

<b>NIEA - Proposed Listings - Cushendun.</b>	<b>25<sup>th</sup> May 2016</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	<b>Outcome</b>
Leader and Champion	<ul style="list-style-type: none"> <li>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.</li> </ul>
Protect the environment in which we live	<ul style="list-style-type: none"> <li>All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.</li> </ul>
<b>Lead Officer</b>	Sharon Mulhern
<b>Cost:</b> (If applicable)	N/A

## **For Decision**

### **1.0 Background**

1.1 The Northern Ireland Environment Agency (NIEA) wrote to Council on 15<sup>th</sup> 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).

### **2.0 Detail**

2.1 The proposed listings are as follows:

- Former Gate Lodge, 14 Glendun Road, Cushendun;
- 140 Tromra Road, Cushendun; and
- 63 Cushleake Road, Cushendun.

### **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.

**ADVANCE NOTICE OF LISTING**

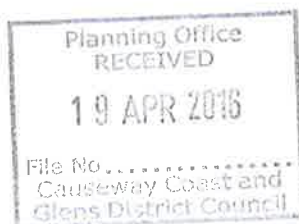


Department of the  
**Environment**

[www.doeni.gov.uk](http://www.doeni.gov.uk)

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

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



Tel: (028) 9056 9216

Our Ref: HB05/03/020 B

Date: 15/04/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**FORMER GATE LODGE, 14 GLENDUN ROAD, CUSHENDUN, CO. ANTRIM, BT44 0PX**

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: D2460 3320

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

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map

<p><b>Address</b> Former Gate Lodge 14 Glendun Road Cushendun Co. Antrim BT44 0PX</p>	<p><b>HB Ref No</b>    HB05/03/020 B</p> 
<p><b>Extent of Listing</b> Former gate lodge</p>	
<p><b>Date of Construction</b> 1920 - 1939</p>	
<p><b>Townland</b> Cushendun</p>	
<p><b>Current Building Use</b> Office</p>	
<p><b>Principal Former Use</b> Gate Lodge</p>	

<b>Conservation Area</b>	Yes	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	17/9
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D2460 3320
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Detached four-bay single-storey rendered former gate lodge to Glenmona House (HB05/03/020A), built c.1920. Rectangular on plan facing south west with flat-roofed extension to the rear, built c.1970. Now forming the entrance and office to Cushendun Caravan Park and set back slightly on the south east side of the Glendun Road.

Hipped natural slate roof with black clay ridge and hip tiles. Two symmetrically-placed redbrick chimneystacks with cement coping and terracotta pots. Cast-iron rainwater goods to overhanging eaves. Painted rough-cast rendered walling with smooth rendered plinth course and rusticated render quoins. Square-headed window openings with moulded architrave surrounds, painted masonry sills and

original multi-pane timber sliding sash windows with ogee horns. Much historic glass remains intact.

Four-bay south west front elevation with an off-centre square-headed door opening having timber panelled and glazed timber door. Tripartite windows having 9/9 to the centre flanked by 6/6 sashes.

Blind north east side elevation.

Rear elevation (north east) has two original 15/15 timber sliding sash windows and an off-centre corridor connecting the rear extension.

Two-bay south east side elevation with tripartite windows.

Roof	Natural slate
RWG	Cast-Iron
Walling	Painted rough-cast render
Windows	Original multi-pane timber sliding sash

**Setting:**

Located on its own site on the south east side of Glendun Road enclosed by rubble red sandstone walls. Though now under separate ownership, the building is within sight of the main house, Glenmona Lodge (HB05/03/020A). Now forming part of Cushendun Caravan Park, with double vehicular bitmac entrance and barriers.

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**Interior Description**

The interior comprises three rooms to the front (G01, G02 & G07) with a further three rooms to the rear (G03, G04 & G05) with corridor (G05) connecting the rear extension. Extensively renovated, the interior has had all wall, floor and ceiling finishes replaced, all original fire surrounds removed and all joinery replaced.

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**Architects**

Sir (Bertram) Clough Williams-Ellis

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**Historical Information**

No. 14 Glendun Road, a single-storey four-bay Neo-Georgian lodge located at the entrance to Cushendun Caravan Park, was constructed in c. 1920. The building was originally constructed as a gate lodge to Glenmona Lodge, a summer mansion which had been originally constructed in c. 1840. Cushendun was developed along the River Dun from the early-19th century when travel across mainland Europe was cut off by the Napoleonic wars. Ireland became a popular destination for British tourists during this period, necessitating the development of new routes and hotels between Belfast and popular picturesque sites along the Antrim Coast such as Dunluce Castle and the Giants Causeway. The previously isolated Glens of Antrim at once became accessible with the development of the Coastal Road between 1832 and 1842. Villages along the coast such as Cushendall and Cushendun were transformed from minor settlements into popular seaside resorts that soon became thronged with seasonal visitors. A number of summer houses (or 'Bathing Lodges') were constructed along the coast by city-based professionals and merchants, including the impressive residences of Glenmona Lodge and Glendun Lodge at Cushendun (Lewis; Bassett, p. 137; Cushendun Conservation Area Guides).

In his *Five Big Houses of Cushendun* (1997), Brett noted that the first building on the site of Glenmona Lodge was constructed prior to 1832 by Edmund McNeill (1821-1915), a prominent local landlord, however this building was significantly increased in size between the 1830s and the second edition Ordnance Survey map (1857) which first depicted Glenmona Lodge along its current layout. In the mid-19th century the house possessed a single gate lodge which was located at its northern entrance and was depicted on the Ordnance Survey map as a simple rectangular-shaped structure (this building was located to the south-east of the later lodge at No. 14 Glendun Road). The contemporary Griffith's Valuation (1859) set the total rateable value of Glenmona Lodge and its gate lodge at £60. The original gate lodge continued to stand at the northern entrance of the estate until some point in the early-20th century. The building was depicted on the third edition Ordnance Survey map (1903-04) but had been demolished by the fourth edition map (1922). The lodge had certainly been demolished by 1920 as it was in that year that the Annual Revisions first recorded that a new gate lodge (No. 14 Glendun Road)

had been erected at the northern entrance to Glenmona Lodge.

It is very likely that the new lodge was designed by Sir. (Bertram) Clough Williams-Ellis (1883-1978) as the Dictionary of Irish Architects records that the English architect prepared designs for a new gate lodge at Glenmona as early as 1913. Williams-Ellis had also been responsible for the design of The Square (1912) (HB05/03/014A-G) and Maud Cottages (1926) (HB05/03/018A-D), each of which he designed in a Neo-Georgian style. The gate lodge at No. 14 Glendun Road was also designed in a Neo-Georgian manner, possessing a hipped roof and Georgian-style window frames. Further, Williams-Ellis carried out an extensive refurbishment of Glenmona Lodge in 1923-24 after the house had been vandalised and set on fire (DIA; ODNB; UAHS guide, p. 42). Following its refurbishment, Glenmona Lodge was reoccupied by Ronald McNeill and his family; the combined value of the house and its gate lodge was increased to £155 under the First General Revaluation of Property in Northern Ireland (1936-57). Following McNeill's death in 1934 Glenmona Lodge remained with his family until 1954 when the residence (and the majority of buildings in the village) passed into the care of the National Trust. Glenmona Lodge was subsequently converted into a retirement home which was administered by the County Antrim Welfare Authority; the total rateable value of the house and its outbuildings (including the gate lodge at No. 14 Glendun Road) stood at £300 by the end of the Second General Revaluation (1956-72).

Glenmona Lodge (HB05/03/020A) was listed in 1980. In that year the property was included in the Cushendun Conservation Area which was designated as a means of 'protecting and enhancing the special qualities of the village.' The Cushendun Conservation Area Guide states that 'in the association of such diverse buildings as The Square, Maud Cottages and Glenmona (not to mention other schemes that were planned but not carried out) it is possible to see a manifestation of the same spirit that created the kaleidoscopic harmony of [William Ellis'] Portmeirion. In that sense, at least, Cushendun may be regarded as a true precursor of the renowned architect's famous architectural fantasy village.' Field inspection of the site, carried out as part of the Second Survey, has found that the former gate lodge at No. 14 Glendun Road is no longer associated with Glenmona Lodge but is utilised by the Cushendun Caravan Park (Cushendun Conservation Area Guide; NIEA HB Records).

#### 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/1/A/1/15 – Townland Valuations Map (c. 1830)
6. PRONI VAL/1/B/133 – Townland Valuations (1834)
7. PRONI VAL/2/B/1/27B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/8A-D – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/15D – Annual Revisions (1909-30)
10. PRONI VAL/12/E/25/1 – Annual Revisions Town Plan (c. 1909-c. 1935)
11. PRONI VAL/3/C/1/5 – First General Revaluation of Property in Northern Ireland (1936-57)
12. PRONI VAL/4/B/1/11 – Second General Revaluation of Property in Northern Ireland (1956-72)
13. Lewis' Topographical Dictionary of Ireland (1837)
14. Ulster Town Directories (1861-1918)
15. Bassett's County Antrim: A guide and directory (1888)

##### 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. Brett, C. E. B., 'Five big houses of Cushendun and some literary associations' Belfast: Lagan Press, 1997.
4. Dean, J. A. K., 'The gate lodges of Ulster: A gazetteer' Belfast: Ulster Architectural Heritage Society, 1994.
5. 'Cushendun Village Conservation Area' Belfast: Department of the Environment, 1980.
6. 'Cushendun Conservation Area' Belfast: Department of the Environment, 1996 – includes Ordnance Survey Town Plan of 1922.

**Online Resources**

1. Dictionary of Irish Architects - [http:// www.dia.ie/](http://www.dia.ie/)
2. Oxford Dictionary of National Biography - [http:// www.oxforddnb.com/](http://www.oxforddnb.com/)

**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**

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

**Evaluation**

Detached four-bay single-storey rendered former gate lodge, built c.1920 at the entrance to Glenmona Lodge (HB05/03/020A) to replace an earlier gate lodge. Despite the loss of much internal fabric, the former lodge retains much of its external character. The later extension has been built to facilitate a change of use in the 1970s, with minimum intervention to the exterior of the original building. Now forming part of the Caravan Park, amongst the recreational facilities of Cushendun Village, the former lodge has group value with Glenmona Lodge (HB05/03/020A), but is also an important part of the collection of buildings designed by Sir (Bertram) Clough Williams-Ellis which create Cushendun's distinct identity.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

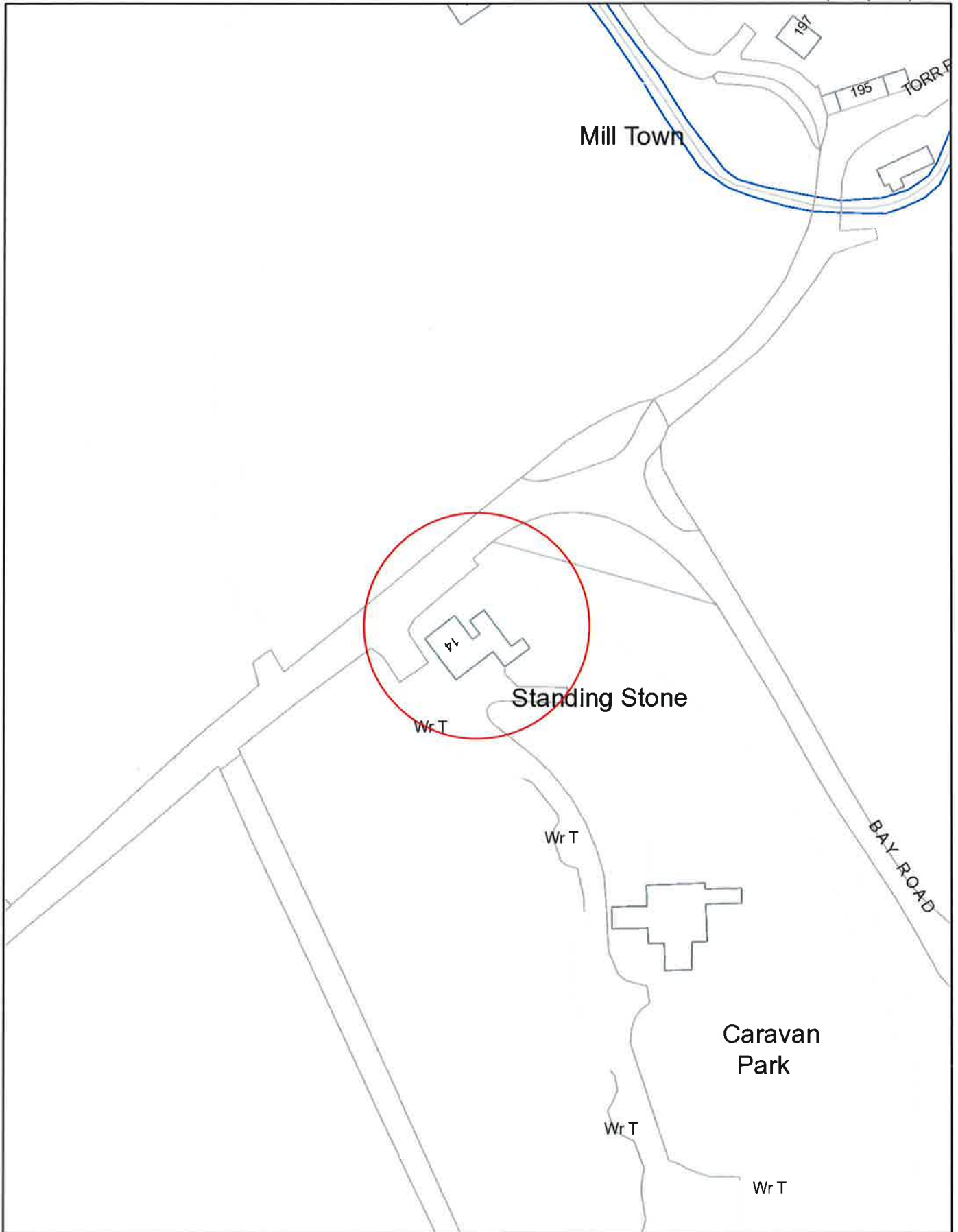
Flat roofed extension detracts from the historic character. Extensively renovated, the interior has had all wall, floor and ceiling finishes replaced, all original fire surrounds removed and all joinery replaced.

**General Comments**

This record has been re-numbered and was previously HB05/03/039.

**Monitoring Notes – since Date of Survey**

**Date of Survey**      28/05/2015



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Northern Ireland  
**Environment**  
 Agency  
[www.doeni.gov.uk/niea](http://www.doeni.gov.uk/niea)

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**Title: HB05/03/020B**

**Scale: 1:1,250**

**Printed by AP**

**Date: 08 April 2016**

**Description:**

**Location Map**

ADVANCE NOTICE OF LISTING



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

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

Tel: (028) 9056 9216

Our Ref: HB05/03/037

Date: 15/04/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**140 TROMRA ROAD, CUSHENDUN, 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: D2180 3202

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

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map



<p><b>Address</b> 140 Tromra Road Cushendun Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/03/037</p> 
<p><b>Extent of Listing</b> Dwelling, outbuildings and gatepost</p>	
<p><b>Date of Construction</b> 1820 - 1839</p>	
<p><b>Townland</b> Clegnagh</p>	
<p><b>Current Building Use</b> House</p>	
<p><b>Principal Former Use</b> House</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	16/16
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	D2180 3202
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Symmetrical detached three-bay two-storey rendered house, built c.1907. Rectangular on plan facing east with 2 single storey rubblestone byres attached to the north gable. Positioned on an elevated site on the south side of Tromra Road accessed via grassy driveway on a steep incline.

Pitched natural slate roof with black clay ridge tiles, cement parged verges and three rendered chimneystacks. Plastic rainwater goods throughout. Painted rough-cast render over rubblestone walling. Square-headed window openings with concrete sills and original 3/3 timber sliding sash windows with ogee horns and exposed sash boxes.

Symmetrical three-bay two-storey front elevation with a central square-headed door opening having replacement flush timber door.

Blind rubblestone south gable.

Cement rendered rear elevation with two square-headed window openings at ground floor level having replacement timber casement windows.

North side elevation abutted by two rubblestone byres. The byre abutting the house has pitched natural slate roof with the smaller byre having pitched corrugated iron roof.

Roof	Natural slate
RWG	uPVC
Walling	Painted rough-cast render over rubble stone
Windows	Multipane original timber sliding sash

**Setting:**

Set on an elevated site on the south side of Tromra Road with a steep grassy driveway leading east and opening onto the road at an acute angle with a pair of decorative cast-iron gate posts.

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**Interior Description**

Interior not visited.

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**Architects**

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**Historical Information**

No. 140 Tromra Road, an early-19th century two-storey farmhouse located in the townland of Clegnagh near Glendun Viaduct, was first constructed prior to 1832. The original building on the site was a single-storey thatched farmhouse, however this was formalised into the current two-storey dwelling in c. 1907. The original building on the site was initially recorded on the first edition Ordnance Survey map which depicted the dwelling as a rectangular-shaped structure (occupying its current footprint) that possessed two small outbuildings to its east and south-east sides (now demolished). The Townland Valuations (1834) did not record any details of this building as it was not worth the minimum £3 necessary for inclusion in that source.

There was little change to the layout of the farm by the mid-19th century, although the eastern outbuilding had been demolished and was not depicted on the second edition Ordnance Survey map (1857). The contemporary Griffith's Valuation (1859) set the total rateable value of No. 140 Tromra Road at 10 shillings and noted that the farmhouse was leased to a Mr. Denis McKillop by Edmund Cuppage, a prominent local landowner of Mount Edwards House in Cushendall. McKillop continued to reside at the farm in Clegnagh until his death in c. 1890 when the site passed to his widow, Bridget McKillop. The 1901 Census of Ireland records that Bridget McKillop lived at No. 140 Tromra Road with her six children who all worked the farm. The accompanying census building return described the farmhouse as a 3rd class dwelling that possessed a thatched roof, only consisted of two rooms, and possessed a stable, a cow house and a barn amongst its outbuildings.

The Annual Revisions note that the value of No. 140 Tromra Road was greatly increased to £2 and 10 shillings in 1907 suggesting that the building underwent a significant refurbishment at that time. In 1911 the census building return suggested that the farmhouse had been raised a storey as the number of rooms in the dwelling had been increased to four; in addition the building's thatch had replaced with a slate roof. The current single-storey outbuilding, located to the north-west side of the farmhouse, was also likely added at this time as it was erected between the third and fourth edition Ordnance Survey maps (1903-04; 1922). The McKillop family had purchased No. 140 Tromra Road outright from the Cuppage estate by the 1930s. The value of the farm was increased to £5 under the First General Revaluation of Property in Northern Ireland (1936-57) which recorded a Mr. James McKillop as occupant. Following McKillop's death in 1947, the farm passed to Daniel McKillop who remained at the site until at least the end of the Second General Revaluation (1956-72) at which time its total rateable value stood at £10 (PRONI Wills).

**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/1/A/1/15 – Townland Valuations Map (c. 1830)
6. PRONI VAL/1/B/148B – Townland Valuations (1834)
7. PRONI VAL/2/B/1/40B – Griffith's Valuation (1859)
8. PRONI VAL/12/B/2/14A-E – Annual Revisions (1864-1929)
9. PRONI VAL/3/C/1/5 – First General Revaluation of Property in Northern Ireland (1936-57)
10. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
11. Ulster Town Directories (1861-1918)
12. Census of Ireland (1901; 1911)
13. PRONI Wills Catalogue (17 Jan 1947)

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**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 enhancing the building
- J. Setting

**Historical Interest**

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

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**Evaluation**

Symmetrical detached three-bay two-storey rendered house, built prior to 1830, but raised and slated c. 1907 to take its present form. This modest farmhouse retains much of its original historic detailing and character, contributing greatly to its special architectural and historic interest. A largely intact example of a farmhouse which has undergone historic development contributing to its interest, this is one of an increasingly rare vernacular building type. The building is also of local interest, having an unaltered setting and distinct elevated position overlooking the Tromra Road.

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**Replacements and Alterations**

Appropriate

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**If inappropriate, Why?**

Later extension adds to the historic character.

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**General Comments**

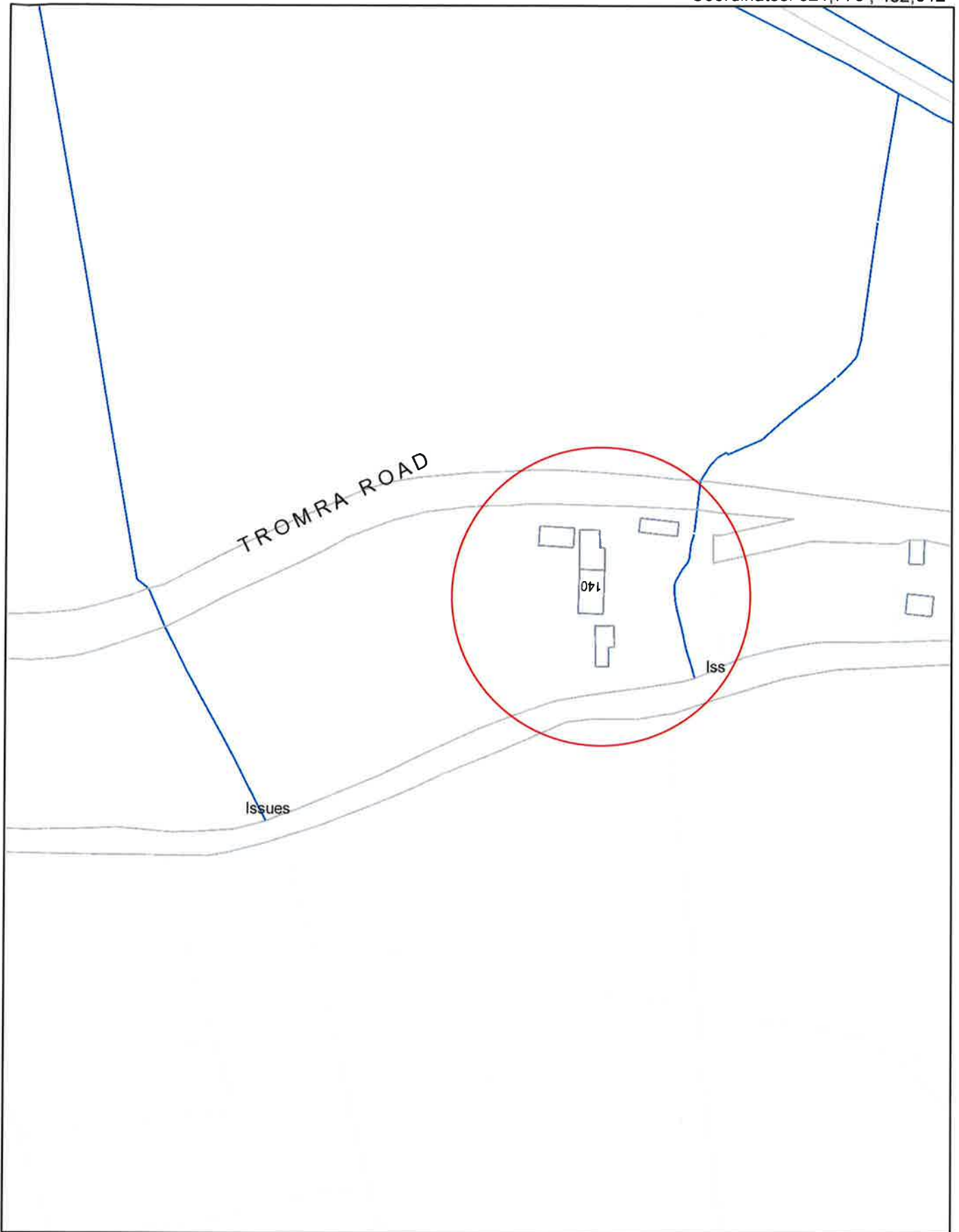
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**Monitoring Notes – since Date of Survey**

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**Date of Survey**    28/05/2015

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Northern Ireland  
**Environment**  
 Agency

**Title: HB05/03/037**

**Scale: 1:1,250**

**Printed by AP**

**Date: 08 April 2016**

**Description:**

**Location Map**

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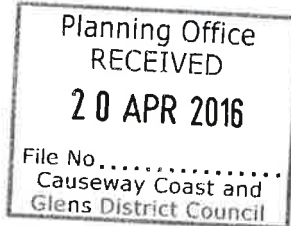


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Belfast  
BT7 2JA

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



Tel: (028) 9056 9216

Our Ref: HB05/03/041

Date: 15/04/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**63 CUSHLEAKE ROAD, CUSHENDUN, BALLYMENA, CO. ANTRIM, BT44**

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: D2293 3357

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map

<p><b>Address</b> 63 Cushleake Road Cushendun Ballymena Co. Antrim BT44</p>	<p><b>HB Ref No</b>    HB05/03/041</p> 
<p><b>Extent of Listing</b> Dwelling</p>	
<p><b>Date of Construction</b> 1820 - 1839</p>	
<p><b>Townland</b> Cushleake Mountain South</p>	
<p><b>Current Building Use</b> House</p>	
<p><b>Principal Former Use</b> House</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	17/09
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	D2293 3357
<b>Vernacular</b>	Yes	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Detached four-bay single-storey rubblestone dwelling, built c.1830. Rectangular on plan facing south east with front entrance porch, two lean-to extensions and located on an elevated site on the north side of Cushleake Road.

Pitched natural slate roof with black clay ridge tiles, a single iron rooflight to the front pitch and two rendered chimneystacks. Cast-iron guttering on iron drive-through brackets and cast-iron downpipes. Whitewashed render over rubblestone walling. Square-headed window openings with concrete sills and replacement top-hung timber casement windows.

Four-bay east front elevation with off-centre flat-roofed square-plan projecting entrance porch having corrugated iron roof covering and cast-iron rainwater goods. A single diminutive window opening to the left cheek (south west) with fixed-pane timber framed window. Square-headed door opening with vertically-sheeted timber half door having a diminutive light to the upper half. The left bay has a further square-headed door opening with half-glazed sheeted timber door.

Blind south west gable with concrete coping and small lean-to extension to the left having corrugated iron roof. To the right is a small animal pen enclosed by rubblestone wall and iron railing with matching gate.

Three-bay rear elevation with lean to extensions to north east and south west.

North gable abutted by lean-to rubblestone byre having corrugated iron roof and square-headed vehicular opening with double-leaf timber sheeted doors.

Roof	Natural slate
RWG	Cast-iron
Walling	Whitewashed render over rubblestone
Windows	Replacement timber casement

**Setting:**

Located on an elevated site on the north side of Cushleake Road with a small rubblestone outbuilding to the southwest, having corrugated iron roof and vertically-sheeted timber door. Grass driveway descends southwards to the road with a replacement steel gate hung on a square masonry post and timber fence.

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**Interior Description**

Interior not visited.

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**Architects**

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**Historical Information**

No. 63 Cushleake Road, a single-storey vernacular farmhouse located in the townland of Cushleake Mountain South, was constructed prior to 1832. The earliest record of the building was on the first edition Ordnance Survey map (1832) which depicted the building along its current rectangular layout. The contemporary Townland Valuations (1834) did not record the farmhouse as there were no houses in the townland of Cushleake Mountain South worth the minimum £3 per annum required for inclusion in that source.

There was little alteration to the layout of the site by the second edition Ordnance Survey map (1857) which continued to depict the farmhouse along its current layout. The contemporary Griffiths Valuation (1859) set the total rateable value of No. 63 Cushleake Road at £2 and noted that the building was leased by a Mr. James Robert White, of Whitehall Broughshane, to John McQuilty, a local farmer. The Annual Revisions notes that ownership of No. 63 Cushleake Road had passed to the estate of General Sir. George White in c. 1872. The occupants of the farmhouse changed with frequency over the following four decades and by the turn of the 20th century No. 63 Cushleake Road was inhabited by the McClintock family. The 1901 Census of Ireland notes that the site was occupied by Andrew McClintock, who was employed by the White estate as a local gamekeeper. The accompanying census building return described No. 63 Cushleake Road as a 2nd class dwelling that possessed a slate roof and consisted of three rooms. The third edition Ordnance Survey map (1903-04) records that the rubblestone outbuilding to the west of the farmhouse had been constructed by at least the turn of the century. The value of No. 63 Cushleake Road was slightly raised to £2 and 10 shillings under the First General Revaluation of Property in Northern Ireland (1936-57). The McClintock family continued to reside at the site until at least the end of the Second General Revaluation (1956-72) at which time stood at £2 and the occupant was a Mr. A. McClintock.

Field inspection of the site, carried out as part of the Second Survey, has found that the building is no longer occupied; its function as a farmhouse has been superseded by a modern dwelling to its south-east side and the original vernacular dwelling is now maintained as an outbuilding.

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)

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**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

**Historical Interest**

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

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**Evaluation**

Detached three-bay single-storey rubblestone dwelling, built c.1830. A modest vernacular house which retains its original form, outbuildings and many external features, set in a relatively unaltered, elevated, rural setting. One of an increasingly rare vernacular building type, this dwelling as one of few within the rural Moyle district, is of special architectural and historic as well as local interest.

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**Replacements and Alterations**

None

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**If inappropriate, Why?**

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**General Comments**

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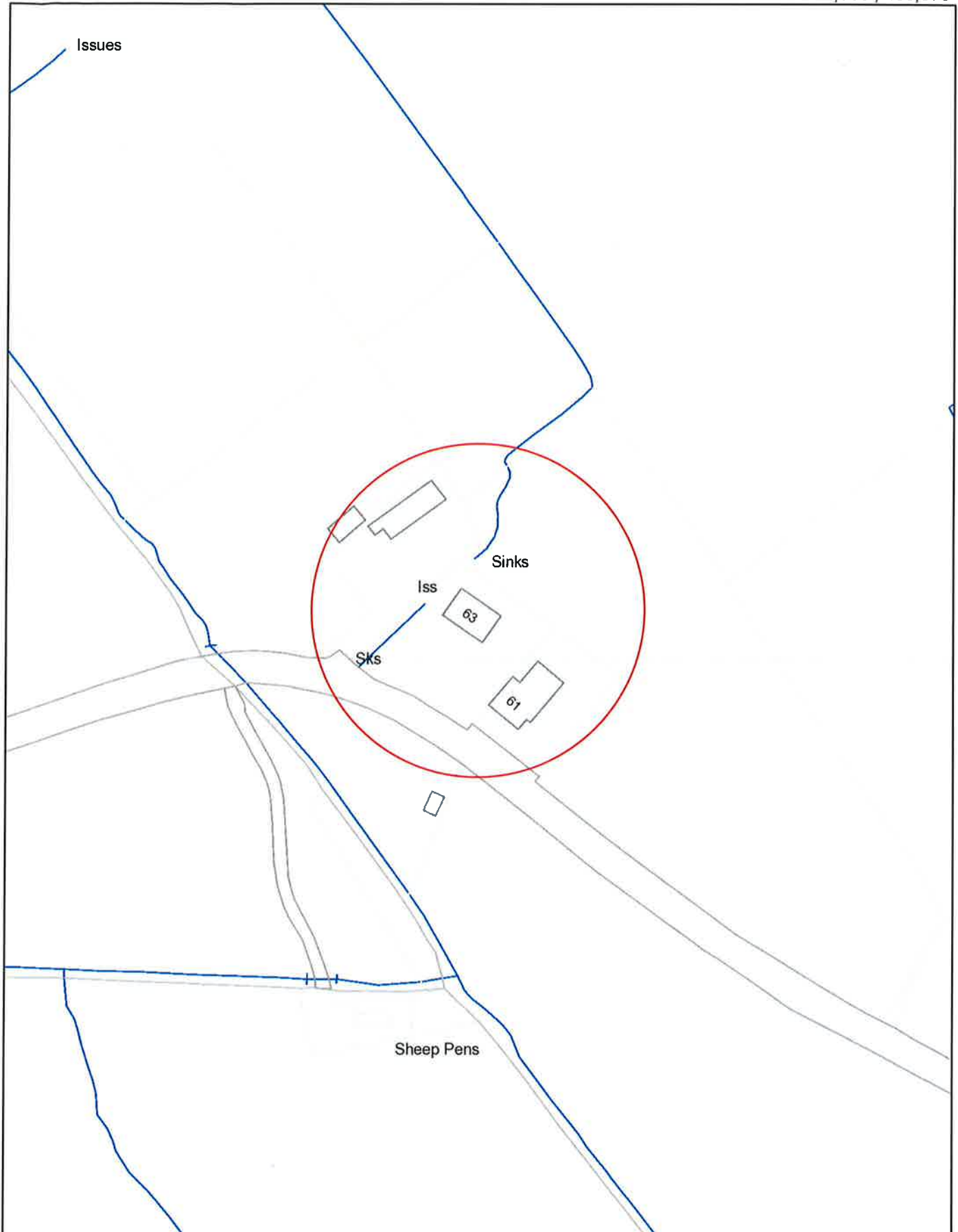
**Monitoring Notes – since Date of Survey**

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**Date of Survey**    28/05/2015

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Northern Ireland  
**Environment**  
 Agency

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**Scale: 1:1,250**

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**Date: 08 April 2016**

**Description:**

**Location Map**

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