15 Bangor Road	Mid 19 th Century	Two storey block of two houses with Classical detail.
23/20/017A 23/20/017B	17 Bangor Road (4 Tudor Park) 19 Bangor Road (3 Tudor Park)	Mid 19 th Century	Two storey block of two houses with Tudor influence in style.
23/20/018A 23/20/018B	Tudor Hall 21 Bangor Road (5 Tudor Park) Tudor House 23 Bangor Road (6 Tudor Park)	Mid 19 th Century	Three storey block of two houses with Tudor influence in style.

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Historic Building Ref. Number	Building	Date of Erection	Comment
23/20/019A 23/20/019B	25 Bangor Road (2 Tudor Park) 27 Bangor Road (1 Tudor Park)	Mid 19 th Century	Two storey block of two houses Italianate in style.
23/20/020	1 Stewart's Place	Mid 19 th Century	Two to three storey houses acting as gateway to Stewart's Place.
23/20/021	3 Stewart's Place	Partly pre 1834	
23/20/022A 23/20/022B 23/20/022C 23/20/022D	20 Shore Road 22 Shore Road 24 Shore Road 26 Shore Road	Pre 1834	Three storey early Georgian Terrace.
23/20/023A 23/20/023B 23/20/023C	30 Shore Road 28 Shore Road 32 Shore Road	Mid 19 th Century	Three storey late Georgian Terrace.
23/20/024	33 Shore Road	Pre 1834 and later	Two storey Georgian House.
23/20/033A 23/20/033B 23/20/033C 23/20/033D	1 The Crescent 2 The Crescent 3 The Crescent 4 The Crescent	Mid 19 th Century	Two storey Victorian Terrace.
23/20/034E 23/20/034F 23/20/034G 23/20/034H	5 The Crescent 6 The Crescent 7 The Crescent 8 The Crescent	Pre 1834	Three storey Georgian Terrace.
23/20/038	Parochial Hall Church Road	1877	Single storey school hall in Gothic revival style. Formerly Parochial National School.
23/20/039	Parish Church Church Road	1844	Tall gabled church in Gothic style. Enlarged 1869.

Historic Building Ref. Number	Building	Date of Erection	Comment
23/20/040A 23/20/040B 23/20/040C 23/20/040D 23/20/040E 23/20/040F	80 Church Road 82 Church Road 84 Church Road 86 Church Road 88 Church Road 90 Church Road	Late 19 th Century	Three storey terrace in Victorian form.
23/20/041	Parish Office and Hall Church Road	Late 19 th Century	Single storey Victorian building.
23/20/050A 23/20/050B	5 Demesne Road and adjacent wall 7 Demesne Road and adjacent wall	1840-1859	Mid 19 th Century semi-detached villas.
23/20/056A 23/20/056B	33 Victoria Road 35 Victoria Road	Mid 19 th Century	Two storey block with sunken basement with ionic porches, in the style of Thomas Jackson (architect).
23/20/057A 23/20/057B 23/20/057C	39 Victoria Road 41 Victoria Road 43 Victoria Road	1841	Two storey terrace with sunken basement showing Georgian detail.
23/20/058A 23/20/058B 23/20/058C 23/20/058D	1 Martello Terrace 2 Martello Terrace 3 Martello Terrace 4 Martello Terrace Victoria Road	Mid 19 th Century	Two storey terrace in the style of Lanyon (architect).
23/20/071	The Post Office 43 High Street	1937	Two storey, three bay neo Georgian building. The design may be attributed to TFO Ripplingham, Chief Architect of the Northern Ireland Ministry of Finance.
23/20/073	Johnny the Jig Statue High Street	1953	Work by Northern Ireland's best-known sculptress, Rosamond Praeger of Holywood.

Appendix 2

Acknowledgements

North Down Borough Council

Historic Buildings Council

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Graphic Design Unit (DRD)

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November 2004