The aims and policies set out in this booklet are for the guidance of District Councils, public bodies, local residents, landlords and tenants, intending developers, and amenity and other groups.

PART I sets out the general objectives of designating Conservation Areas and the principles of designation.

PART II describes and delineates the Conservation Area of Moira.

PART III contains a developers' brief for the designated area.

The booklet should be regarded as but a first step in securing the special architectural and historic interest of the designated Area. It is anticipated that local initiative and discussion will give rise to proposals for repair and restorative works and developments which will not only preserve but will positively enhance the Area's special character. Designation will be of little practical value without this local support.

Front Cover: General view of Main Street, Moira
PART I
Conservation: the legislative background
A. INTRODUCTION

1. The Planning (NI) Order 1972 provided legislation for the first time in Northern Ireland for the protection of the Province's heritage of buildings of special architectural or historic interest and for the designation of whole areas of similar interest the character or appearance of which it is desirable to preserve or enhance.

2. While responsibility for the statutory listing of Historic Buildings and for the designating of Conservation Areas rests with the Department of the Environment for Northern Ireland one vitally important principle needs to be established at once. The task of conserving the heritage of Ulster cannot be left solely to Government Departments, a sprinkling of voluntary bodies and a band, albeit a growing one, of responsible conservationists.

3. The message that 'conservation in Northern Ireland is the concern of everyone' must find its way into boardrooms of every kind, into public and voluntary bodies with diverse aims and objectives, into schools and universities, into factories and shops and into the homes of every citizen whether they be in large conurbations or in lonely rural settings.

4. The aim of conservation must not be confined simply to keeping areas and buildings pleasant to look at or as a record of some aspect of history. It must additionally involve the continuing life and function of the areas in a present day context.

B. DEVELOPMENT CONTROL

Development within a Conservation Area will be controlled with the primary aim of ensuring the retention of the Area's character. Every possible effort will be made to preserve the individual buildings and groups of buildings on which that character depends.

This control will be exercised as follows:

1. Where permission is sought to demolish or alter a building which has been listed by the Department under the Planning (NI) Order 1972 as of special architectural or historic interest it will be necessary to demonstrate that such works would in themselves be an enhancement or that they are required for over-riding and exceptional reasons relating to the development of the Area.

2. New buildings will be expected to take account of the character and amenity of their neighbours. They should, in mass and outline, continue (where applicable) the rhythm of the street scene.

3. Materials should generally be sympathetic in texture, colour and quality to traditional local usage.

4. Material changes of use (requiring planning permission) which are likely to have an adverse effect on land or buildings which contribute significantly to the character of a Conservation Area will not normally be approved.

5. The siting of new public open spaces will be carefully considered to ensure that they make a positive contribution to the Conservation Area and that proper provision is made for their maintenance.

6. Applicants are advised to consult with the Divisional Planning Office before the preparation of plans or the submission of a planning application. Planning applications for land within Conservation Areas will be expected to include full details of the existing site and/or buildings, the proposed development and its relationship to adjoining land or buildings.

7. Development near, but not within a Conservation Area, and visually related to it should be sited and designed in size, form and materials to be in harmony with the buildings and general appearance of the Conservation Area.
8. Under the Planning (General Development) Order Northern Ireland 1973 certain types of development do not require specific planning permission unless they relate to listed buildings. The Department has power, however, to direct that in a particular area such as a Conservation Area these types of development shall require planning permission. Likewise under the Planning (Control of Advertisements) Regulations (NI) 1973 certain specified classes of advertisement may be displayed without consent. Regulation 10, however, gives the Department power to direct that class or classes of permitted development be withdrawn.

C. POSITIVE ACTION

Schemes involving the visual improvement of buildings and sites will be encouraged by the Department. It is anticipated that District Councils may play a leading role in the formulation of such schemes. These would include the repainting of neglected buildings, the removal and replacement of rusted and broken fences and the clearing away of rubbish.

Statutory undertakers will be encouraged to take appropriate action to tidy up, improve and enhance the appearance of Conservation Areas by the control of street furniture, over head transmission lines of all kinds and to ensure the removal of undesirable examples of the latter where at all possible.

Existing advertisements and signs of all types displayed in the Area will be the subject of special consideration and it is hoped that with the co-operation of local businessmen, the number of advertisements displayed within a Conservation Area could be reduced to a discreet level. New advertising should be sympathetic to the setting.

Where appropriate the Department will make Preservation Orders to protect trees or groups of trees which form an essential feature of the character of a Conservation Area. The general appearance of many of these will be further enhanced by the selective planting of additional trees and sowing of grass areas.

Consideration will also be given to the nature of road and pavement surfaces in new work.

The Roads Service will take all possible action to ensure the management of pedestrian and vehicular traffic movement in the interests of the amenities existing in a Conservation Area. Action will also be taken to ensure that the parking of motor vehicles and the location of car parks is carried out in such a manner as to have the minimum effect on the visual character of an Area.

D. FINANCIAL ASSISTANCE

In considering schemes for conservation the potential for self-financing operations should not be lightly ignored and the fullest consideration should be given at an early stage to the use of voluntary contributions, gifts, income from sales and leases or the creation of a revolving fund etc – see under "other grants" below.

It is important to co-ordinate action and financial assistance from various bodies.

Department of the Environment (NI)
The Department may give financial assistance towards the cost of repairs or maintenance of buildings which have been listed as being of special architectural or historic interest. There is no fixed rate of grant and each case is considered on its merits. Grants are made on the recommendations of the Historic Buildings Council for Northern Ireland.

The Department may also, on the recommendations of the Historic Buildings Council, consider for grant-aid expenditure to be incurred in connection with the preservation or enhancement of a Conservation Area. Such expenditure is normally expected to be part of a co-ordinated scheme.

Details from Historic Monuments and Buildings Branch
Department of the Environment (NI)
1 Connswbrook Avenue
BELFAST BT4 1EH
Telephone: 653251
Department of Education

District Councils have a duty to secure for their areas adequate facilities for recreation, social, physical and cultural activities and the approved expenses of a District Council for such purposes may be grant-aided under the Recreation and Youth Service (Northern Ireland) Order 1973.

Details from

Sports and Recreation Branch
Department of Education
Londonderry House
Chichester Street
BELFAST BT1 4JU

Telephone: 232253

The acquisition of land for public open spaces for these purposes may also be grant-aided by the Department of the Environment (Northern Ireland).

Details from

Conservation Branch
Department of the Environment (NI)
Castle Grounds
Stormont
BELFAST BT4 3SS

Telephone: 768716

Northern Ireland Housing Executive

Grants of up to 75% may be made under Section 16 of the Local Government Act (Northern Ireland) 1966.

Grants towards repairs may also be paid. All grants are subject to certain conditions and full details may be obtained from any office of the Northern Ireland Housing Executive. Northern Ireland Housing Executive grants do not necessarily exclude Historic Buildings Council grants.

Headquarters
The Housing Centre
2 Adelaide Street
BELFAST BT2 8PB

Telephone: 240588

Lisburn
Castle House
District Office
Castle Street
LISBURN

Telephone: 762272

Other Grants . . . . Charitable Trusts are sometimes willing to help with conservation of buildings in charitable or other non-profit making ownership. The Pilgrim Trust may be prepared to give grants of this sort. The Landmark Trust is interested in purchasing properties of historic or architectural interest which can be converted into lettable holiday homes. They particularly favour buildings of individual character. The Carnegie United Kingdom Trust makes grants to support countryside projects of various kinds. These include schemes for practical conservation but not for the preservation of buildings.

Details may be had from

(a) Pilgrim Trust, Fielden House, Little College Street, London SW1P 3SH

(b) Landmark Trust, Shottesbrooke, White Waltham, Berkshire, England

(c) Carnegie United Kingdom Trust, Comely Park House, Dunfermline, Fife Scotland

For details of other grant giving bodies, reference may be made to "the Directory of Grant-Making Trusts" published by the National Council of Social Services.
PART II

Historical Development of the Conservation Area
MOIRA CONSERVATION AREA
HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

LOCATION AND HISTORY
Moira, which was formerly part of the Parish of Magheralin, lies in the Barony of Lower Iveyagh some 14 kilometres west of Lisburn and 7 kilometres east of Lurgan. The name has been variously spelt in history including Magh Rath, Moirath and Moyrah. The town has always enjoyed good communication links with the rest of the Province; firstly the main road from Belfast to Armagh, subsequently the Lagan Navigation Canal which opened to traffic from Moira about 1790 followed by the Great Northern Railway which reached Moira in 1841 and most recently the M1 motorway in 1966.

Through medieval times Magheralin was the main settlement in the district so that Moira can be considered an outcome of the second plantation.

Major Burgh who was quartered at Charlemont Fort was the first proprietor and he built a brick house at Moira before 1651. The Rawdons, later Lords Moira, replaced Burgh in 1680. It was they who were largely responsible for the construction of the principal buildings and the setting out of the main street between 1720 and 1760. They also established linen manufacture and marketing which brought the town prosperity. The Rawdons are particularly noted for the development of the gardens at Moira Castle including the first hothouse in Ireland and the collection of exotic plants. Moira became one of the best known estates in Ireland and was said to have the finest garden scenery in Ulster.

In 1805 the Rawdons moved to Ballynahinch, taking with them their botanical collection. The estates were then purchased by the Batemans who had been resident in Magheralin House at the south of the town since early in the 18th century. They continued the same policies at the Rawdons and added some other fine buildings to the Main Street, including the Court House.

Soon afterwards the local linen trade began to decline in the face of industrialisation in Lurgan and Lisburn. The town's economy relied on cereal crops and the quarrying of basalt and limestone. Repeal of the Corn Laws in the mid-19th century struck a further blow at the local economy. The Batemans moved their family seat to Belvoir. Moira Castle was demolished in 1870 and much of their estate was bought by Lord Downshire.

Perhaps because of the years of decline much of the character of 18th century settlement survives. More modern development has not always been sympathetic and many small alterations and signs detract from the appearance of the town. It is hoped that the designation of a Conservation Area will lead to the improvement of the town, will reveal its inherent qualities and restore the historic appearance.

THE DESIGNATION
Notice is hereby given that the Department of the Environment (NI) in pursuance of the powers conferred upon it by Article 37 of the Planning (Northern Ireland) Order 1972 has designated the area outlined on the attached map as a Conservation Area being an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

A map of the designated area has been deposited at the District Council Office, District Development Office and the Divisional Planning Office at the addresses indicated below:

Lisburn Borough Council  The Square  HILLSBOROUGH  Telephone: 682477 or 682856
District Development Office  Town Hall  Castle Street  LISBURN  Telephone: 73987
Divisional Planning Office  Rathdune House  New Bridge Street  DOWNPATRICK  Telephone: 3721
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PART III

Brief for Developers
MOIRA CONSERVATION AREA
BRIEF FOR DEVELOPERS

INTRODUCTION
The aim of the Department in designating a Conservation Area is to preserve and enhance its character and appearance. The purpose of this part of the Booklet is to identify those features which give Moira its distinctive character, to outline the Department's policies towards potential development and to give advice on other matters which contribute to the appearance of the town.

LAND USE
The predominant land uses in the area are residential and commercial. It is expected that most development will arise with proposals to alter or extend existing dwellings with perhaps some limited redevelopment or new development on vacant sites. Any increased demand for commercial floorspace can be accommodated in Main Street through the expansion of existing operations or the change of use of existing buildings. In some cases other changes of use which meet normal planning criteria and do not adversely alter the appearance of a building or its setting may be acceptable.
PLAN FORM
The plan of Moira is that of a broad main street flanked by buildings on both sides. The buildings are mostly in terrace form located directly behind the pavement. The northern termination of the street occurs at the crossing of the avenue from the Parish Church to the site of the former Hawdon mansion. South of its junction with Meeting Street, Main Street widens out making the former courthouse somewhat of a focal point in the centre of the town. It is the Department’s policy to seek to maintain the existing street pattern, building line and plot widths. Generally, new development should respect the principle of near continuous street frontage immediately behind the pavement.

DESIGN SCALE
The buildings along the Main Street are mostly two-storey with some three-storey south of the Meeting Street junction. It is the Department’s policy to ensure that development proposals are in keeping with the design scale of the immediate locality. The general outline and form of extensions should be in keeping with the parent building but with a rear extension more freedom may be permissible in the use of materials and in the size and shape of openings.
BUILDINGS
There are few buildings of outstanding individual merit. These combine with the groupings of other buildings to create the overall character of the town. The Department has compiled a list of buildings of special architectural or historic interest. Details of those within the Conservation Area are contained in Appendix One (also see map). Proposals to demolish or alter “listed” buildings will require to be approved by the Department on application to the Planning Service for Listed Building Consent.

ROOFS
Roofs are pitched at 30° and steeper with the ridge parallel to the street and most are covered in natural slate. In repair or renovation work on roofs fronting the street the use of natural slate will be required. In new buildings alternatives may be considered. In new work pitched roofs will be the norm in order to retain the character of the existing roof line. Exceptionally it may be acceptable to provide a flat roof to a single-storey rear extension to existing two-storey and three-storey buildings.

CHIMNEYS
Chimneys form an important part of the roofscape and their retention and maintenance should be ensured in all improvement works.
WALLS
Walls are generally of snecked basalt rubble construction often with galleting and sometimes with sandstone used for more detailed dressings. In some cases the stonework has been painted and in others it has been rendered over mostly with smooth lime or cement plaster. Where buildings are of stone, either plain or painted, these finishes should be retained. The careful pointing of stonework is important in obtaining a satisfactory appearance, particularly the colour of the mix and method. Ribbon pointing, for example, is not acceptable. Pebble-dash finishes will not be acceptable in renovation or redevelopment. While smooth lined render is the preferred finish in works of improvement, a ‘fine’ roughcast may sometimes be acceptable, for example in rear extensions or new work. Surrounds to doors and windows, quoins and other features should be retained or replaced.

Top and Bottom Right
Typical coursed basalt rubble stonework.
WINDOWS
In renovation or redevelopment the proportion of window to wall on public elevations should reflect the traditional character of rubble stone walls which normally do not have wide openings. Of equal importance in the case of windows is the shape of the opening. These should be traditionally proportioned as to height and width.

If a wider opening is essential then the vertical emphasis should be retained by subdividing the opening with a mullion or mullions. In repair and renovation opening windows should generally be of the sliding sash variety. In new buildings windows need not be sliding sash but should reflect traditional proportions. Figure 1 shows some examples of traditional window proportions. Where alterations are proposed in connection with the commercial use of premises these should be confined to the ground floor. Figure 2 shows some suitable ways of providing a shop window.

DOORS
Doors should preferably be solid, either boarded or panelled. If daylight is required this can be achieved by a glazed panel in a sheeted or panelled door, by a fanlight over the door or by the inclusion of a lobby or vestibule with an internal glazed door. There are fine examples of fanlights in the town, which are worthy of retention.
Examples of fine doorcases within the Conservation Area
SIGNs
Inappropriate signs and advertisements can be visually disruptive and destroy the traditional character of an area. The principal factors to be taken into account in such development are the scale, the relationship with the design of the building, the style of the sign, the materials and the colour. Internally illuminated signs will generally not be acceptable, nor will commercial advertising unrelated to the use of the building or site. Hand painted signs painted directly on to the walls or fascia boards are preferred, or profiled lettering of a traditional style. Painted lettering on glass, plaques beside doorways and the use of spot and wall lighting are other acceptable forms of advertising.

COLOUR
It is inadvisable to paint large wall areas in strong colours. Generally all exposed timber on public elevations should be painted. Strong colours, white and black can be used on doors and windows and on plaster features such as surrounds and quoin. Rainwater guttering and downpipes should be painted the same colour as the wall unless they are specific design features. Iron railings look best painted either black or white.
LANDSCAPE
Moira sits in a mature rural setting and is fortunate to have the remnants of the former estate gardens adjacent to the Conservation Areas. Although the four trees were removed some years ago, recent replanting has ensured that this distinctive feature will again grace the town's main street. The Borough Council has recently undertaken additional planting within the Main Street by way of environmental improvement.

Outdoor fittings and street furniture such as seats, lighting and lamps, litter bins, bollards and signs should be of a co-ordinated design suitable for the town. Some inroads have already been made in this direction.

ADVICE
The Department will resist the introduction of false period detailing such as glass fibre porches, bow windows or elaborately panelled doors. Any would-be developer need only look around the Conservation Area to see examples of the best in traditional detailing. Further advice on Conservation Areas generally and Moira in particular is available from the Historic Monuments and Buildings Branch of the Department of the Environment (NI), 1 Connsbrook Avenue, Belfast BT4 1EH (Telephone Number: Belfast 653251).

Sensitive landscaping can enhance the appearance of the buildings in the Conservation Area.
Fig. 1 Examples of Traditional Window Proportions
Fig. 2 Examples of Shop Fronts
APPENDIX ONE

Buildings of special architectural or historic interest within Moira Conservation Area

Courthouse — Main Street
Numbers 75 — 101 Main Street
Numbers 104 — 106 Main Street
Number 80 Main Street
Number 35 Main Street
Numbers 57 — 59 Main Street
Number 65 Main Street
Number 71 Main Street