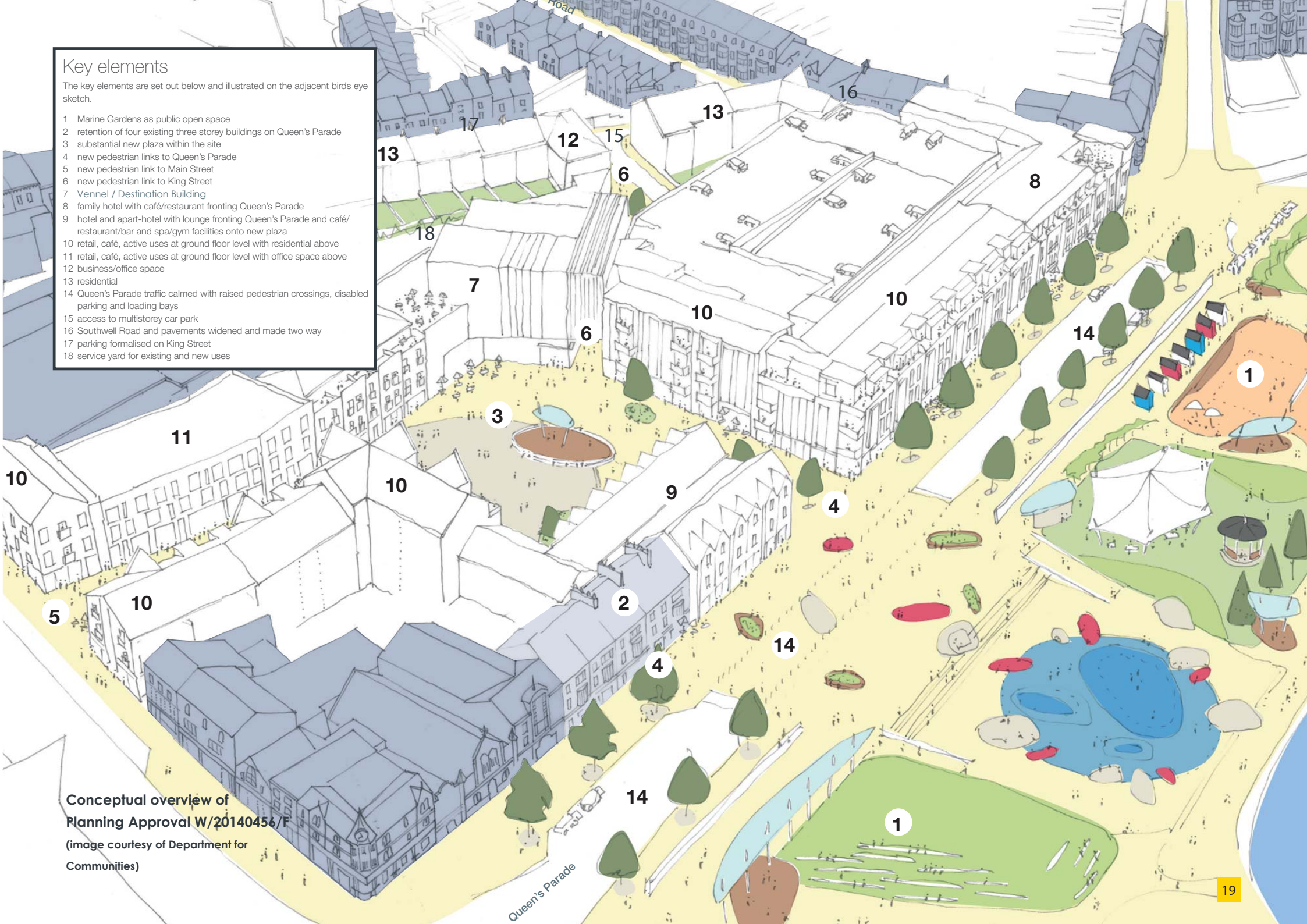


Key elements

The key elements are set out below and illustrated on the adjacent birds eye sketch.

- 1 Marine Gardens as public open space
- 2 retention of four existing three storey buildings on Queen's Parade
- 3 substantial new plaza within the site
- 4 new pedestrian links to Queen's Parade
- 5 new pedestrian link to Main Street
- 6 new pedestrian link to King Street
- 7 Vennel / Destination Building
- 8 family hotel with café/restaurant fronting Queen's Parade
- 9 hotel and apart-hotel with lounge fronting Queen's Parade and café/restaurant/bar and spa/gym facilities onto new plaza
- 10 retail, café, active uses at ground floor level with residential above
- 11 retail, café, active uses at ground floor level with office space above
- 12 business/office space
- 13 residential
- 14 Queen's Parade traffic calmed with raised pedestrian crossings, disabled parking and loading bays
- 15 access to multistorey car park
- 16 Southwell Road and pavements widened and made two way
- 17 parking formalised on King Street
- 18 service yard for existing and new uses



Conceptual overview of
 Planning Approval W/20140456/F
 (image courtesy of Department for
 Communities)

design requirements

THE REQUIREMENT FOR GOOD QUALITY DESIGN IS AN ESSENTIAL COMPONENT OF SUSTAINABLE DEVELOPMENT. ACHIEVING GOOD DESIGN IS ABOUT MAKING PLACES, BUILDINGS, OR SPACES THAT MEET THE NEEDS OF EVERYONE, WHICH ARE VISUALLY ATTRACTIVE AND WILL MOULD AND ADAPT TO THE REQUIREMENTS OF FUTURE GENERATIONS.

KEY DESIGN GUIDANCE

Regional and local policy help guide good design throughout Northern Ireland, such as:

- the Government's policy for Architecture and the Built Environment NI (2006);
- DoENI's Living Places - An Urban Stewardship and Design Guide for Northern Ireland; and
- DoENI's Creating Places.

Nationally recognised best practice is also an important reference, including:

- English Partnership's Urban Design Compendium;
- English Partnership's Car parking: what works where; and
- Secured by Design.

Applicants will be required to demonstrate how their proposal draws on best practice and examples from elsewhere as well as conforming to the design principles as set out on the opposite page (P 21).

The Department/Council expects inventive, attractive and innovative design solutions which will contribute significantly to the standard, quality and attractiveness of the built environment in Bangor town centre.

DESIGN PRINCIPLES

Principle 1: Land Uses – A mixed use development is expected that incorporates commercial, residential, leisure and tourism elements meeting the needs of both the community and visitors.

Principle 2: Context including Landmarks/Listed buildings – The developer's proposed scheme is expected to respect and enhance the setting of this part of Bangor Town centre Area which is an Area of Townscape Character and includes important landmarks such as The McKee Clock.

Principle 3: Layout including Access/Movement Framework; Connectivity; Car Parking; and Servicing – An innovative layout is expected which respects the character of the area, integrates and connects with the existing network, respects the topography and facilitates the safe and convenient movement of pedestrians and cyclists. The layout should provide an appropriate number of spaces consistent with policy requirements. Also the appropriate location and design of service arrangements is expected, minimising the impact that deliveries may have on residents and visitors. Servicing should take place without hindering traffic circulation in the area.

Principle 4: Sustainable buildings and spaces of appropriate Form and Character – Buildings and spaces should be designed to enhance the built quality of this important urban, seafront site. They should demonstrate efficient use of energy and resources in terms of construction, energy supply and use of sustainable materials.

Principle 5: Public Realm and Landscaping – The Developer's proposals are expected to be attractive throughout the day and evening, well lit, safe for pedestrians and cyclists and complement the recent scheme. The capital costs should be budget neutral to Council.

PHASING REQUIREMENTS

In the context of the scale of the envisaged development of the site and to help unlock growth and regeneration opportunities, a phased approach will be considered. Such an approach may assist viability and deliverability. Developers are expected to demonstrate their phasing approach via their submitted programme.

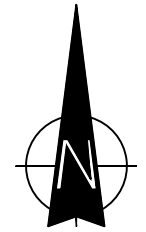
Developers will be expected to implement circulation, public realm and landscape works concurrently with completion of the built works.






Consistent with the principle of "considerate construction" developers will make provisions to minimize construction nuisance and disruption to local residents, visitors and businesses of Bangor Town Centre throughout the construction process.

appendix one

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CROWN COPYRIGHT RESERVED



	Site Boundary
	1) Road bed
	2) Lands in ownership of / vested by DfC
	3) Lands in ownership of Ards & North Down Borough Council
	4) Lands owned by Crown Estates, with long term lease to Ards & North Down Borough Council

FOR INFORMATION PURPOSES
 QUEEN'S PARADE AND
 MARINE GARDENS,
 BANGOR

DR. TITLE

OWNERSHIP MAP

UEN	2016111	REN	P-01
Scale	Date	Drawn	Checked
1:2500@ A4	NOV 2016	KB	JS
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