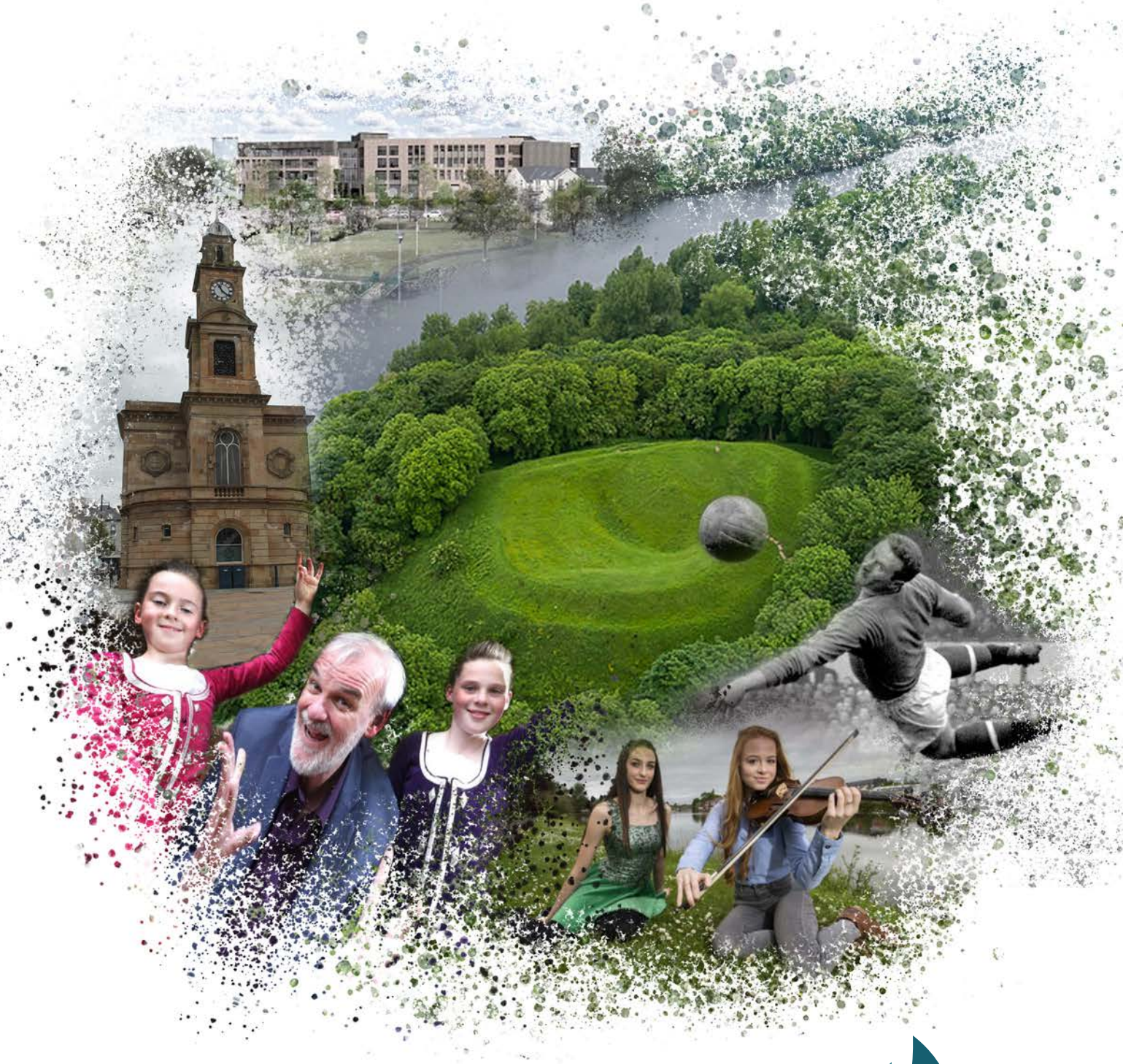


# COLERAINE



MASTERPLAN REVIEW 2020

Executive Summary



ARUP



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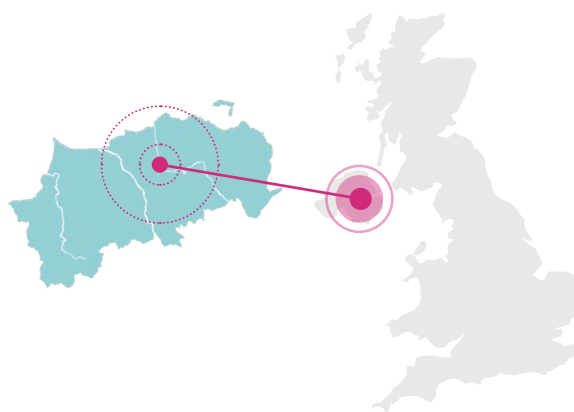


# Executive Summary

*The 2020 Coleraine Masterplan Review provides a framework to guide the future development of Coleraine. The masterplan review reflects on the original aspirations set out in the 2012 masterplan, identifies key interventions to capitalise on Coleraine's unique assets and outlines actions to catalyse and deliver the regeneration of a 21<sup>st</sup> Century town centre.*

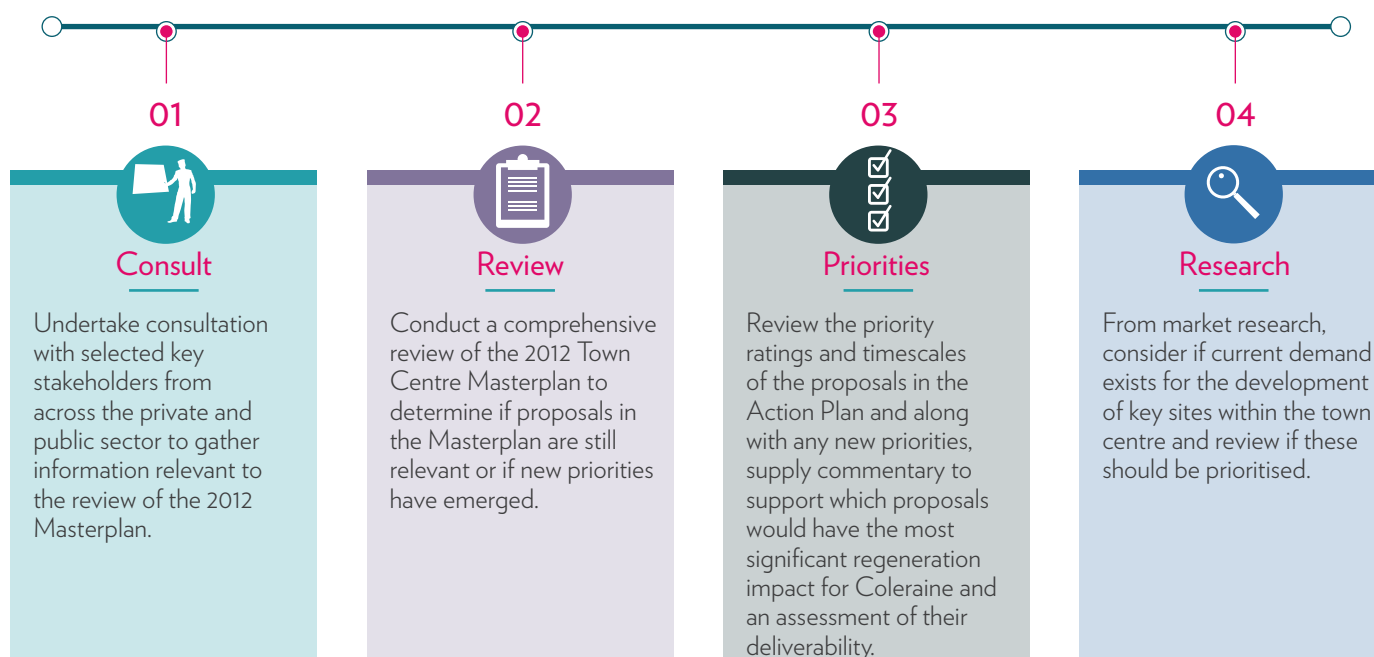
## The Brief

The Department for Communities (DfC) appointed Arup to undertake a review of the 2012 Coleraine Town Centre Masterplan to determine if the regeneration proposals for the town are still relevant, achievable by Causeway Coast and Glens Borough Council (CCGBC) and Department for Communities and reflective of the aspirations for Coleraine going forward.



Coleraine Location

## The Aims of the Masterplan Review





## Consultation with Key Stakeholders

Stakeholder engagement was crucial to understanding how Coleraine has evolved since the 2012 Masterplan, and importantly to ensure regeneration proposals align with and reflect the priorities of those invested in the positive development of Coleraine.

The following groups were engaged through workshop sessions and 1:1 meetings. It was considered these groups were representative of the needs of the local community and businesses in Coleraine:

- Officers from Causeway Coast and Glens Borough Council
- Department for Communities (DfC)
- Translink
- Coleraine Town Team
- Landowners of key sites
- Northern Regional College
- Ulster University Coleraine Campus
- The Honourable The Irish Society
- Coleraine BID
- Coleraine Harbour Commissioners
- Department for Infrastructure (DfI)



## Stakeholder Engagement Process

## Masterplan Review Feedback

A feedback form was provided to those who attended the Stakeholder Engagement Workshop in July 2019, this asked those in attendance the extent to which they 'fully agree' to 'fully disagree' with the 2012 Masterplan Vision, Objectives and Initiatives. Wider stakeholder engagement throughout the Masterplan Review process has also contributed to refreshed thinking and new priorities going forward for Coleraine.

In terms of the feedback received:

- **2012 Vision:** Stakeholders agreed with the vision statement, although indicated it lacks focus and is not concise in presenting the overarching aspirations for Coleraine town centre. General agreement that a refreshed vision is necessary to create a new common goal for stakeholders.
- **2012 Regeneration Objectives:** Stakeholders identified that the 2012 objectives are still relevant, with feedback showing that most participants either 'fully agree' or 'generally agreed' with these.
- **2012 Initiatives:** Stakeholders agreed that while some of the initiatives remain relevant, others are no longer aligned with stakeholder aspirations. Stakeholders expressed that the substantial number of initiatives had resulted in an overall lack of focus and prioritisation. There was general agreement that 'new thinking' with greater priority afforded to deliverable projects was now required to meet the changing needs of the town centre.

## Delivering The 2020 Vision

Although stakeholders agreed with the vision statement, it was indicated that it lacks focus and is not concise in presenting the overarching aspirations for Coleraine town centre.

This has resulted in a refreshed vision for Coleraine which reflects the change and future regeneration priorities of the town centre whilst creating a new common goal for stakeholders.

### 2020 Vision:



*"Coleraine Town Centre will develop into a vibrant, multipurpose and culturally rich destination, which promotes a unique, high quality environment drawing on its plantation origins. Recognising the growing educational presence in the town, Coleraine will become distinctive through its animated waterfront and improved links to the University and Mountsandell, promoting Coleraine as a destination to work, live and visit."*



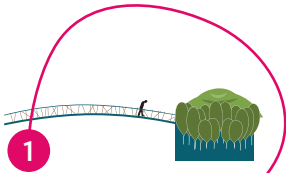
Vision  
2012

Vision  
2020

### A unique, culturally rich destination drawing on its plantation origins

Develop into a leading cultural destination by drawing on its plantation origins and Mesolithic connections associated with Mountsandel.

Prioritise Mountsandel Fort's potential as a key asset in creating a tourist destination in Coleraine, which would act as a significant footfall driver for the town centre.



### A vibrant, multipurpose town centre with a growing educational presence

Its 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.

Creating a multifunctional town centre through diversity in the offer and experience. Coleraine should aspire to become a resilient town centre by encouraging new experiences and town centre uses such as leisure, living and restaurants which express the unique, cultural qualities of Coleraine.

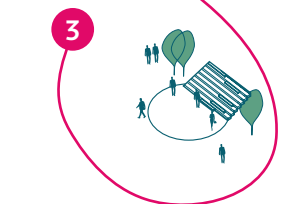


### Distinctive through its animated waterfront and improved links

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.

Regeneration focused around the River Bann, particularly Harbourlands was established as a main priority, with mixed-use, waterfront development having the potential to create a new destination in Coleraine.

Walking and cycling connections to the town centre and wider connections to Ulster University were also established as essential to ensure waterfront development realises its full potential.



## Masterplan Review Objectives

### 2012 Objectives:

The eight Masterplan objectives provide a framework for addressing the challenges facing Coleraine town centre and delivering the vision. The objectives would also be used as reference points for benchmarking the success of the revised Masterplan as implementation proceeds.

The outcome of stakeholder engagement identified that the 2012 objectives are still relevant, with feedback showing that most participants either fully agreed or generally agreed with these.

Stakeholders including the Coleraine BID Group members expressed that they neither agreed nor disagreed with Objective 1: Realising Opportunities, specifically that uses proposed on opportunity sites and interventions at key locations, may now require new thinking with greater priority afforded to deliverable projects which meet the changing needs of the town centre. For example, it was suggested that a sporting centre of excellence located at Rugby Avenue is no longer aligned with stakeholders aspirations.

This is similar to Objective 4: Improving Environmental Quality, in that although the principle of the objective should remain, stakeholders suggested that the proposed key routes should be reflective of priority opportunity sites and key destinations in the town centre such as routes to the River, NRC Campus and Train Station.

### 2020 Objectives:

The Objectives have been reviewed and updated where appropriate to ensure the projects and proposals that form the masterplan review meet and fulfil these cross-cutting objectives.

The eight masterplan objectives reflect the challenges facing Coleraine town centre but also the forward-looking vision of a town centre ready to embrace change. A range of physical developments and non-physical initiatives aimed at addressing these objectives form the basis of the masterplan and are outlined in detail within the full masterplan document.

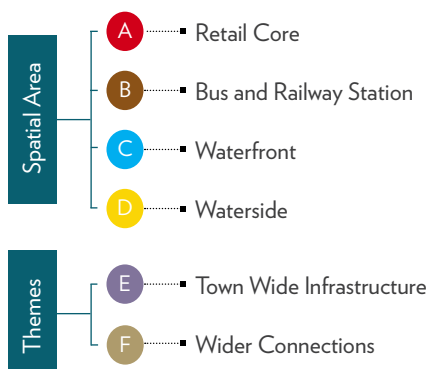
## Objectives 2012

## Objectives 2020

- |  |  |          |   |
|--|--|----------|---|
| <p>1</p> <p><b>Realising Opportunities</b></p>         | <p>Utilising an array of opportunity sites to improve connectivity within the town centre and realise new development potential at key locations.</p>                    | <p>→</p> | <p>Support the development of opportunity sites ensuring high-quality, mixed use design that will improve connections and support the vitality of Coleraine town centre.</p>  |
| <p>2</p> <p><b>Town Centre Diversification</b></p>     | <p>Strengthening Coleraine town centre by safeguarding existing businesses and promoting new opportunities to meet growing employment and residential needs.</p>         | <p>→</p> | <p>Create a vibrant, multifunctional town centre which supports existing businesses and promotes new opportunities to meet growing employment, residential, student, leisure and tourism needs.</p>                   |
| <p>3</p> <p><b>Increasing Competitiveness</b></p>      | <p>Attracting inward investment and creating conditions to enable sustained economic growth.</p>   | <p>→</p> | <p>Attracting inward investment and creating conditions to enable sustained economic growth which aligns with the Council's low carbon aspirations.</p>   |
| <p>4</p> <p><b>Improving Environmental Quality</b></p> | <p>Improving the environmental quality of key routes within Coleraine to create a permeable network of legible streets and dedicated pedestrian routes.</p>              | <p>→</p> | <p>Improving the environmental quality of key routes within Coleraine to create a network of legible streets, and dedicated pedestrian/ cycle routes to achieve a sustainable accessible environment.</p>             |
| <p>5</p> <p><b>Enhanced Movement Network</b></p>       | <p>Addressing the challenges presented by Coleraine's road network, forging dedicated pedestrian and cycle connections and promotion of smarter travel choices.</p>      | <p>→</p> | <p>Addressing the challenges presented by Coleraine's road network, forging dedicated pedestrian and cycle connections and promotion of smarter travel choices and digital technology.</p>                            |
| <p>6</p> <p><b>Embracing Natural Assets</b></p>        | <p>Strengthening Coleraine's historic relationship with the River Bann and establishing the Lodge Burn as a 'green corridor'.</p>  | <p>→</p> | <p>Strengthening Coleraine's historic relationship with the River Bann through wider access improvements and supporting development and uses which engage the water environment.</p>                                  |
| <p>7</p> <p><b>Cultural Destination</b></p>            | <p>Securing the future cultural offer and encouraging the on-going revitalisation of Coleraine town centre as a premier culture, arts and entertainment destination.</p> | <p>→</p> | <p>Securing the future cultural offer and encouraging the on-going revitalisation of Coleraine town centre as a premier culture, arts and entertainment destination supported by attractive public/ event spaces.</p> |
| <p>8</p> <p><b>Strengthening Wider Links</b></p>       | <p>Strengthening existing connections and relationships with the Ulster University, sports facilities at Rugby Avenue and the historic Mountsandal site.</p>             | <p>→</p> | <p>Strengthen existing connections through the town centre and create new connections and relationships with Ulster University and the historic Mountsandal site.</p>   |

## Masterplan Review Regeneration Areas

The 2012 Masterplan contained a total of 61 regeneration initiatives in addition to 6 town wide strategies. These initiatives were defined into distinct geographic or key strategy themes.





## Masterplan Review Initiatives

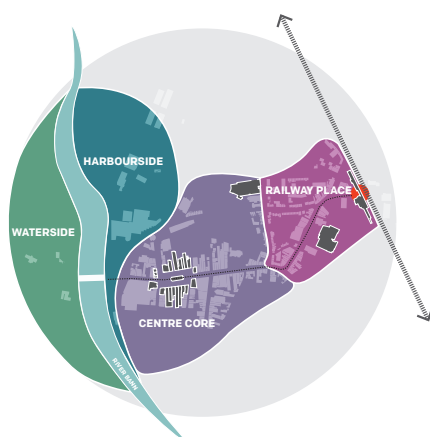
A selection of key regeneration proposals have been identified and reviewed in terms of their implementation since 2012, and if the initiative still remains relevant and supported by stakeholders, enabling Coleraine to achieve its overarching vision.

	Ref	Project Name	Priority	Relevance Retained	Removed
Retail Core	A3	Ramparts Scheme: Mixed use development on the Mall Car Park.	◇		
	A14	Lanes Scheme: Mixed use development on Abbey Street Car Park.	◇		
	A20	Market Yard: Cultural and Interpretative Centre		◇	
	A4	Town Hall: Evening and weekend use to stimulate evening economy.		◇	
Bus & Railway Station	B1	Office/ Commercial Quarter: Compact office and commercial quarter.	◇		
	B4	Mixed Use Destination: Mixed use development on leisure centre site.			◇
	B7	Lodge Road & Burn: Low & medium density residential development.		◇	
	B8				
Waterfront	C2	Harbourlands: Reconfigured Harbourlands site.	◇		
	C4	Coleraine Marina: Marina, associated development and car parking.	◇		
	C1	Riverside Crescent: Residential development (fronting waterfront).	◇		
Waterside	D3	Waterfront Development: High quality mixed use development		◇	
	D1	Captain Street Lower: Start-up units within courtyard setting			◇
	D7	Kiosk Opportunities: Implementation of kiosks and pontoons		◇	
Town Wide Infrastructure	E1	Road Bridge: Road bridge linking the Waterside to Millburn Road		◇	
	E3	Railway Station Entrance: Repositioned station entrance.			◇
	E7	Pedestrian Bridge: New pedestrian bridge across the River Bann.	◇		
Wider Connections	F1	Streetscape Improvements: High quality public realm.	◇		
	F4	Lodge Burn Trails / Linear Park: Pedestrian routes along Burn.		◇	
	F7	Ulster University to Mountsandel Trail: Pedestrian/ cycle routes		◇	

# PRIORITY AREAS

The Masterplan Review identified several potential projects throughout the town centre. These projects have been informed through earlier engagement on the 2012 masterplan.

For each site, a potential future or temporary use has been identified alongside key interventions and examples of best practice. Project priority and potential timescales for development are set out in the Action Plan at the end of the Masterplan document.



## RAILWAY PLACE

- A** Bus and Railway Station
- B** Leisure Centre

## CENTRE CORE

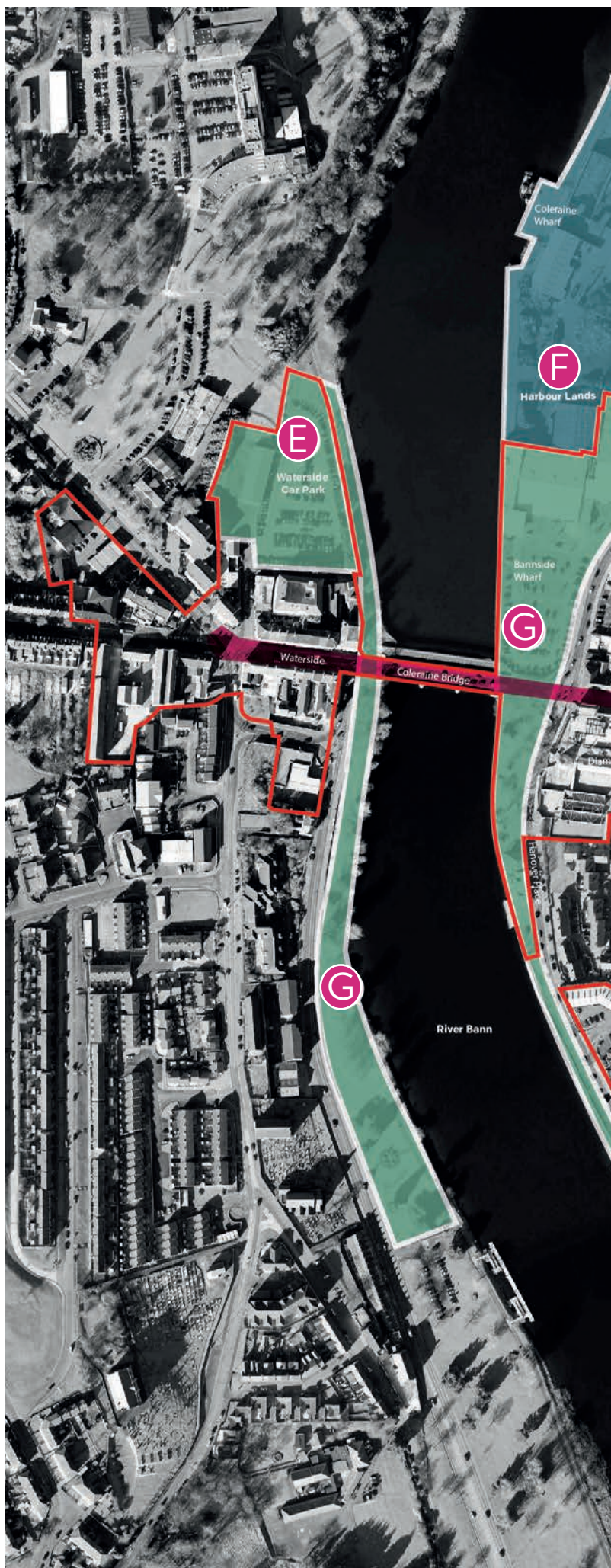
- C** Diamond Mile
- D** Linkages to the Redeveloped NRC
- E** Town Centre Sites

## HARBOURSIDE

- F** Harbour Lands

## WATERSIDE/HARBOURSIDE

- G** Waterfront & Wider Connections







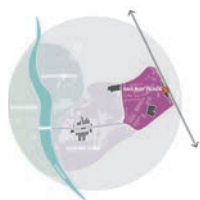




## A BUS AND RAILWAY STATION

### Priority Area ▼

Railway Place



### Overview

Coleraine's regional transport links and location near the Causeway Coast offers a significant opportunity. A high-quality gateway into Coleraine town centre would provide a memorable first and last impression of the town centre. Reflecting the ambitions of the town centre, the station gateway will offer a safe, welcoming and accessible attraction transforming it into a radically improved entrance to the wider town centre. An enhanced station entrance, high quality station square and reinvigorated public realm will provide the catalyst in delivering of a 21st century interchange and visitor experience.

### Relevance

The station is one of the principal arrival points into Coleraine by public transport however the surrounding environment fails to give a high-quality sense of arrival and welcome for visitors. The project seeks to capitalise on the strength of the train station by transforming a traffic dominated, hostile and uninviting environment into a safe, legible and attractive setting for pedestrians approaching and leaving the station. Safe and attractive routes will dramatically improve links between the station and key destinations including the NRC, leisure centre and the Diamond form the basis of the masterplan as emphasised through the key interventions outlined below.

### Key Interventions

- A1 Station Gateway Public Realm
- A2 New Station Square
- A3 Mixed-Use Development (RPCP)
- A4 New Pedestrian Links
- A5 Road Network Rationalisation
- A6 Segregated Cycle Lane
- A7 Extended Park & Ride Facility
- A8 Junction Improvements
- A9 Formalised Collection Area



# COLERAINE LEISURE CENTRE B

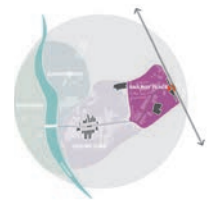


## Overview

*A redeveloped leisure centre complemented by a high quality civic space would positively redefine the appearance and attraction of the existing leisure facility on Railway Road. A new state-of-the-art multi-functional leisure facility would provide a significant anchor to the east of the town centre and be a major catalyst in attracting footfall to the town centre.*

*A modern multi-purpose hub providing a broader range of leisure and community related facilities would be a major catalyst in transforming the surrounding area, attracting private investment and developing Coleraine as a destination.*

**Priority Area ▼**  
Railway Place

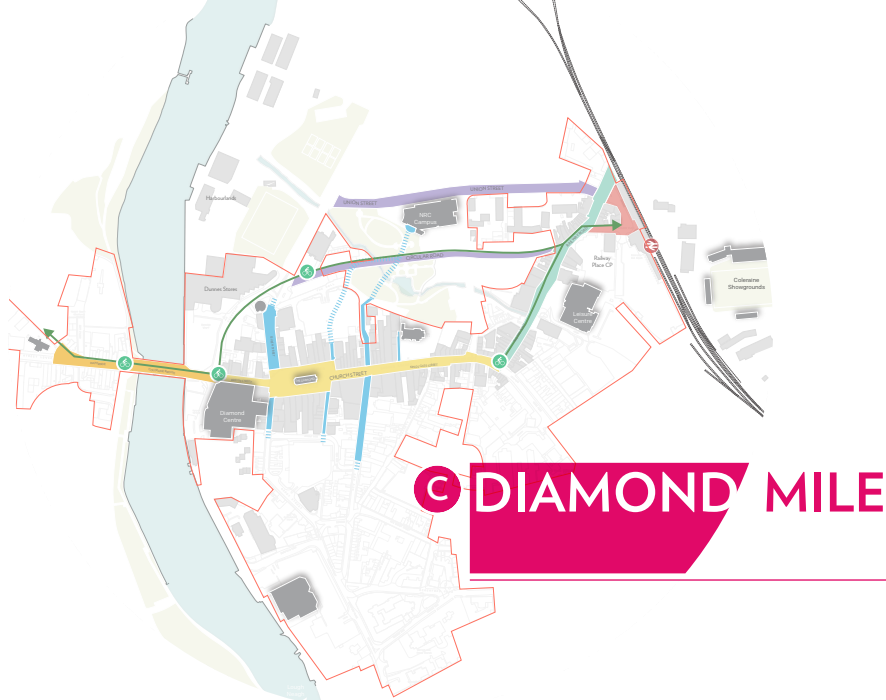


## Relevance

The redevelopment of the leisure centre would provide a 'flagship' leisure project and re-establish Coleraine as leading leisure-destination. The project seeks to capitalise on the growing health and fitness sector. A redeveloped leisure centre would provide a high-quality attraction that meets the needs and expectations of locals, students, workers and visitors. Strengthening the existing asset could also provide impetus for private-sector led regeneration in the surrounding area.

## Key Interventions

- |  |  |
|--|--|
| <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B1</span> Enhance Public Realm        | <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B6</span> New Pedestrian Link             |
| <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B2</span> Renewed Public Space        | <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B7</span> New Vehicular Link (Lodge Road) |
| <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B3</span> Redeveloped Leisure Centre  | <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B8</span> New Multi-Storey Car Park       |
| <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B4</span> Railway Place Redevelopment |  |
| <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">B5</span> Ancillary Uses (Units)      |  |



## Priority Area ▼ Centre Core



## Overview

*Diamond Mile will provide a single high-quality east to west pedestrian and cyclist priority route knitting together key assets, public spaces and destinations across the town centre. The primary connection spans across key character areas from the railway station, extending east along Union Street to the NRC and south east along Railway Road linking The Diamond, River Bann and Waterside.*

*Connectivity will be improved to facilitate the flow of pedestrians between key destinations by enhancing the navigability and identity of the town centre. Reaffirming Railway Road as the primary connection from the train station to the heart of the town will create an attractive street scene, channel more footfall to key civic spaces and intensify opportunities for a diverse range of regeneration activities to flourish.*

## Relevance

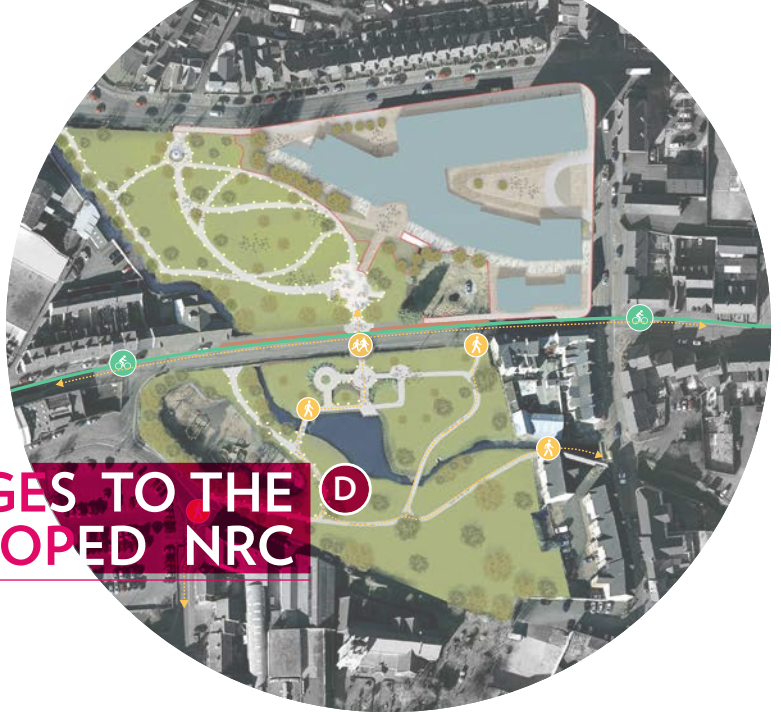
Introducing the 'Diamond Mile' will transform the existing network of streets into a clear and legible pedestrian axis, helping to orientate and direct footfall to key destinations. An 'active' pedestrian-priority corridor will open up underutilised spaces along the route by removing the physical and visual barriers deterring onward journeys. Creating vibrant connections and providing multi-functional public spaces will encourage locals, workers, shoppers and visitors to linger and dwell during different times of the day, week and year.

Rationalising the road network, including assessing the opportunity to introduce traffic to the pedestrian area during off peak times to support an evening economy should be explored.

## Key Interventions

- |                                  |                                 |
|----------------------------------|---------------------------------|
| C1 Diamond Mile Public Realm     | C6 20's Plenty Scheme           |
| C2 The Diamond Regeneration      | C7 Interpretative Installations |
| C3 Regenerated Civic Space       | C8 Bespoke Feature Lighting     |
| C4 Improved Pedestrian Crossings | C9 Laneways & Linkages Project  |
| C5 Improved Wayfinding Systems   |                                 |

## LINKAGES TO THE REDEVELOPED NRC



### Overview

The programmed redevelopment of the Northern Regional College Campus provides a significant opportunity to grow and regenerate Coleraine town centre. This will be the largest capital investment in Coleraine town centre in recent times (c. 25.5 million). The new, purpose-built campus planned for the existing site on Union Street and self-contained performing arts centre in the adjacent St Patrick's Church of Ireland Hall are expected to generate considerable footfall (approximately 1,070 persons per day).

To capitalise on the integrated site design and proposed footfall will be important for the future vitality of the town centre. Anderson Park will be enhanced to provide a safe, welcoming route between the NRC and the town centre. A high quality landscaped space with improved connectivity, visibility and animation would encourage more students to populate the space, visit the town centre and promote greater usage of nearby amenities.

Priority Area ▼  
Centre Core



### Relevance

The redevelopment of the NRC campus is a significant capital investment in Coleraine town centre, with a total capacity for 1800 students and 200 staff at the new campus. The new facility will be open from approximately 8 am to 9 pm.

To realise the potential benefits this could bring, it will be critical to create strong links between the campus and the town centre. A direct entrance through the 'Garden Room' into Anderson Park from the campus means this space will be an important gateway to the town centre. A high-quality linkage is essential to encourage movement through the park during the day and into the evening. Improvements will ensure the park is enhanced to meet the changing needs of the town centre and designed to accommodate a variety of users.

### Key Interventions

- D1 Public Realm
- D2 Informal Gathering Space
- D3 Anderson Park Redevelopment
- D4 New Pedestrian Crossing
- D5 Improved Wayfinding Systems
- D6 Segregated Cycle Lane
- D7 NRC Drop Off & Pick Up Point
- D8 Feature Lighting Scheme



## E TOWN CENTRE SITES

### Priority Area ▼ Centre Core



### Overview

*The Mall, Abbey Street and Waterside Car Parks have substantial potential to transform Coleraine. Due to their significance, location or potential to act as a catalyst in attracting investment, developing these sites could provide the impetus for the wider regeneration of Coleraine.*

*The Mall Car Park is a 1.12 ha (2.8 acres) development site situated to the north of The Diamond. It is a significant development site with the potential to diversify the town centre through a high-quality mixed-use development. A comprehensive redevelopment could potentially deliver a new mixed-use urban quarter with residential, office, retail, food and drink uses. Abbey Street Car Park (0.53 ha, 1.3 acres) has the potential to be intensified into a mixed use development with a new integrated multi-storey car park providing additional capacity to relieve pressure on car parks elsewhere. Waterside Car Park (0.97 ha, 2.4 acres) offers potential for a landmark residential-led riverside building maximising views over the River Bann.*

### Relevance

It is important the town centre remains the primary destination for a mix of retail, residential and commercial activities. Any future redevelopment of the town centre sites should integrate and complement the existing offer. The prominence of each site necessitates schemes of high quality which are contemporary in their nature and helps Coleraine become a more rounded destination. This should include urban living to increase the residential population in the town centre and be supported by a mix of appropriate uses with adequate parking provision. This would enhance and sustain the vitality of the town centre.

Due to the Department for Communities position as retaining control of the Mall Car Park (following public sector reform 2015), future development must be aligned with, and support their strategic objectives in delivering urban regeneration.

### Key Interventions

- E1 Abbey Street Car Park Redevelopment
- E2 Mall Car Park Redevelopment
- E3 Waterside Car Park Redevelopment
- E4 Mall Square
- E5 Improve Pedestrian/Cycle Linkages
- E6 Active Frontages and Massing



# HARBOUR LANDS F

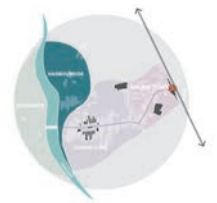


## Overview

The harbour area presents a significant opportunity to establish Coleraine as a waterfront destination. Occupying an exclusive position, significant redevelopment of the existing industrial land uses would capitalise on the relationship with the River Bann and provide a much-needed reinvigorated harbour lands.

A new mixed-use destination comprising of residential, leisure and employment uses would deliver a high-quality waterfront district including tourism, cultural and commercial activities. Enhanced pedestrian connectivity and waterfront spaces will open the site, draw people to the water and provide opportunities for residents and visitors to dwell.

Priority Area ▼  
Harbourside



## Relevance

The harbour reflects Coleraine's rich historical identity. However, the significance and function of the maritime industry to the local economy is unfortunately not as strong as it once was with as few as c. 26 port related movements in 2018. This equates to 46,000 tonnes (inward and outward freight) at Coleraine harbour and is not considered as significant when compared to other NI harbours such as Warrenpoint which had 3,446,000 movements and Larne which had 2,902,000 in 2018.

The changing nature of the town's economic base has led to the harbour lands becoming a valuable, underused resource that is disconnected from the town centre. Although challenging, this shift presents an opportunity to securing a new sense of purpose for the town. Broadening the economic base of Coleraine will help create a resilient robust economy relevant in a competitive 21st century economy.

## Key Interventions

- F1 New Mixed-Use Development
- F2 New Landmark Hotel
- F3 New Marina & Facilities
- F4 Residential Accommodation
- F5 Consolidation of Existing Uses
- F6 Flexible Event Space
- F7 Walking & Cycling Board-Walk
- F8 New Pedestrian Linkages
- F9 Multi-Storey Car Park (MSCP)



## G WATERFRONT & WIDER CONNECTIONS

### Priority Area ▼

Harbourside & Waterside



### Overview

*The River Bann provides a unique selling point to Coleraine and a significant opportunity for reimagining the waterfront as a destination by bringing the river alive. Fully maximising the untapped potential of the River Bann, Christie Park and Mountsandel Fort is critical to developing the waterfront as an attraction and providing a memorable experience to support the visitor economy.*

*A walking and cycling trail can act as a linking thread between Ulster University and Mountsandel Fort by providing a continuous north-south route providing a seamless and connective visitor experience. A diverse programme of activities layered along the waterfront will create pockets of vibrant, animated and user-friendly spaces while a unique feature lighting scheme will dramatically change the visual appearance of the waterfront.*

### Relevance

A transformed waterfront layered with clusters of activity would enliven an underutilised asset and provide a continuous pedestrian experience. The river's edge could become an animated destination with recreational, tourist and event facilities to reintegrate the River Bann as a natural defining feature of Coleraine.

The provision of spaces and destinations on or around the river would strengthen the visitor experience, create a unique and diverse offer, and appeal to a wider audience. A mixing of uses that draw people for different reasons at different times of the day could make the waterfront a new destination, celebrate the town's identity and develop a new contemporary economy.

### Key Interventions

- G1 Public Realm
- G2 Existing Parks Enhancements
- G3 Mountsandel Interpretation Centre
- G4 Riverside Recreational Hub
- G5 Pedestrian & Cycle Bridge (Mountsandel)
- G6 North-South Riverside Path
- G7 Flexible Event Space
- G8 Feature Lighting Scheme
- G9 Public Art & Heritage Panels
- G10 Branding & Image
- G11 Calendar of Events

## Action Plan Framework

The Action Plan is one of the most vital parts of the Review, as it provides a framework for taking forward regeneration projects. These actions have been drawn up to contribute positively to the regeneration objectives of Coleraine and are a direct result of stakeholder engagement.

As a non-statutory document, this masterplan should be used to inform planning and design decisions prior to the planning application stage. Responsibility lies with all key stakeholders to promote such use of the Masterplan Review, leading through example and by proactive outreach to key individuals and organisations.

The delivery of the projects identified in the refresh of the Action Plan will require a dedicated resource, if available, with the requisite skills and experience to help drive, deliver and implement the range of actions identified in the Masterplan.

The projects have been categorised within a series of key moves that underpin the 2020 Masterplan Review. The Action Plan is presented at the end of the 2020 Masterplan Review document.