

Title of Report:	Department for Communities (DfC): Council Consultation on Advance Notice of Listing.
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	23rd October 2024
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Our elected members work collaboratively and make decisions on an evidence led basis and in line with its policies.
Lead Officer	Principal Planning Officer

Estimated Timescale for Completion	
Date to be Completed	Council response to DfC required within 6 weeks of the date of DfI letter to Council (by 30 th October 2024)

Budgetary Considerations Not applicable in this case	
Cost of Proposal	
Included in Current Year Estimates	
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. Not applicable in this case.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

1.1 To present the Department for Communities (DfC) advance notice of listing.

2.0 Background

2.1 DfC wrote to the Council on 18th September 2024 (see Appendix 1) seeking comment on a proposed listing within the Borough under Section 80 (1) of The Planning Act (Northern Ireland) 2011.

2.2 The proposed listing is as follows (see also Appendices 2 & 3):

Reference	Address
HB05/08/005 E	83 Castlenagree Road, Bushmills, Co. Antrim, BT57 8XL.

3.0 Options

3.1 Option 1: Agree to support the proposed listing: or

Option 2: Agree to oppose the proposed listing.

4.0 Recommendation

It is recommended that the Planning Committee agree to either Option 1 or Option 2 and agree to the Head of Planning responding to DfC on behalf of the Council.

Appendices:

Appendix 1: DfC letter to Council.

Appendix 2: Proposed Listing - Site Location.

Appendix 3: Detailed report relating to 83 Castlenagree Road, Bushmills, Co. Antrim, BT57 8XL.

ADVANCE NOTICE OF LISTING

Chief Executive
Causeway Coast & Glens Borough Council
Council Headquarters
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Heritage Buildings Designation
Branch
7th Floor
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG
Direct Tel No: 0289056 9281
Email:
HED.secondsurvey@communities-ni.gov.uk

Our Ref: HB05/08/005 E

Date: 18/09/2024

Dear Sir/Madam

RE: 83 Castlenagree Road, Bushmills, Co. Antrim, BT57 8XL.

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

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 the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building. Where this letter refers to building(s), this term includes all types of structures.*

I enclose a copy of the Second Survey Report and location map of the building(s) for your information.

I would advise that there is no right of appeal against listing. However, an owner or occupier can write to the Department or their local Council at any time, if they consider that the building is not of special architectural or historic interest sufficient to justify its listing. Where the owner, or council acting on their behalf, is indicating that it will be supportive of any opposition to the proposed listing, then any such view must be supported by factual evidence relating only to the *special architectural or historic interest* ascribed to the building in the list description. The Department may then reassess the building's merit in light of the information supplied.

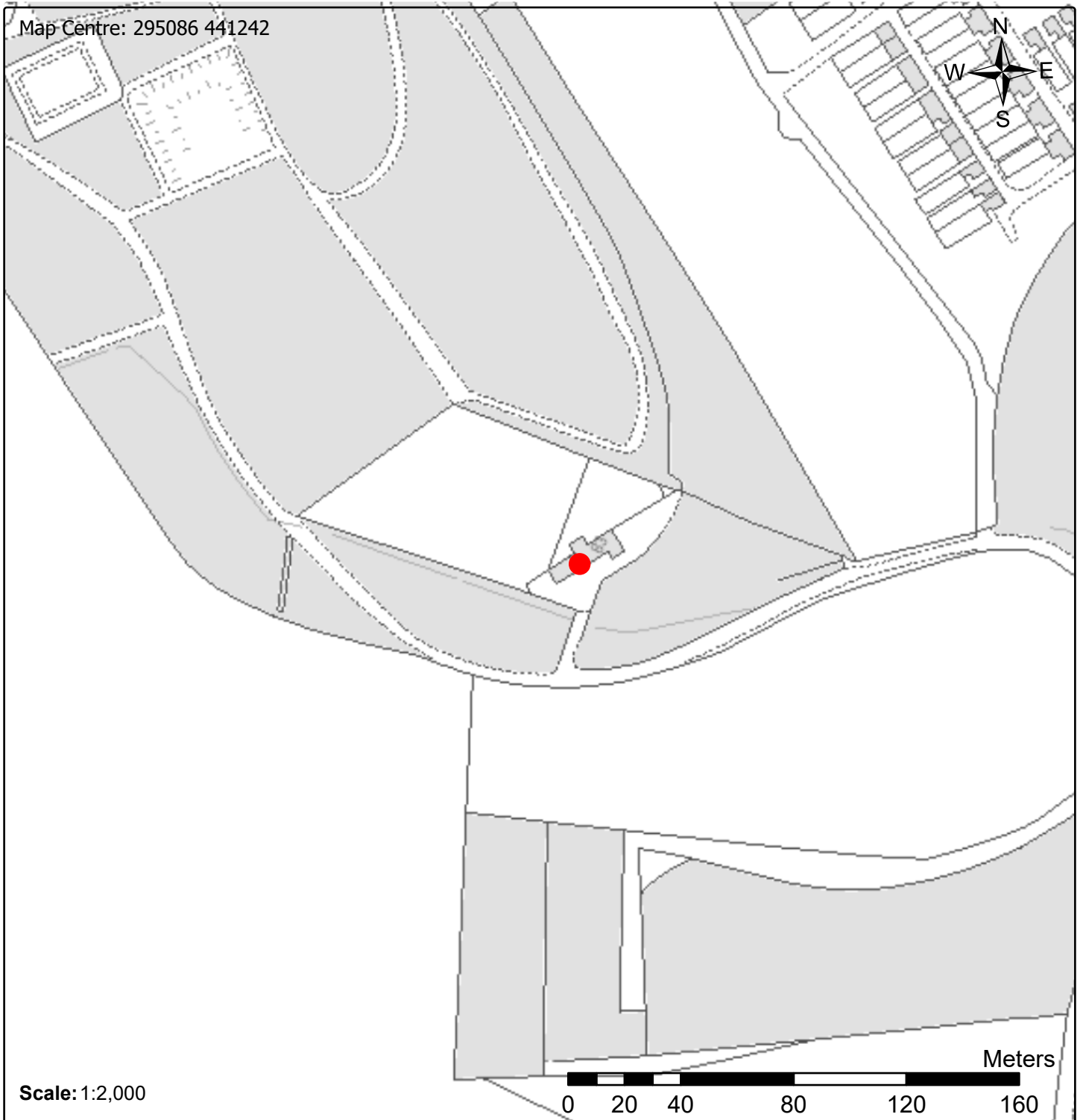
Yours faithfully



SHARLEEN FLEMING

Enc: Second Survey DC Report
Location Map

This map is provided for location purposes only.



© Crown Copyright and Database Right 2023 – SpatialNI is a service provided by Ordnance Survey of Northern Ireland© NIMA MOU S&LA577.1 (2023)

Location Map

HB Ref: HB05/08/005 E


Address: 83 Castlenagree Road, Bushmills, Co. Antrim BT57 8XL



Department for
Communities
www.communities-ni.gov.uk

An Roinn
Pobal

Department for
Commonities

<p>Address 83 Castlenagree Road Bushmills Co. Antrim BT57 8XL</p>	<p>HB Ref No HB05/08/005 E</p> 
<p>Extent of Listing House- excluding single storey extensions to rear & Side (s)</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Clogher North</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	7/5SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	C9511 4125
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	_____
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	Yes				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Asymmetric two-storey house with typically early to mid-Victorian picturesque / vaguely Tudoresque overtones, probably c.1855-60 but possibly a remodeling of pre-1832 dwelling. Likely to have been built as a gardener's or steward's residence, the building is located within the Dundarave House demesne, at the south end of what was the demesne's original walled garden.

SETTING Rural; towards the eastern side of the of the Dundarave demesne, roughly 0.2km W of Castlenagree Road, 1.1km E of the centre of Bushmills. The house backs on to the SE wall of a large disused walled garden of rhomboid plan. The eastern half of the garden is now mainly lawn whilst the western half is mainly wooded, but much of the tall rubble walling seems to be in place and to the eastern corner there is what appears to be a folly tower / belvedere.

GENERAL In basic terms the original section of the house is L-shaped in plan with a single-storey porch set within the crook of the 'L' and a later single-storey lean-to extension to the W gable and another lean-to addition directly behind this. The lean-to to the gable is abutted by a long open shed / garage of relatively recent construction (or adaptation.)

The walls are finished in roughcast with a smooth render plinth, 'in-out' rusticated quoins (set within an area of smooth render) to front and gables, and plain surrounds and drip moulding to the front and side windows, with plain surrounds only to those to the rear. The windows themselves are flat-headed and of slightly differing sizes; most have two over two timber sash frames and painted stone sills, whilst those to the lean-tos are generally smaller and have modern top hung frames. The overhanging roof has recently been re-slatted whilst its decorative bargeboards and plain fascia boards are also recent replacements. There are two roughcast chimney stacks, which also appear to have been either replaced or refurbished recently.

The roof has been renewed post-2015 (i.e re-slatted with barges and fascia replaced), whilst the side lean-to has been refurbished also (its frontage previously had a parapet and the roof seems to have been renewed); the RW goods are also recent replacements.

FRONT ELEVATION The front elevation faces S/SE but for the purposes of this description this will be read as S. Gabled porch roughly to centre with Tudor arch doorway contained panelled timber door with plain fanlight. Window to W face of porch with one over one timber sash frame. Porch has overhanging roof with decorative (replacement) bargeboards; the roof originally had a finial but this has been removed.

Window to ground floor left of porch on main section of house with two slightly larger windows to the first floor. The smaller size of the ground floor window compared to its upper level counterparts could be an indication that the upper floor was increased in height at some stage.

Full-height gabled bay to immediate right of porch with one window to each floor. S face of lean-to to far left has doorway with plain timber door.

W ELEVATION No openings or other features of note.

E ELEVATION Symmetrical arrangement with two windows to each floor.

REAR (N) ELEVATION Two the ground floor are two widely spaced windows, that to the right much smaller and with a modern frame. To the immediate right of this is the rear lean-to extension which has two small window with modern frames, and another similar window to its W face. To the upper floor there are three windows with that to the centre larger.

Interior Overview

Interior layout largely unchanged. Detailing partially altered.

Architects

Historical Information

A rectangular building is shown in this location on the OS map of 1832, set along what was then the southern boundary of a rhomboid shaped productive garden belonging to 'Bushmills House', the mansion that preceded the present Dundarave. In the first valuation book for Billy Parish of June 1835 apart from the main residence itself, a 'steward's dwelling' is noted within the demesne, which may equate to the structure depicted on this site. The valuers record this as a 'not new' slated house in good repair ('quality letter' 1B+) measuring 25ft x 20 x 17½, whilst later - possibly 1840s - pencil annotations underneath record what seems to have been an addition to the building measuring 20 x 15 x 7. None of these dimensions would seem to match the house we see today, however.

The revised OS map of 1855 shows a building much like that on the 1832 version. In the 1859 valuation book a 'farm house and offices' rated at £10 are recorded within the demesne. The annotations on the accompanying valuation map suggests that this is a reference to the building on this site, although it is difficult to be certain (it may relate to the farmyard at the north end of the demesne – see HB05/08/005C.)

The later 19th and 20th century valuations record no changes to the structure, indicating that it had either assumed its present form by 1859, or that any subsequent change or rebuild simply wasn't noted, (as is the case for many structures within other demesnes, some of which were not even itemised individually.) The present appearance of the house suggests it could be of the later 1850s to 1860s but may represent a remodeling / extending of the pre-1832 dwelling, with the gable-fronted bay and porch added to the existing fabric and the whole re-roofed. The planform as we see it today appears on the OS map of 1904.

The 'farm house', (which may or may not have been this particular building), continues to be recorded individually within the valuation books up until 1929. In that year a separate 'gardener's house' is referred to for the first time and all mention of the 'farm' dwelling ceases, but once again it is difficult to say exactly what this actually refers to.

[For the history of Dundarave demesne see HB05/08/005B]

References – primary sources

- 1 OS map County Series, Antrim sheet 3 – 1832, 1855, 1904, 1921; IG sheet 7-13 – 1972
- 2 PRONI VAL12B/30/8A-D Annual valuation revision books, Bushmills ED – 1859-94
- 3 PRONI VAL12B/4/6A-D Annual valuation revision books, Bushmills ED – 1895-1929
- 4 PRONI VAL3C/1/13 First general revaluation of Northern Ireland, Bushmills ED – 1936-57
- 5 PRONI VAL4B/1/22 Second general revaluation of Northern Ireland, Bushmills ED – 1956-72

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
- H-. Alterations detracting from building
- I. Quality and survival of Interior
- J. Setting
- K. Group value

Historical Interest

- R. Age
- S. Authenticity
- X. Local Interest

Evaluation

A two-storey house in mid-Victorian picturesque / Tudoresque style of c.1855-60 which may represent a remodelling / enlarging of a pre-1832 dwelling. While the roof may have been re-slatted, the rest of the external fabric and much of the internal fabric such as cornicing, stairs shutters doors and architraves is authentic. The building is mainly asymmetrically proportioned, the windows, porch and front return of main elevation are arranged asymmetrically as are the windows of the rear elevation, although the side elevation (NE) is symmetrically composed. Modest external ornamentation – Tudoresque porch, timber barge, hood mouldings and heavy corbelling to the corners complement an interior in good condition with original/historic staircase, floors, doors and architraves, skirtings, cornices, rails and windows.

Likely to have served as a gardener's or steward's residence for the Dundarave demesne, the building has several relatively recent single-storey lean-to extensions to the rear and south end but is otherwise largely original both inside and out.

The building lies within the curtilage of Dundarave Estate (HB05/08/005A) and within the Registered HPG of the same (ref AN-026). Combining with the main house, walled garden and other listed buildings within the demesne, it has group value and local interest as part of the estate.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Single-storey, low-pitch roof extensions to SW and NW. While slate roof and timber bargeboards may have been replaced these have been done sensitively and in keeping with the property.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 27/03/2024
