

Coleraine Town Centre Masterplan



Executive Summary



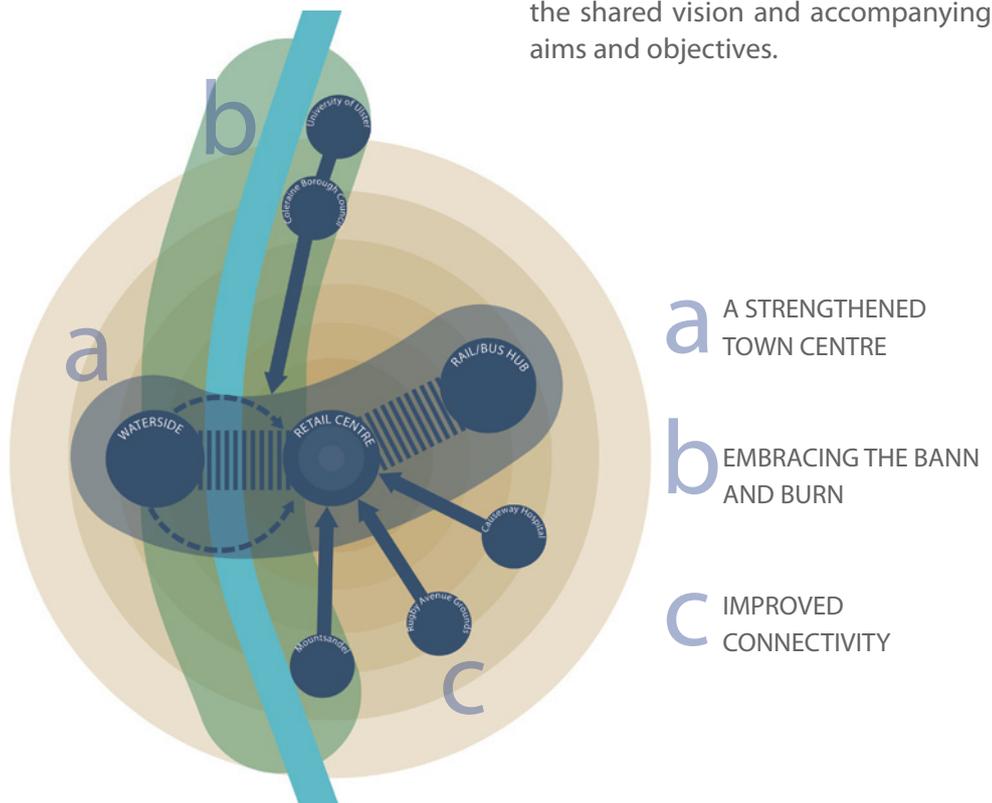
INTRODUCTION AND CONCEPT



Coleraine has had a long history of settlement which has shaped a diverse cultural and architectural heritage. Now a major commercial centre, Coleraine's regional significance is reinforced by its designation as a major growth area in the Northern Ireland Development Strategy.

The Coleraine Town Centre Masterplan sets out the framework within which the Town can grow over the next 15 years.

As well as identifying new development opportunities, the Masterplan includes improvements to existing spaces and buildings, including innovative solutions that will help both pedestrians and road users to move around the Town in a more efficient manner. Key to the Masterplan is the underlying principle of 'consolidation', to ensure that existing businesses are fully supported and complemented by a suite of initiatives that seek to realise the shared vision and accompanying aims and objectives.



AIMS AND OBJECTIVES

1. Realising Opportunities

Utilising an array of opportunity sites to improve connectivity within the Town Centre and realise new development potential at key locations

2. Town Centre Diversification

Strengthening Coleraine Town Centre by safeguarding existing businesses and promoting new opportunities to meet growing employment and residential needs

3. Increasing Competitiveness

Attracting inward investment and creating conditions to enable sustained economic growth

4. Improving Environmental Quality

Improving the environmental quality of key routes within Coleraine to create a permeable network of legible streets and dedicated pedestrian routes

5. Enhanced Movement Network

Addressing the challenges presented by Coleraine's road network, forging dedicated pedestrian and cycle connections and promotion of smarter travel choices

6. Embracing Natural Assets

Strengthening Coleraine's historic relationship with the River Bann and establishing the Lodge Burn as a 'green corridor'

7. Cultural Destination

Securing the future cultural offer and encouraging the on-going revitalisation of Coleraine Town Centre as a premier culture, arts and entertainment destination

8. Strengthening Wider Links

Strengthening existing connections and relationships with the University of Ulster, sports facilities at Rugby Avenue and the historic Mountsandel site

“ Coleraine Town Centre will sustainably develop into a leading historic and cultural destination by drawing on its plantation origins and deep rooted Mesolithic connections associated with the archaeological site of Mountsandel.

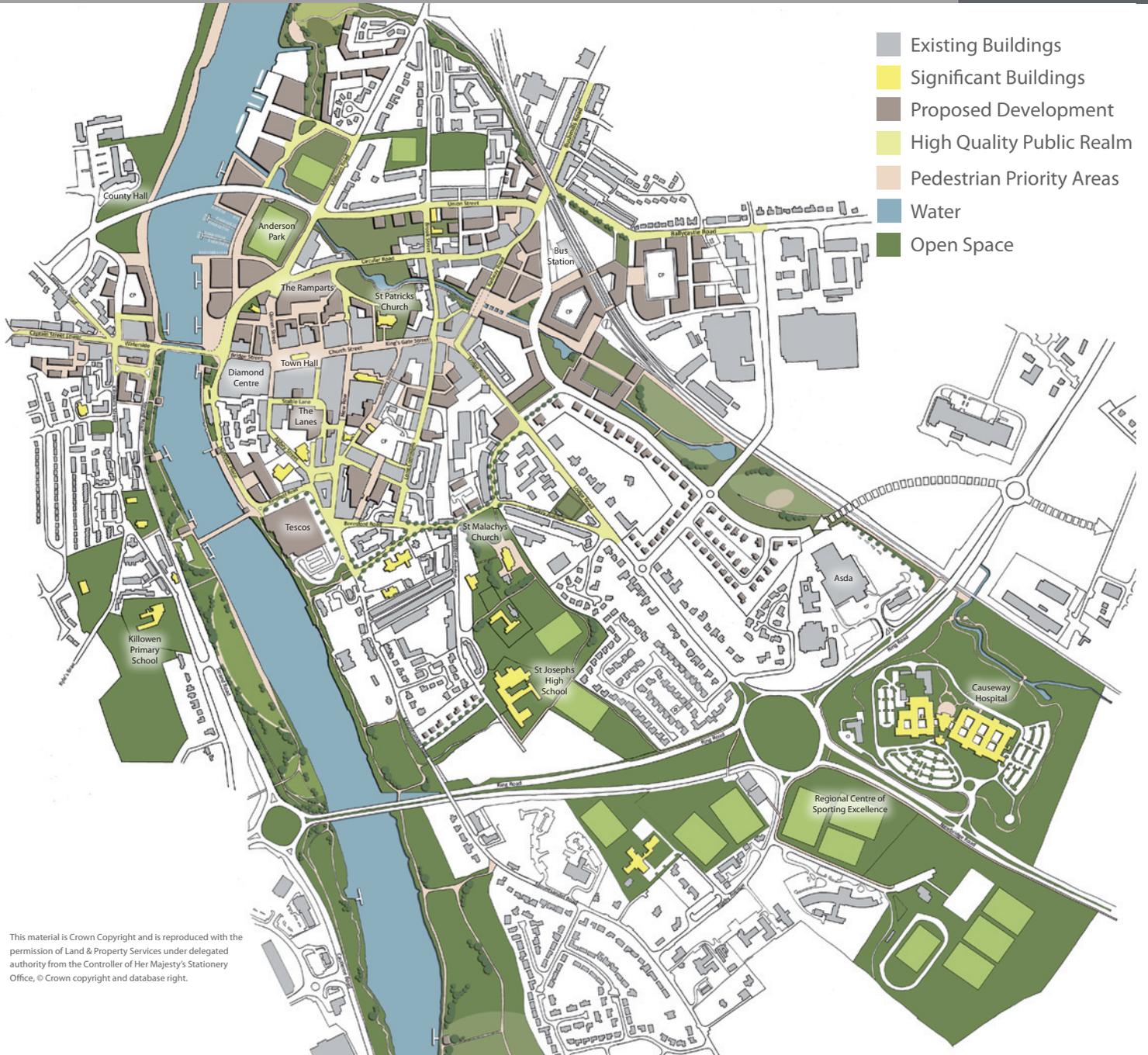
It's diverse range of services, underpinned by a state of the art IT network and strengthened University presence, will complement the existing strong retail core and establish Coleraine as a highly competitive location.

Well designed pedestrian routes, streets and spaces, that embrace the River Bann creating a distinctive waterfront, will ensure good connections throughout the town centre and adjoining residential neighbourhoods. ”

SHARED VISION

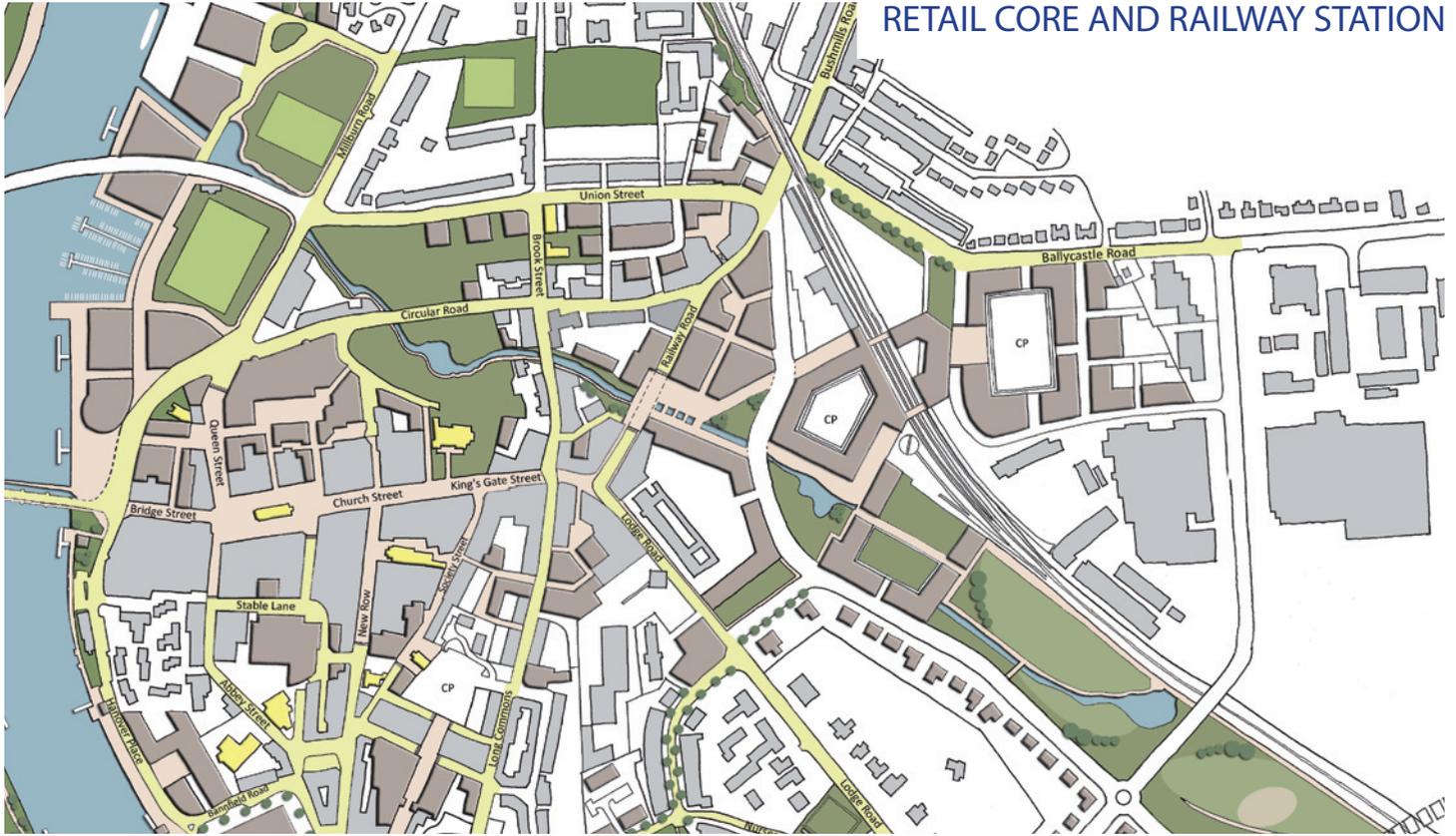


COLERAINE TOWN CENTRE MASTERPLAN



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RETAIL CORE AND RAILWAY STATION



“ Underpinning existing businesses and creating a thriving mixed use Town Centre ”



Complementing Coleraine’s strong retail base with a diverse range of uses through the utilisation of redevelopment sites, improvements to the public realm, new car parking solutions and the promotion of extended uses at key locations will also help its evening economy.

To this end, a strong and more direct mixed use corridor is proposed between Kingsgate Street and the repositioned railway station entrance. Retail uses dominate the ground floor units of properties along this route providing increased animation, while a mix of office and residential units would occupy upper floors.

MASTERPLAN PROPOSALS



MASTERPLAN PROPOSALS

NORTH WATERFRONT AND WATERSIDE

“ *Creating a premier Town Centre Waterfront of International Quality* ”

Since its origins, Coleraine has benefitted from an illustrious relationship with the River Bann. Amounting to approximately twenty miles of coastline and thirty miles of navigable river, Coleraine Borough has a wealth of natural and man-made recreation and sporting facilities.

The Masterplan places emphasis on the River Bann as a key driver in relation to Coleraine's future economic, cultural, tourism and leisure opportunities.

A new marina, located in close proximity to the Town Centre, is a key catalytic initiative in this area. A range of opportunities are also proposed in the Waterside area including start-up business units and mixed use development with integrated car parking. High quality public realm along key routes will also strengthen the relationship between this historic area and the retail core.



WIDER CONNECTIONS

Within the southern extents of Coleraine, the Masterplan proposes a comprehensive network of pedestrian and cycling routes connecting the Town Centre to community facilities, employment centres and key tourist destinations.

Continuous pedestrian access south along the banks of the River Bann, would also strengthen Coleraine's relationship with the historic site of Mountsandel. Opportunities to access this corridor at various points would enable surrounding residential communities to utilise this route for recreational purposes, safer routes to schools or accessing the Town Centre.

The Council is facilitating and progressing with a collaborative initiative for a 'Regional Centre of Sporting Excellence' at Rugby Avenue. A leisure component to complement this is being explored. The Masterplan supports this initiative and has placed emphasis on forging new pedestrian and cycling connections to this facility.



“ Connecting the Town Centre with Coleraine's employment bases, community stadium and historic past ”



MASTERPLAN PROPOSALS

Coleraine
Town
Centre
Masterplan

ACTION PLAN FOR DELIVERY

REGENERATION INITIATIVE		DESCRIPTION	PRIORITY	TIMEFRAME	DELIVERY AGENTS	STAKEHOLDERS	
RETAIL CORE	A1	Bridge Street/Circular Road	Mixed use development (with LOTS)	H	S	DSD	DRD, NIHE, NIEA, PS, RS
	A2	Queen Street	Mixed use development (Library site)	H	M	NEELB	DSD, NIEA, CBC, CCC, PS
	A3	Ramparts Scheme	Mixed use development	VH	S	Priv	DSD, CBC, CCC, PS, RS
	A4	Town Hall	Extended use during evenings and weekends	VH	S	CBC	DSD, NIEA, AC, DCAL, NITB, MAG
	A5	Anderson Park (South)	Mixed use development	H	M	Priv	DSD, CBC, NIEA, PS
	A6	Anderson Park (North)	Residential development overlooking park	M	M	NEELB, Priv	DSD, CBC, NIEA, PS
	A7	Martin's Brae	Office development overlooking park	M	M	Priv	DSD, INI, SIB, PS
	A8	Union Street (South)	Start-up units within courtyard setting	H	M	Priv	DSD, INI, SIB, PS
	A9	Union Street (North)	Start-up units within courtyard setting	M	M	Priv	DSD, INI, SIB, PS
	A10	Railway Road (West)	Mixed use development (with LOTS)	H	S/M	Priv	DSD, NIHE, CCC, RA, PS
	A11	Lodge Burn Commercial	Commercial development fronting Lodge Burn	M	M	Priv, RA	DSD, INI, SIB, PS
	A12	Mill Street	Office development opportunity	M	M	Priv	DSD, INI, SIB, PS
	A13	Stable Lane	Retail development	H	S	Priv	DSD, CCC, PS
	A14	Lanes Scheme	Mixed use development	VH	S	Priv	DSD, CBC, CCC, PS, RS
	A15	New Row West	Retail development	M	M	DSD	DRD, CCC, PS
	A16	Society Street	Office development	VH	S	Priv	DSD, INI, SIB, PS
	A17	Society Street/Longcommons	Residential development	M	L	Priv, NIHE	DSD, CBC, PS
	A18	Longcommons	Mixed use courtyard development	M	M	Priv	DSD, INI, SIB, PS
	A19	Tailors Row	Residential development	M	M	Priv, NIHE	DSD, CBC, PS
	A20	Market Yard	Cultural and interpretative centre	H	S	CBC	DCAL, NITB, AC, PS, RS





RAILWAY STATION	B1	Office/Commercial Quarter	Compact office and commercial quarter	H	M	DSD	CBC, Priv, INI, SIB, PS, RS
	B2	Cultural/Civic Space	High quality civic space	H	M	DSD	CBC, CCC, NIEA, PS, RS, PSNI
	B3	Railway Road (East)	Mixed use development	M	M	DSD, CBC	CCC, HIHE, PS, RS
	B4	Railway Station	Redeveloped leisure centre site	H	M	DSD, CBC	CCC, SNI, SC, NIR
	B5	Hillmans Fancy	Commercial/light industrial development	M	M	DSD, CBC	Priv, INI, SIB, PS, RS
	B6	Hillmans Way	Light industrial development	M	M	DSD, CBC	Priv, INI, SIB, PS, RS
	B7	Lodge Burn Residential	Medium density residential development	M	L	NEELB, Priv	NIR, WT, PSNI, PS, RS
	B8	Lodge Road	Low density residential development	M	L	NEELB, Priv	PSNI, PS, RS
	B9	Adelaide Avenue	Medium density residential development	M	M	NIFRS, Priv	NIHE, PSNI, PS, RS
	B10	Laurel Lodge	Residential development	VH	S	Priv	NIHE, PSNI, PS, RS
WATERFRONT	C1	Riverside Crescent	Residential development (fronting Riverside Park)	M	M	HC, Priv	PSNI, PS, RS
	C2	Harbourlands	Reconfigured harbourlands site	M	L	HC, CBC	RA, IWAI, LA, WI, INI, SIB
	C3	Waterfront Development (Northside)	High quality mixed use development	M	L	HC, CBC, DSD	CCC, RA, PS, RS
	C4	Coleraine Marina	Marina, associated development and car parking	M	M	HC, CBC	CCC, DCAL, NITB, IWAI, LA, RA, WI, INI, SIB
	C5	Waterfront Development (Southside)	High quality mixed use development	M	M	HC, CBC, DSD	CCC, RA, PS, RS
	C6	Hanover Place	Office/commercial development	M	L	Priv	DSD, INI, SIB, PS, RS
	C7	Tescos Superstore	Replacement retail development	VH	S	Priv	CBC, CCC, PS, RS

Key: Priority VH = Very High, H = High, M = Medium

Timeframe S = Short (1 - 5 yrs), M = Medium (5 - 10 yrs), L = Long (10 - 15 yrs)

Delivery Agents & Stakeholders:

AC = Arts Council of Northern Ireland, CBC = Coleraine Borough Council, CCC = Causeway Chamber of Commerce, DENI = Department of Education Northern Ireland, DCAL = Department of Culture Arts and Leisure, DRD = Department for Regional Development, DSD = Department for Social Development, HC = Harbour Commissioners, INI = Invest Northern Ireland, IWAI = Inland Waterways Association of Ireland, LA = Loughs Agency, MAG = Museums and Galleries Northern Ireland, NEELB = North Eastern Education and Library Board, NHSCT = Northern Health and Social Care Trust, NIEA = Northern Ireland Environment Agency, NIHE = Northern Ireland Housing Executive, NIFRS = Northern Ireland Fire & Rescue Service, NIR = Northern Ireland Railways, NITB = Northern Ireland Tourist Board, NITHCo = Northern Ireland Transport Holding Company, Priv = Private Sector, PS = Planning Service, PSNI = Police Service Northern Ireland, RA = Rivers Agency, RS = Roads Service, SIB = Strategic Investment Board, SNI = Sport Northern Ireland, St.M = St. Malachy's RC Church, Sus = Sustrans, Trans = Translink, WI = Waterways Ireland, WT = Woodland Trust

ACTION PLAN FOR DELIVERY



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	REGENERATION INITIATIVE	DESCRIPTION	PRIORITY	TIMEFRAME	DELIVERY AGENTS	STAKEHOLDERS	
WATERSIDE	D1	Captain Street Lower	Start-up units within courtyard setting	H	M	Priv	DSD, INI, SIB, PS
	D2	Castle Lane	Office development	M	M	Priv	DSD, INI, SIB, NIHE, PS
	D3	Waterfront Development	High quality mixed use development	H	S	DSD	DRD, CBC, CCC, RA, PS, RS
	D4	Clothworkers Building	Refurbishment of B1 listed building	VH	S	Priv	DSD, NIEA, PS
	D5	Waterside South	Mixed use development	M	M	Priv	DSD, CBC, PS, RS
	D6	Strand Road	Mixed use development (fronting River Bann)	M	M	Priv	DSD, INI, SIB, PS, RS
	D7	Kiosk Opportunities with pontoons	Low key bespoke commercial/tourist structures	H	S	CBC	CCC, RA, NIEA, NITW, WT
TOWN WIDE INFRASTRUCTURE	E1	Road Bridge	Road bridge from Union Street to Castlerock Road	M	L	RS	DSD, CBC, Priv, IWAI, RA, LA, NIEA, PS
	E2	Union Street	Two-way traffic and rationalising of parking	M	L	RS	DSD, CBC, Priv
	E3	Railway Station	Repositioned station entrance	M	M	NITHCo, NIR	CBC, PSNI, PS, RS
	E4	Ballycastle Road	Relocated bus hard standing area	M	M	Trans, CBC	DSD, Priv, PSNI, PS, RS
	E5	Distributor Road	Lodge Road to Ballycastle Road link	M	M	NEELB, RS	DSD, CBC, PS
	E6	East Link Route	New street linking distributor road to Union Street	M	M	NEELB, RS	DSD, CBC, PS
	E7	Pedestrian Bridge	New pedestrian bridge across the River Bann	M	M	CBC	DSD, Sus, RA, LA, IWAI, WI, PS
	E8	Lodge Road Roundabout	Grade separation of Lodge Road Roundabout	H	M	RS	DSD, CBC, NIEA, SIB, PS
	E9	New Roundabout	New roundabout on By-pass	M	L	RS	DSD, CBC, NIEA, SIB, PS
WIDER CONNECTIONS	F1	Streetscape Improvements	High quality public realm	H	S	DSD, CBC, RS	CCC, NIEA, NITB, PS, Sus, Trans, Priv
	F2	Riversdale Park	High quality linear park	M	M	HC, CBC	DSD, Sus, PSNI, PS, Priv
	F3	Railway Line Link	Dedicated pedestrian/cycle routes	M	M	CBC	DSD, NIR, Sus, PSNI, PS, Priv
	F4	Lodge Burn Trials	Formation of pedestrian routes along Burn	M	M	CBC	DSD, RA, PSNI, PS, Priv
	F5	Lodge Burn Linear Park	High quality landscaped park	M	L	CBC, NEELB	DSD, RA, Sus, WT, PSNI, PS
	F6	St Malachy's Walk	Public walkway through church grounds	M	M	St.M, CBC	DSD, PSNI, Sus, PS
	F7	Mountsandel Trail	Pedestrian/cycle routes to Mountsandel	H	S	CBC	NIEA, NITB, Sus, RA, IWAI, WT
	F8	River Bann Walkway	Improvements to existing pedestrian/cycle routes	H	S	CBC	NIEA, NITB, Sus, RA, IWAI, WT





TOWN WIDE STRATEGIES	S1	Smarter Choices Initiative	Travel planning, car sharing and cycle training	H	S	CBC, DRD	NEELB, Trans, Sus, NIR, NHSCT, Priv
	S2	"Out of Hours" Traffic Analysis Study	Assess vehicular access to pedestrianised core	H	S	RS	CBC, CCC, PSNI, Priv
	S3	Interpretation and Orientation	Programme of signage and interpretative art	H	S	CBC	CCC, NITB, NIEA, INI, AC
	S4	Evening and Late Night Economy	Expansion of evening economy within town centre	H	S	CBC	CCC, PSNI, RS, Priv
	S5	Sustainability Indices	Monitoring of sustainability indices	H	S	CBC	-
	S6	Project Kelvin	Implementation of telecommunications hub	H	S	CBC	-

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The delivery of the Masterplan will require a co-ordinated yet flexible approach to ensure individual projects and aspirations can be achieved. Successful delivery will require clarity on the roles and responsibilities of the various representatives within the group. It will be necessary to establish individual project working teams to deliver the various actions contained within the Plan. These project teams may consist of all members of the Town Centre Advisory Group or selected members assisted by co-opted individuals depending on the specific action.

This approach will ensure that the Masterplan will be adaptable to future changes both in market conditions and with any government restructuring. Wide participation from stakeholders needs to be encouraged so that a range of skills, expertise and advice can be drawn upon for delivery.



ACTION PLAN FOR DELIVERY



Department for
**Social
Development**
www.dsdni.gov.uk



**COLERAINE
BOROUGH COUNCIL**

FIND OUT MORE

The success of the Coleraine Town Centre Masterplan is reliant on the continued input of all those with an interest in the Town. To find out more you can download the Coleraine Town Centre Masterplan report, free of charge, from the Department for Social Development's website.

