

1 Introduction

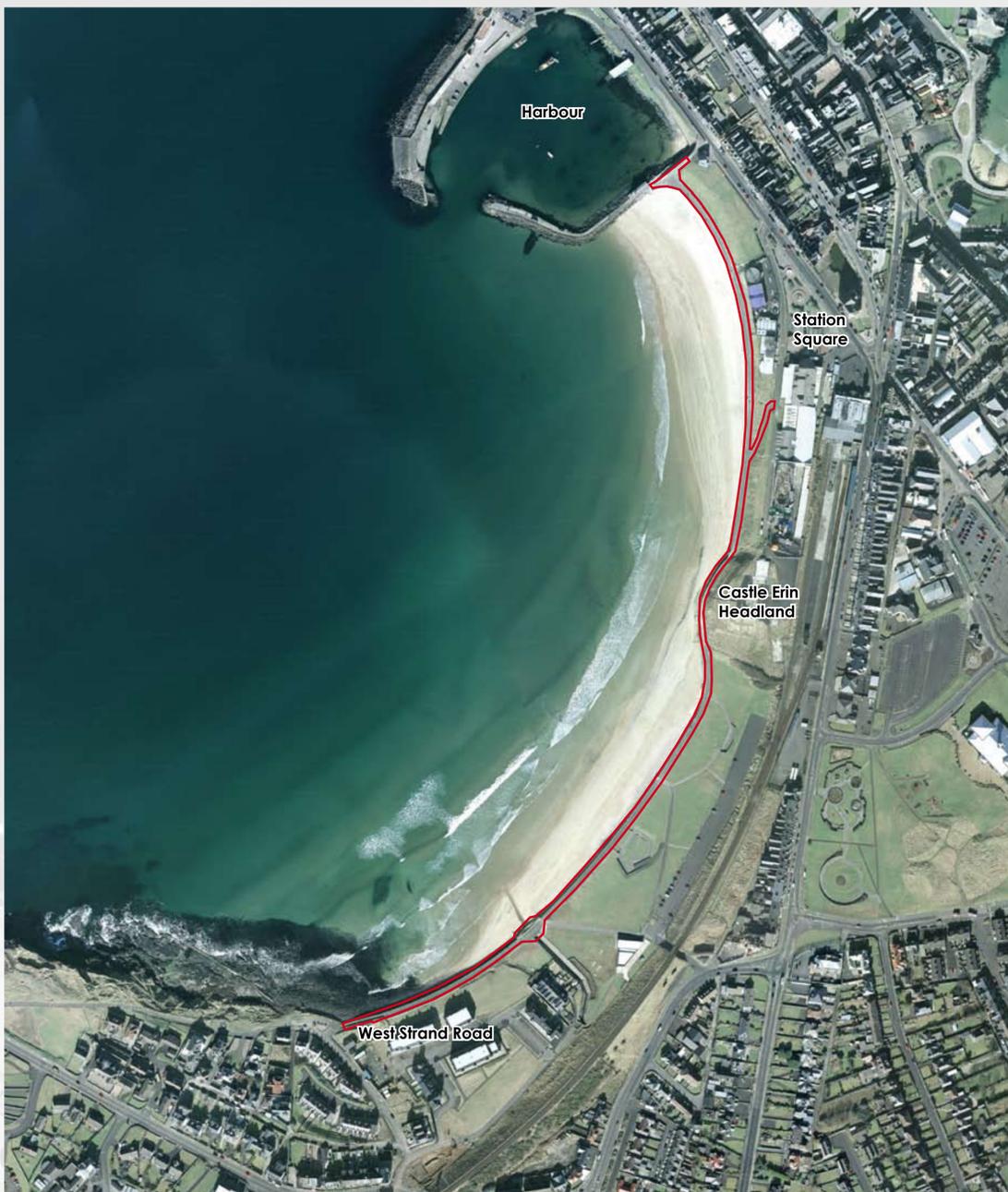
Welcome

Coleraine Borough Council is keen to implement improvements to the West Bay Promenade in Portrush. Subject to the approval of funding, a budget of approximately £1.6 million has been identified, which is to be invested in delivering a high quality scheme from the Harbour to West Strand Road.

The Paul Hogarth Company (Landscape Architects/Urban Designers), through the Project Manager-led WYG Team, was appointed to establish an understanding of the Promenade and to develop design proposals for it. Shaped by consultation and following appropriate approvals, Contractors will be appointed, with the objective of commencing construction early in 2013.

Following detailed site analysis and initial discussions with key stakeholders, the Public Consultation, from Monday 23 July to Monday 6 August 2012, provides an opportunity for the people of Portrush, traders and visitors to consider the emerging proposals and to comment on them, in the context that these will be reviewed and refined as appropriate and then a Full Planning Application lodged in mid August 2012.

The red line on the aerial photograph indicates the extent of the proposed project. The photographs alongside highlight the character and existing quality of the environment.



Your feedback on the content of these boards is essential to fulfilling the objectives of the proposed environmental improvement works. So let us know what you think by emailing or posting your comments to:

EMAIL westbaypromenade@paulhogarth.com

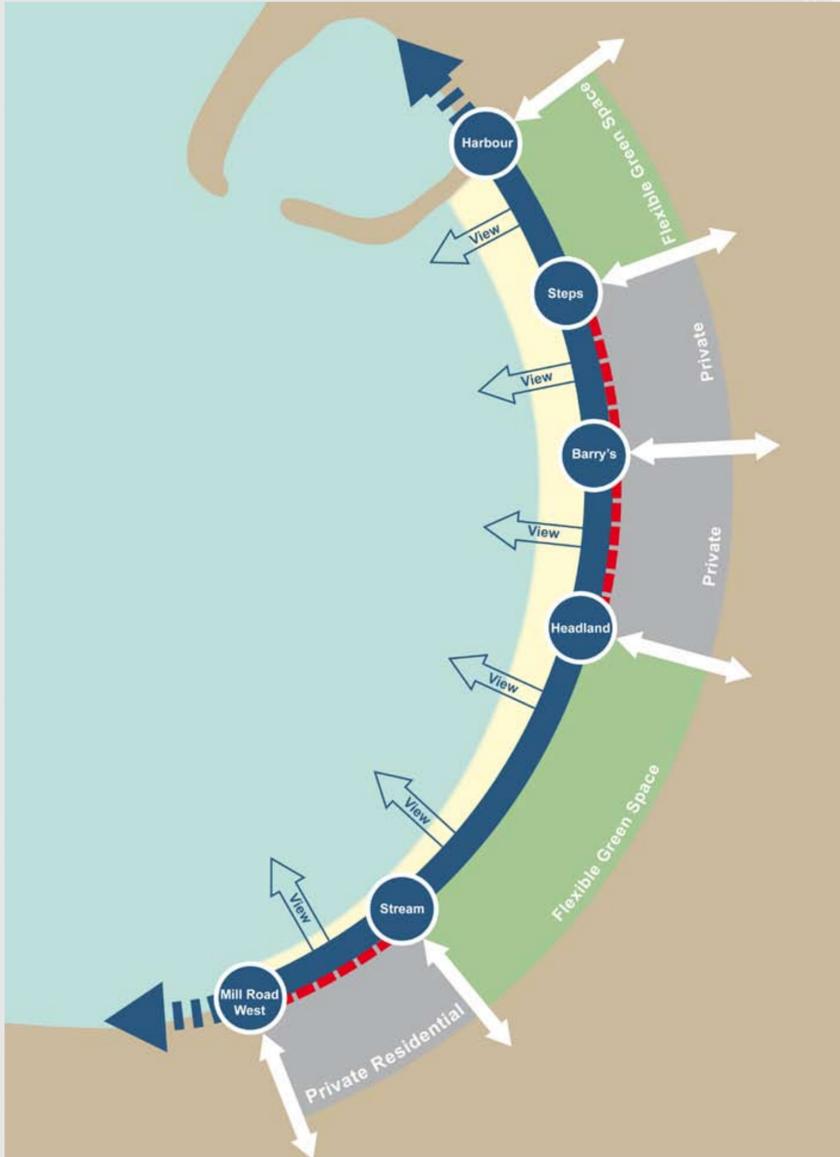
POST The Paul Hogarth Company
Potters Quay, 5 Ravenhill Road
Belfast BT6 8DN

A copy of the presentation boards can also be viewed online at the following websites:

www.colerainebc.gov.uk
www.paulhogarth.com



2 Concept



Strategic Concept



Promenade Concept

The Promenade is over 1Km in length, and whilst it is on average only around 5m wide, it provides important connections with the beach/ sea, Harbour, Town Centre, car parks and Station. It is also part of an existing coastal route that extends southwards and over time it is hoped to connect it round the Ramore Headland to link with Arcadia and the East Strand Promenade.

These broad principles are highlighted on the Strategic Concept Plan, whilst the Promenade Concept shows how these apply to the project area, how it will continue the regeneration of the Town and in itself be a catalyst for further improvement. It is important that the Promenade does not lose its focus on the Bay and the dramatic views out to sea.

The Promenade itself needs to facilitate the shared, safe use by pedestrians including those with pushchairs, wheelchairs, and cyclists (as part of the National Cycle Route). There are key locations, particularly where routes join. On the land-ward side, there are public areas at Kerr Street Green and the West Bay Green, which integrate with the Promenade. Other sections require fences to provide a secure edge to the commercial/residential properties.

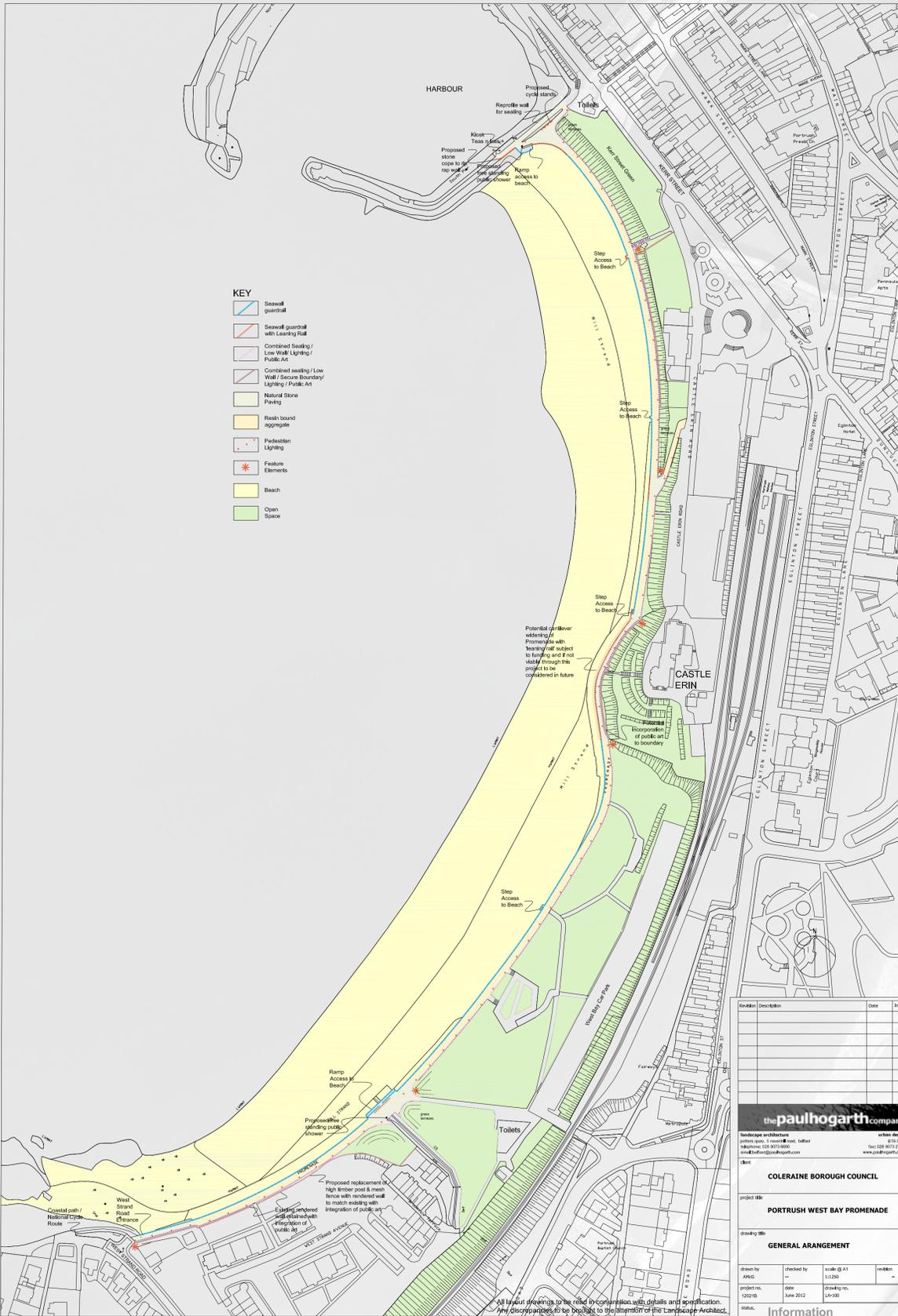
The Outline Scheme Proposals indicate how, subject to funding, those principles can be applied to the design of the Promenade. Enhanced quality of materials provides an accent at the key locations, complemented by linking sections of Promenade which use a different material. Lighting, seating and the introduction of art are also consistent throughout.



Outline Scheme Proposals



3 Sketch Scheme Proposals



The Sketch Scheme Proposals illustrate a greater level of detail. They indicate how stone surfacing can be used in the key locations with bound aggregate, similar to that which has been used at the East Strand, providing the connections between. Delivery of the works is dependent on funding being secured.

Guardrails on the seaward edge are proposed to continue the stainless steel detail from East Strand, which meets health & safety guidelines, whilst not compromising the views of the Bay. At the key points, which coincide with areas where people tend to gather, 'leaning' rails with a timber top are proposed, again encouraging people to stop and admire the view. Light columns, which are consistent with East Strand, are proposed throughout.

To the back edge of the Promenade a replacement low 'seating wall', sometimes with a simple cope, other times with a timber seat or a back/arm rest, is proposed along the length of the Promenade. At the corners of Kerr Street Green and West Bay Green a grass terrace is proposed to the rear of the 'seating wall' providing a flat area of grass, suitable for sitting/picnics. Public art, along the length of the Promenade, potentially with the involvement of local schools will bring this to life, adding character and enjoyment. Where necessary fences/walls will be retained/renewed to maintain the security of adjacent properties.

Concerns have been raised in relation to the width of the Promenade at the Castle Erin Headland. It is unlikely that it can be made wider on the landward side, given the steep slope and private landownership. The opportunity to create a cantilevered section on the seaward side would address the concerns and provide a dramatic point along the Promenade. This is technically challenging and accordingly very costly. Through this consultation, it was considered important to gauge opinions about this, but in the context that it is unlikely (though possible) that it could be funded at this time, and become part of a future phase of work.

Railings



Guard Rails



Leaning Rails

Surfacing



Stone Paving



Bound Aggregate



Lighting



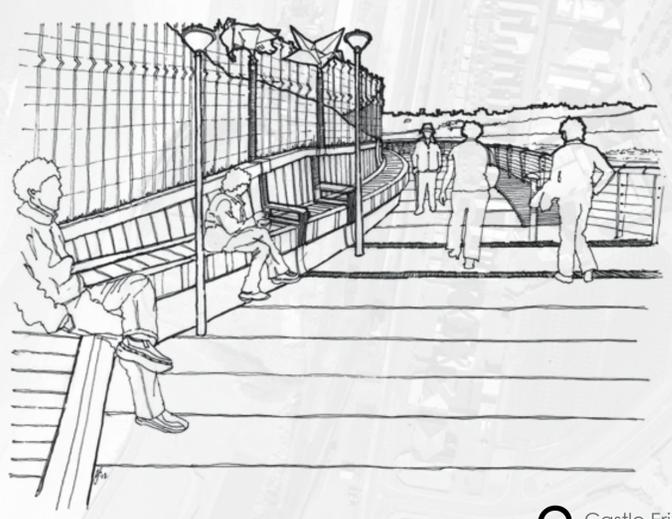
4 Illustrations



The following illustrations highlight the proposed form and character of the proposals. The aerial perspective highlights the relationship of the Promenade with the Bay, Harbour and Town Centre, whilst the visualisations, highlight how three of the key areas will be enhanced as a result of the project, subject to commitment of funding.



1 The Harbour



2 Castle Erin



3 West Bay Green

