



Lansdowne Landscape Masterplan

Portrush

Coleraine Borough Council Department for Social Development
The Paul Hogarth Company

Introduction

Welcome to the public consultation boards for the Draft Lansdowne Landscape Masterplan. Members of the public are invited to review and comment upon these draft proposals, so to help shape finalisation of the plan.

In January 2014, Coleraine Borough Council with funding from the Department for Social Development commissioned a masterplan for the Lansdowne area of Portrush.

The plan will establish a shared vision for the future of this important part of the town and identify a series of projects for delivery over the next 10 - 15 years.

The terms of reference for the masterplan stated that it must:

- Be Sensitive: recognising the high quality natural environment which is the prime competitive advantage of Portrush
- Be Inspirational: Lansdowne has a unique character complementary to other areas of Portrush
- Be Realistic and Deliverable: Given the degree of statutory designation, Council believes the masterplan contextually requires only a 'light touch' with minimal appropriate but sustainable development.

Study Area

The masterplan focusses on the area shown on the plan below. It will form part of a wider vision for Portrush as a whole and be complemented by separate ongoing studies, such as plans for the Recreation Grounds and Portrush Harbour.

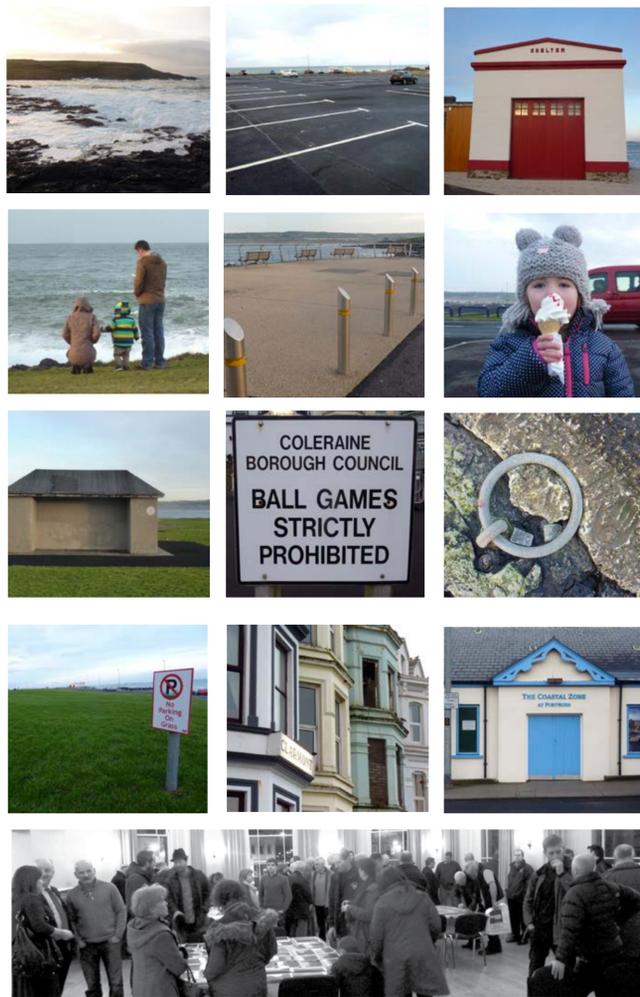


The Place

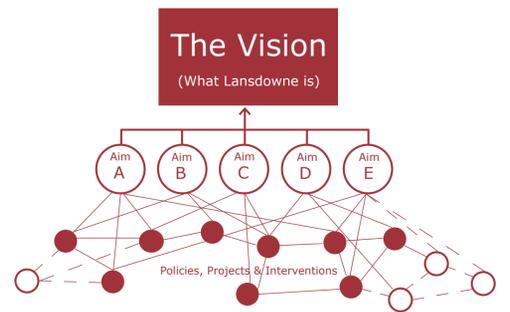
It is important that any proposals for the future of Lansdowne are based on a solid understanding of the place in its present condition.

Some key conclusions of this analysis process are:

- several major environmental designations (SAC, ASSI & NNR) indicating the ecological and geological significance of this stretch of coastline
- views of the coastline and general seascape are the major asset of the site and must be at the forefront of any decisions about its future
- within this landscape the Lifeboat Shelter and Coastal Zone are two important features, both with potential for further use and activation
- the prominence of derelict and vacant buildings and the municipal character of grass, tarmac and concrete, detract from these qualities
- Lansdowne is used intensively at points in the year, but underused at others
- a shared vision is needed to inform short to long term decision making



Developing a Vision



An important role of the masterplan is to establish a shared vision. What kind of place should Lansdowne be? By answering this question, the vision will guide the direction of all future policies, projects and interventions in the area.

The following 6 different potential visions were explored:

Business as Usual

Mixed provision centered on municipal parkland, car parking and low level shoreline activity

- removal or replacement of dated features
- continued traffic & parking management
- harmonisation of hard landscape materials
- harmonisation of interpretative signage

1

or ...

The Next Promenade

Provision of high quality, continuous pathway with lighting, seating and a series of destinations

- design upgrade of perimeter pathway
- cafe / restaurant at lifeboat shelter
- renewed play facilities
- modernised antrim gardens

2

or ...

The Town Park

Regional seaside destination, based on family oriented attractions, set within a garden landscape

- levelling and intensified use of central green
- enhanced connection with antrim gardens
- upscaled planting and maintenance regime
- formalised provision of snack venues

3

or ...

Sports Zone

Regional hub of sporting activity, centred on a major sailing centre & other complementary activities

- sailing centre at harbour, shelter & green
- expanded play area, outdoor gym, skate park
- formalised swimming facilities

4

or ...

Back to Nature

Rugged coastal landscape prioritising biodiversity through habitat restoration and education opportunity

- removal of coastal road & other features
- radically altered landscape management
- 'softening' of landscape materials & signage
- discreet provision & access for wildlife watching

5

or ...

Wild & Active

Balanced interplay of low impact outdoor pursuits set within a naturalised coastal landscape

- radically altered landscape management
- development of coastal zone & activities
- moderate development of harbour
- enhanced connection with antrim gardens

6

Selected Vision
(also incorporating 2)

Process

Development of the masterplan is being led by Landscape Architects and Urban Designers, The Paul Hogarth Company. Their team have met regularly with a steering group chaired by Council and comprised of several statutory agencies.

Masterplan Process

- Inception (15 January 2014)
- Research & Site Appraisal
- Consultation (29 January 2014)
- Vision, Aims & Objectives
- Draft Masterplan
- Consultation (16 April 2014)



The People

A key point in the masterplan process was a public event held on 29th January at Portrush Town Hall. Members of the public were invited to share their thoughts on Lansdowne, including its strengths and weaknesses, as well as their ideas for how it could be improved.

Of the 123 individual pieces of feedback, the most frequently raised topics were:

<p>37 Activities & Sports</p> <p>12 Outdoor Swimming</p> <p>7 Derelict Buildings</p> <p>5 Leander House development</p> <p>5 Public toilets</p> <p>4 Lifeboat Shelter</p> <p>4 Nature / natural landscape</p> <p>4 Antrim Gardens</p> <p>3 Harbour / sailing</p> <p>3 Religious mural</p> <p>3 Markets</p>	<p>Strengths</p> <p>Natural Beauty</p> <p>Suitability for Walking</p> <p>Weaknesses</p> <p>Parking Issues</p> <p>Lack of facilities</p>	<p>Opportunities</p> <p>Activities & Events</p> <p>Swimming</p> <p>Heritage</p> <p>Water Sports</p> <p>Threats</p> <p>Inappropriate development</p> <p>Dereliction</p>
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"A taste of North Coast wilderness in the heart of Portrush. Lansdowne is a place to walk, to watch, to learn and to explore land and sea. This section of the Portrush Promenade glides through a natural landscape of rock and meadow. Along its way it meets the revitalised Coastal Zone and Antrim Gardens, the restored Portandhu Harbour and Lifeboat Shelter and Reviggerly Point, where time is taken to celebrate our cherished and internationally protected marine life"

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Portrush

DRAFT VISION STATEMENT

Coleraine Borough Council | Department for Social Development
The Paul Hogarth Company

DRAFT AIMS

'Undesign' Lansdowne to strengthen its natural character

Celebrate our natural and cultural heritage

Provide for low impact activities and sports

Enhance the continuous pathway forming the Portrush Promenade

Revitalise existing assets through sustainable new uses

REVIGGERLY POINT

COASTAL MEADOW

SEATING, PUBLIC ART & INTERPRETATION

PROMENADE

LIFEBOAT SHELTER

RESTORED PORTANDHU HARBOUR

COASTAL MEADOW

PROMENADE

ONE WAY SYSTEM & PARKING

REDEVELOPED PROPERTIES

MAZE

REFURBISHED COASTAL ZONE

ENHANCED BLUE POOL

WALLED GARDEN

PROMENADE

URBAN SQUARE

N



NOT TO SCALE

All draft projects are indicative for illustrative purposes

Projects contained in the final masterplan will be subject to further detailed design, consultation and approval processes.



Lansdowne Landscape Masterplan

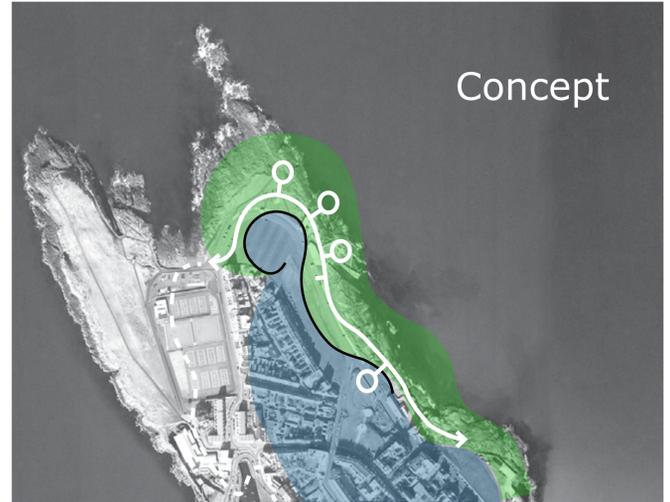
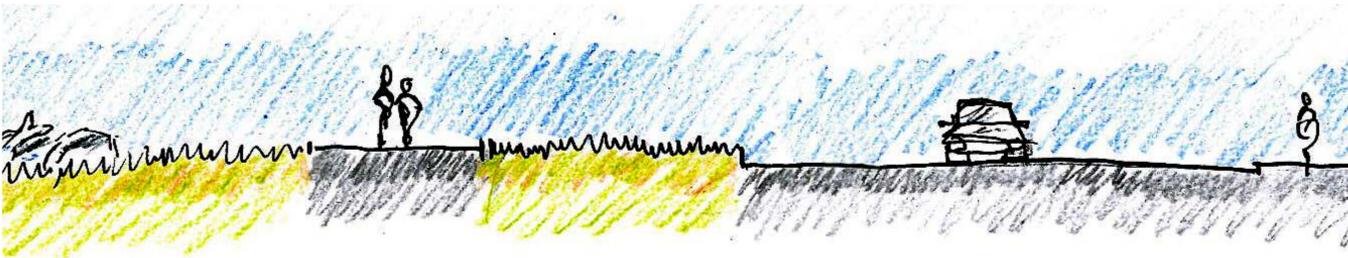
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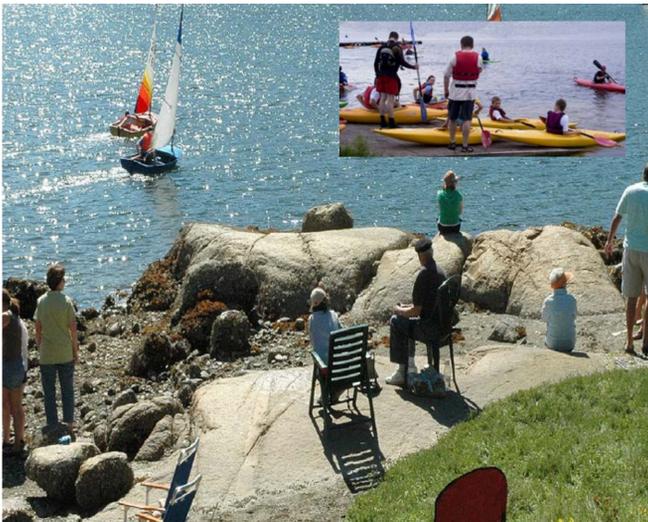
Interpretative Art

Potential exists for the use of public art, both temporary and permanent, to tell the stories of Lansdowne's natural and cultural heritage. Any piece must be very carefully designed and scaled to complement its setting.



The Promenade

The existing path way would be widened and resurfaced making it more appropriate for walking, running and cycling. Natural grass would be introduced to separate pedestrians and cars where possible.



The Life Boat Shelter

A financially sustainable new use for the Life Boat Shelter is sought and ideas from the public are welcomed. Any proposed use must be appropriate to the architecture and setting of this important building, whilst enabling the public to enjoy its use.



Portandhu Harbour

Restoration of the old harbour would enable its use for sailing, canoeing and other low impact water based activities. The scale of any permanent infrastructure must be appropriate to its highly sensitive context. In addition, surrounding areas, such as the car park and road could be used on a temporary basis for harbour related events.



The Coastal Zone

Works to refurbish the Coastal Zone are currently underway. Improved exhibition space would in time be complemented by an improved setting to the building, extended year round opening and increased use Lansdowne for education and eco tourism.

Blue Pools

A once popular location along the coast it proposed to sensitively enhance the Blue Pools to make them safer and more attractive, whilst interpreting their historic significance as a place of recreation.



Lansdowne Crescent

DRD Roads Service have worked with local residents to develop a new one way system for Lansdowne Crescent. (North to South). Due for implementation shortly, parking bays will also be created for the use of local residents and visitors.

Antrim Gardens

A high quality hedged maze would create a new visitor attraction for Portrush and re-energise Antrim Gardens. It is also proposed to de-clutter the upper section of the gardens to create a square, with potential use in summer months for outdoor dining.

Have Your Say

Your comments and suggestions relating to the draft masterplan are warmly welcomed. The continued input of local residents, business owners, visitors and other stakeholders will be key to the success of this masterplan. All feedback will taken into consideration and the masterplan revised accordingly.

Some questions you may wish to consider are:

- DO YOU AGREE WITH DRAFT VISION FOR LANSDOWNE?
- WHICH DRAFT PROPOSALS DO YOU LIKE AND WHY?
- WHICH DRAFT PROPOSALS DO YOU NOT LIKE AND WHY?
- WHICH DRAFT PROPOSALS WILL HAVE THE MOST IMPACT?
- DO YOU HAVE OTHER IDEAS FOR LANSDOWNE?

These boards can be viewed at Portrush Library and online at www.colerainebc.gov.uk and www.paulhogarth.com

All members of the public are invited to a public 'drop in' event at Portrush Town Hall between 5.30pm and 7.30pm on Wednesday 16th April 2014.

The draft masterplan is open for consultation between Monday 14th April until Sunday 27th April 2014.

Feedback should be returned by Sunday 27th April by:
Email: lansdowne@paulhogarth.com
Hand: Portrush Library (feedback box provided)
Post: The Paul Hogarth Company, 5 Ravenhill Rd, Belfast BT6 8DN