

Coleraine Town Centre Masterplan



Executive Summary



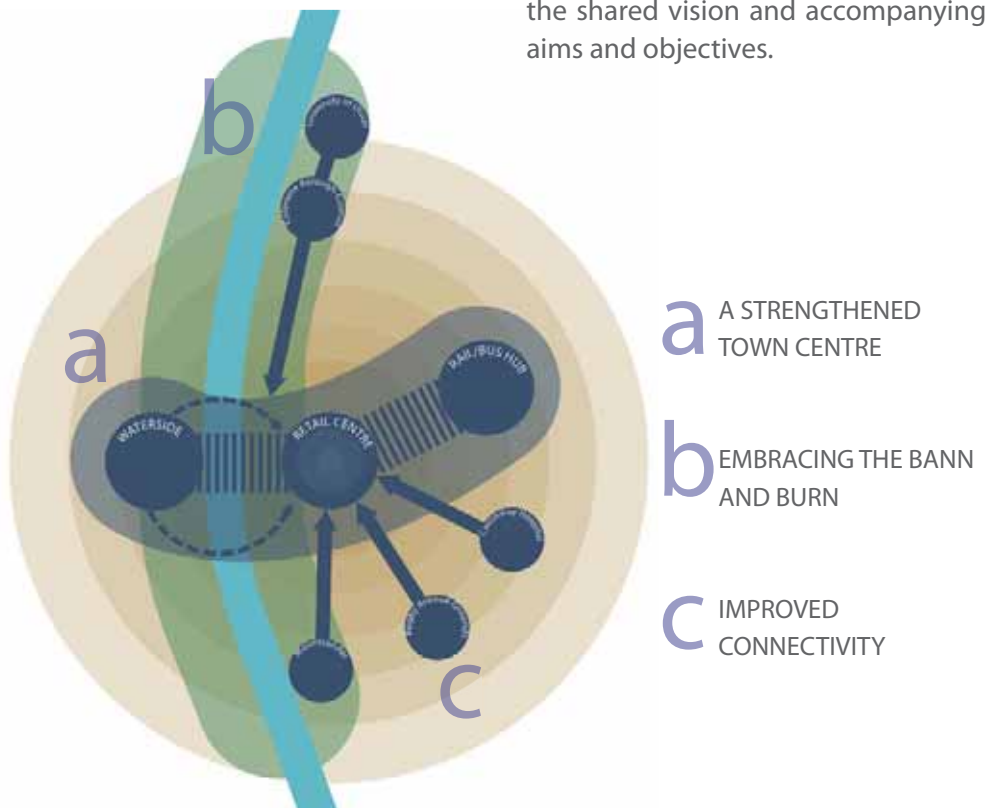
INTRODUCTION AND CONCEPT



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.

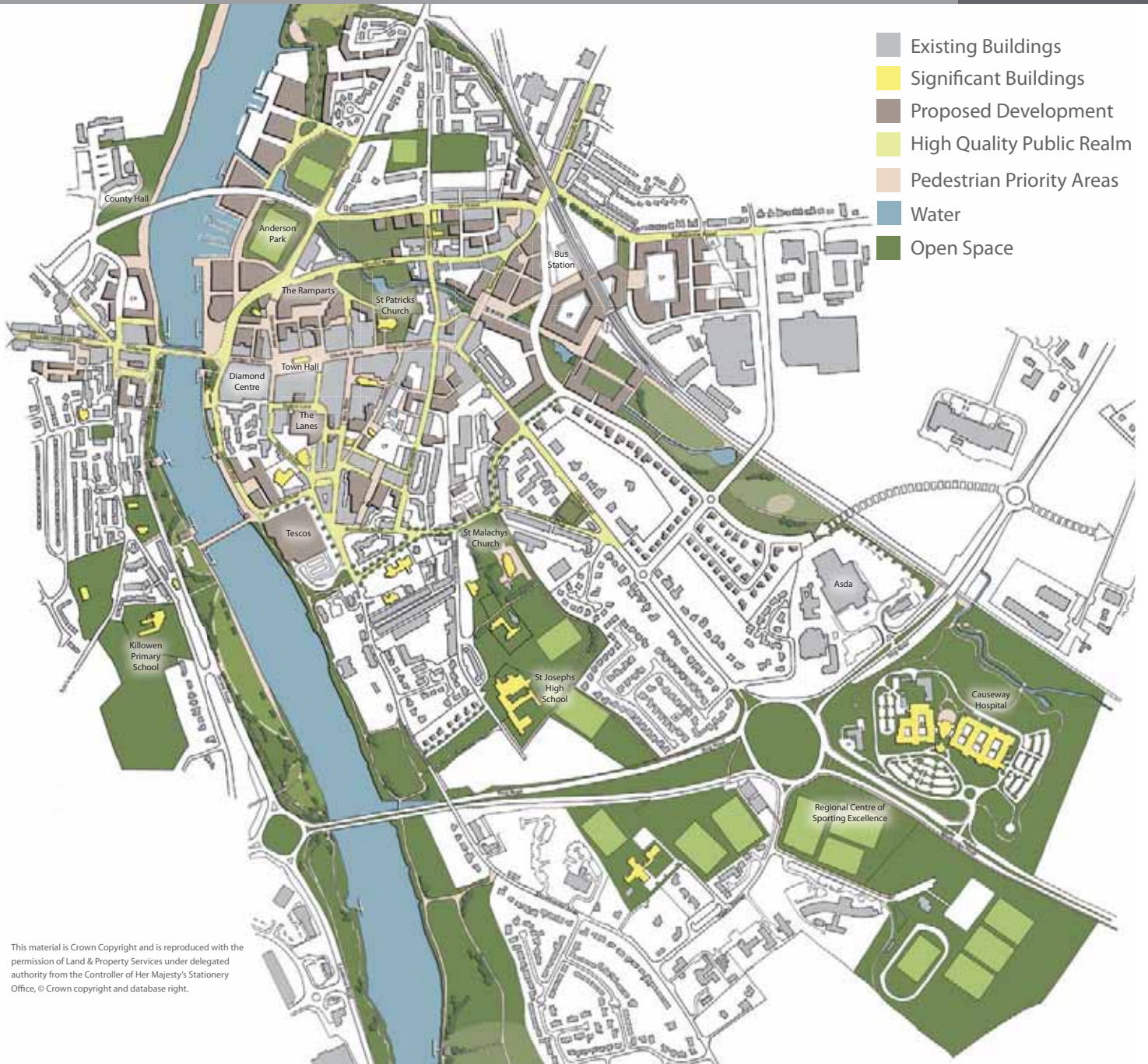
It's diverse range of services, underpinned by a state of the art IT network and strengthened University presence, will complement the existing strong retail core and establish Coleraine as a highly competitive location.

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

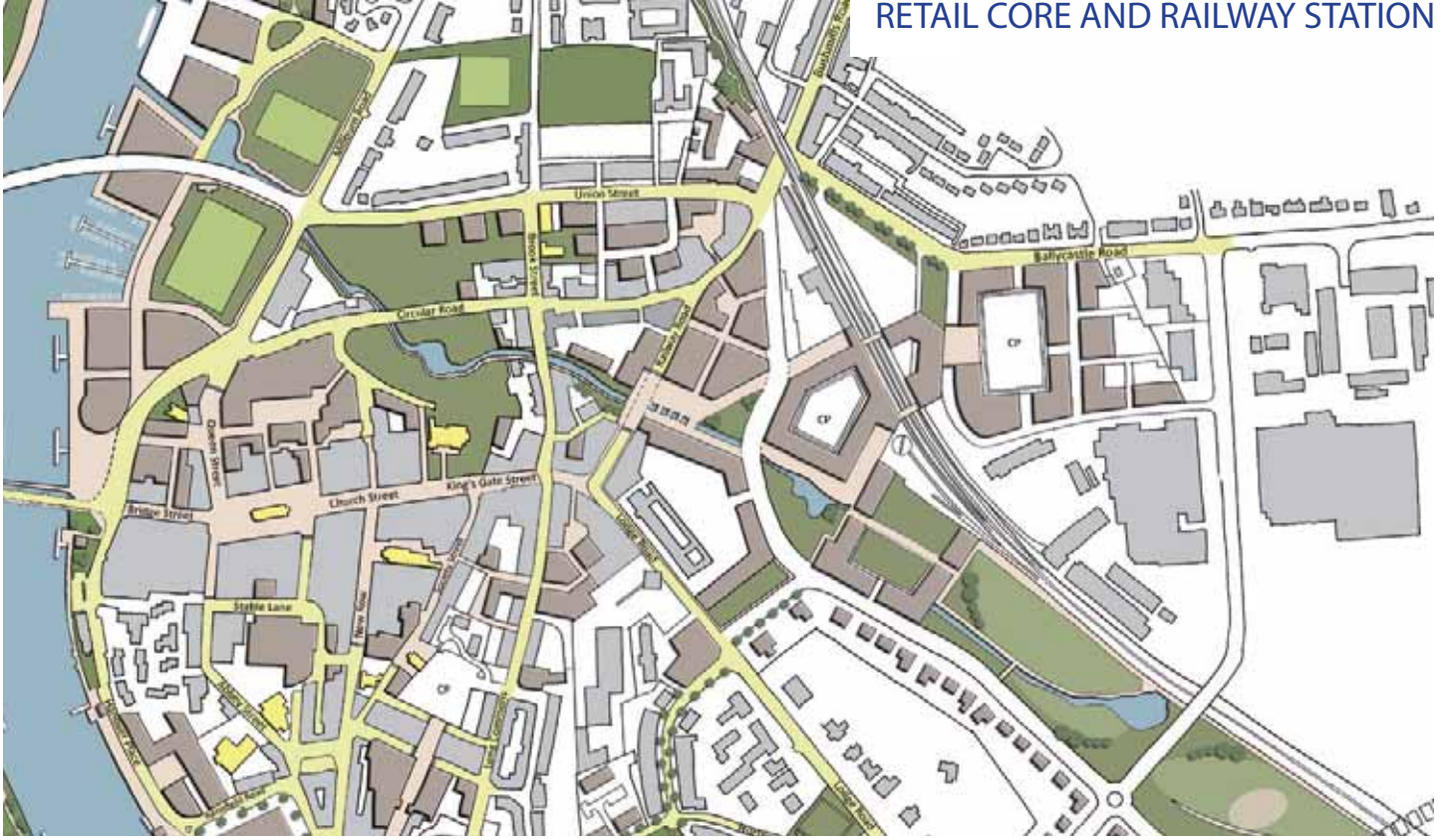


COLERAINE TOWN CENTRE MASTERPLAN



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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

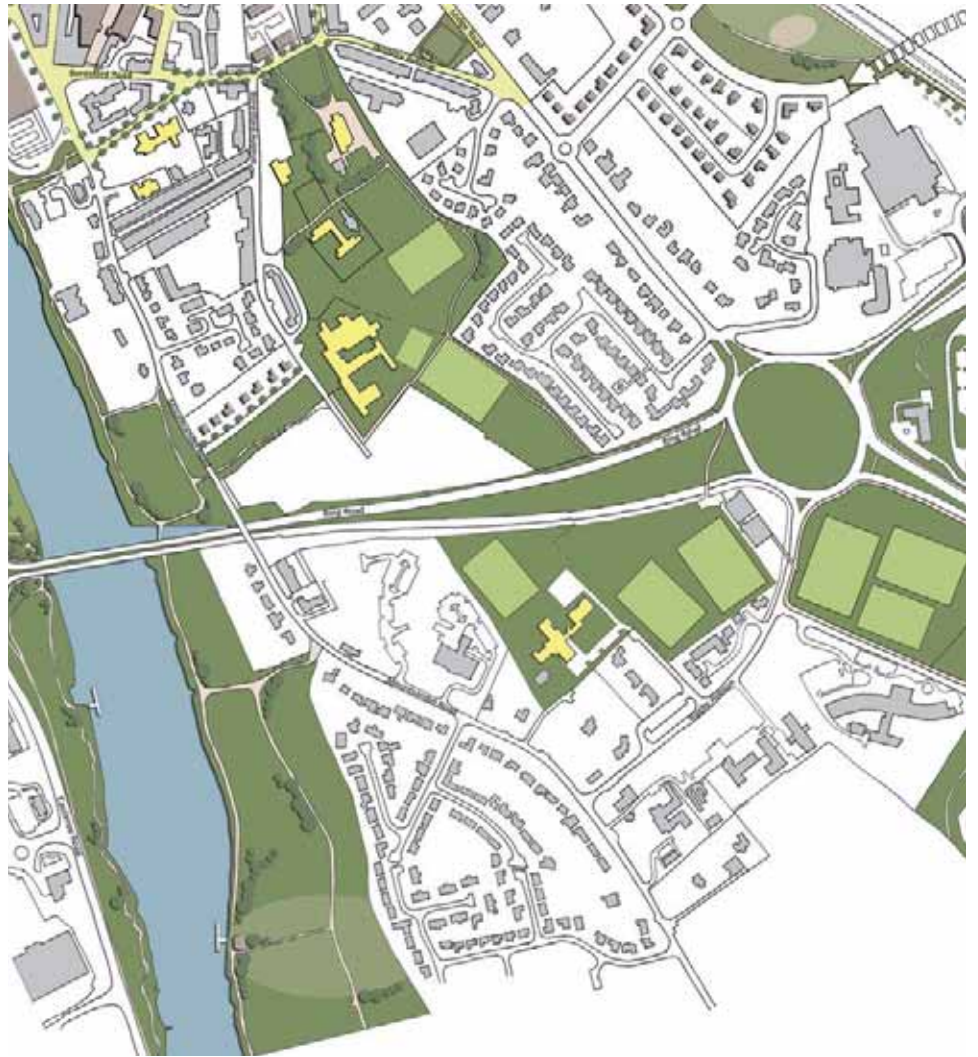
Within the southern extents of Coleraine, the Masterplan proposes a comprehensive network of pedestrian and cycling routes connecting the Town Centre to community facilities, employment centres and key tourist destinations.

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 ”



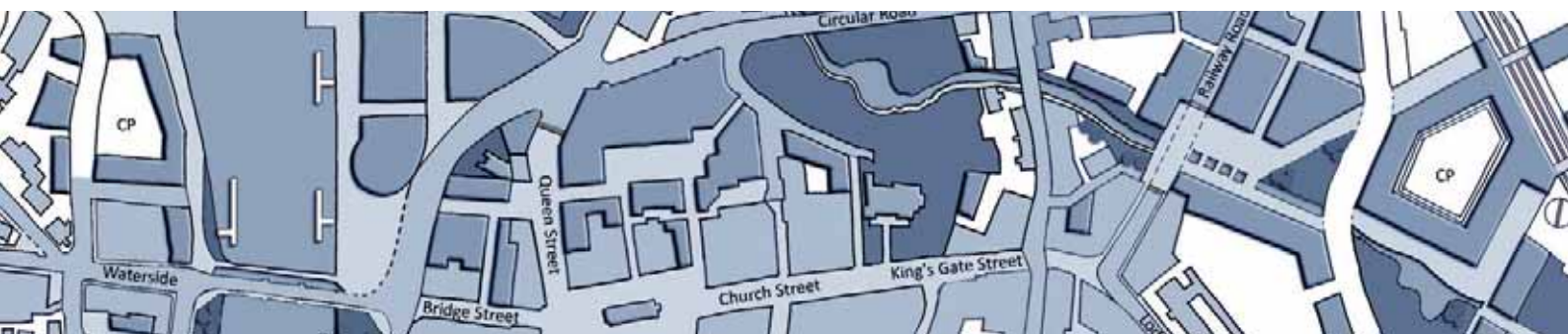
MASTERPLAN PROPOSALS

ACTION PLAN FOR DELIVERY



REGENERATION INITIATIVE		DESCRIPTION	PRIORITY	TIMEFRAME	DELIVERY AGENTS	STAKEHOLDERS	
RETAIL CORE	A1f	Bridge Street/Circular Roadf	Mixed use development (with LOTS)f	Hf	Sf	DSDf	DRD, NIHE, NIEA, PS, RSf
	A2f	Queen Streetf	Mixed use development (Library site) f	Hf	Mf	NEELBf	DSD, NIEA, CBC, CCC, PSf
	A3f	Ramparts Schemef	Mixed use developmentf	VHf	Sf	Privf	DSD, CBC, CCC, PS, RS f
	A4f	Town Hallf	xtended use during evenings and weekendsf	VHf	Sf	CBCf	DSD, NIEA, AC, DCAL, NITB, MAGf
	A5f	Anderson Park (South)f	Mixed use developmentf	Hf	Mf	Privf	DSD, CBC, NIEA, PS
	A6f	Anderson Park (North)f	Residential development overlooking parkf	Mf	Mf	NEELB, Privf	DSD, CBC, NIEA, PS f
	A7f	Martin's Braef	Of ice development overlooking parkf	Mf	Mf	Privf	DSD, INI, SIB, PSf
	A8	UnionfStreetf(South)	Start-upfunitsfwithinfcourtyardfsetting	H	M	Priv	DSDf,INIf,SIBf,PS
	A9f	Union Street (North)f	Start-up units within courtyard settingf	Mf	Mf	Privf	DSD, INI, SIB, PSf
	A10f	Railway Road (West)f	Mixed use development (with LOTS)f	Hf	S/Mf	Privf	DSD, NIHE, CCC, RA, PSf
	A11f	Lodge Burn Commercialf	Commercial development fronting Lodge Burnf	Mf	Mf	Priv, RAf	DSD, INI, SIB, PSf
	A12f	Mill Street f	Of ice development opportunity	Mf	Mf	Privf	DSD, INI, SIB, PSf
	A13f	Stable Lanef	Retail developmentf	Hf	Sf	Privf	DSD, CCC, PSf
	A14f	Lanes Schemef	Mixed use developmentf	VHf	Sf	Privf	DSD, CBC, CCC, PS, RS f
	A15f	New Row Westf	Retail developmentf	Mf	Mf	DSDf	DRD, CCC, PSf
	A16f	Society Streetf	Of ice development f	VHf	Sf	Privf	DSD, INI, SIB, PSf
	A17f	Society Street/Longcommons f	Residential developmentf	Mf	Lf	Priv, NIHf	DSD, CBC, PSf
	A18f	Longcommons f	Mixed use courtyard developmentf	Mf	Mf	Privf	DSD, INI, SIB, PSf
	A19	TailorsfRow	Residentialfdevelopment	M	M	Priv,NIHE	DSD,RCBC,fPS
	A20f	Market Yardf	Cultural and interpretative centref	Hf	Sf	CBCf	DCAL, NITB, AC, PS, RSf





RAILWAY STATION	B1f	Office/Commercial Quarter	Compact office and commercial quarter	Hf	Mf	DSDf	CBC, Priv, INI, SIB, PS, RSf
	B2f	Cultural/Civic Space	High quality civic space	Hf	Mf	DSDf	CBC, CCC, NIEA, PS, RS, PSNIF
	B3f	Railway Road (East)	Mixed use development	Mf	Mf	DSD, CBCf	CCC, HIHE, PS, RSf
	B4f	Railway Station	Redeveloped leisure centre site	Hf	Mf	DSD, CBCf	CCC, SNI, SC, NIRf
	B5f	Hillmans Fancy	Commercial/light industrial development	Mf	Mf	DSD, CBCf	Priv, INI, SIB, PS, RSf
	B6f	Hillmans Way	Light industrial development	Mf	Mf	DSD, CBCf	Priv, INI, SIB, PS, RSf
	B7f	Lodge Burn Residential	Medium density residential development	Mf	Lf	NEELB, Privf	NIR, WT, PSNI, PS, RSf
	B8f	Lodge Road	Low density residential development	Mf	Lf	NEELB, Privf	PSNI, PS, RSf
	B9f	Adelaide Avenue	Medium density residential development	Mf	Mf	NIFRS, Privf	NIHE, PSNI, PS, RSf
	B10	Laurel Lodge	Residential development	VH	S	Priv	NIHE, PSNI, PS, RS
WATERFRONT	C1f	Riverside Crescent	Residential development (fronting Riverside Park)	Mf	Mf	HC, Privf	PSNI, PS, RSf
	C2f	Harbourlands	Reconfigured harbourlands site	Mf	Lf	HC, CBCf	RA, IWAI, LA, WI, INI, SIBf
	C3f	Waterfront Development (Northside)	High quality mixed use development	Mf	Lf	HC, CBC, DSDf	CCC, RA, PS, RSf
	C4f	Coleraine Marina	Marina, associated development and car parking	Mf	Mf	HC, CBCf	CCC, DCAL, NITB, IWAI, LA, RA, WI, INI, SIBf
	C5f	Waterfront Development (Southside)	High quality mixed use development	Mf	Mf	HC, CBC, DSDf	CCC, RA, PS, RSf
	C6f	Hanover Place	Office/commercial development	Mf	Lf	Privf	DSD, INI, SIB, PS, RSf
	C7f	Tescos Superstore	Replacement retail development	VHf	Sf	Privf	CBC, CCC, PS, RSf

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

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

Delivery Agent & Stakeholders:

AC = Aft Council of Nofthefn Ireland, CBC = Coleraine Borough Council, CCC = Causeway Chamber of Commerce, D = Department of Education Nofthefn Ireland, DCAL = Department of Culture Afts and Leisure, DRD = Department of Regional Development, DSD = Department of Social Development, HC = Harbour Commissioners, NI = Invest Nofthefn Ireland, IWAI = Inland Waterways Association of Ireland, LA = Loughs Agency, MAG = Museums and Galleries Nofthefn Ireland, NIEA = Nofthefn Ireland Environment Agency, NIHE = Nofthefn Ireland Housing Executive, NIFRS = Nofthefn Ireland Fire & Rescue Service, NIR = Nofthefn Ireland Railways, NITB = Nofthefn Ireland Tourist Board, NITHCo = Nofthefn Ireland Transport Holding Company, Priv = Private Sector, PS = Planning Service, PSNI = Police Service Nofthefn Ireland, RA = Rivers Agency, RS = Roads Service, SIB = Strategic Investment Board, SNI = Sport Nofthefn Ireland, St.M = St. Malachy's RC Church, Sus = Sustans, Tfans = Tfanslink, WI = Waterways Ireland, WT = Woodland Trust

ACTION PLAN FOR DELIVERY

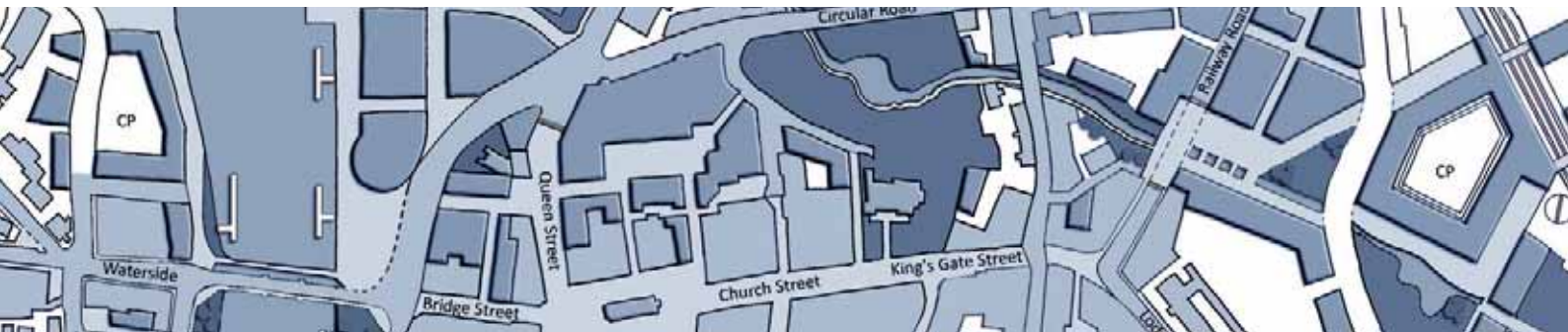


ACTION PLAN FOR DELIVERY



	REGENERATION INITIATIVE	DESCRIPTION	PRIORITY	TIME FRAME	DELIVERY AGENTS	STAKEHOLDERS		
WATERSIDE	D1	Captain Street Lowef	St	t-up units within courtyard setting	H	Mf	Pfiv	DSD, INI, SIB, PS
	D2	Castle Lane	Of	ice development	Mf	Mf	Pfiv	DSD, INI, SIB, NIHE, PS
	D3	Waterfront Development	High	quality mixed use development	H	S	DSD	DRD, CBC, CCC, RA, PS, RS
	D4	Clothesworks Building	Refurbishment	of B1 listed building	VH	S	Pfiv	DSD, NIEA, PS
	D5	Waterfront South	Mixed	use development	Mf	Mf	Pfiv	DSD, CBC, PS, RS
	D6	Strand Road	Mixed	use development (fronting River Bann)	Mf	Mf	Pfiv	DSD, INI, SIB, PS, RS
	D7	Kiosk Opportunities with pontoons	Low	key bespoke commercial/tourist structures	H	S	CBC	CCC, RA, NIEA, NITW, WTF
TOWN WIDE INFRASTRUCTURE	1	Road Bridge	Road	bridge from Union Street to Castleflock Road	Mf	Lf	RS	DSD, CBC, Pfiv, IWAI, RA, LA, NIEA, PS
	2	Union Street	Two-way	traffic and rationalising of parking	Mf	Lf	RS	DSD, CBC, Pfiv
	3	Railway Station	Repositioned	station entrance	Mf	Mf	NITHCo, NIR	CBC, PSNI, PS, RS
	4	Ballycastle Road	Relocated	bus halt standing area	Mf	Mf	Tfans, CBC	DSD, Pfiv, PSNI, PS, RS
	5	Distributors Road	Lodge	Road to Ballycastle Road link	Mf	Mf	Nf LB, RS	DSD, CBC, PS
	6	East Link Route	New	street linking distributors road to Union Street	Mf	Mf	Nf LB, RS	DSD, CBC, PS
	7	Pedestrian Bridge	New	pedestrian bridge across the River Bann	Mf	Mf	CBC	DSD, Sus, RA, LA, IWAI, WI, PS
	8	Lodge Road Roundabout	Grade	separation of Lodge Road Roundabout	H	Mf	RS	DSD, CBC, NIEA, SIB, PS
	9	New Roundabout	New	roundabout on By-pass	Mf	Lf	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, Tfans, Pfiv
	F2	Riversdale Park	High	quality linear park	Mf	Mf	HC, CBC	DSD, Sus, PSNI, PS, Pfiv
	F3	Railway Line Link	Dedicated	pedestrian/cycle routes	Mf	Mf	CBC	DSD, NIR, Sus, PSNI, PS, Pfiv
	F4	Lodge Burn Trails	Formation	of pedestrian routes along Burn	Mf	Mf	CBC	DSD, RA PSNI, PS, Pfiv
	F5	Lodge Burn Linear Park	High	quality landscaped park	Mf	Lf	CBC, Nf LBf	DSD, RA, Sus, WT, PSNI, PS
	F6	St Malachy's Walk	Public	walkway through church grounds	Mf	Mf	St.M, CBC	DSD, PSNI, Sus, PS
	F7	Mountsandel Trail	Pedestrian/cycle	routes to Mountsandel	H	S	CBC	NIEA, NITB, Sus, RA, IWAI, WTF
	F8	River Bann Walkway	Improvements	to existing pedestrian/cycle routes	H	S	CBC	NIEA, NITB, Sus, RA, IWAI, WTF





TOWN WID STRATEGICALS	S1	Smartef Choices Initiativef	Tfavel planning, car sha ing and cycle t aining	H	S	CBC, DRD	Nf LB, Tfans, Sus, NIR, NHSCT, Pfiv
	S2	"Out of Hours" Tfafa ic Analysis Studyf	Assess vehicular access to pedestrianised cofef	H	S	RS	CBC, CCC, PSNI, Pfiv
	S3	Intefpretation and Ofentationf	Pfogfamme of signage and intefpretative a t	H	S	CBC	CCC, NITB, NIEA, INI, AC
	S4	v ening and Late Night conomyf	xpansion of evening economy within town centref	H	S	CBC	CCC, PSNI, RS, Pfiv
	S5	Sustainability Indices	Monitofing of sustainability indices	H	S	CBC	-f
	S6	Pfoject Kelvinf	Implementation of telecommunications hub	H	S	CBC	-f

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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





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.

