

This short guide has been produced to accompany a series of maintenance workshops, organised by UAH in partnership with the Armagh and Lurgan Townscape Heritage Schemes, kindly supported by Armagh, Banbridge and Craigavon Borough Council and the National Lottery Heritage Fund.



### The Townscape Heritage (TH) Scheme

Over a five-year period, the TH Scheme in Armagh & Lurgan aims to prioritise capital projects to aid the repair, refurbishment and restoration of historic buildings. In turn this will contribute to and enhance the character of the Armagh and Lurgan area. The TH Scheme also aims to provide a series of educational and outreach activities, targeting local communities and helping to define a better sense of place.

# Restoration and renewal

A short guide to revitalising our Townscape Heritage

ARMAGH & LURGAN

Further Resources:	
Armagh City Conservation Area Guide	<a href="http://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/armagh-ca-extensions-dg-april1992.pdf">www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/armagh-ca-extensions-dg-april1992.pdf</a>
Lurgan City Conservation Area Guide	<a href="http://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-ca.pdf">www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-ca.pdf</a>
Lurgan Area of Townscape Character Design Guide	<a href="http://www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-atc-dg.pdf">www.infrastructure-ni.gov.uk/sites/default/files/publications/infrastructure/lurgan-atc-dg.pdf</a>
Historic Environment Map Viewer	<a href="http://www.communities-ni.gov.uk/services/historic-environment-map-viewer">www.communities-ni.gov.uk/services/historic-environment-map-viewer</a>

#### Armagh Townscape Heritage

Palace Lodge  
Palace Demesne  
Priory Road  
Armagh  
BT60 4EL

[www.armaghcityth.com](http://www.armaghcityth.com)



#### Lurgan Townscape Heritage

Craigavon Civic Centre  
Lakeview Road  
Craigavon  
BT64 1AL

[www.lurgantownscapeheritage.com](http://www.lurgantownscapeheritage.com)



Check out more free advice and guidance on the UAH website:  
[www.ulsterarchitecturalheritage.org.uk](http://www.ulsterarchitecturalheritage.org.uk)

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ULSTER ARCHITECTURAL HERITAGE



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Armagh and Lurgan are designated Conservation Areas. Conservation Areas are places of special architectural and/or historic interest where it is desirable to preserve and enhance their character and appearance. They typically showcase the best examples of architecture including significant local

historic buildings and streetscapes. Whilst in a Conservation Area you should be able to identify different architectural features, styles, local materials, craftsmanship and get a feeling for the past. Loss of such characteristics erodes the local value of our heritage.

If your historic building is listed and located within a Conservation Area you will require Listed Building Consent (LBC) before carrying out any works to your building. Consents are also required for any work to the exterior, interior and curtilage of your listed building in a Conservation Area. For more information specifically related to planning, contact the Armagh City, Banbridge and Craigavon Borough Council Planning Department or the Department for Communities: Historic Environment Division for advice.

**ARMAGH & LURGAN**

**INTERNAL MAINTENANCE**

It is good practice to regularly inspect your building to identify and keep an eye on potential issues. The problem is unlikely to disappear overnight. Inserting modern materials or components in many cases may lead to accelerated decay or even the spread of the issue. Proactively identifying the root cause of the issue is preferred over reacting to the visible manifestation of the decay.

	Keep an eye out for:
<b>Roofs &amp; Ceilings</b>	<ul style="list-style-type: none"> <li>Cracks in plasterwork</li> <li>Damp patches</li> <li>Leaching including discolouration &amp; staining</li> <li>Fungal growth</li> <li>Chipping or flaking paint</li> <li>Water ingress</li> <li>Damage to the floor boards (leakage from a height)</li> </ul>
<b>Walls</b>	<ul style="list-style-type: none"> <li>Cracks in plasterwork</li> <li>Damp patches</li> <li>Leaching including discolouration &amp; staining</li> <li>Fungal growth including that on furniture</li> <li>Chipping or flaking paint</li> <li>Water ingress</li> </ul>
<b>Floors</b>	<ul style="list-style-type: none"> <li>Visible signs of water ingress</li> <li>Material debris from insect infestation</li> <li>Decay and rot</li> </ul>
<b>Windows</b>	<ul style="list-style-type: none"> <li>Visible signs of water ingress</li> <li>Material debris from insect infestation</li> <li>Decay and rot</li> <li>Material defaults</li> <li>Damaged or broken glazing</li> </ul>
<b>Doors</b>	<ul style="list-style-type: none"> <li>Visible signs of water ingress</li> <li>Material debris from insect infestation</li> <li>Material defaults</li> <li>Decay and rot</li> </ul>
<b>Fireplaces</b>	<ul style="list-style-type: none"> <li>Damp patches</li> <li>Material debris from the chimney e.g. soot</li> <li>Smoke extraction issues</li> <li>Material failure</li> </ul>

Although this short guide is focused on internal maintenance, it is also important to carry out an external inspection of your historic building. It could be the case that some of your internal maintenance issues stem from an external maintenance issue, subsequently becoming so severe that it has evidenced itself internally.

Common resolutions to internal maintenance issues may include:

- Material treatment
- The use of appropriate weathertight sealants
- External maintenance including the obstruction of gutters and grilles
- Appropriate internal ventilation e.g. opening a window
- Draft proofing

It is important to maintain and retain as much historic material as possible. Any works carried out to the interior of a listed building require the appropriate consents. It is advisable to contact your local planning department before carrying out any work to your historic building.



**SHOPFRONTS & SIGNAGE**

Benefits of traditional shop fronts:

- Can be sustainable
- Unique and quirky
- Attractive
- Can be repaired and altered
- Greater lifespan to plastic counterparts
- Historical importance
- Defines character
- Personal touch
- Act as a precedent

LED lit, illuminated box signs or plastic signage should be avoided as they negatively impact on the Conservation Area. Plastic signage in particular has a limited lifespan and will fade over time therefore making it an unsustainable material. The intention is not to have duplicated or identical shop fronts with a sense of false or forced historical feel, but rather to create diverse, attractive and locally distinct areas.

**HOW TO FIND OUT IF YOUR HISTORIC BUILDING IS IN A CONSERVATION AREA**

If you are unsure if your building is located within a Conservation Area visit the Department for Infrastructure website which holds maps of the Conservation Area inclusion zones. You can also contact your local Planning Department who will be able to provide you with further information.

**PLANNING PERMISSION FOR SHOPFRONTS & SIGNAGE**

Listed Building Consent (LBC) is required for works to a Listed Building, including that of the interior and exterior. It is also important to note that additional permissions are required to display advertisements. This could include changes to existing and/or new shop fronts and signage. It is recommended that you discuss this with your local Planning Department.

When commissioning a traditional shopfront is it important to get the appropriate craftspeople to complete the job. This may include the likes of heritage joiners and traditional signwriters with relevant skills, qualifications and training.