

NIEA - Proposed Listings - Cushendall.	25th May 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leader and Champion	<ul style="list-style-type: none"> Our Elected Members will provide civic leadership to our citizens working to promote the Borough as an attractive place to live, work, invest and visit.
Protect the environment in which we live	<ul style="list-style-type: none"> All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.
Lead Officer	Sharon Mulhern
Cost: (If applicable)	N/A

For Decision

1.0 Background

1.1 The Northern Ireland Environment Agency (NIEA) wrote to Council on 15th April 2016 advising that they are considering a number of listings within the Borough under Section 80(1) of The Planning Act (NI) 2011(see Appendix 1).

2.0 Detail

2.1 The proposed listings are as follows:

- Craigacat Bridge, Loughareema Road, Cushendall;
- Water pump, outside 5 Tavnaghan Terrace, Tromra Road, Cushendall;
- Cushendall Mill, rear of 25 Mill Street, Cushendall;
- Portnogolan House, 17 Layde Road, Cushendall;
- 76 Layde Road, Cushendall;
- 2 High Street, Cushendall;
- 4 High Street, Cushendall;
- 10 Shore Street, Cushendall;
- 12 Shore Street, Cushendall; and
- 18 Shore Street, Cushendall.

3.0 Recommendation

3.1 **IT IS RECOMMENDED** that Members agree to the listings as detailed at Appendix 1 and to the Head of Planning responding to NIEA on behalf of Council.

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Environment

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Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/03/029

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

CRAIGACAT BRIDGE, LOUGHAREEMA ROAD, CUSHENDALL, BALLYMENA, CO. ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2213 3387

A handwritten signature in black ink, appearing to read "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address Craigacat Bridge Loughareema Road Cushendall Ballymena Co. Antrim</p>	<p>HB Ref No HB05/03/029</p> 
<p>Extent of Listing Bridge</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Grange of Inispollan Mountain</p>	
<p>Current Building Use Bridge</p>	
<p>Principal Former Use Bridge</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	16/16
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	D2213 3387
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A skew-arched masonry road bridge of 1834 over a minor stream on the Cushendall - Ballycastle road.

The bridge is constructed in random rubble mica schist. The abutment quoins are of rusticated and margined sandstone blocks. There is also a shallow buttress on its downstream left-bank side, with similar quoins. The arch is of semicircular profile with vee-jointed voussoirs detailed as the quoins. Its soffit has been gunited. A moulded sandstone string course runs across each face above the arch crown.

The parapet copings are of roughly-hewn schist with larger latter blocks at each end. A sandstone

plaque is set into the road face of the upstream (NE) parapet. It reads "Craigacat/ 1834".

There are slightly lower rubble masonry approach walls beyond the bridge proper, all now coped with concrete. The bridge has been repointed in sand/cement.

Setting:

The bridge lies on exposed open moorland. The shallow valley created by the stream has been embanked up to create a level road crossing.

Interior Description

N/A

Architects

Historical Information

The 1832 OS map shows a dotted line of road on which this bridge lies, with the caption "new road in progress 1833". This was a continuation of the Antrim Coast Road from Larne to Cushendall northwards to Ballycastle which was constructed 1832-42 by the Scottish engineer William Bald for the Commissioners of Public Works in Ireland. Although this bridge dates from 1834, the section of road on which it lies was not fully completed until the autumn of 1835.

'Craigacat Bridge' is explicitly captioned on all editions of the OS maps from 1857 onwards.

References - Primary Sources:

1. PRONI OS/6/1/15/1. OS 1:10,560 map, Co Antrim sheet 15 (1832).
2. Datestone on bridge (1834).
3. 1835 Ordnance Survey Memoir for Culfeightrin Parish. Reproduced by A. Day & P. McWilliams (eds), Ordnance Survey Memoirs of Ireland: Parishes of Co Antrim IX - North Antrim Coast and Rathlin, p.46 (Belfast: Institute of Irish Studies, 1994).
4. PRONI OS/6/1/15/2. OS 1:10,560 map, Co Antrim sheet 15 (1857).
5. PRONI OS/6/1/15/3. OS 1:10,560 map, Co Antrim sheet 15 (1903-04).
6. PRONI OS/6/1/15/4. OS 1:10,560 map, Co Antrim sheet 15 (1922).

References - Secondary Sources:

1. F.W. Hamond, Antrim Coast & Glens Industrial Heritage, p.79 (Belfast: HMSO, 1991).

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

A. Style
 B. Proportion
 C. Ornamentation
 D. Plan Form
 F. Structural System
 H-. Alterations detracting from building
 J. Setting
 K. Group value

Historical Interest

X. Local Interest
 R. Age
 S. Authenticity
 T. Historic Importance
 V. Authorship

Evaluation

Although very modest in scale, the quality of the Craigacat bridge's construction is evident in the use of sandstone dressings which contrast with the darker mica schist. It also has group value with Glendun Viaduct (HB05/04/026) as well as the neighbouring bridges along this line of road: Corratavey Bridge (HB05/04/001), Altheela Bridge (HB05/04/002), Bush Burn Bridge (HB05/04/003), and Altadreen Bridge

(HB05/04/004).

The bridge's original fabric survives largely intact. Its attested date and association with the Antrim Coast Road - which runs between Larne and Ballycastle and was the largest civil engineering project in Ireland in its day - also enhances its historical interest. This new line of road replaced two previous roads which had much steeper inclines to negotiate and undoubtedly improved social and economic connectivity throughout the area. The bridge is also of local interest.

Replacements and Alterations

Inappropriate

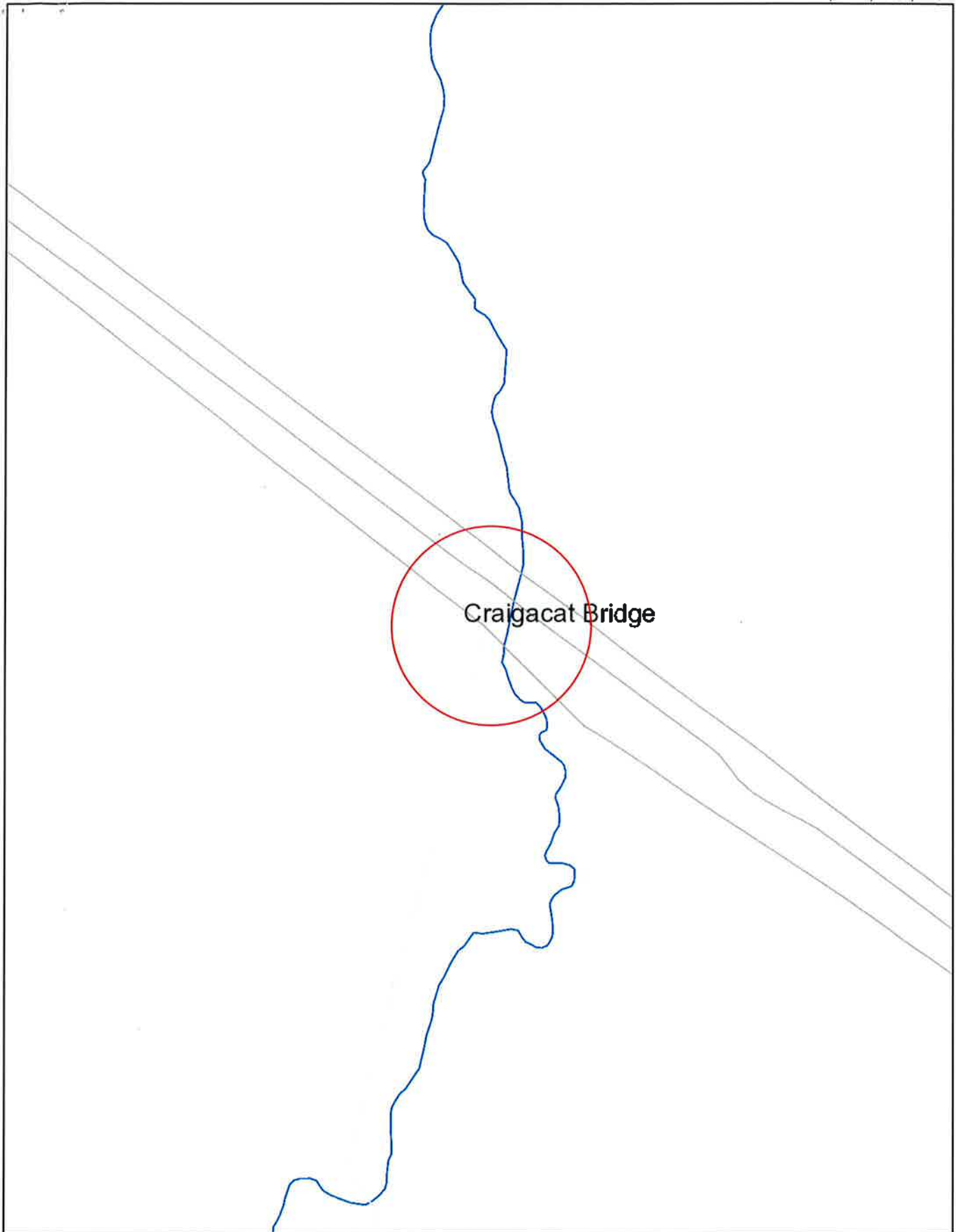
If inappropriate, Why?

Concrete guniting of the arch soffit detracts from the historic character.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 20/02/2015



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Title: HB05/03/029

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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Local Planning Office
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Co Londonderry
BT51 3HS

Planning Office
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File No.
Causeway Coast and
Glens District Council

Historic Environment Division
Heritage Buildings Designation Branch
Kiondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/03/038

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

76 LAYDE ROAD, CUSHENDALL, CO. ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2446 2923

A handwritten signature in black ink, appearing to read 'G Brown'.

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 76 Layde Road Cushendall Co. Antrim</p>	<p>HB Ref No HB05/03/038</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1800 - 1819</p>	
<p>Townland Layd</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	25/5NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2446 2923
Vernacular	Yes	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	Yes				
Derelict	Yes				

Owner Category

Building Information

Exterior Description and Setting

Detached two-bay single-storey rubblestone house, built c.1800, with angled roof. Rectangular on plan facing northeast with byre to the northwest gable. Located on the southeast side of Layde Road with the southeast gable fronting onto the road and partial remains of an outbuilding to the north.

Pitched corrugated asbestos roof with asbestos ridge tiles, parged cement verges and rendered chimneystacks rising from either gable end. The roof follows the angle of the sloping site. Replacement painted steel gutter on iron drive-through brackets. Whitewashed rubble stone walling. Square-headed window openings with timber lintels and original 6/6 sliding timber sash windows having convex horns and exposed sash boxes.

Front elevation has a single square-headed door opening to the centre without door.

Blind rubblestone gabled side elevation.

Rubblestone rear elevation with a single diminutive window opening without window.

Blind rubblestone northwest gable partially obscured by embanked earth.

Roof	Corrugated iron
RWG	Steel
Walling	Whitewashed rubblestone
Windows	Original 6/6 sliding timber sash

Setting:

Set perpendicular to the road on a sloping site enclosed by hedgerows. A single rubblestone outbuilding remains to the north with corrugated iron roof.

Interior Description

Direct-entry two-room plan with lime plastered walls, earthen floor and hardboard sheeted ceiling with partially exposed eaves. G01 has a large rendered hearth and chimneybreast. G02 has a chimney flue with fire surround removed.

Architects

Historical Information

No. 76 Layde Road, a single-storey vernacular farmhouse with outbuildings located in the townland of Layd, was constructed between 1832 and 1857. The farmhouse was first recorded on the second edition Ordnance Survey map (1857) which depicted the building as a simple rectangular-shaped structure that possessed its current layout (the map did not depict the single-storey outbuilding to its north side). The contemporary Griffith's Valuation (1859) set the total rateable value of the farmhouse at £1 and noted that the site was leased to a Mr. Alexander McIlheran by the Earl of Antrim.

Alexander McIlheran was a farmer who resided at the site until c. 1887 when his son Daniel took possession of the site. The single-storey outbuilding to the north side of the farmhouse was constructed between 1857 and the third edition Ordnance Survey map (1903-04) in which it was first depicted; the exact date of construction is not known as there was no change in the value of the site throughout this period.

In 1911 the Census of Ireland described No. 76 Layde Road as a 3rd class dwelling that possessed a thatched roof, consisted of only two rooms and possessed a stable, a cow house, a piggery and a barn amongst its out offices. The site was decreased in value to 10 shillings under the First General Revaluation of Property in Northern Ireland (1936-57) which noted that John McIlheran had purchased the site outright from the Earl of Antrim. McIlheran continued to be recorded as both occupant and owner of No. 76 Layde Road by the end of the Second General Revaluation (1956-72) at which time the total rateable value of the farm remained at 10 shillings.

Field inspection of the site, carried out as part of the Second Survey, has found that the farmhouses' original thatched roof has been replaced with corrugated iron, however it remains a good example of an intact vernacular dwelling of which there are few in the region. The building appeared to be in use to house livestock.

References

Primary Sources

1. PRONI OS/6/1/15/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/15/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/15/3 – Third Edition Ordnance Survey Map (1903-04)
4. PRONI OS/6/1/15/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/2/B/1/40B – Griffith's Valuation (1859)

6. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
 7. PRONI VAL/12/B/2/12A – Annual Revisions (1923-29)
 8. PRONI VAL/3/C/1/4 – First General Revaluation of Property in Northern Ireland (1936-57)
 9. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
 10. Ulster Town Directories (1861-1918)
 11. Census of Ireland (1901; 1911)
-

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- I. Quality and survival of Interior
- J. Setting

Historical Interest

- R. Age
 - S. Authenticity
 - T. Historic Importance
 - X. Local Interest
 - Z. Rarity
-

Evaluation

Detached two-bay single-storey rubblestone former house, built c.1800. Whilst the building is no longer in use as a dwelling (instead being used to house livestock), the walls, windows, rainwater goods and simple interior remain largely intact and the sloping roof is of particular vernacular interest. The former dwelling has special architectural and historic interest as an authentic example of an increasingly rare vernacular building type, situated in its original setting.

Replacements and Alterations

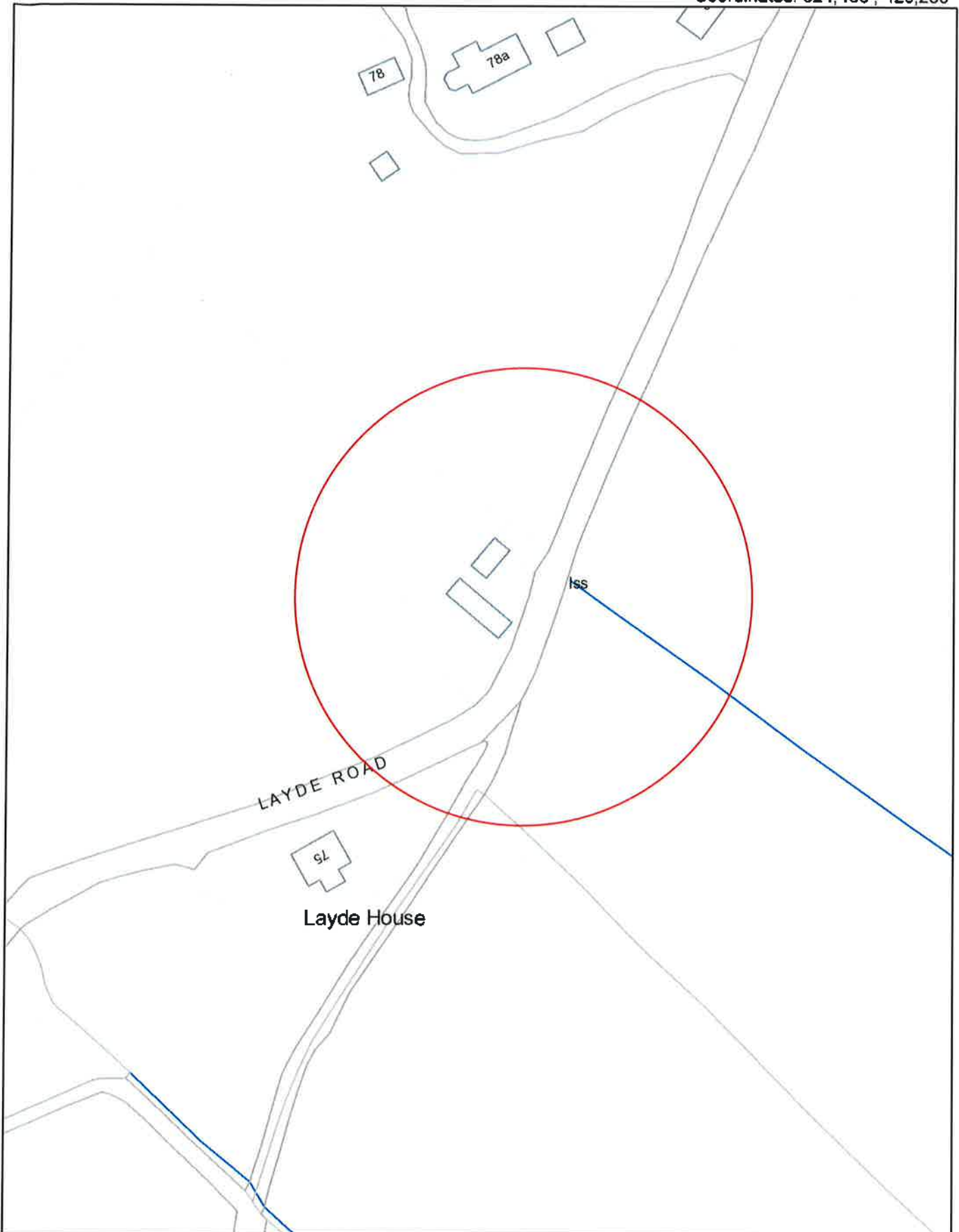
None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/05/2015



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Scale: 1:1,250

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Date: 08 April 2016

Description:

Location Map

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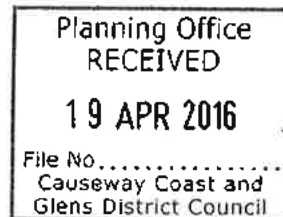


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Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS

*Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA*



Tel: (028) 9056 9216

Our Ref: HB05/03/040

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

**WATER PUMP, OUTSIDE 5 TAVNAGHAN TERRACE, TROMRA ROAD,
CUSHENDALL, BALLYMENA, CO. ANTRIM, BT44 0SZ**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.


I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2233 2852

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address Water pump Outside 5 Tavnaghan Terrace Tromra Road Cushendall Ballymena Co. Antrim BT44 0SZ</p>	<p>HB Ref No HB05/03/040</p> 
<p>Extent of Listing Pump</p>	
<p>Date of Construction 1900 - 1919</p>	
<p>Townland Tavnaghan</p>	
<p>Current Building Use Pump</p>	
<p>Principal Former Use Pump</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	24/8SE
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	D2233 2852
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A disused roadside cow-tailed water pump probably erected by Ballycastle Rural District Council c.1915 to serve adjacent houses.

The pump is located outside one of six semi-detached single-storey houses on the W side of the main road between Cushendall and Cushendun.

It is mounted on a square concrete plinth over a concrete-capped well (which is apparently fed from a nearby spring).

It is of cast-iron construction with a spiral-fluted column, vertically-fluted bulbous top, and cap with fluted rim and acorn finial. There is a wrought-iron cow-tail pump at one side, and a quarter-turn spout (lug for a bucket handle) to front. Although now disused, its internal mechanism appears to be intact. It is enclosed to W and N by a low rendered concrete block wall.

Materials:

Pump body Cast-iron
 Cow-tail Wrought iron

Setting:

The pump is on the roadside at the entrance to no.5 Tavnaghan Terrace. This is one of six semi-detached houses in its vicinity, all of which are 1990s replacements of the three original houses which it served. The rural situation of these and the previous houses is underscored by the fields on the opposite side of the road.

Interior Description

n/a

Architects

Historical Information

This pump served three agricultural labourers' houses which were erected in 1913 by Ballycastle Rural District Council under the Labourers' Acts 1883-1911. This legislation empowered local authorities to purchase land and build houses for agricultural workers thereon. The contract for these particular houses was awarded by the Council to Hugh Taggart of Capecastle in April 1913. It comprised two houses at £133 each and a third at £145, all to be finished by May 1914.

The houses are first cited in the 1915 Valuation revision book and the 1921 OS map. They were replaced with the present six pairs of semi-detached houses in the 1990s.

The pump was almost certainly erected at the same time to serve the original houses. That it is not depicted on the 1921 or 1973 OS maps is probably because it was too small a feature to be mapped. According to a local long-time resident, it was never a great success, people preferring to use a nearby well. Another resident stated that the cap presently on the pump is a replacement of the original.

References - Primary Sources:

1. PRONI LA/11/12EA/1. Ballycastle Rural District Council Labourers' houses - receipts and expenditure accounts (1912-14).
2. PRONI OS/10/1/20/1/2. OS 1:2500 map, Co Antrim sheet 20-01 (1921).
3. VAL/12/B/2/7F. Valuation Revision Books, 1909-23, p.143.
4. PRONI OS/11/24/8/1. OS 1:2500 map, Irish Grid sheet 24-08 (1973).

References - Secondary Sources:

1. Information from owners of nos 3, 4 and 5 Tavnaghan Terrace.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- J. Setting
- A. Style
- B. Proportion

Historical Interest

- R. Age
- X. Local Interest
- Z. Rarity

C. Ornamentation

S. Authenticity
Y. Social, Cultural or Economic Importance
T. Historic Importance

Evaluation

This is a typical cow-tail manually-operated water pump. Although of utilitarian function, it nevertheless has a considerable proportion of its surface embellished with decorative fluting remaining. The diagonal fluting around the column is said to mimic the sackcloth insulation wrapped around it in winter to ward off freezing. Its relationship with the well, from which it drew water, is clearly evident, whilst its intact mechanism also enables its operation to be deciphered. Although the adjoining houses are replacement dwellings, their setting explains why the pump was erected where it was. Except for its possible replacement cap, this pump is as originally erected. It is of local significance, having served the local community for many years prior to the advent of mains water to rural houses. Roadside pumps such as this example were once relatively common but are now quite rare, particularly in Moyle.

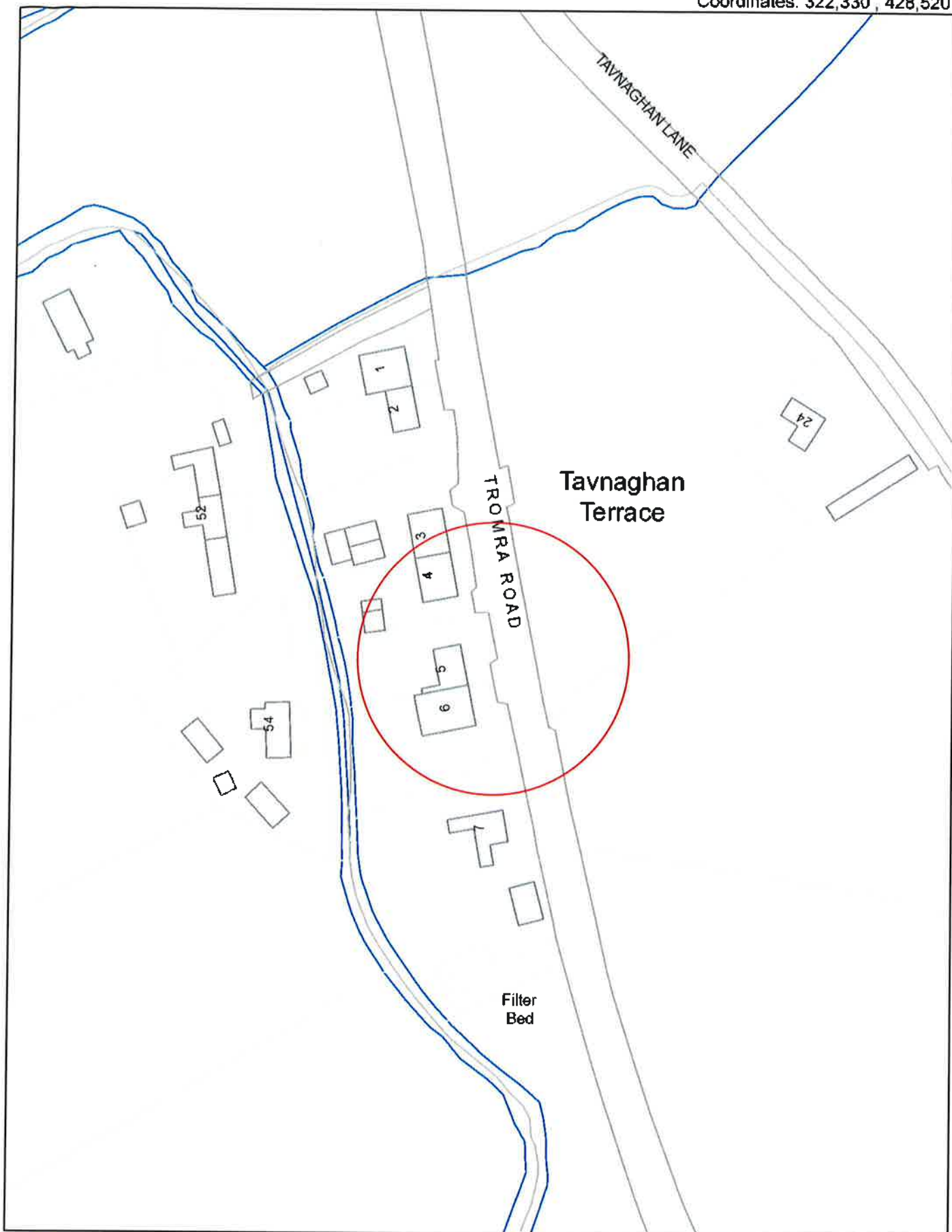
Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 21/02/2015



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Title: HB05/03/040

Scale: 1:1,250

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Date: 08 April 2016

Description:

Location Map

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BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/02/042

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

PORTNAGOLAN HOUSE, 17 LAYDE ROAD, CUSHENDALL, CO. ANTRIM, BT44 0NQ

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2423 2827

A handwritten signature in black ink that reads "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address Portnagolan House 17 Layde Road Cushendall Co. Antrim BT44 0NQ</p>	<p>HB Ref No HB05/02/042</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1880 - 1899</p>	
<p>Townland Faughil</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/5SE
Industrial Archaeology	No	HED Evaluation	B1	IG Ref	D2423 2827
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Private

Building Information

Exterior Description and Setting

Detached three-bay two-storey stone house, built c.1884, with larger two-bay two-storey over basement extension attached to the north, built c.1910. Irregular on plan facing west and located on a mature landscaped sloping site on the east side of Layde Road overlooking the sea.

Pitched natural slate roofs with black clay ridge tiles, lead valleys, black clay finials and four tooled red sandstone chimneystacks with terracotta pots. Cast-iron guttering supported on timber fascia to overhanging eaves and cast-iron downpipes. Random coursed rough-hewn sandstone walling with feathered edges to flush quoins and cement pointing to south block. Random coursed rock-faced red sandstone walling with cement pointing to north block. Square-headed window openings with tooled

flush red sandstone surrounds, red sandstone sills and largely replacement single-pane sliding timber sash windows with horns.

Three-bay two-storey west front elevation with a central wall-head dormer window, centred over a gabled projection at GF and smaller glazed entrance porch to the right. The central projection houses the entrance hall (G02) and has decorative timber bargeboard, timber finial and gable panelling; two diminutive square-headed window openings with fixed-pane leaded coloured glazing. The entrance porch has timber-frame glazing with arcaded plain glazed lights on masonry sill and brick wall, leaded coloured glazed overpanels and glazed panelled timber door; decorative bargeboard and timber finial. The advanced north block has a two-bay two-storey over partially raised basement gabled west elevation with matching timber bargeboard and panel and square-headed window openings with cruciform timber casement windows.

Informal north side elevation has randomly placed window openings of various sizes having timber casements of various sizes. Lean-to porch and shelter built in red brick, attached to centre at basement level and steel fire escape to the right.

East elevation faces the gardens and has an advanced two-bay, three-storey gable-fronted elevation to the north block with a three-sided canted bay window spanning the entire ground floor having hipped natural slate roof, timber casement windows and supported on three iron posts. Three-bay two-storey over partially concealed basement south block with three wall-head dormer windows and a central square-headed door opening with glazed uPVC door opening onto small concrete terrace at GF and steps enclosed by tooled sandstone ashlar plinth walls.

Gabled south elevation with central three-sided canted bay window having hipped natural slate roof, lead ridges and replacement top-hung timber casement windows.

Roof	Natural slate
RWG	Cast-iron
Walling	Random coursed rough-hewn sandstone
Windows	Sliding timber sash / timber casement / replacement timber casement

Setting:

Located on an extensive sloping landscaped site on the east side of Layde Road overlooking the sea enclosed by mature hedging and accessed via a winding gravel driveway leading south and opening onto the road via pair of replacement steel gates hung on original fluted cast-iron posts and flanked by a short stretch of curved iron railings set on a low rock-faced sandstone ashlar plinth wall.

Interior Description

The internal layout comprises a series of rooms running along the east elevation (G03, G04, G09, G10 & G11) accessed from the entrance hall (G02) opening into a stairhall (G05) and connecting north and south blocks at differing levels.

Generally painted plastered walls and ceilings with plain running moulded plaster cornice, replacement plaster roses, carpeted or laminate over boarded timber flooring, moulded timber skirting and flat-panelled timber doors with architrave surrounds. G02 has linoleum covered timber floor and mahogany-effect woodgrained doors with brass furniture. G02 is lit by a pair of diminutive window openings with leaded coloured glazing and figurative painted glass panels, inserted c.1926. G04 is a large reception with bay window and a white marble fire surround. G05 is the central corridor to the north block while housing a dog-leg open-string timber stair with carved tread ends, turned newels and balusters and continuous moulded hardwood handrail. G05 also has woodgrained doors (as above) with decorative entablatures over. Possibly original cast-iron fire surrounds with tiled insets to G06, G10, F03, F06, F07, F09 and F10. Possibly original timber fire surrounds (some with tiled insets) to G07, G09 and B05. F02 has an elaborate Art Nouveau cast-iron fire surround and mantel with round mirror and cast-iron inset. The basement is accessed off G02 with a central corridor (B01) and rooms to either side largely having replacement terracotta tiled floor and replacement sheeted timber wainscotting.

Architects

Historical Information

No. 17 Layde Road, a two-storey late-Victorian house (possessing an early-20th century extension to north) located to the east of Cushendall, was constructed in c. 1884 for the Dobbs family. The building was not depicted on either the first or second edition Ordnance Survey maps (1832; 1857) or on the contemporary Townland Valuations (c. 1834) or Griffith's Valuation (1859). The house was first recorded in the Annual Revisions in 1884 when the newly-constructed building was valued at £20 and 5 shillings. The valuer noted that the site was leased by the Turnly estate, the prominent landowning family which owned most of Cushendall, to Madeline Dobbs (1817-1902), a spinster who occupied the house until her death in 1902 (PRONI Wills).

The property, which was also known as Portnagolan House, was first depicted on the third edition Ordnance Survey map (1903) as a simple rectangular shaped dwelling; at the turn of the 20th century the building consisted of the three southern bays of the current house as the northern block was not added until c. 1910. The 1901 Census of Ireland described Madeline Dobbs as a Lady and noted that she resided at Portnagolan House with her sister and nephew. The accompanying census building return described the property as a 1st class dwelling that consisted of nine rooms and possessed a stable, coach house a cow house and a dairy amongst its outbuildings. Madeline Dobbs died in 1902 at which time Portnagolan House passed to St. Clair Dobbs, a magistrate, Deputy Lieutenant for Co. Antrim and a local land agent. The Annual Revisions suggest that the current two-storey extension was added to the late-Victorian house in c. 1910. In that year the value of the house was doubled to £40 whilst the contemporary 1911 census building return noted that the number of rooms in the building had been raised to 13. Portnagolan House was first depicted along its current layout under the further edition Ordnance Survey map (1921).

Portnagolan house remained occupied by the Dobbs family, who purchased the site outright from the Turnly estate in c. 1930. The value of the house was raised to £50 under the First General Revaluation of Property in Northern Ireland (1936-57) which noted that it had been inhabited by Margaret Dobbs, a prominent local antiquarian and Gaelic enthusiast. The Portnagolan House website notes that Margaret Dobbs was the daughter of Conway Edward Dobbs, High Sheriff of Carrickfergus and Justice of the Peace for County Antrim. Dobbs moved his family to Glenariff, where the family resided at Glenariffe Lodge, and it was here that Margaret Dobbs 'was able to explore her interest in Gaelic culture and she enthusiastically promoted the Irish language amongst her group of friends, many of whom were from well-known Protestant families' including Roger Casement's family. Margaret Dobbs was a founding member of Feis na nGleann (the Glen Feis), a local festival which celebrated the rich Irish heritage of the area. Her passion for the region led Dobbs to write a number of plays, carry out original historical research and to take part in local archaeological digs. Margaret Dobbs was honoured by the Feis committee in 1946; a pair of stained glass windows, dating from 1926 and located within Portnagolan House, commemorate her life and work (Portnagolan House website).

Margaret Dobbs continued to reside at Portnagolan House until her death in 1962 at which time the house was divided into a number of self-contained apartments (PRONI Wills). By the end of the Second General Revaluation the total rateable value of the house was increased to £122. The Portnagolan House website records that the current owners took possession of the house in 1985 and converted the building into a pair of self-contained apartments for holidaymakers visiting the Glens of Antrim (Portnagolan House website).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A – Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/4 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)

12. Ulster Town Directories (1880-1918)
13. PRONI Wills Catalogue (29 Apr 1902; 2 Jan 1962)
14. Census of Ireland (1901; 1911)
15. First Survey Record – HB05/02/042 (No Date)

Online Resources

1. Portnagolan House website - <http://www.portnagolan.com/about/>

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- J. Setting
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

- R. Age
- S. Authenticity
- T. Historic Importance
- U. Historic Associations
- X. Local Interest

Evaluation

Detached three-bay two-storey stone house, built c.1884, with larger two-bay two-storey over basement extension attached to the north, built c.1910. The earlier house is subservient to the larger extension, but the newer addition replicates much of the original detailing such as stone walls and regular fenestration. The interior of the complete house reads as a commodious residence with a seamless transition of the various floor levels. As the home of Margaret Dobbs, the house is of cultural importance due to her contribution to the local Gaelic culture. While some inappropriate replacement fabric has been employed, the house retains much of its late Victorian character both internally and externally, still responding to the sea views in its original setting, overlooking the coastline.

Replacements and Alterations

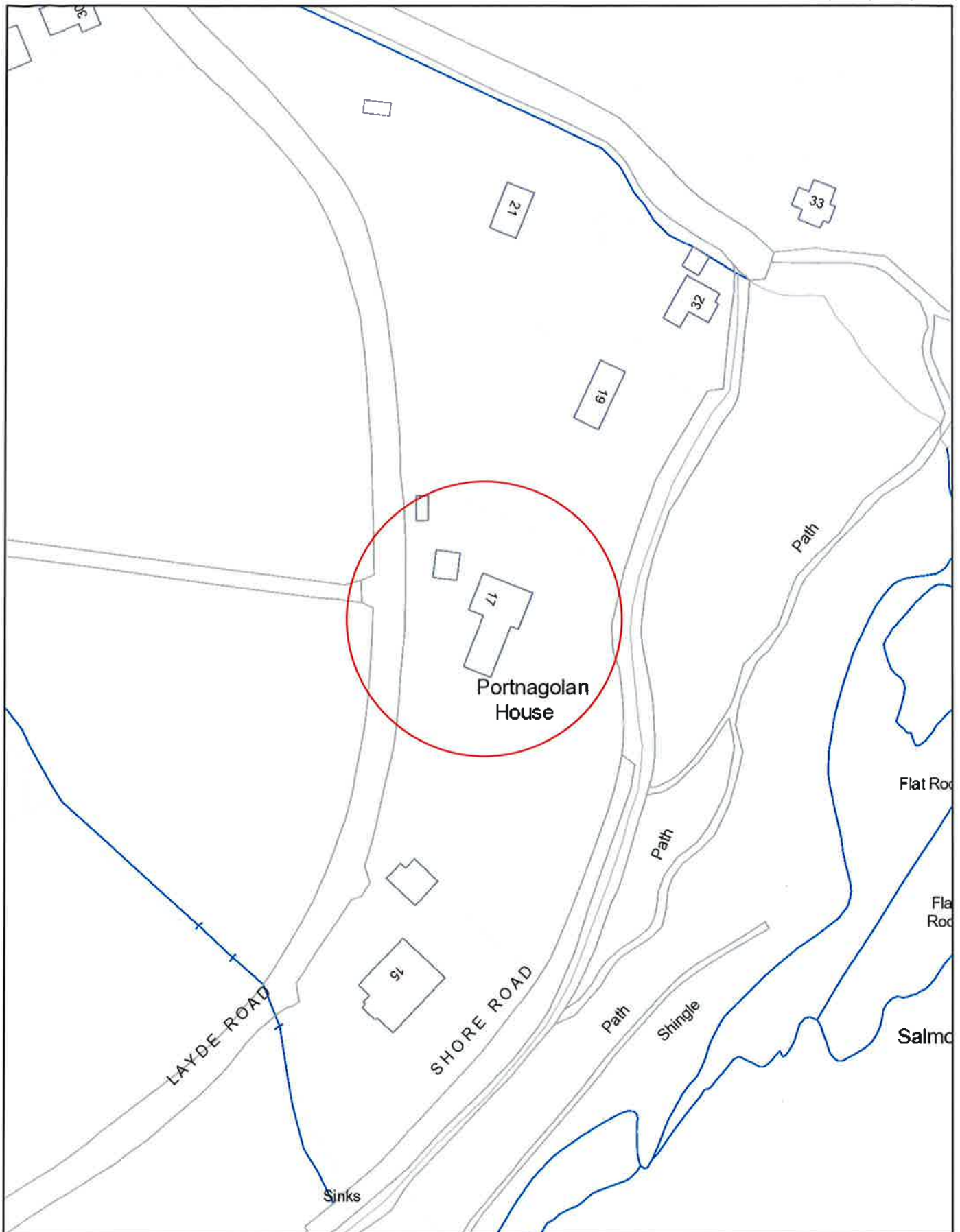
Inappropriate

If inappropriate, Why?

Replacement top-hung timber casement windows and uPVC glazed doors detract from the historic character.

General Comments**Monitoring Notes – since Date of Survey**

Date of Survey 28/05/2015



An Agency within the Department of the
Environment
www.doeni.gov.uk



Northern Ireland
Environment Agency

Title: HB05/02/042

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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ADVANCE NOTICE OF LISTING

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



Department of the
Environment

www.doeni.gov.uk

Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/02/046

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

18 SHORE STREET, CUSHENDALL, CO. ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.


I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2373 2773

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 18 Shore Street Cushendall Co. Antrim</p>	<p>HB Ref No HB05/02/046</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use House - Terrace</p>	
<p>Principal Former Use House - Terrace</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2373 2773
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	Yes				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Mid-terrace two-storey three-bay late-Georgian style dwelling. Built c.1830's. Rectangular on plan, principal elevation faces South-East, built on the North west side of Shore Street.

Pitched natural slate roof with clay ridge tiles with three smooth rendered chimney stacks with circular terracotta pots; ogee cast iron guttering supported on moulded cornice terminating to circular cast iron downpipe to right of centre on front elevation. Small original cast iron rooflight to left side of roof just below ridge.

Principal elevation is of smooth render with banded plaster quoins to each end; ground floor level is comprised of a square headed door opening to left side with replacement sheeted painted timber door with square glazed vision panel and narrow plain fanlight above, door opens onto threshold one

concrete step up from ground level projecting into the pavement. To the right is a coupled pair of 2/2 timber sliding sash with exposed box and to the right side is a square-headed coach arch with replacement modern roller shutter door. First floor consists of three bays with 2/2 exposed box timber sliding sash windows. All window openings are square-headed on masonry sills; bays on ground floor are not aligned with windows on floor above; above all with plaster hood mould.

South-West side abuts adjacent property No.16 Shore Street (HB05/02/029B) with gable projecting above No.16 roofline of upainted smooth render.

North-West elevation to rear not visible at time of survey.

North-East elevation abuts adjacent property No.20 Shore Street with gable projecting above No.20 roofline of upainted smooth render.

Roof	Natural Slate
RWG	Cast iron
Walling	Render
Windows	Timber sliding sash

Setting:

Mid-terrace Georgian-style townhouse, forming part of a terrace of similar houses lining the North west side of Shore Street fronting directly onto the pavement. Set within the Cushendall Conservation Area.

Interior Description

Interior Not Visited

Architects

Historical Information

No. 18 Shore Street, a two-storey three-bay building (possessing coach arch - now garage door) located on the north west side of Shore Street, was constructed prior to 1859. The majority of the buildings located along Shore Street were erected in the first half of the 19th century by the Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase however, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway) the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 18 Shore Street is likely to date from the early-19th century as a row of buildings were depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The buildings along this row may have been included in the contemporary Townland Valuations (1834), however it is difficult to identify specific buildings in that source due to the loss of the Townland Valuation Town Plan (c. 1834). No. 18 Shore Street was first recorded with certainty in Griffith's Valuation (1859) which set the total rateable value of the building at £6 and 15 shillings. The valuer noted that the building also possessed extensive rear outbuildings (utilised as timber stores throughout much of the late-19th century) which were valued at £4. The entire site was initially leased by the Turnly family to Daniel McAlister, a local timber merchant, however the valuer noted that McAlister utilised the building as a lodging house for visitors travelling along the Coastal Road. The lodging house at No. 18 Shore Street continued to operate until c. 1905 when the house was occupied by Archibald McKeegan, a general labourer; the timber stores to the rear of the building continued to be utilised by McAlister throughout this period. McKeegan continued to occupy No. 18 Shore Street during the 1911 Census of Ireland which described the house as a 2nd class dwelling that consisted of two inhabited rooms and possessed a fowl house and shed amongst its rear outbuildings. The McKeegan family remained at the address until c.

1928 when No. 18 Shore Street was acquired by Daniel McCollum, a local building contractor. The McCollum family continued to reside at the site until at least the 1970s and under the First General Revaluation of property in Northern Ireland (1936-57) the value of the house was increased to £17. John McCollum, a local joiner, purchased the site outright from the Turnly family in 1967 and by the end of the Second General Revaluation (1956-72) the total rateable value of No. 18 Shore Street had been further increased to £19 and 10 shillings.

In 1972 the UAHS Guide for the Glens of Antrim described the north side of Shore Street as 'a miscellany of two and three-storey houses, stuccoed, rendered and pebble dashed' (UAHS Guide, p. 33). The buildings along Shore Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, 'testimony itself to the special qualities of the village.' In that year the village was also chosen as one of Northern Ireland's four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A – Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/14 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. Census of Ireland (1901; 1911)

Secondary Sources

1. Brett, C. E. B., 'List of historic buildings, groups of buildings and areas of architectural importance in the Glens of Antrim' Belfast: Ulster Architectural Heritage Society, 1972.
2. Brett, C. E. B., 'Buildings of Co. Antrim' Belfast: Ulster Architectural Heritage Society, 1996.
3. Dallat, C., 'The road to the Glens' Belfast: The Friar's Bush Press, 1989.
4. 'Cushendall Village Conservation Area' Belfast: Department of the Environment, 1975.
5. 'Cushendall Conservation Area' Belfast: Department of the Environment, 1993.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- H-. Alterations detracting from building
- J. Setting
- K. Group value

Historical Interest

- X. Local Interest
- R. Age
- S. Authenticity
- T. Historic Importance

Evaluation

Mid-terrace two-storey three-bay rendered Georgian-style townhouse, built c.1830's, located on the north west side of Shore Street; this row of buildings was depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The majority of the buildings located along Shore

Street were erected in the first half of the 19th century by the Turnly family. No. 18 operated as a lodging house for visitors travelling along the Coastal Road from the mid 1800s until c.1905. It is abutted on its south west side by No. 16 Shore Street (HB05/02/029B) and has group value with its neighbours. Despite the modern roller shutter door to the former coach arch, the exterior retains much historic character and style such as timber sliding sash windows and plaster hood moulds. Its setting is authentic within the town centre; the building makes a valuable contribution to the Cushendall Conservation area.

Replacements and Alterations

Inappropriate

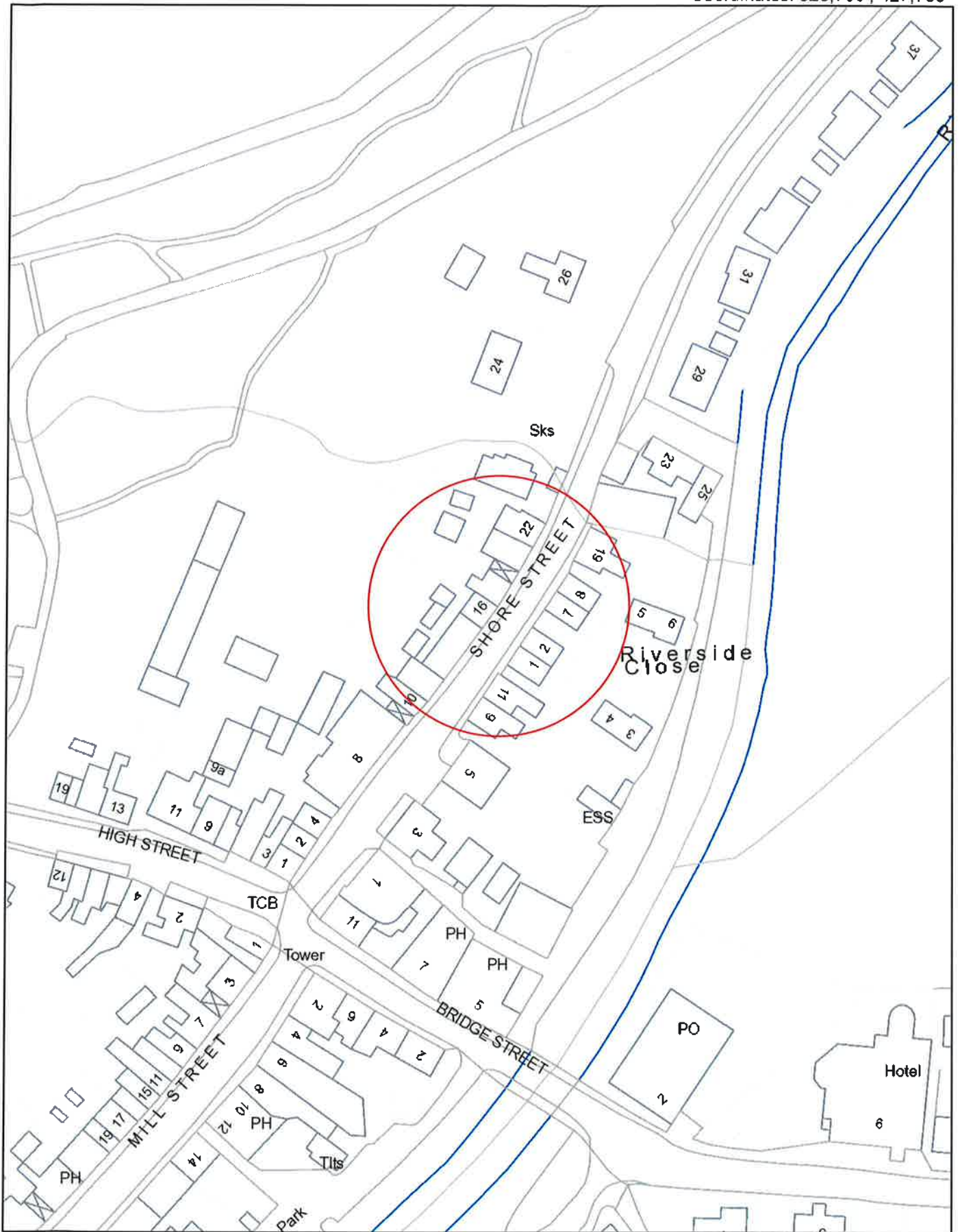
If inappropriate, Why?

Modern roller shutter door to former coach arch detracts from the historic character of the building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 06/02/2015



An Agency within the Department of the
Environment
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www.doeni.gov.uk/niea

Northern Ireland
Environment Agency

Title: HB05/02/046

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Maione Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/02/047

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

12 SHORE STREET, CUSHENDALL, CO. ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2371 2771

A handwritten signature in blue ink, appearing to read "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 12 Shore Street Cushendall Co. Antrim</p>	<p>HB Ref No HB05/02/047</p> 
<p>Extent of Listing House</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use House - Terrace</p>	
<p>Principal Former Use House - Terrace</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2371 2771
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Mid-terrace two-storey two-bay late-Georgian style dwelling. Built c.1830's. Rectangular on plan, principal elevation faces South-East, built on the North west side of Shore Street.

Pitched natural slate roof with terracotta ridge tiles with single smooth rendered chimney stack to right side shared with adjacent property capped with lead; replacement pvc half round guttering fixed to stepped masonry band.

Principal elevation is of smooth render painted finish; all window openings are square-headed on masonry sills; bays on ground floor are not aligned with windows on floor above; ground floor coupled windows to left side are 6/6 exposed box timber sliding sash as are the two single windows above; square headed door opening to right side, slightly recessed with replacement painted timber door with

square six-pane glazed vision panel, door opens onto threshold one concrete step up from ground level.

South-West side abuts adjacent property No. 10 (HB05/02/048) Shore Street.

North-West elevation to rear not visible at time of survey.

North-East elevation abuts adjacent property No. 14 Shore Street.

Roof	Natural Slate
RWG	PVC
Walling	Painted render
Windows	Timber sliding sash

Setting:

Mid-terrace Georgian-style townhouse, forming part of a terrace of similar houses lining the North west side of Shore Street fronting directly onto the pavement. Set within the Cushendall Conservation Area.

Interior Description

Interior Not Visited

Architects

Historical Information

No. 12 Shore Street, a two-storey two-bay building located on the north side of Shore Street, was constructed prior to 1859. The majority of the buildings located along Shore Street were erected in the first half of the 19th century by the Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase however, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway) the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 12 Shore Street is likely to date from the early-19th century as a row of buildings were depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The buildings along this row may have been included in the contemporary Townland Valuations (1834), however it is difficult to identify specific buildings in that source due to the loss of the Townland Valuation Town Plan (c. 1834). No. 12 Shore Street was first recorded with certainty in Griffith's Valuation (1859) which set the total rateable value of the building at £5 and 10 shillings. The valuer noted that the house was initially leased by the Turnly estate to Charles Douglas whose family remained at the address until c. 1918. Following Charles Douglas' death in c. 1897, the house passed to his widow Eliza. In 1911 the Census of Ireland described No. 12 Shore Street as a 2nd class dwelling that consisted of three inhabited rooms and possessed a piggery, fowl house, a potato house and a store as its rear out offices. The property was acquired by a Mr. Denis McCurdy in c. 1918, however under the First General Revaluation of Property in Northern Ireland (1936-57) No. 12 Shore Street was occupied by a Mr. Morris Finlay. The rateable value of the building was increased to £7 by the valuer who also recorded that Finlay operated a shop from the address; the shop was removed from the premises in 1951. The occupants of No. 12 Shore Street continued to change with frequency until 1964 when a Mr. Michael Brennan purchased the building outright from the Turnly estate. Brennan continued to reside at the address by the end of the Second General Revaluation (1956-72) at which time its value stood at £18. In 1972 the UAHS Guide for the Glens of Antrim described the north side of Shore Street as 'a miscellany of two and three-storey houses, stuccoed, rendered and pebble dashed' (UAHS Guide, p. 33). The buildings along Shore Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, 'testimony itself to

the special qualities of the village.' In that year the village was also chosen as one of Northern Ireland's four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
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7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
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11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. Census of Ireland (1901; 1911)

Secondary Sources

1. Brett, C. E. B., 'List of historic buildings, groups of buildings and areas of architectural importance in the Glens of Antrim' Belfast: Ulster Architectural Heritage Society, 1972.
2. Brett, C. E. B., 'Buildings of Co. Antrim' Belfast: Ulster Architectural Heritage Society, 1996.
3. Dallat, C., 'The road to the Glens' Belfast: The Friar's Bush Press, 1989.
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5. 'Cushendall Conservation Area' Belfast: Department of the Environment, 1993.

Criteria for Listing

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Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- H-. Alterations detracting from building
- K. Group value
- J. Setting

Historical Interest

- X. Local Interest
- Y. Social, Cultural or Economic Importance
- R. Age
- S. Authenticity
- T. Historic Importance

Evaluation

Mid-terrace two-storey two-bay rendered Georgian-style townhouse, built c.1830's, located on the north west side of Shore Street; a row of buildings was depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The majority of the buildings located along Shore Street were erected in the first half of the 19th century by the Turnly family. No. 12 is abutted on its north east side by No. 14 Shore Street (HB05/02/029A) and it has group value with its neighbours. It operated as a shop for a few years during the mid 1900s contributing to the social and economic aspects of the village. Despite the modern front door, the exterior retains much historic character and style such as timber sliding sash windows and natural slate roof. Its setting is authentic within the town centre; the building makes a valuable contribution to the Cushendall Conservation area.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Replacement modern entrance door and pvc rainwater goods detract from the historic character of the

building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 06/02/2015



An Agency within the Department of the
Environment
www.doeni.gov.uk



Northern Ireland
Environment Agency

Title: HB05/02/047

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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Department of the
Environment

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Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: 9056 9216

Our Ref: HB05/02/048

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

10 SHORE STREET, CUSHENDALL, CO. ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.


I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2371 2771

G. Brown

Enc Second Survey HBC Report
Location Map

<p>Address 10 Shore Street Cushendall Co. Antrim</p>	<p>HB Ref No HB05/02/048</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use House - Terrace</p>	
<p>Principal Former Use House - Terrace</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2371 2771
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Mid-terrace two-storey three-bay late-Georgian style dwelling. Built c.1830's. Rectangular on plan, principal elevation faces South-East, built on the North west side of Shore Street.

Pitched natural slate roof with clay ridge tiles with three smooth rendered chimney stacks with circular terracotta pots; ogee cast iron guttering supported on moulded cornice terminating to circular cast iron downpipe to right of centre on front elevation.

Principal elevation is of pebble dash with banded plaster quoins to each end; all window openings are square-headed on masonry sills with smooth plaster surround; bays on ground floor are not aligned with windows on floor above; square-headed coach arch to left side with replacement modern roller shutter door, ground floor coupled windows are 6/6 exposed box timber sliding sash with square headed door

opening to right side of ground floor level, slightly recessed with replacement painted timber door with two glazed vision panels and two panels below, door opens onto threshold one concrete step up from ground level.

Three 6/6 exposed box timber sliding sash windows above with smooth plaster bands and continuous smooth plaster sill course.

South-West side abuts adjacent property No.8 Shore Street.

North-West side to rear not visible at time of survey.

North-East elevation abuts adjacent property No.12 Shore Street (HB05/02/047) with gable projecting above No.12 roofline of pebble dash with small square-headed window at attic level with exposed box 1/1 timber sliding sash window .

Roof	Natural Slate
RWG	Cast iron
Walling	Render
Windows	Timber sliding sash

Setting:

Mid-terrace Georgian-style townhouse, forming part of a terrace of similar houses lining the North west side of Shore Street fronting directly onto the pavement. Set within the Cushendall Conservation Area.

Interior Description

Interior Not Visited

Architects

Historical Information

No. 10 Shore Street, a two-storey three-bay building (possessing coach arch) located on the north west side of Shore Street, was constructed prior to 1859. The majority of the buildings located along Shore Street were erected in the first half of the 19th century by the Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase however, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway) the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 10 Shore Street is likely to date from the early-19th century as a row of buildings were depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The buildings along this row may have been included in the contemporary Townland Valuations (1834), however it is difficult to identify specific buildings in that source due to the loss of the Townland Valuation Town Plan (c. 1834). No. 10 Shore Street was first recorded with certainty in Griffith's Valuation (1859) which set the total rateable value of the building at £8. The valuer noted that the private dwelling was initially leased by the Turnly estate to a Ms. Alice Black who remained at the address until the 1870s. The Annual Revisions note that No. 10 Shore Street was occupied by William John Stevenson, a local grocer, in c. 1876. Stevenson continued to occupy the site during the 1911 Census which described the building as a 1st class dwelling that consisted of eight rooms and possessed two cow houses, a piggery, fowl house, a turf house and a store amongst its rear outbuildings. No. 10 Shore Street was increased in value to £8 under the First General Revaluation of Property in Northern Ireland (1936-57) which noted that the property was leased by a the Turnly estate to a Mr. Archibald Dowling. No. 10 Shore Street was purchased outright in 1967 by Daniel McAlister, a local auctioneer who leased the building out to other tenants. By the end of the Second General Revaluation (1956-72) the total rateable value of No. 10

Shore Street stood at £18.

In 1972 the UAHS Guide for the Glens of Antrim described the north side of Shore Street as 'a miscellany of two and three-storey houses, stuccoed, rendered and pebble dashed' (UAHS Guide, p. 33). The buildings along Shore Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, 'testimony itself to the special qualities of the village.' In that year the village was also chosen as one of Northern Ireland's four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A– Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/14 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. Census of Ireland (1901; 1911)

Secondary Sources

1. Brett, C. E. B., 'List of historic buildings, groups of buildings and areas of architectural importance in the Glens of Antrim' Belfast: Ulster Architectural Heritage Society, 1972.
2. Brett, C. E. B., 'Buildings of Co. Antrim' Belfast: Ulster Architectural Heritage Society, 1996.
3. Dallat, C., 'The road to the Glens' Belfast: The Friar's Bush Press, 1989.
4. 'Cushendall Village Conservation Area' Belfast: Department of the Environment, 1975.
5. 'Cushendall Conservation Area' Belfast: Department of the Environment, 1993.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest	Historical Interest
K. Group value	R. Age
A. Style	S. Authenticity
B. Proportion	T. Historic Importance
C. Ornamentation	X. Local Interest
H-. Alterations detracting from building	
J. Setting	

Evaluation

Mid-terrace two-storey three-bay rendered Georgian-style townhouse, built c.1830's, located on the north west side of Shore Street; a row of buildings was depicted along the northern half of the street on the first edition Ordnance Survey map (1832). The majority of the buildings located along Shore Street were erected in the first half of the 19th century by the Turnly family. No. 10 is abutted on its north east side by No. 12 Shore Street (HB05/02/047) and it has group value with its neighbours. Despite the modern front door and roller shutter to the former coach arch, the exterior retains much historic character and style such as timber sliding sash windows and natural slate roof. Its setting is authentic within the town centre; the building makes a valuable contribution to the Cushendall Conservation area.

Replacements and Alterations

Appropriate

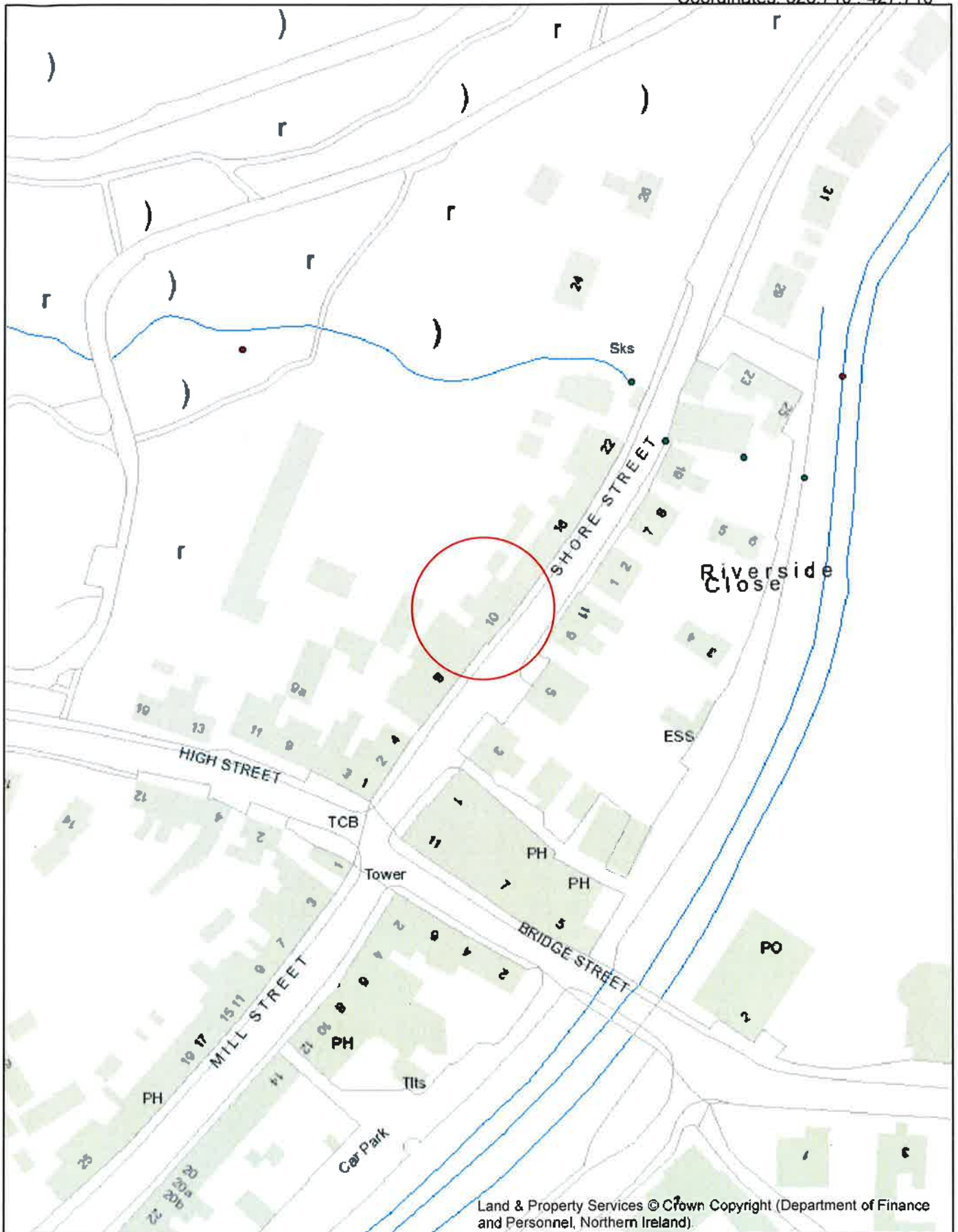
If inappropriate, Why?

Replacement modern entrance door and roller shutter door to coach arch detract from the historic character of the building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 06/02/2015



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Title: HB05/02/048

Scale: 1:1,250

Printed by AP

Date: 12 April 2016

Description:

Location Map

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Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/02/050

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

4 HIGH STREET, CUSHENDALL, CO.ANTRIM

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2365 2766

A handwritten signature in black ink, appearing to read "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 4 High Street Cushendall Co. Antrim</p>	<p>HB Ref No HB05/02/050</p> 
<p>Extent of Listing House</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2365 2766
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Attached two-storey four-bay late-Georgian style house. Built early 1800's. Rectangular on plan, principal elevation faces East, built on the South side of High Street perpendicular to the street. Set within its own grounds behind modern rendered and painted low level wall with pillars and modern hooped-top railing with attached two storey outhouses to rear.

Pitched natural slate roof with terracotta ridge tiles and two rendered chimney stacks with circular black pots; half-round replacement uPVC guttering fixed to painted timber fascia terminating to circular uPVC downpipes to front elevation.

Principal elevation (E) is smooth block-lined render painted finish with stepped plain quoins to each end of main house. All window openings are square-headed on painted masonry sills with painted plaster

band to reveals; All windows are 2/2 exposed box timber sliding sash with horizontal glazing bars to both ground and first floor levels; square headed door opening with metal canopy above; replacement four panel painted timber door, plain side lights and narrow fanlight above, door opens onto threshold one concrete step up from the ground level. The front door bay has one window bay to the right side and two bays to the left, the extreme left side window being of the same type but smaller than the others. The four window bays to first floor level align with the bays below.

To left side of house two storey outhouse extends along boundary with splayed corner, smooth rendered walls, single timber sheeted door with window above blocked up with timber sheeting, other openings blocked up with masonry. Pitched corrugated metal roof with uPVC rainwater goods.

South elevation to rear not visible at time of survey.

West elevation abuts adjacent property No.6 High Street.

Gabled north elevation facing onto High Street of smooth block lined render painted finish with stepped plain quoins to each corner; all window openings are square-headed on painted masonry sills with painted plaster band to reveals; One 2/2 timber sliding sash (horizontal bars) with exposed box to extreme left side on ground floor level, two smaller windows of same type to first floor level, window to left side aligned with window below. Smooth rendered and painted chimney to apex with two black pots and stepped cornice.

Roof	Natural Slate
RWG	Cast iron & PVC replacement
Walling	Painted render, ruled & lined
Windows	Timber sliding sash

Setting:

Attached Georgian-style house, set within its own grounds behind modern rendered and painted low level wall with pillars and modern railing, forming part of a group of similar houses lining the South side of High Street. Set within the Cushendall Conservation Area.

Interior Description

Interior Not Visited

Architects

Historical Information

No. 4 High Street, a two-storey three-bay house located on the south side of High Street, was constructed prior to 1857. The majority of the buildings located along High Street were erected in the first half of the 19th century by the landowning Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase however, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway) the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 4 High Street may date from as early as the Townland Valuations (1834), however it is difficult to identify specific structures in that source due to the loss of the accompanying Townland Valuation Town Plan for Cushendall. The building was first recorded with certainty on the second edition Ordnance Survey map (1857) and Griffith's Valuation (1859) which noted that No. 4 High Street was valued at £2 and 15 shillings and possessed a forge to its rear. The building, which originally possessed a thatched roof, was leased by the Turnly family to a Mr. James Nicholl who remained at the address until c. 1889 when his son Denis took possession of the site. The building was first recorded on the Ordnance Survey Town Plan (1903) and Annual Revisions Plan of Cushendall (1906-c. 1935) which depicted the house

along its current layout. The Census of Ireland noted that Denis Nicholl was employed as a local coal dealer and resided at No. 4 High Street with his brother whom he employed. In 1901 the census building return described the house as a 2nd class thatched dwelling that only consisted of two inhabited rooms and possessed a store as its sole outbuilding. The building's original thatched roof appears to have been removed by at least 1911 as the census of that year recorded it possessed a slated roof. The Nicholl family continued to reside at the address until 1947 when Charles McLernon, a local baker, purchased the site outright and partially converted No. 4 High Street into a bakery. The conversion, and presumable extension, of the site resulted in a huge increase in its value to £40 by the end of the First General Revaluation of Property in Northern Ireland (1936-57). The bakery continued to operate from the rear of the house until 1961 when it was occupied as a store by J. B. Kennedy Ltd. Charles McLernon continued to be recorded as occupant of No. 4 High Street until the end of the Second General Revaluation (1956-72) at which time the total rateable value of the site had been increased to £34.

In 1972 the UAHS Guide for the Glens of Antrim described High Street as 'an outstandingly attractive street, of quite exceptional merit and character, climbing very steeply indeed from the crossing of the main street to Court McMartin, almost every building in it of individual merit apart from the value of the group as a whole; the roofs, gables, doors and windows rise in an irregular staircase up the hillside' (UAHS Guide, p. 34). The buildings along High Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, 'testimony itself to the special qualities of the village.' In that year the village was also chosen as one of Northern Ireland's four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A – Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/14 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. Census of Ireland (1901; 1911)

Secondary Sources

1. Brett, C. E. B., 'List of historic buildings, groups of buildings and areas of architectural importance in the Glens of Antrim' Belfast: Ulster Architectural Heritage Society, 1972.
2. Brett, C. E. B., 'Buildings of Co. Antrim' Belfast: Ulster Architectural Heritage Society, 1996.
3. Dallat, C., 'The road to the Glens' Belfast: The Friar's Bush Press, 1989.
4. 'Cushendall Village Conservation Area' Belfast: Department of the Environment, 1975.
5. 'Cushendall Conservation Area' Belfast: Department of the Environment, 1993.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation

Historical Interest

- R. Age
- S. Authenticity
- T. Historic Importance

J. Setting
H-. Alterations detracting from building

X. Local Interest
Y. Social, Cultural or Economic Importance

Evaluation

Two-storey four-bay late-Georgian-style house, built early 1800's, located on the south side of the steeply sloping High Street, adjacent to No. 2 High Street (HB05/02/055) and abutted by No. 6 High Street, close to the central crossroads of Cushendall village. It was thatched until c.1911. The house was converted into a bakery in 1947 and operated as such until 1967, contributing to the social and economic aspects of the village. Despite the modern front door with modern canopy, the exterior retains much historic character and style such as timber sliding sash windows and stepped quoins. Its interest is further raised by its unusual aspect within the street, with the gable wall fronting onto High Street. Its setting is authentic within the town centre; the building makes a valuable contribution to the Cushendall Conservation area.

Replacements and Alterations

Inappropriate

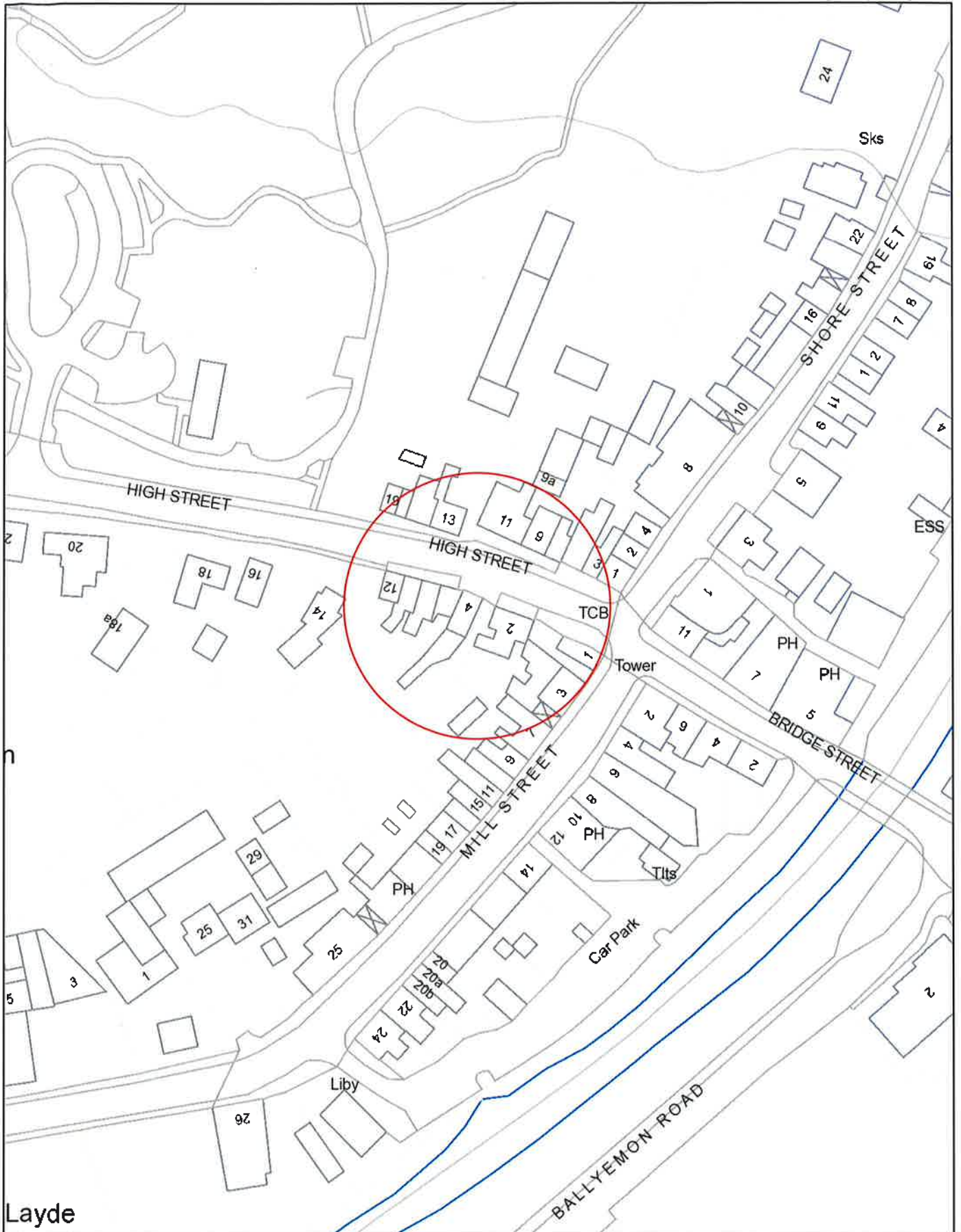
If inappropriate, Why?

Replacement entrance doorcase with modern metal canopy detract from the historic character.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 06/02/2015



Layde



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Environment
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Northern Ireland
Environment Agency

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Title: HB05/02/050

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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Environment

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Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



*Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA*

Tel: (028) 9056 9216

Our Ref: HB05/02/052

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

**CUSHENDALL MILL, AT REAR OF 25 MILL STREET, CUSHENDALL, CO. ANTRIM,
BT44 0RR**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2357 2760

A handwritten signature in black ink, appearing to read "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address Cushendall Mill At rear of 25 Mill Street Cushendall Co. Antrim BT44 0RR</p>	<p>HB Ref No HB05/02/052</p> 
<p>Extent of Listing Former mill and internal kilns</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use Store</p>	
<p>Principal Former Use Mill</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	Yes	HED Evaluation	B1	IG Ref	D2357 2760
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A two-storey, four-bay early 19th C water-powered corn mill, now removed of plant and machinery but still retaining two internal grain-drying kilns.

The mill is cut into a south-facing slope at the back of the N side of Mill Street. It is aligned approximately E-W along the bottom of the slope with its principal elevation facing S. It is located in a yard at the back of No. 25 Mill Street, the former mill house.

Pitched replacement natural slate roof, half-round metal RWG. Walls are random rubble with roughly-squared quoins and advanced eaves, all in sandstone; vestiges of whitewash survive. All openings have

voussaired sandstone heads and windows to front have sandstone cills.

All the doors and windows are modern timber replacements.

The S elevation, facing to the yard, is five openings wide. Its extreme left (W) end is abutted by a later single-storey building. To the right of this are, from left to right: a sliding timber door, 4x4-paned window, door, and 4x4-paned window. The two windows are set into former door openings. There is a FF window directly above each of the GF opes: two 2/2 sliding sashes, two 8/8 sashes and one with 4x4 panes. The E gable is blank save for a 8/8 timber sliding sash FF window (with stone head and cill).

Being cut into the slope, the N elevation is visible only at FF level. The left (E) half of the wall is devoid of openings. There is a wide door to centre and three windows to right: 1x1 (possibly a later insertion), and two 2/2 sashes (all without cills). The remnants of a later cast-iron stove flue project between the two latter windows.

The W gable is inaccessible. Its apex is clad with slates and it is abutted at GF by a single-storey roofless lean-to wheel house which enclosed the waterwheel. The rubble masonry headrace is still visible at the NW corner of the premises.

Materials:

Roof	Natural slate (replacement)
Walling	Random rubble sandstone, vestiges of whitewash
Windows	Timber casement & timber sliding sash (replacement)
Doors	Timber panelled
RWGs	Half-round metal

Setting:

The mill is located in a yard at the back of No. 25 Mill Street, the former mill house (refurbished). The yard is enclosed to N and E by a rubble stone wall and is accessed at S via a laneway from the main road. To the W of the premises is a petrol station, the boundary of which is defined by a rendered wall.

Interior Description

Apart from its two internal kilns, the mill has been gutted of all machinery and is now used as a domestic woodworking shop and store.

The left-hand door on the S elevation leads directly into Room GF1. The floor is flagged with stones and the walls are unpainted and unplastered. The ceiling is supported on longitudinal joists over transverse timber beams. The latter are additionally supported at one end with vertical steel RSJ columns. Although now sheeted over, the position of the former sack hoist trapdoor is still evident. There was possibly a mezzanine floor at the gable end of this room where the millstones were located, but this has been removed and the ceiling raised to the same level as the rest of the room. There is a small opening, now infilled, at the W end of the S wall into the abutting single-storey building. There is a modern replacement wooden staircase at left on entry into the room up to FF.

At right on entry from outside is a corridor along the S side of the GF interior (GF2). It has a flagged stone floor and semicircular vaulted stone ceiling.

The next bay along the corridor is a kiln (GF3), entered through a flat timber-headed opening. The GF contains the fire hole in a rubble stone setting and around which is a vaulted stone passage below the drying floor above.

The next bay along (GF4) contains a flight of quarter-turn stone steps, the top exit from which is now blocked. The infilling to the rest of this bay seems to be an original feature.

At the far (E) end of the corridor is the fourth bay (GF5) which is entered by a semicircular-headed opening from the corridor. It was also a kiln and its GF contains a fire hole around the setting of which is a vaulted stone passage.

The FF is accessed from the stairs in GF1 and is divided into three main sections. At W is what is now a small woodworking shop (FF1). Its only features of note are the two king-post trusses which support two

pairs of purlins under common rafters. The waterproof membrane on top of the slating battens indicate that the roof has been reslated.

A timber door at the SE corner of the room leads into a corridor (with flagged stone floor; FF2) from which bay 2 (FF3) is accessed. The latter was originally the drying floor above GF3 but the floor tiles have been lifted and replaced with a concrete floor. There would also have been a ventilator in the roof, but there is no trace of it in the replacement roof. There is also a large opening on the E wall of this room which is probably a later insertion to make the space inside more usable.

The E end of the corridor leads into a single space (FF4) above GF4 and GF5. The floor is of stone flags and there are two king-post trusses to the roof. There were originally stairs down at the S end of this room to GF4, but their opening has been infilled. The NE part of this room is delineated by a low random rubble wall which encloses the drying floor associated with GF5. RSJs are set across the top of the opening but are likely to be relatively recent; the original drying floor would probably have had perforated clay tiles on a wrought-iron sub-frame. As with the first kiln, there are now no traces of the roof vent.

Architects

Historical Information

The 1832 OS maps captions two corn mills in this townland - this one and another further up the River Dall (at grid D229 279). The 1835 Ordnance Survey Memoir describes the former as "an excellent corn mill with a commodious yard. ... The wheel, which is overshot, is 16ft in diameter and 4ft wide." The upstream mill is noted as being "old" and "in very bad order" and it is probable that it was superseded by the one in the village.

The 1834 Valuation book notes the mill as belonging to Francis Turnly, the local landlord. It measured 93ft by 26ft 6in and stood 19ft high. There were also two one-storey and one two-storey dwellings associated with it. No technical details are given beyond the facts that there was a good supply of water throughout the year and that the premises were very neat and convenient. By contrast, the upstream mill is noted as being "not near so good".

According to the Cushendall Conservation Area booklet (1993), the village, including its mill, was purchased by Francis Turnly in 1813 and he refurbished it in 1838. However, the '1A+' quality letter assigned to the mill in the 1835 Valuation implies that it was slated and built within the last 20-25 years; it would not have required any refurbishment. It is likely that it was the mill upstream of the present one which was bought by Turnly, and that he decided to replace it with the present one. Only someone of his wealth could have afforded such a large, well-built mill incorporating two kilns. When exactly he built it is uncertain, but it was probably sometime in the 1820s.

The mill continues to be captioned as a corn mill on the 1857 OS map; the other one was in ruins by then. The 1859 Valuation notes that Cushendall mill was occupied by George Miller. The premises comprised a house, offices, kiln man's house, corn mill, kilns and yard, the total rateable value of which was £35. The dimensions of the mill and kilns are given as 93ft x 26ft 6in by 19ft (i.e. the same as 1834). Two pairs of stones are noted - one for shelling and the other for grinding. There was sufficient waterpower for both stones to work simultaneously. There were also fans and sifters for processing the grain and meal, but no elevators. Two kiln heads (drying floors) are noted and also the large attached yard. For valuation purposes, the mill was deemed to work 12 hours per day for six months in the year. A succession of people are recorded as having leased the mill in subsequent valuations: Thomas Thompson (1874), Robert Ferguson (1877), Archibald McKillop (1878), Dorothea Turnley (1880), George Millar (1881), John McGregor (1889), Mary McGregor (1903), Sarah McGregor (1905), James Bond (1912), and Anthony O' Connor (1913).

The mill continues to be cited as a corn mill on the OS maps of 1903 and 1921. The 1912 Valuation notebook describes it as 200 years old [as noted above, this was probably not the case], dilapidated and "only worked five or six months each year at 50-55 hours per week". Its dimensions are the same as before. Mr Bond had rented the mill and three associated houses for a year, with the option of continuing to rent should he so wish.

An entry of 1925 in the Valuation revision book notes the appearance of an electric light station in

addition to the corn mill. This was a private undertaking by Mr O'Connor to supply the village with electricity and operated as the Cushendall Electric Light & Power Company. The company may have actually started generating two years earlier as a 15hp turbine (on a 20ft fall) is recorded at Cushendall by Messrs Hay-Maryon, turbine manufacturers of Loughborough, in 1923. Its installation undoubtedly necessitated the removal of the waterwheel. In all likelihood, milling was abandoned at this time (if not before), although corn drying may have continued for a time.

O'Connor's venture appears to have been successful as an application was made by the Company to the Electricity Commissioners for N. Ireland in 1929 to increase the station's output to 20kW (27hp). This was granted in March of that year. This increase in capacity was doubtless effected by the installation of an engine to supplement the existing turbine; according the mill's present owner, it was a diesel engine. It may have been housed in the single-storey building abutting the mills SW corner.

According to the valuations, James Finnegan took over generating from Mr O'Connor c.1937, and was in turn taken over by the Electricity Board for Northern Ireland c.1953. This Board (EBNI) had been set up under the Electricity (Supply) Act (Northern Ireland) 1931 and was empowered, amongst other things, to acquire existing generating stations. The Cushendall undertaking was amongst the last of the rural enterprises to be acquired by the Board. Having acquired it, they closed it down (the village having been connected up to the National Grid) and the building reverted to use as a store.

References - Primary Sources:

1. PRONI OS/6/1/20/1. OS 1:10,560 map, Co Antrim sheet 20 (1832).
2. PRONI VAL/1/B/148B. First Valuation book, p.40 (17 June 1834).
3. 1835 Ordnance Survey Memoir for Laid Parish. Reproduced by A. Day & P. McWilliams (eds), Ordnance Survey Memoirs of Ireland: Parishes of Co Antrim IV - Glens of Antrim, p.48 (Belfast: Institute of Irish Studies, 1992).
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5. PRONI VAL/2/B/40B. Second Valuation book, p.58, plot 20 (1859).
6. PRONI VAL/12/B/2/7A-F. Valuation revision books for Cushendall Electoral Division, 1864-1923.
7. PRONI OS/10/1/20/1/1. OS 1:2500 map, Co Antrim sheet 20-01 (1903).
8. PRONI Val/12/A/1/24. Valuation note book, p.80 (1912).
9. PRONI COM/108/32. Application by Cushendall Electric Light & Power Company to Electricity Commissioners for N. Ireland to increase generating capacity (1929).
10. PRONI VAL/12/F/1/3/3. Valuation revision book, 1930-35.
11. PRONI VAL/3/E/1B. Valuation revision book, 1939-54.

References - Secondary Sources:

1. H.G. Gribbon, The History of Water Power in Ulster, p.243 (Newton Abbot: David & Charles, 1969).
2. Northern Ireland Electricity Service, 100 Years of Electricity in Northern Ireland: A Short History from 1883 (Belfast, 1986).
3. Department of the Environment N. Ireland, Cushendall Conservation Area (Belfast, 1993).
4. Information from current owner.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- G. Innovatory Qualities
- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- I. Quality and survival of Interior

Historical Interest

- X. Local Interest
- Z. Rarity
- R. Age
- S. Authenticity
- T. Historic Importance
- Y. Social, Cultural or Economic Importance

Evaluation

This is an unusually substantial and well proportioned early 19th C corn mill and reflects the financial

standing of the Turnlys, the local landowners who were responsible for its construction. Its plan form is also slightly unusual in that it still retains two kilns (normally only one is found, often in a separate building). Unfortunately its plant and machinery are long removed, although it is still possible to decipher that it was a mill from the presence of the kilns, waterwheel pit, and vestiges of the mill races. The wall fabric and roof framing are original and unaltered. It was undoubtedly of economic value to the local farming community and, in later years to the townsfolk as a supplier of electricity. It is of architectural, historical and local interest, retaining much internal and external historic character.

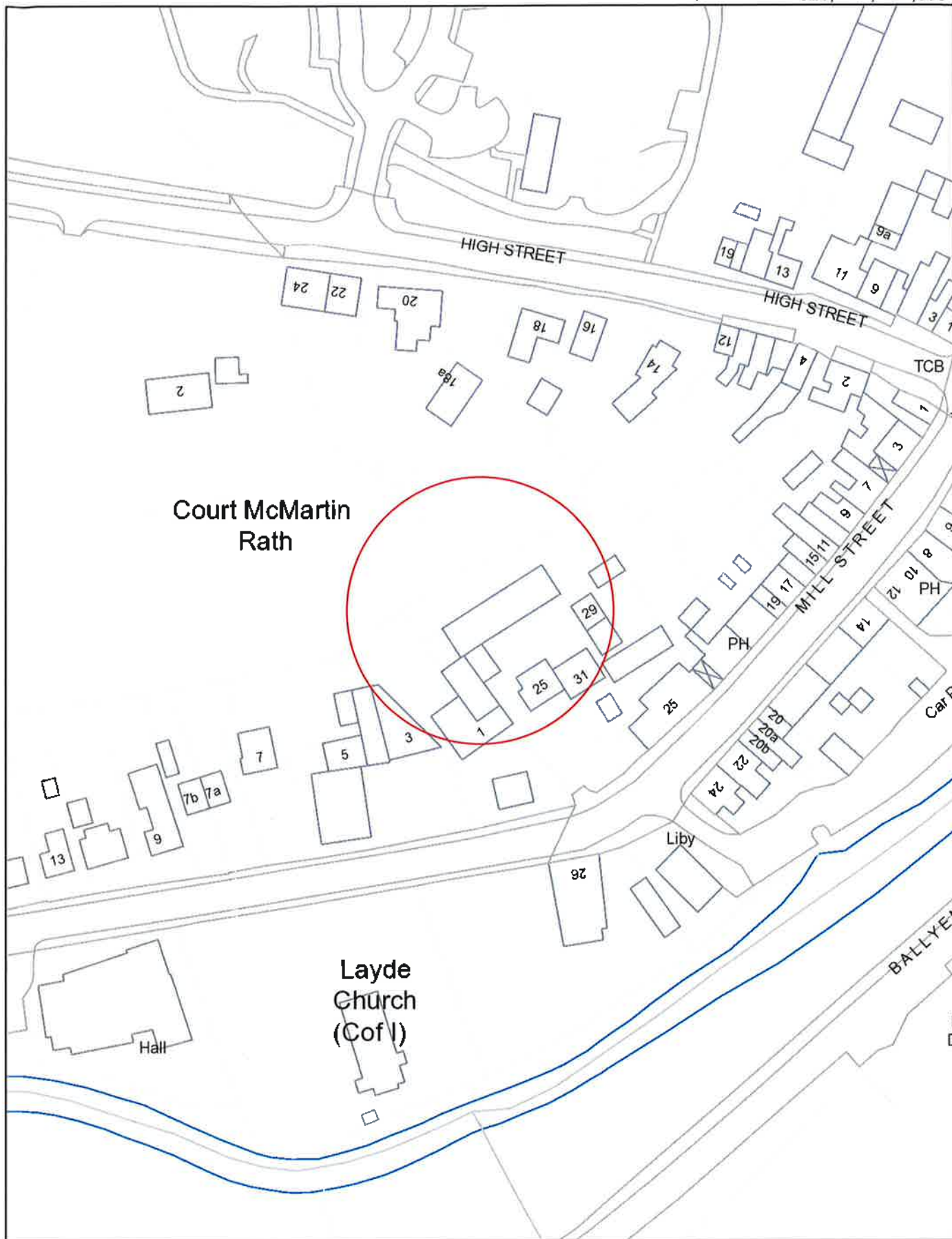
Replacements and Alterations

If Inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 20/02/2015



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Northern Ireland
Environment
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Title: HB05/02/052

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

ADVANCE NOTICE OF LISTING



Department of the
Environment

www.doeni.gov.uk

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/02/055

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

2 HIGH STREET, CUSHENDALL, CO. ANTRIM, BT44 0NB

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information.

Grid Ref: D2366 2766

A handwritten signature in black ink that reads "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 2 High Street Cushendall Co. Antrim BT44 0NB</p>	<p>HB Ref No HB05/02/055</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Cushendall</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	25/9NE
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2366 2766
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Detached three-bay single-storey with attic rendered house, built c.1830 with gable-ended two-storey return. T-shaped on plan facing northeast and set back slightly on the southwest side of High Street on a sloping site.

Pitched natural slate roof with corbelled eaves; black clay ridge tiles and a rendered chimneystack with a single terracotta pot to either gable end. Replacement steel rainwater goods. Painted ruled-and-lined rendered walling. Square-headed window openings with painted masonry sills and horizontally-glazed 2/2 sliding timber sash windows and exposed sash boxes (unless otherwise stated).

Asymmetrical three-bay single-storey front elevation with an off-centre square-headed door opening

having replacement timber panelled door and possibly original spoked iron fanlight. Door is flanked by single horizontally-glazed 2/2 sliding timber sash windows (some panes with historic glass) and exposed sash boxes.

Southeast gable fronts onto the garden of Turnly's Tower (HB05/02/001) and has a pair of square-headed attic-storey window openings with replacement top-hung timber casement windows.

Rear elevation abutted by gable-ended two-storey return with further two-storey projection to the left side. Painted rough-cast rendered walling with square-headed door and window openings having replacement top-hung timber casement windows.

Northwest elevation faces onto side access lane. Gable at left side has a pair of square-headed attic-storey window openings with replacement top-hung timber casement windows. Gable at right side (attached projection) has a painted rubblestone gable with rendered chimneystack.

Materials:

Roof	Natural slate (replacement)
RWG	Replacement steel
Walling	Painted ruled-and-lined render
Windows	Timber sliding sash / replacement top-hung timber casements

Setting:

Located on a small sloping site on the southwest side of High Street with small paved front area enclosed by low rendered wall and a single wrought-iron pedestrian gate. Bitmac paved laneway runs along the northwest gable providing shared access to the rear with small garden enclosed by hedging.

Interior Description

Interior not visited.

Architects

Historical Information

No. 2 High Street, a single-storey three-bay cottage located on the south side of High Street, was constructed prior to 1857. The majority of the buildings located along High Street were erected in the first half of the 19th century by the landowning Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase. However, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway), the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 2 High Street may date from as early as the Townland Valuations (1834), although it is difficult to identify specific structures in that source due to the loss of the accompanying Townland Valuation Town Plan for Cushendall. The building was first recorded with certainty on the second edition Ordnance Survey map (1857) and Griffith's Valuation (1859) which recorded that No. 2 High Street was valued at £9 and 15 shillings and was leased to a Mrs. Anne McDonnell by the Turnly estate. Anne McDonnell continued to reside at the address until her death in 1877 at which time the cottage passed to Charles McDonnell, her nephew (PRONI Wills). The Annual Revisions note that Charles McDonnell did not reside at the address but that No. 2 High Street was occupied by a number of tenants over the following three decades. The cottage was depicted along its current layout (possessing a rear return and outbuilding) on the Ordnance Survey Town Plan of 1903 suggesting that no major alterations have been made to the structure of the building since at least the early-20th century. The Annual Revisions recorded No. 2 High Street as a vacant structure from c. 1903 until the 1930s. The cottage was occupied by a Mr. Andy Close under the First General Revaluation of Property in Northern Ireland (1936-57). The valuer noted that Close operated a shop from the premises which had been increased in value to £7.

The occupants of the site continued to change frequently throughout the 20th century and by the end of the Second General Revaluation (1956-72) No. 2 High Street appears to have been solely utilised as a shop premises with its total rateable value standing at £11 and 10 shillings.

In 1972 the UAHS Guide for the Glens of Antrim described High Street as 'an outstandingly attractive street, of quite exceptional merit and character, climbing very steeply indeed from the crossing of the main street to Court McMartin, almost every building in it of individual merit apart from the value of the group as a whole; the roofs, gables, doors and windows rise in an irregular staircase up the hillside' (UAHS Guide, p. 34). The buildings along High Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, 'testimony itself to the special qualities of the village.' In that year the village was also chosen as one of Northern Ireland's four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

References

Primary Sources

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A– Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/14 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. PRONI Wills Catalogue (18 Jul 1877)
14. Census of Ireland (1901; 1911)

Secondary Sources

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3. Dallat, C., 'The road to the Glens' Belfast: The Friar's Bush Press, 1989.
4. 'Cushendall Village Conservation Area' Belfast: Department of the Environment, 1975.
5. 'Cushendall Conservation Area' Belfast: Department of the Environment, 1993.

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- J. Setting
- H-. Alterations detracting from building

Historical Interest

- R. Age
- S. Authenticity
- T. Historic Importance
- X. Local Interest

Evaluation

A small detached three-bay single-storey with attic rendered house, built c.1830, located on the steeply sloping High Street, adjacent to Turnly's Tower (HB05/02/001) at the central crossroads of Cushendall village. Although the house has been modified to the rear and windows have been replaced, sufficient exterior historic fabric and character remains to consider it special. It operated as a shop for a number of

years during the mid 1900s, adding to its local interest. Its setting is authentic within the town centre; the building makes a valuable contribution to the Cushendall Conservation area.

Replacements and Alterations

Inappropriate

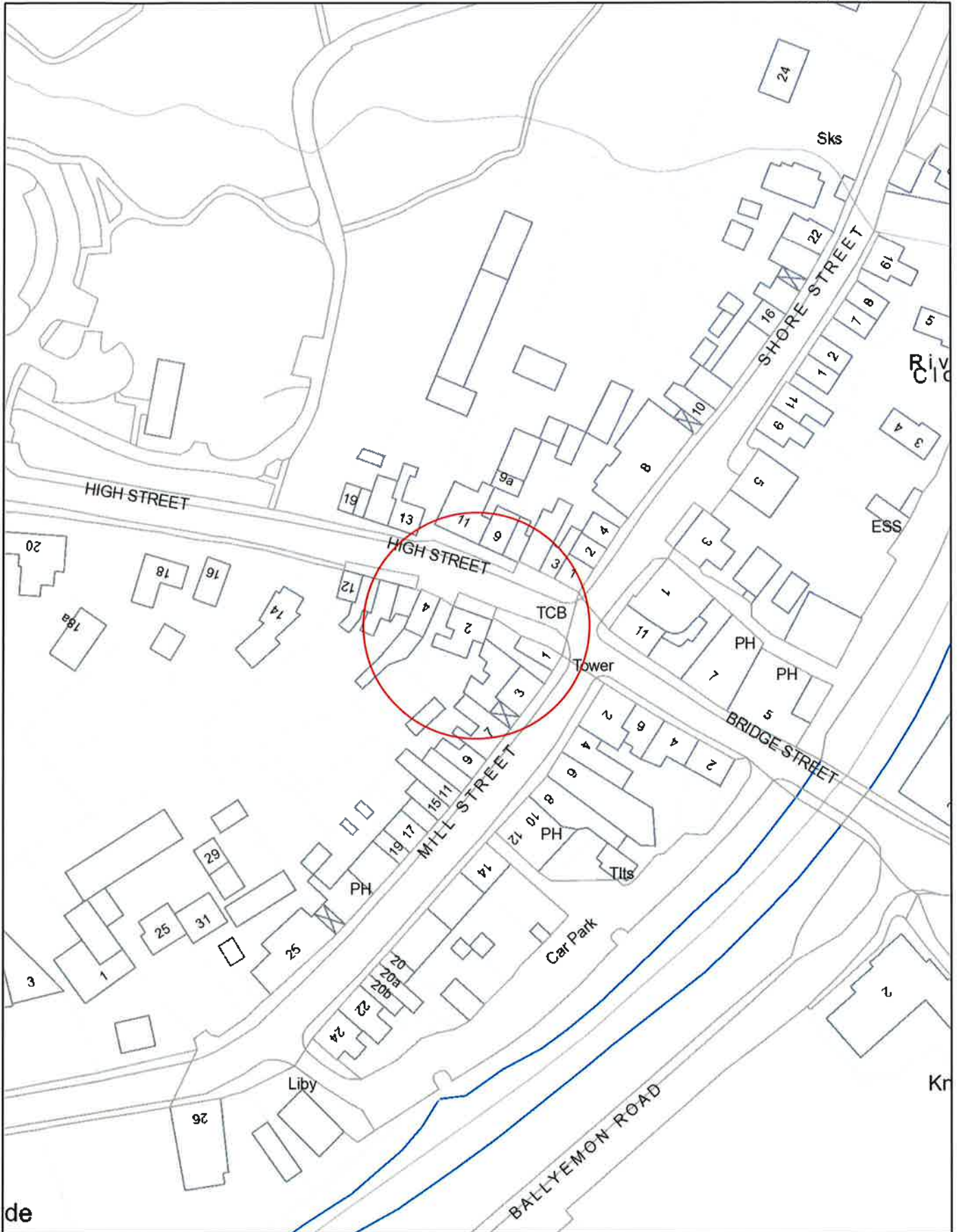
If inappropriate, Why?

Replacement casement windows to rear detract from the overall historic character of the house.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/05/2015



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Title: HB05/02/055

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map