

<b>Department for Communities (DfC): Consultation on Proposed Listings.</b>	<b>25<sup>th</sup> November 2020</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>	Principal Planning Officer
<b>Cost:</b> (If applicable)	N/A

## **For Decision**

### **1.0 Background**

1.1 The Department for Communities (DfC);HED wrote to Council on 23<sup>rd</sup> October 2020 seeking comment (by 4<sup>th</sup> December 2020) on a number of proposed listings within the Borough, under Section 80 (1) of The Planning Act (Northern Ireland).

### **2.0 Detail**

2.1 The proposed listings (see Appendix 1) are as follows:

- Mill House, 64 Baranait Road, Limavady, BT49 9HN;
- Dromore Mills (lower mill complex – corn mill, kiln, seed house, porch, store and associated waterworks), 64 Baranait Road, Limavady, BT49 9HN;
- Dromore Mills (flax and corn mill and associated waterworks), 64 Baranait Road, Limavady, BT49 9HN; and
- Fisherman’s House, Carrick-A-Rede, Ballintoy, Ballycastle.

2.3 Appendix 2 sets out DfC’s criteria for the listing of buildings of special architectural or historic interest with associated procedures.

### **3.0 Options**

**Option 1:** Agree to support the listings: or

**Option 2:** Agree to oppose the listings.

#### **4.0 Recommendation**

- 4.1 **IT IS RECOMMENDED** that Members agree to Option 1 or 2 above (as detailed at Appendix 1) and to the Head of Planning responding to DfC on behalf of Council.

#### **Appendices:**

**Appendix 1:** DfC letter to Council setting out the proposed listings.

**Appendix 2:** DfC published criteria for listing buildings.

**ADVANCE NOTICE OF LISTING**

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

Tel: (028) 90819332

Our Ref: HB02/03/034 A

Date: 23/10/2020

Dear Sir/Madam

**RE: MILL HOUSE  
64 BARANAILT ROAD, LIMVADY, CO LONDONDERRY, BT49 9HN**

**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 of the building(s) for your information.


Yours faithfully



**GERALDINE BROWN**

Enc Second Survey DC Report



<b>Address</b> Mill House, 64 Baranailt Road Limvady Co Londonderry BT49 9HN	<b>HB Ref No</b> HB02/03/034 A
<b>Extent of Listing</b> Mill House	
<b>Date of Construction</b> 1820 - 1839	
<b>Townland</b> Dromore	
<b>Current Building Use</b> House	
<b>Principal Former Use</b> House	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	29-09
<b>Industrial Archaeology</b>	Yes	<b>NIEA Evaluation</b>	B1	<b>IG Ref</b>	C6552 2081
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	01681:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</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**

Located on the northern side of the complex, on the W side of the mill pond, W of HB02/03/034B Lower Mill buildings, and N of HB02/03/034C Upper Mill buildings, the Mill House is two-storey with an exposed rubblestone section with coach arch to S, and a more formal painted roughcast section to N, with natural slate pitched roof, probably constructed pre-1830, but possibly lengthened (and perhaps also, heightened) in the mid 19th century and later. Three painted roughcast chimney stacks located to left, centre and right with stone coping and clay pots. Abutted to both N gable by single-storey outbuilding with corrugated tin roof, and to S gabled by a lower two-storey section.

West elevation

Painted roughcast main entrance elevation, onto paved path and stone-surfaced parking area to front. Ground floor L-R: Two window openings with 6/6 timber sliding sash windows, breakfront lean-to entrance porch with slate roof and painted timber front door, two large window openings with tripartite timber sliding sash frames (2/2, 6/6, 2/2), coach arch with red brick shallow arched opening and sheeted timber door, and set of stone steps with metal railing leading to upper patio area.

First floor L-R: Three window openings with 6/6 timber sliding sash windows, one large window opening centred over coach arch with tripartite timber sliding sash frames (2/2, 6/6, 2/2), short 20th C timber glazed door (raised off landing), sun room with lower ridge and eaves than main house, with timber & glazed door and side panel. Small paved patio area at top of steps, millstone on stone pier.

#### East elevation

Fronting onto the Mill Pond, linear elevation consisting of two portions; an exposed rubblestone section on left side with coach arch and a longer, more 'formal' painted roughcast section on right.

Left portion consists of section on S with lower ridge and eaves and first floor 'sun room' with 20th C metal railing & cantilevered timber balcony, timber & glazed door with glazed side panels above exposed rubblestone (covered in vegetation), then on ground floor a door opening with shallow arched brick surround and timber sheeted door and coach arch to right. Coach arch has a shallow arched brick surround and large timber sheeted door. Two window openings on first floor with straight heads, brick surrounds and 2/2 timber sliding sash windows.

Right portion is painted roughcast with toothed stone quoins to each end and plain stone plinth.

Ground floor level (from L-R): two window openings spaced wide apart, door opening and then two further window openings. All windows on ground floor level are 6/6 timber sliding sash, with stone cills and plain stone/painted render surrounds. Door is painted sheeted timber.

First floor level (from L-R): all openings align with those below – five windows openings, style and design as per those below.

#### North elevation

Abutted by single-storey outbuilding with corrugated tin roof.

#### South elevation

Abutted by lower two-storey section, with door opening on left side with arched brick surround and timber sheeted door. Right side of ground floor is abutted by a single-storey outbuilding with corrugated tin barrelled roof. First floor has two window openings with brick surrounds.

#### Materials:

Walls – exposed rubblestone, painted roughcast, red brick opening surrounds

Windows – single-glazed timber sliding sash on stone cills, plain timber glazing panels to sun room

Rainwater goods – metal

#### Setting

The mill house and associated mill buildings (HB02/03/034B & C) are located approximately 5km west of the town centre of Limavady, off a laneway on the south-east side of Baranait Road. The Mill House is situated on the northern side of the complex, on the W side of the mill pond.

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#### Interior Overview

Interior not visited.

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#### Architects

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#### Historical Information

A long narrow range of similar plan and location to the present house is shown on the 1830 OS map, just west of a small corn mill (see HB02.03.034B). Unfortunately neither the first valuation of 1831 or that 1856 supply any dimensions for this or any of the mill structures associated with this property, so we cannot determine the extent of the range at these dates, but it appears likely that it at least part of it was indeed a dwelling house, as one is mentioned in a sale advertisement of 1838. The various dates of construction are not known, but the house has clearly evolved in typical linear vernacular fashion, with

the section between the northern and middle chimneystack probably constituting the original dwelling (which considering from the position of the doorways would seem to have been 'direct entry'), the southern portion as far the archway probably incorporated at a later date, whilst the section beyond this was integrated next and the lower southernmost end (with the sun room) a relatively recent addition / adaptation.

In the 1831 valuation the property (corn mill, kiln, dwelling and flax mill included) was rated at only £2.12s.0d which suggests that it was a fairly modest concern and that the house itself may have been quite small at this point, possibly consisting of the abovementioned original portion only, (which may have been lower than at present and possibly thatched) with the rest of the range consisting of outbuildings.

From at least 1831 until at least 1838 the house and mills were in the possession of John Morrison. All had been acquired by John Gilfillan some time between the latter date and 1843, when he is recorded as having been imprisoned for "having illicit malt in his dwelling and on his mill premises". Mr. Gilfillan was the first of five generations of that family to own the house and the mill, and the first of three to operate the latter.

The 1848-52 OS map shows an arrangement similar to 1830, albeit with a new mill to the east of the range. In the 1856 valuation the whole complex is rated at £4.15s.0d, but in the print version of this valuation published in 1858 the rateable value of the 'house and offices' alone is stated as £3, the corn mill at £9 and the flax mill at £8, so either most (or all) these buildings were either refurbished / rebuilt in the interim, or there was a decision to raise the valuation based on the financial viability of the property. In terms of the house it is possible that it was enlarged in some form between these years, with perhaps the wall height raised slightly to provide a more spacious upper storey (or indeed an upper storey full stop), with the attached outbuildings upgraded also; however, we cannot be certain.

In 1874 the valuation for the whole complex was raised a further £3 to £15. No work appears to have been carried out to the mill at this time, so this again could represent some improvement to the dwelling or outbuildings, possibly including the addition of the shed built at a right-angle to the north end of the range (which was added some time in the later 19th century); once again, however, it is impossible to be certain of any of this.

The rateable value remained at £15 until at least the 1950s, with the sources giving no indication of any major alterations between these dates. The 1905 1:2500 scale OS map shows the range divided into four main sections, corresponding to the lower outbuilding at the north end, the core of the present dwelling house between the northern chimneystack and the carriage arch, the portion of the same height to the south of the arch, and lastly, the lower level outbuilding to the south again. A plan in the valuation notebook of 1934 adds some detail to all of this, telling us that at that date the 'fair type house' consisted of the aforementioned core only, with everything else classed as outbuildings; so clearly everything now part of the house from the arch downwards was incorporated after this date, with the present owner adding the sun room.

The house has remained with the descendants of John Gilfillan with the latter's son (also John) recorded in the 1901 census as living here with his wife, Eliza, their six (mainly teenage) children and a single domestic servant, with the house itself noted as a '1st class' dwelling with six rooms in use by the family. His son, the third John Gilfillan to be associated with the site, had succeeded to the property by 1911, and he and his wife, Martha Jane, their young son and a domestic servant are recorded as the occupants in the census of that year. This John continued to work the mill into the 1960s.

#### References - Primary sources:

1. PRONI OS/6/5/16/1. First edition OS 1:10,560 map, Co Londonderry sheet 16 (1830).
2. PRONI VAL/1/B/521A, p.38; /521B, p.7; and /521C, p.2. First Valuation book: Tamlaght Finlagan Parish, Dromore Townland, plot 4 (1831).
3. 1835 Ordnance Survey Memoirs of Ireland vol.25: Parishes of Co Londonderry VIII, pp 83 and 121, eds A Day & P McWilliams (Belfast: Institute of Irish Studies, 1994).
4. Derry Journal, 31 Aug 1838, p.1.
5. Accounts and Papers of the House of Commons, 1843, vol.50. Excise Laws Offences (Ireland):

Return of the number of offences against the excise laws in the years 1841, 1842 and 1843, pp 6-7 (year ending 5 July 1843).

6. PRONI OS/6/5/16/2. Second edition OS 1:10,560 map, Co Londonderry sheet 16 (1848-52).
7. PRONI VAL/2/B/5/24A. Second Valuation book (1856).
8. Printed valuation for the Union of Limavady (1858)
9. PRONI VAL/12/B/31/24A. Valuation revision books, 1860-63, p.48 (plot 2A).
10. PRONI VAL/12/B/31/24B. Valuation revision books, 1864-82, p.51 (plot 2A).
11. PRONI VAL/12/B/31/24C. Valuation revision books, 1883-98, p.66 (plot 2A).
10. PRONI Will Calendars: 1885 (James Giffillan) and 1915 (John 2),
11. PRONI VAL/12/B/31/24D. Valuation revision books, 1898-1915, p.76 (plot 2A).
12. 1901 Census of Ireland.
13. PRONI OS/10/5/16/3/1. First edition OS 1:2500 map, Co Londonderry sheet 16-03 (1905).
14. 1911 Census of Ireland.
15. PRONI VAL/12/B/31/24E. Valuation revision books, 1915-29, p.27 (plot 2A).
16. PRONI OS/10/5/16/3/2. Second edition OS 1:2500 map, Co Antrim sheet 16-03 (1923-24).
17. PRONI VAL/3/D/6/5/Y/3. Valuation revision notebook (1934).
18. PRONI VAL/3/B/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1935).
19. PRONI VAL/3/E/5/3B. Valuation of Rural District of Limavady: The Highlands Electoral Division (1936-54).
20. PRONI VAL/3/C/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1936-57)
21. PRONI OS/11/29/9/1. First edition OS IG 1:2500 map sheet 29-09 (1973).

**References - Secondary sources:**

1. Information from owner, October 2020.

**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
- H+. Alterations enhancing the building
- J. Setting
- K. Group value

**Historical Interest**

- R. Age
- S. Authenticity
- Y. Social, Cultural or Economic Importance
- Z. Rarity
- W. Northern Ireland/International Interest

**Evaluation**

The Dromore Mill House and its associated mill buildings are located approximately 5km west of the town centre of Limavady, off a laneway on the south-east side of Baranailt Road. The Mill House is situated on the northern side of the complex, on the W side of the mill pond. Pre-1830 and extended probably in the mid to later 19th century and later, the house appears to be an intact example of the type and is therefore rare in Northern Ireland, retaining its linear form and proportions, and historic fabric such as original windows. An upper level sun room on the south end of the block adds to the historic character. The house has group value with the Lower Mill complex (HB02/03/034B) and the Upper complex (HB02/03/034C), with the entire site being of social and economic importance due to being owned by the same family since the 1840s.

**Replacements and Alterations**

Appropriate

**If inappropriate, Why?**

(H+) The upper level balcony/sun room adds to the original historic character of the Mill House.



**Second Survey Database  
District Council Consultation Report**

**HB02/03/034 A**

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**General Comments**

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**Monitoring Notes – since Date of Survey**

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**Date of Survey** 20/03/2020

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**ADVANCE NOTICE OF LISTING**

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

Tel: (028) 90819332

Our Ref: HB02/03/034 B

Date: 23/10/2020

Dear Sir/Madam

**RE: DROMORE MILLS, 64 BARANAILT ROAD, LIMVADY, CO LONDONDERRY,  
BT49 9HN**

**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 of the building(s) for your information.


Yours faithfully



**GERALDINE BROWN**

Enc Second Survey DC Report



<p><b>Address</b> Dromore Mills 64 Baranaitt Road Limvady Co Londonderry BT49 9HN</p>	<p><b>HB Ref No</b>      HB02/03/034 B</p> 
<p><b>Extent of Listing</b> Lower mill complex - Corn mill, kiln, seed house, porch, store and associated waterworks</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Dromore</p>	
<p><b>Current Building Use</b> Mill</p>	
<p><b>Principal Former Use</b> Mill</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	29-09
<b>Industrial Archaeology</b>	Yes	<b>NIEA Evaluation</b>	B+	<b>IG Ref</b>	C6552 2081
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	01681:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</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**      Private

### Building Information

**Exterior Description and Setting**

This is the lower of the two portions into which the premises is divided for the purposes of this survey. It comprises two blocks of buildings: (1) Aligned E-W along the N side of the mill pond is a two-storey block comprising (from W to E) a store, kiln, corn mill, porch, seed house, and three out-buildings. (2) Along the W side of the pond is a second block containing the mill owner's house (HB02/03/034A) and several outbuildings. The Upper Mill complex is described under HB02/03/034B. The entire complex is bounded at E by the Bessbrook River and is surrounded by fields.

Corn mill

This two-storey/ single-bay building is aligned E-W at the E end of the kiln and is abutted at E by Outbuilding 1. As noted in the historical description, it was probably built in its present form in the 1840s. It has a pitched natural slate roof, the ridge line of which is slightly lower than that of the kiln. The louvred vent (with weathervane) on its ridge is a modern replica of the one originally on the kiln and is ornamental rather than functional. The walls are of random rubble with brick quoins. All openings have flat brick heads and brick jambs.

The S elevation is partly cut into the earthen embankment retaining the N side of the pond. There are cast-metal diamond-lattice windows to GF and FF right. The FF is accessed by a plain timber door at left, up a high concrete step.

The W gable is formed by the brick party wall with the kiln.

The N elevation is abutted at right by a brick porch and at left with by masonry seed house. There are doorways inside to give access to these rooms from the mill. There is also a shuttered opening at FF left (now hidden by the seed house).

The E gable has a FF window, now infilled. Part of the wall was removed to accommodate the turbine which replaced the waterwheel around 1900. It is fed via a concrete-and-brick box culvert from the pond. The tailrace which returned the water to the river from the turbine pit is culverted.

#### Seed house

This 1½-storey/ single-bay building abuts the N side of the mill. Here the oat shells were collected having been blown in by a fan in NE corner the mill. As it was an integral part of the mill, it probably dates from the 1840s.

The building has a replacement monopitched roof (sloping to N), no rainwater goods, and rubble masonry walls, the quoins of which are partly of brick. Its W gable has a GF door and FF diamond-lattice window. The N elevation is heavily overgrown but neither it nor the E gable have any openings.

#### Porch

This small single-storey/ single-bay porch abuts the N side of the kiln and mill and gives access to the latter. It was probably added in the late 1800s.

The building has a replacement monopitched roof (sloping to N), no rainwater goods, and brick walls. It has no openings except for a sliding timber door on its N elevation. The small waterwheel lying loose outside it is a relatively modern construction of no heritage interest.

#### Store and Kiln

This store and kiln are contained within a two-storey/ two-bay building on the W side of the mill. Close observation shows brick quoins belonging to the kiln on the N and S elevations of the building. This indicates that the store is a later addition to the kiln's W gable, probably in the later 1800s. Although it is the kiln which is primarily of interest, the store is included in this description as it is now part of the same unit.

Both sections share a pitched corrugated metal roof without rainwater goods. Modern photovoltaic panels have been placed over its S pitch. There was originally a louvred vent over the kiln at the E end of the building, since removed. The walls are of random rubble with brick quoins. All openings have flat brick heads and brick jambs.

The S elevation is partly cut into the pond embankment. The kiln's SW brick quoin is clearly evident in the wall. There are also shuttered opes at GF left and FF right. There was originally a coal hole in front of the kiln which served the kiln's hearth. In more recent times, this void it has been roofed over with concrete to form a continuous ground surface above.

The W gable is abutted to its GF by a revetted earthen ramp which gives access to a sliding timber door at FF level. In the gable apex is a cast-metal diamond-lattice window.

The N elevation is abutted at left by the brick porch. The kiln's NW brick quoin is evident on the wall between it and the store. The store part has two doors and a small window. The FF is blank save for a small shuttered ope to the kiln at left.

The E gable is abutted by the mill. Unlike the other walls, it is of brick. The exposed section rising above the mill roof has no openings.

#### Waterworks

The water turbine in the E gable of the mill was fed from a large mill pond. The water is diverted into the pond from the Bessbrook River by means of a sloping masonry weir and short headrace (which is also supplied by the tailrace from the Upper Mill). Below the weir, the river continues under a small arched masonry bridge carrying a farm track. It is eventually joined by the culverted tailrace from the turbine.

#### Miscellaneous buildings

There are three rubble masonry outbuildings at the E end of the mill, one of which may have been the steam-powered flax mill cited hereabouts in the 1860s and '70s. Outbuilding 1 is a double-height single-storey building with a modern monopitched corrugated metal roof (the original was pitched natural slate). At the W end of its ground floor is the box culvert which fed the turbine. Outbuilding 2 is a two-storey building with a felted timber bowstring truss roof (the original was corrugated iron). Its first floor is now missing. According to the current owner, it formerly contained a threshing machine driven by the turbine. The latter is now partly dismantled and has been relocated to the NW corner of Outbuilding 1. The owner has also put a second-hand breast-shot waterwheel on the building's S elevation to power a generator inside which supplies his nearby house with electricity. Outbuilding 3 is a single-storey roofless shell to which there was access.

The block running along the W side of the pond comprises a two-storey/ six-bay mill house with pitched natural slate roof, three chimneys, plastic rainwater goods, partly harled rubble walls, and 6/6 timber sash windows (some with margined sidelights). There is an entrance porch towards the N end of the W elevation and also a wide arched opening through the S end of the building.

The N gable of the house is abutted by a slightly lower two-storey building with pitched corrugated asbestos roof, rubble stone walls, 2/2 sliding sash windows. On the S gable of the house is a lower two-storey building, the FF of which has been rebuilt as a conservatory.

At the S end of the block is a single-storey farm outbuilding with pitched corrugated asbestos roof, rubble masonry walls),

Running E at the NE end of the block is a single-storey outbuilding (Outbuilding 4 on map) with replacement timber truss roof sheeted with corrugated iron; it has rubble masonry walls.

Two sets of single-piece conglomerate millstones are now on display around the house. They were found by the owner whilst he was repairing the mill's tailrace.

#### Materials (mill, kiln and store)

Roof: Natural slate and corrugated iron.

Rainwater goods: None.

Walls: Random rubble.

Doors: Replacement timber.

Windows: Iron diamond lattice and timber shutters.

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#### Interior Overview

Interior layout largely unchanged and detailing largely intact

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#### Architects

Not Known

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#### Historical Information

A small corn mill is captioned on the 1830 OS six-inch map. It had an associated grain-drying kiln as both are noted as belonging to a Mr Morrison in the 1831 Valuation book. The site's rateable valuation of only £2.12s.0d suggests a small scale enterprise.

The 1835 Ordnance Survey Memoir notes the corn mill as belonging to Robert Morrison. It was a single-gear (i.e. one-step) corn mill powered off the Bessbrook River. The water had a 6ft fall and drove a breast-shot wheel measuring 12ft diameter by 2ft wide. The cog wheel at the inner end of the waterwheel axle was 6ft in diameter and had cast-iron teeth affixed to its wooden rim. It drove a lantern wheel which, in turn, powered a single pair of millstones. Measuring 4ft 10in in diameter, they were capable of grinding 1½ barrels per hour. However, the mill was idle in summer due to insufficient water. Mr Morrison also owned a nearby flax mill (HB02/03/034C) on the same premises.

In 1838, Mr Morrison advertised his land, corn mill, kiln, dwelling house and his half-share of the adjacent flax mill. It was seemingly purchased by John Gilfillan as he is recorded in 1843 as having been imprisoned for "having illicit malt in his dwelling and on his mill premises". John Gilfillan was the first of five generations of that family to own the mill, and the first of three to operate it.

A corn mill and kiln are explicitly captioned on the 1848-52 OS map. The map also shows the seed house along the N side of the mill and also an enlarged pond. Overall, the block is much larger than the one shown on the 1830 map. Evidently Mr Gilfillan had rebuilt the mill he had just acquired.

The 1856 Second Valuation also notes their owner as John Gilfillan. Besides the corn mill and land, his

holding included a house, offices, and flax mill, the total valuation of which was £4.15s.0d. The corn mill was powered by a 12ft diameter by 3ft wide undershot waterwheel. It had 36 bucket and turned at six revolutions per minute under a 6ft head of water. The millstones rotated at 96 rpm (a gear ratio of 16:1). The valuation officer reckoned the mill could work for 9 months/year at an average of 4 hours/day. Although there were now two sets of stones, only one could be operated at a time due to a lack of water. The fact that the mill now had two pairs of millstones indicates that it had been changed from a relatively primitive one-step configuration to more sophisticated two-step gearing, i.e. from a pit wheel and lantern to a pitwheel - wallower - great spurwheel - double stone nut/spindle layout. When water allowed, this change would have enabled both shelling and grinding to be undertaken simultaneously. Previously the grinding would have followed the shelling. This technical upgrade was undoubtedly the work Mr Gilfillan in the 1840s after he acquired the property and rebuilt the mill.

Intriguingly, the 1874 Valuation revision cites a new steam-powered flax mill with six scutching stocks somewhere in the vicinity of the corn mill. The Flax Mill Returns actually noted its existence since 1867 but it disappears from the records after 1876. Where exactly it was is not known but it was probably in one of the outbuildings abutting the E side of the mill.

John Gilfillan died in 1881 and the mill passed to his son James whose name appears in the valuation revision books from 1882 onwards. Shortly afterwards, James emigrated to Australia and the mill was taken over by his brother John Moore Gilfillan (henceforth John 2). His name appears in the valuations from 1883.

In 1900, John 2 replaced the corn mill's waterwheel with a turbine made by Kennedy & Son of Coleraine; he also installed a similar turbine in the Upper Mill complex. The field evidence also suggests that he installed the present two sets of millstones and associated shafts and gears at the same time. He may well have installed a threshing machine, also powered off the turbine.

Despite this upgrade, Mr Gilfillan described himself in the 1901 Census as a farmer (aged 46), not a miller. In other words, he was still grinding corn for his own use and probably also for his neighbours rather than operating as a full-time merchant miller.

The corn mill is explicitly captioned on the 1905 OS map. The store at the W end of the kiln and three outbuildings to the E side of the mill are all shown.

By the time of the 1911 Census, the mill had passed to John 2's third son, 28-year old John Gilfillan Junior (John 3, the present owner's grandfather).

The mill is cited as a corn mill on the 1923-24 OS map and shows no changes to the block's footprint since 1905.

The Valuation revision notebook for January 1934 describes the corn mill as a slated two-storey random rubble building measuring 24ft square by 18ft high. Adjoining it to W was a two-storey kiln measuring 18ft x 24ft x 20ft. It was abutted along its N side by a 21ft x 14ft x 14ft high rubble masonry lean-to with a corrugated metal roof (the seed house) and a 16ft x 7ft x 9ft brick lean-to, also with a corrugated metal roof (the porch).

The 1934 Valuation records the mill as operating for four months per year and its output was low. Although described as a "very old" structure, it contained a "modern" metal crusher driven by a 12 horse-power turbine; this is the Bamford mill on the GF. According to the current owner, it was installed by his grandfather, John 3. Although the turbine is noted as being 50 years old, it is undoubtedly the one installed c.1900 by John 2. This entry implies that the millstones had been abandoned in favour of the grain crusher. It would have produced both kibbled and rolled oats for animal feed rather than oatmeal for human consumption. Fieldwork shows it to have been driven by the same turbine as had previously powered the stones.

No changes to the site's ownership or rateable value are recorded in the valuation revision books from 1936 to 1954. According to the current owner, John 3 operated the mill into the 1960s, only stopping due to lack of demand as rural electrification now enabled farmers to install their own grinding machinery. The block is shown uncaptioned on the 1975 OS map.

In more recent years, the present owner has re-decked the kiln head with timber sheeting (c.2000), added photo-voltaic panels to the roof of the store/kiln (c.2014), and reroofed the porch and seed house abutting the mill (c.2015). Outbuilding 2 which housed the thresher was reroofed c.2010. A second-hand waterwheel was also installed to drive a generator supplying electricity to the owner's house.

In summary, the available evidence suggests the following sequence of development:

1. Early 1800s: Small corn mill and kiln. One pair of millstones powered by a waterwheel.
2. Mid 1800s: John Gilfillan enlarges the mill and pond, adds the seed house and replaces the single set of stones with two new pairs, all driven by a waterwheel.
3. Later 1800s: Outbuildings added at E end of corn mill, one of which may have been a steam-powered flax mill. The brick porch probably also added during this period.



4. About 1900: John Gilfillan 2 replaces the waterwheel with a turbine and also the two sets of stones with the present ones. He probably also installed a threshing machine, also driven off the turbine.  
 5. Earlier 1900s: John Gilfillan 3 abandons the millstones in favour of a Bamford animal-feed unit driven by the turbine.

**References - Primary sources:**

1. PRONI OS/6/5/16/1. First edition OS 1:10,560 map, Co Londonderry sheet 16 (1830).
2. PRONI VAL/1/B/521A, p.38; /521B, p.7; and /521C, p.2. First Valuation book: Tamlaght Finlagan Parish, Dromore Townland, plot 4 (1831).
3. 1835 Ordnance Survey Memoirs of Ireland vol.25: Parishes of Co Londonderry VIII, pp 83 and 121, eds A Day & P McWilliams (Belfast: Institute of Irish Studies, 1994).
4. Derry Journal, 31 Aug 1838, p.1.
5. Accounts and Papers of the House of Commons, 1843, vol.50. Excise Laws Offences (Ireland): Return of the number of offences against the excise laws in the years 1841, 1842 and 1843, pp 6-7 (year ending 5 July 1843).
6. PRONI OS/6/5/16/2. Second edition OS 1:10,560 map, Co Londonderry sheet 16 (1848-52).
7. PRONI VAL/2/B/5/24A. Second Valuation book (1856).
8. PRONI VAL/12/B/31/24A. Valuation revision books, 1860-63, p.48 (plot 2A).
9. PRONI VAL/12/B/31/24B. Valuation revision books, 1864-82, p.51 (plot 2A).
10. Proceedings of the House of Commons: Agricultural Returns for Ireland. Scutch Mill Returns for 1867, 1869, and 1872.
11. PRONI VAL/12/B/31/24C. Valuation revision books, 1883-98, p.66 (plot 2A).
12. PRONI Will Calendars: 1885 (James Gilfillan) and 1915 (John 2),
13. PRONI VAL/12/B/31/24D. Valuation revision books, 1898-1915, p.76 (plot 2A).
14. 1901 Census of Ireland.
15. PRONI OS/10/5/16/3/1. First edition OS 1:2500 map, Co Londonderry sheet 16-03 (1905).
16. 1911 Census of Ireland.
17. PRONI VAL/12/B/31/24E. Valuation revision books, 1915-29, p.27 (plot 2A).
18. PRONI OS/10/5/16/3/2. Second edition OS 1:2500 map, Co Antrim sheet 16-03 (1923-24).
19. PRONI VAL/3/D/6/5/Y/3. Valuation revision notebook (1934).
20. PRONI VAL/3/B/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1935).
21. PRONI VAL/3/E/5/3B. Valuation of Rural District of Limavady: The Highlands Electoral Division (1936-54).
22. PRONI VAL/3/C/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1936-57)
23. PRONI OS/11/29/9/1. First edition OS IG 1:2500 map sheet 29-09 (1973).

**References - Secondary sources:**

1. H.D. Gribbon. The History of Water Power in Ulster, p.253 (Newton Abbot: David & Charles, 1969).
2. Information from owner, March 2020.

**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
- K. Group value
- B. Proportion
- E. Spatial Organisation
- D. Plan Form
- H+. Alterations enhancing the building
- H-. Alterations detracting from building
- I. Quality and survival of Interior

**Historical Interest**

- W. Northern Ireland/International Interest
- R. Age
- S. Authenticity
- Y. Social, Cultural or Economic Importance
- Z. Rarity

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**Evaluation**

This is the lower portion of a large mill complex, located approximately 5km west of the town centre of Limavady, off a laneway on the south-east side of Baranait Road. It consists of several buildings which are located on the N side of the Mill Pond; a two-storey block comprising a store, kiln, corn mill, porch, seed house, and three out-buildings. Historically, much of the mill's fabric dates from its rebuilding in the 1840s, with later additions evident in the walls. Vestiges of the previous mill may also be incorporated. Architecturally, its style is typical of the many 19th century water-powered corn mills which were once ubiquitous in the Ulster countryside. Its plan form is also of interest in terms of the relationship of the plant, gearing and machinery, arranged over two floors within the mill. The spatial juxtaposition of the kiln and seed house to the mill also complements its functioning.

While some alterations detract from the original historic character, such as the removal of the tiles from the kiln head, the removal of the ventilator from the roof of the kiln, and the insertion of a replica vent on the roof of the mill, any other alterations have generally been positive; these include the replacement of the waterwheel by the turbine c.1900, illustrating how water power was more efficiently harnessed, and the subsequent replacement of the two millstones by the Bamford mill, demonstrating the switch from oatmeal production (for human consumption) to provender milling (for animal feed).

This intact example is especially rare as it illustrates key developments in the harnessing of water power. The close juxtaposition of the mill complex to its weir, headrace and pond greatly enhance its setting and facilitates the understanding of its functioning under waterpower. The mill has group value with the Upper Mill complex (HB02/03/034B), and the Mill House (HB02/03/034A). The complex is also of social interest in having been owned by the same family for five generations since the 1840s. When operational, it was also of economic importance in playing a valuable role in Ulster's 19th century agricultural economy at a time when grain cultivation was more prevalent than now.

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**Replacements and Alterations**

Appropriate

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**If inappropriate, Why?**

H+

Replacement of waterwheel by turbine c.1900 & millstones replaced by Bamford Mill, both add to the original historic character.

H-

The kiln head has been refloored (tiles removed), the louvred ventilator on roof of the kiln removed, a modern replica of the vent placed on top of the mill, and solar/photovoltaic panels installed, all of which detract from the original historic character.

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**General Comments**

Previous LQ Ref HB02/Lq028

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**Monitoring Notes – since Date of Survey**

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**Date of Survey** 20/03/2020

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**ADVANCE NOTICE OF LISTING**

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

Tel: (028) 90819332

Our Ref: HB02/03/034 C

Date: 23/10/2020

Dear Sir/Madam

**RE: DROMORE MILLS, 64 BARANAILT ROAD, LIMVADY, CO LONDONDERRY,  
BT49 9HN**

**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 of the building(s) for your information.


Yours faithfully



**GERALDINE BROWN**

**Enc** Second Survey DC Report



<p><b>Address</b> Dromore Mills 64 Baranailt Road Limvady Co Londonderry BT49 9HN</p>	<p><b>HB Ref No</b>      HB02/03/034 C</p> 
<p><b>Extent of Listing</b> Flax and corn mill and associated waterworks</p>	
<p><b>Date of Construction</b> 1900 - 1919</p>	
<p><b>Townland</b> Dromore</p>	
<p><b>Current Building Use</b> Mill</p>	
<p><b>Principal Former Use</b> Mill</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	29-09
<b>Industrial Archaeology</b>	Yes	<b>NIEA Evaluation</b>	B+	<b>IG Ref</b>	C6547 2074
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	01681:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</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**      Private

### Building Information

**Exterior Description and Setting**

The block is located on the N bank of the Bessbrook River. It is aligned north-south with a three-storey/ single-bay corn mill at north and a two-storey/single-bay flax scutching mill at south. It is associated with a former mill owner's house and nearby block of farm outbuildings, some of which also encompass a second corn mill (HB02/03/034B).

**Corn Mill**

The corn mill has a pitched natural slate roof with concrete verges but no rainwater goods. The walls are of random rubble with advanced brick eaves and vestiges of whitewash. There are handmade brick quoins at FF and SF levels at NE and NW but only at SF level at SE and SW. Unless otherwise stated,

all window and door openings have brick heads and jambs; the FF opes all have timber heads unless otherwise stated.

The principal elevation faces E and is blank save for a GF door and 2x1 replacement window, and also a shuttered ope above the door at FF level. A small louvred ope has also been inserted to the right of the GF window (in the 1960s) to provide ventilation for the Lister electricity unit inside.

The N gable is cut into the slope such that only the FF and SF are exposed. However, there is a narrow gap at GF level between the gable and the bank retaining wall to minimise water seepage. At FF is a folding two-leaf timber door. A metal scrap secures the bottom of its right-hand frame (looking towards the mill) and bears the inscription 'Jack & Sons Maybole'. This was one of Scotland's leading makers of agricultural implements such as reapers, potato diggers and ploughs. The strap is possibly from one such piece of machinery as it is unlikely to have been purpose-made to secure the frame. At SF on the same gable is a lattice-iron window. Just below it are insulated terminals for overhead wires which carried electricity from the generators in the corn mill to the mill owner's nearby dwelling house.

The W elevation is abutted at GF and FF right by a mass-concrete pier supporting the end of the headrace launder (the present structure probably dates from the 1940s). The abutted section was probably open originally as indicated by the brick jambs up the wall on either side of the pier. This opening would have facilitated access to the waterwheel which preceded the internal turbine. The bottom of the headrace slopes down to FF level whence the water flowed through a metal trash rack into the diagonal pipe to the turbine. At SF level, above the launder, is an original window opening which was subsequently infilled with brick and into which a smaller 2x4-paned timber window has been set. The original ope's timber head has also been replaced with concrete. At SF left is a doorway accessed up three concrete steps from outside ground level via an earthen ramp at S. There are otherwise no opes on this elevation.

The S gable is abutted to GF and FF by the flax mill. Its exposed section has no openings.

#### Flax Mill

The flax mill also has a pitched natural slate roof but no verges or rainwater goods. Its walls, eaves and openings are detailed as the corn mill. There are brick quoins at FF level at SE and SW. As with the corn mill, however, its GF corners are of stone. Wall breaks on the S gable clearly show that it was heightened from one to two storeys, with brick quoins being used on the raised section. The N gable was probably raised in the same way.

Although the present owner has rebuilt some of the E elevation to prevent it collapsing, there are no obvious wall breaks between it and the corn mill. This suggests that the block was originally a single-storey/ two-bay unit which was subsequently (c.1900) raised to three storeys at N (corn mill) and to two storeys at S (flax mill).

The E elevation is four opes wide to GF and comprises alternate doorways and shuttered opes, all with brick heads and jambs. There are also two loading doors at FF, in line with those below. All these opes are trimmed with brick and have replacement doors and shutters.

The S gable has a 2x1-paned timber window with stone head and jambs to its GF. Its ope contrasts with the brick-trimmed ones in the rest of the block and supports the contention that the GF of the building is earlier than its FF. There is also a small 2x1-paned window in the gable's apex.

The W elevation is blank save for a GF doorway fitted with a relatively modern steel security door.

#### Materials

Roof: Natural slate.

Rainwater goods: None.

Walls: Random rubble.

Doors: Replacement timber.

Windows: Replacement timber shutters.

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#### Interior Overview

Interior layout largely unchanged and detailing largely intact

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#### Architects

Not Known

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#### Historical Information

The earliest reference to a flax mill in Dromore Townland is 1825 when David Forrest (possibly a Land

Agent for Robert Ogilby, the townland's landlord,) acquired 22 acres and a half share in a flax mill. This mill is undoubtedly the one under review.

Although a building and associated races are depicted on the 1830 OS six-inch map, none are explicitly captioned, nor is the mill cited in the 1831 Valuation. At that time the property belonged to a Mr Robinson who operated a corn mill a short distance downstream on the same property (HB02/03/034B). It was probably Mr Robinson who held the remaining half-share in the flax mill.

The flax mill is again mentioned in the 1835 Ordnance Survey Memoir. A 14ft head of water powered a 12ft diameter by 1ft 8in wide breast-shot waterwheel. A 7ft cog wheel drove four scutching rings, each of which had six handles and were capable of processing 1½ cwt of flax per day. All the machinery was of timber and in bad repair. Moreover, the mill was also idle in summer "from want of water". This suggests that the mill may not have been fully operational and would explain why it was not cited in the 1830 map or 1831 valuation.

In 1838, Mr Morrison advertised his half-share in the flax mill (Mr Forrest held the other half) for sale along with the corn mill, kiln and dwelling house in the Lower Mill complex. The property was purchased by John Gilfillan, great-great-grandfather of the current owner.

A flax mill is explicitly captioned on the 1848-52 OS map. It is also described in the 1856 Second Valuation as "a very small building" containing four scutching stocks, three of which worked for six months in the year, at six hours per day on average. The same mill is recorded in the official Flax Mill Returns for 1855 as having four stocks and 16 handles (as in 1835) and working for 16 weeks in that particular year.

The flax mill and its associated store were noted in the 1860 Valuation revision book as belonging to John Gilfillan and David Forrest. Within a couple of years, however, James Forrest had acquired David Forrest's half-share. According to the official Flax Mill Returns, the mill worked for 32 weeks during the 12-month period ending May 1865.

The Valuations and Mill Returns data are at odds with one another for the years around 1870. The 1869 Valuation records the flax mill as vacant. This accords with the Returns for the year ending May 1869 which do not record any weeks of operation. According to the valuations, it then remained empty until reoccupied in 1878. This contradicts the 1871-72 Returns which notes it as working.

Intriguingly, the 1866-67 Mill Returns also notes the first appearance of a second flax mill in the same townland. It contained six stocks and is cited in the Returns until 1872, after which itemisation of flax mills by townland ceases. This new mill is also recorded in the Valuation revisions - but not until 1874 when it is described as powered by steam and belonging to John Gilfillan. Whereas the four-stock mill is in Valuation plot 2B Upper Mill complex), the steam mill is in plot 2A which is the Lower Mill complex. The steam mill disappears from the valuations after 1876, implying that it had ceased working.

In 1877, the flax mill in the Upper Mill complex was destroyed by fire. The County Londonderry Grand Jury initially deemed the fire to have been malicious (there had also been an attempt to damage the corn mill) and ruled that Messrs Gilfillan and Forrest would receive £150 compensation. However, they subsequently decided that it was not arson after and reduced the sum to £120.

As noted above, the Valuation revision books note that the four-stock mill was reoccupied in 1878, this time by James Forrest. It would thus seem to have been repaired. In the same year, two "little boys" were fined one shilling plus costs for maliciously damaging the flax mill's waterwheel.

Around 1888, Henry Tyler took the mill over from Forrest. After Tyler's death in early 1897, it then passed to John Gilfillan's son, John Moore Gilfillan (henceforth John 2). According to Gribbon, Mr Gilfillan installed a Kennedy turbine in place of the waterwheel to drive it.

Interestingly, the 1905 OS map captions a corn mill rather than a flax mill at this location (there was also a corn mill in the Lower Mill complex). Moreover the building's footprint is the same as now (2020) and considerably bigger than shown on the 1830 and 1852 maps.

The balance of evidence suggests that the original waterwheel which drove the flax mill was replaced by the Kennedy turbine and the present five-stock scutching machinery installed in place of the four original stocks. It would seem that John 2 also took the opportunity to install the present corn milling machinery for animal feed. An interchangeable gear fitted to the top of the turbine shaft enabled either the scutching equipment or the millstones to be operated (but not both at once).

Not only do the maps show the footprint of the 1830s/50s flax mill to be much smaller than the 1905 depiction, but the former would almost certainly have been a single-storey. When was it enlarged to its present form? Unfortunately the valuation books continue to rate the flax mill at £8 from the 1860s to 1920s, so any changes seem to have gone unrecorded. There would have been no reason to have enlarged the building after the fire as scutching seems to have continued much as before. The building is most likely to have been enlarged around 1900 when the new plant and machinery were installed. In short, it would seem that when John 2 took over the flax mill from Mr Tyler c.1900, he enlarged the

earlier building, replaced the waterwheel with a turbine, upgraded the flax mill from four to the present five stocks, and added a corn mill which shared the turbine with the flax mill.

As will be noted in the site description, the present flax mill has five stocks, but there is also a sixth scutching ring lying loose on the GF. This raises the intriguing possibility that John 2 moved the redundant six-stock scutching machinery in the Lower Mill to the Upper Mill. However, it was necessary for him to remove one of the scutching rings to give the shaft sufficient length to pass through the party wall and connect up to the turbine drive.

How long the corn mill was operational is uncertain as the Valuations continue to record the entire block as a flax mill. By 1911, it had passed from John 2 to his son, also John (John 3, the present owner's grandfather). According to the valuations, John 3 continued to operate the flax mill through the first world war and into the 1920s; it is captioned as a flax mill on the 1923-24 OS map.

The 1934 Valuation notebook records that the flax mill stopped c.1928 and was "unlikely to work again". The north portion of the block measured 23ft x 22ft x 25ft (3 storeys) high, and the south part 36ft x 22ft x 18ft (2 storeys).

Although there is no subsequent mention of the flax mill in the valuations, it did, in fact, restart during the Second World War. Scutching ceased at the end of the war.

In 1947, John Gilfillan (the present owner's father), connected the turbine up to an DC dynamo to supply electricity to light his nearby house. This system was superseded c.1963 by a diesel-powered Lister 'Start-O'Matic' AC generator. The block is shown uncaptioned on the 1975 OS map.

Around 2005, the present owner rebuilt part of the east wall (which was on the verge of collapse), re-slated the entire block (using original slates where possible), fitted replica doors and shutters and also a metal securing gate at the back of the flax mill.

In summary, the available evidence suggests the following sequence of development:

1. Early-Mid 1800s: Small flax mill containing four stocks powered by a waterwheel.
2. 1877: The flax mill gutted by fire but is repaired and put back into operation.
3. About 1900: John 2 enlarges the original single-storey flax mill to two storeys and re-equips it with five scutching stocks. He also adds a three-storey corn mill. The waterwheel is replaced by a turbine to drive both mills.
4. 1920s: The mill stops around 1928.
5. 1940s: The flax mill is restarted during the second world war but stops again c.1945.
6. 1947: An hydro-electric generating unit is installed and operates until replaced by a diesel-powered generator in 1963.

#### References - Primary sources:

1. PRONI OS/6/5/16/1. First edition OS 1:10,560 map, Co Londonderry sheet 16 (1830).
2. PRONI VAL/1/B/521A, p.38; /521B, p.7; and /521C, p.2. First Valuation book: Tamlaght Finlagan Parish, Dromore Townland (1831).
3. 1835 Ordnance Survey Memoirs of Ireland vol.25: Parishes of Co Londonderry VIII, pp 83 and 121, eds A. Day & P. McWilliams (Belfast: Institute of Irish Studies, 1994).
4. Derry Journal, 31 Aug 1838, p.1.
5. PRONI OS/6/5/16/2. Second edition OS 1:10,560 map, Co Londonderry sheet 16 (1848-52).
6. Proceedings of the House of Commons: Agricultural Returns for Ireland. Scutch Mill Returns for 1855, 1865, 1867, 1869, and 1872.
7. PRONI VAL/2/B/5/24A. Second Valuation book (1856).
8. PRONI VAL/12/B/31/24A. Valuation revision books, 1860-63, p.48 (plot 2B).
9. PRONI VAL/12/B/31/24B. Valuation revision books, 1864-82, p.51 (plot 2B).
10. Coleraine Chronicle, 19 May 1877, p.6 (malicious fire).
11. Ballymoney Free Press & Northern Counties Advertiser, 26 July 1877, p.2 (malicious fire).
12. Northern Constitution 31 Aug 1878, p.8 (damage to waterwheel).
13. PRONI VAL/12/B/31/24C. Valuation revision books, 1883-98, p.66 (plot 2B).
14. PRONI VAL/12/B/31/24D. Valuation revision books, 1898-1915, p.76 (plot 2B).
15. PRONI OS/10/5/16/3/1. First edition OS 1:2500 map, Co Londonderry sheet 16-03 (1905).
16. 1911 Census of Ireland.
17. PRONI VAL/12/B/31/24E. Valuation revision books, 1915-29, p.27 (plot 2B).
18. PRONI OS/10/5/16/3/2. Second edition OS 1:2500 map, Co Antrim sheet 16-03 (1923-24).
19. PRONI VAL/3/D/6/5/Y/3. Valuation revision notebook (1934).
20. PRONI VAL/3/B/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1935).
21. PRONI VAL/3/E/5/3B. Valuation of Rural District of Limavady: The Highlands Electoral Division



(1936-54).

22. PRONI VAL/3/C/6/6. Valuation of Rural District of Limavady, vol.2: The Highlands Electoral Division (1936-57)

23. PRONI OS/11/29/9/1. First edition OS IG 1:2500 map sheet 29-09 (1973).

**References - Secondary sources:**

1. R. Forrest Jnr, The Forrest Family of Limavady and the Roe valley, c.1655-1918 (2009). Downloadable at <[www.forrestresearchservices.com](http://www.forrestresearchservices.com)> via Google search on article title. Relates to Forrest's 1825 acquisition of half-share in flax mill.
2. H.D. Gribbon. The History of Water Power in Ulster, p.252 (Newton Abbot: David & Charles, 1969).
3. Grace's Guide, <[www.gracesguide.co.uk/Alexander\\_Jack\\_and\\_Sons](http://www.gracesguide.co.uk/Alexander_Jack_and_Sons)>
4. Information from current owner, March 2020.

**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**

- B. Proportion
- D. Plan Form
- E. Spatial Organisation
- H+. Alterations enhancing the building
- I. Quality and survival of Interior
- J. Setting
- K. Group value

**Historical Interest**

- W. Northern Ireland/International Interest
- R. Age
- S. Authenticity
- Y. Social, Cultural or Economic Importance
- Z. Rarity

**Evaluation**

This is the upper portion of a large mill complex, located approximately 5km west of the town centre of Limavady, off a laneway on the south-east side of Baranailt Road. It consists of a three-storey corn mill with an attached two-storey flax scutching mill located on the northern bank of the Bessbrook River. These mill buildings have group value with the Lower Mill Complex (HB02/03/034B) and the Mill House (HB02/03/034A), both situated to the immediate NE, adjacent to the Mill Pond. Architecturally, its style is typical of the many water-powered flax and corn mills which were operational in the Ulster countryside during the 19th and early 20th centuries. Historically, most of the mill's fabric appears to date from c.1900 but vestiges of an earlier mill are also evident. Flax mills, once ubiquitous in mid-19th century Ulster, are now rare, especially completely intact examples such as this one, which used an interchangeable gear to drive one or other mill at a time. This example also illustrates how mills which became redundant after the Second World War could be repurposed, in this case for electricity generation. When operational, the flax mill was also of economic importance to the local agricultural economy as it provided flax growers with a facility to have their crop scutched before exchanging it for cash at the local flax market. The complex is also of social interest in having been owned by the same family for five generations since the 1840s.

**Replacements and Alterations**

Appropriate

**If inappropriate, Why?**

H+

The mill was repurposed after WWII for electricity generation, adding to the special interest.

**General Comments**

Previous Lq Ref HB02/Lq028

**Monitoring Notes – since Date of Survey**

**Date of Survey** 20/03/2020

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**ADVANCE NOTICE OF LISTING**

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

Tel: (028) 90819332

Our Ref: HB05/10/021

Date: 23/10/2020

Dear Sir/Madam

**RE: FISHERMAN'S HOUSE  
CARRICK-A-REDE  
BALLINTOY  
BALLYCASTLE  
CO. ANTRIM**

**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 of the building(s) for your information.


Yours faithfully



**GERALDINE BROWN**

Enc Second Survey DC Report



<b>Address</b> Fisherman's House, Carrick-a-rede, Ballintoy, Ballycastle, Co. Antrim	<b>HB Ref No</b> HB05/10/021
<b>Extent of Listing</b> Fisherman's house	
<b>Date of Construction</b> 1820 - 1839	
<b>Townland</b> Knocksoghey	
<b>Current Building Use</b> Gallery/ Museum	
<b>Principal Former Use</b> Rural Industry	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	02/14NW
<b>Industrial Archaeology</b>	Yes	<b>NIEA Evaluation</b>	B1	<b>IG Ref</b>	D0616 4492
<b>Vernacular</b>	Yes	<b>Date of Listing</b>		<b>IHR No</b>	03741:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>			03740:000:00
<b>Monument</b>	No			<b>SMR No</b>	MRA002:013
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No			<b>HGI Ref</b>	
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category** Heritage

### Building Information

**Exterior Description and Setting**

Detached single-storey rendered and limewashed former fisherman's house and store, built c.1830, on sloped south-east side of Carrickarade Island, accessed solely via Carrick-a-rede Rope Bridge (IHR 03740) (owned by the National Trust). Stepped path provides access to former dwelling which overlooks bay and north coast of mainland; formerly used as a fishery with machinery reflective of this use in situ at front (east) on cliff edge, now occasionally used by the National Trust for educational purposes.

Roofing is replacement pitched natural slate with angled ridge tiles and masonry coping. No rainwater goods. Single rendered chimneystack to west gable wall. Walling is limewashed render over rubble and brick with tar-covered plinth course. Replacement timber window frames, doors and door frames, all

covered in tar to provide protection from coastal weather.

Asymmetrical principal elevation faces east. Single four-paned fixed timber casement window to left side with timber lintel above and masonry sill. Two square-headed door openings with sheeted timber doors to centre over granite step.

South elevation has limewashed render walling. Not accessible due to fencing and proximity to cliff edge.

Rear (west) elevation entirely abuts modern concrete walling up to eaves.

North elevation partially abuts slope of island and stepped concrete path. Visible walling has limewashed render with single four-paned fixed timber casement window at apex of gable.

#### Setting:

Modern corrugated outbuilding located to rear of dwelling atop concrete platform. Remnants of former rubble and brick structure to north east. Mixture of original and replica fishery equipment including anchors and winch crane (technically called a 'derrick') to front. Located on sloped south-east side of Carrickarade Island, accessed solely via Carrick-a-rede Rope Bridge with cliff edge to east and south. The ice-house (MRA002:013), which served Carrick-a-rede salmon fishery is a scheduled monument located approximately 500m south on the mainland.

#### Materials:

Roof: Natural slate (replacement)  
Walling: Limewashed render over rubble and brick  
Windows: Timber (replacement)  
RWG: N/A

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#### Interior Overview

Interior layout largely unchanged. Detailing largely intact.

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#### Architects

Not Known

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#### Historical Information

Accessed via the famous Carrick-a-rede Rope Bridge, Carrickarade Island is thought to have been used by salmon fishermen for around 400 years. From the Irish Carraig a' Ráid, meaning "rock of the casting" or "rock in the road", the island is located off the north coast of Northern Ireland, thus proving an ideal, if not precarious spot for fishermen seeking to catch salmon returning to spawn in the Bush and Bann rivers. Described as "one of the lions" of the north coast in the Ordnance Survey memoir for the parish of Ballintoy, the rope bridge was once a treacherous crossing point connecting the island to the mainland. Although Atlantic salmon has been fished at Carrick-a-Rede and Larrybane since 1620, it was supposedly Alexander Stewart, the last in a 200-year line of colonial Stewarts on the north Antrim coast, who provided the means to make the crossing c.1755 to reduce reliance on a boat to reach the island.

Historical maps attest to the existence of a fishery on the island going back to the OSNI Historical First Edition (1832), and likely around a century before. Labelled 'Fishery', there was one singular dwelling on the island which has been there ever since, as shown on all subsequent OS maps.

In the 19th century more than 80 fishers, 21 salmon fishers and 10 fish carriers were working in the parish of Ballintoy. It is presumed that the island and fishery dwelling were in continuous use by the workers tending the fishery up to 2002 when the last occupant of the dwelling, Achi Colgan, ceased work and left Carrickarade. According to an article from the Northern Whig in 1927, the fishermen and clerk occupied the cottage only during the summer months, with the men doing the fishing while women and boys carried the catch across the bridge. In the 1960s, almost 300 fish were caught each day, but by 2002, the same number was being caught over the whole season due to number depletion provoked by water pollution. The Salmon Fishery and dwelling are some of the few surviving pieces of a once thriving industry in that part of the province.

The National Trust started managing the rock-island in 1967 and the site continues to flourish as a major tourist destination. Although the house was left in disuse for a number of years following Achi Colgan's departure, it was refurbished in 2011 by a partnership between the National Trust and DARD/North East Region (NER) Local Action Group, with funding from the EU Rural Development programme. It was then reopened in 2012 with presentations and stories of the history surrounding the salmon fishing activities of the island's former occupants.

Views of Rathlin Island and Scotland can be enjoyed from Carrickarade, and the site and surrounding area is designated an Area of Special Scientific Interest due to its unique geology, flora, and fauna. Underneath there are large caves, which once served as home for boat builders and as shelter during stormy weather.

**References:**

**Primary sources**

1. PRONI OS/6/1/4/1 Ordnance Survey County Series First Edition map (1832)
2. PRONI OS/6/1/4/2 Ordnance Survey County Series Second Edition map (1855)

**Secondary sources:**

1. Anna Groves, Larrybane and Carrick-a-Rede (National Trust, 2016)

**Online sources**

1. [https://en.wikipedia.org/wiki/Carrick-a-Rede\\_Rope\\_Bridge](https://en.wikipedia.org/wiki/Carrick-a-Rede_Rope_Bridge) [accessed 19/12/19]
2. <http://www.placenamesni.org/resultdetails.php?entry=15416> [accessed 19/12/19]
3. <https://www.anphoblacht.com/contents/25611> [accessed 19/12/19]
4. <https://www.nationaltrust.org.uk/carrick-a-rede/features/fishing-heritage-preserved-at-carrick-a-rede> [accessed 19/12/19]
5. <https://www.nationaltrust.org.uk/carrick-a-rede/features/history-at-carrick-a-rede> [accessed 19/12/19]
6. Northern Whig, Monday 21 November 1927, p.5:  
<https://www.britishnewspaperarchive.co.uk/viewer/bl/0001542/19271121/094/0005> [accessed 09/03/20]

**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**

- B. Proportion
- D. Plan Form
- J. Setting
- I. Quality and survival of Interior

**Historical Interest**

- W. Northern Ireland/International Interest
- R. Age
- S. Authenticity
- Z. Rarity
- Y. Social, Cultural or Economic Importance

**Evaluation**

Although rudimentary in construction, the former salmon fisherman's dwelling (c.1830s) located on Carrickarade Island, east of Ballintoy, Co Antrim, is reflective of an important industrial and cultural tradition along the north coast. Its basic plan-form perfectly fulfilled the purpose of providing a space for workers to work and shelter, with further accommodation to store equipment. While some exterior historic fabric has been replaced, this is sympathetic and appropriate. The setting is of special note; the former dwelling is accessed solely via Carrick-a-rede Rope Bridge (IHR 03740) and is perched on the cliff edge with spectacular views over the bay and along the rugged north coast. Although this is not the original dwelling on the site, it has however existed on site since the 1830s. The associated ice-house (MRA002:013) is a scheduled monument located approximately 500m south on the mainland. Comparatively, this former fisherman's dwelling was not alone in the north coast's salmon fishing industry; another at Kinbane (IHR 0373:001), for example, was in use for the same purpose but has not

survived to the same degree. The special interest of this rare surviving example is augmented by its setting; the rope bridge and the fisherman's house are inextricably linked, contributing to social, cultural and economic importance within the context of Northern Ireland.

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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** 18/12/2019

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## **Historic Environment Division**

# Criteria for the Scheduling of Historic Monuments and the Listing of Buildings of Special Architectural or Historic Interest, with associated procedures

May 2019



## Historic Environment Division's Aim

“Helping communities to enjoy and realise the value of our historic environment”

We do this by:

- Recording, protecting, conserving, advising, promoting and enhancing its value
- Utilising and growing our specialist knowledge and expertise in collaboration with a wide range of groups and individuals
- Contributing to the Executive's objectives as laid out in the Programme for Government

Our historic environment provides authentic and attractive places which increase our pride, character and identity, lead to improved wellbeing and community engagement, and to prosperity through tourism, investment, skills, regeneration and creativity. It is a precious and finite resource available to present generations, and with appropriate management, to future generations.

**This document replaces and supersedes Annex B and Annex C of Planning Policy Statement 6 (PPS6) 'Planning, Archaeology and the Built Heritage', which was published in March 1999.**

PPS6 (Annex B) provided information on the legislative arrangements for archaeological sites and monuments, including setting out the Department's criteria for adding sites to the Schedule of historic monuments ('scheduling'). Annex C (Revised March 2011) provided the criteria under which buildings of special architectural and/or historic interest were listed.

The policies as laid out in this document remain the same as those previously provided in PPS6, with only minor amendments to the text to reflect the introduction of the Planning Act (Northern Ireland) 2011 and the Strategic Planning Policy Statement.

Reference should be made to any actual legislation referred to in this document and if any discrepancy or conflict exists between this document and the legislation, the provisions in the legislation will prevail.

Further information can be obtained from the Department for Communities website: [www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)

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## Preamble

Planning Policy Statement 6 ‘Planning, Archaeology and the Built Heritage’ (PPS6) was published in March 1999. PPS6 set out the Department of the Environment’s (now Department for Infrastructure) planning policies for the protection and conservation of archaeological remains and features of the built heritage, and embodied the Government’s commitment to sustainable development and environmental stewardship. Annex B provided information on the legislative arrangements for archaeological sites and monuments, including setting out the Department’s criteria for adding sites to the Schedule of historic monuments (‘scheduling’). Annex C (Revised March 2011) of PPS6 provided the criteria under which buildings of special architectural and/or historic interest were listed.

Under the Planning Act (Northern Ireland) 2011 the planning system was reformed and restructured from a unitary system where all planning powers rested with the Department of the Environment, to a new two-tier model of delivery whereby Councils have primary responsibility for the implementation of the following key planning functions:

- local plan-making
- development management (excluding regionally significant applications) and
- planning enforcement

As a result of these changes the Strategic Planning Policy Statement for Northern Ireland (SPPS) was introduced in September 2015. Where a Council adopts its Plan Strategy, Planning Policy Statements shall cease to have effect in the district of that Council.



Church at Lackagh, Co. Tyrone

The scheduling of historic monuments and the listing of buildings remains a function of the Department for Communities (superseding the Department of the Environment following the re-organisation of government Departments in May 2016) and there is an ongoing need for regional policy relating to the scheduling and listing of heritage assets. This document sets out those policies, and supersedes Annex B and Annex C of PPS6. The policies remain the same as those previously provided in PPS6, with only minor amendments to the text to reflect the introduction of the Planning Act (Northern Ireland) 2011 and the SPPS.

# Scheduled Monuments

## 1. Scheduling of Monuments

- 1.1 The protection of archaeological sites and monuments by Scheduling enables the Department to ensure that these important heritage assets are maintained and conserved for present and future generations.
- 1.2 Under the Historic Monuments and Archaeological Objects (NI) Order 1995 (the 1995 Order) the Department has a duty to compile and maintain a schedule of monuments. Monuments on the schedule have statutory protection and inclusion is at the Department's discretion. In practice most proposals for scheduling originate within the Department's Historic Environment Division and consultation is required with the Historic Monuments Council before a monument is added to or removed from the schedule. Occupied dwellings and churches still in ecclesiastical use cannot be scheduled. The non-statutory criteria for scheduling are set out in paragraph 2 below.
- 1.3 Owners are normally notified in writing before monuments are added to the schedule. Scheduled sites are registered as a charge in the Land Registry for Northern Ireland and lists of scheduled monuments are published on an annual basis. Scheduled monuments are also identified in the Northern Ireland Sites and Monuments Record which is available for consultation through the National Monuments and Buildings Record maintained by Historic Environment Division and is available on the Department for Communities website.

- 1.4 The present schedule of some 2,000 sites has been compiled since the introduction of the Ancient Monuments (NI) Act, 1926 and work continues towards protecting a representative sample of all site types. Even so large numbers of known archaeological sites are likely to remain unscheduled, and whether or not they are preserved will depend on the commitment of owners and the public and the policies of public agencies.

## 2. The Non-Statutory Criteria for Scheduling Monuments

- 2.1 The following criteria are used for assessing the importance of a monument and considering whether scheduling is appropriate. The criteria should not be regarded as definitive, but rather as indicators which contribute to a wider judgement based on the individual circumstances. The criteria are not in any order of ranking.
  - (a) **period** – all types of monuments that characterise a category or period should be considered for preservation.
  - (b) **rarity** – there are some monument categories which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process takes account of all aspects of the distribution of a particular class of monument in a Northern Ireland context.



Doonan Fort, a raised rath or motte, Co. Antrim

- (c) **documentation** – the significance of a monument may be enhanced by the supporting evidence of historical records, or contemporary written accounts, or reports of previous investigations.
- (d) **group value** – the value of a single monument may be greatly enhanced by its association with related contemporary monuments or monuments of different periods. In some cases it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.
- (e) **survival / condition** – the survival of a monument’s archaeological potential, both above and below ground, is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- (f) **diversity** – some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- (g) **potential** – in some cases, it may not be possible to specify the precise nature of the archaeological evidence, but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for its scheduling. This may particularly apply to sites where there are no distinctive above-ground remains.
- (h) **fragility / vulnerability** – certain important archaeological remains may be particularly vulnerable or fragile and therefore benefit from the statutory protection scheduling confers.

## Associated Procedures for Scheduled Monuments

### 3. Control of Work to Scheduled Monuments

- 3.1 Once a monument has been scheduled, the consent of the Department is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, disturbing, flooding or tipping on the monument. Consent can be granted only for detailed proposals and unlike planning permission there is no provision for the granting of outline consent. The Department also has powers to revoke or modify a consent. Under the Historic Monuments (Class Consents) Order (Northern Ireland) 2001 owners are able to proceed with certain specified types of work without application for consent. These include certain agricultural works, maintaining a canal, works urgently necessary for health and safety, and works carried out as management agreements.
- 3.2 Application forms for scheduled monument consent may be obtained from Historic Environment Division or downloaded from the Department for Communities website ([www.communities-ni.gov.uk/publications/application-scheduled-monument-consent](http://www.communities-ni.gov.uk/publications/application-scheduled-monument-consent)). Given the need for detailed proposals to be included in the application, it generally helps applicants to discuss proposals at

the very earliest opportunity with Historic Environment Division, and also before making a planning application, where this is required.

- 3.3 Normally applicants are notified by the Department of the proposed decision before it is formally issued, and have the right to ask for a hearing. In some cases a public local inquiry may be held in front of the Planning Appeals Commission before a final decision is reached. Where such a hearing or inquiry is to be held regarding a proposal which is also the subject of a planning inquiry, every attempt will be made to ensure that the two inquiries are held simultaneously.

### 4. Monument Management

- 4.1 Historic Environment Division provides advice on the management of scheduled monuments through a team of archaeologists and Field Monument Wardens. This team inspects scheduled monuments on a regular basis, reporting on their conditions and can discuss measures for the improved management of sites with owners and other interested parties. Support agreements can be provided under the 1995 Order and, since 2016, these have been available via application to the Department's Historic Environment Fund.



Remains of a megalithic tomb, Ballyreagh, Co. Fermanagh

## 5. Offences Relating to Scheduled Monuments

5.1 Under the 1995 Order there are a number of offences relating to scheduled monuments. Successful prosecution of those who carry out unauthorised work to scheduled monuments can provide a valuable deterrent to the damage or destruction of monuments. Historic Environment Division keeps a record of reported incidents and carries out preliminary investigation, if necessary with Police assistance. In some cases further investigation by the Police may be required. If there does appear to be a case for prosecution, either the Department or the Police will approach the Public Prosecution Service, to institute proceedings, providing such documentation and expert advice as may be required.

## 6. Metal Detectors

6.1 Metal detecting often causes serious damage to monuments, not only to the fabric of the monument, but also to its interpretation and understanding once archaeological objects have been removed from their archaeological context. It is an offence under Article 29 of the 1995 Order to possess and use a metal detector in a protected place (any place which is the site of a scheduled monument or any monument in the ownership or care of the Department) without prior consent from the Department. A Historic Environment Division guide entitled “Metal Detecting, Archaeology and the Law” ([www.communities-ni.gov.uk/publications/guide-metal-detecting-archaeology-and-law](http://www.communities-ni.gov.uk/publications/guide-metal-detecting-archaeology-and-law)) explains the law and procedure for gaining consent. Consent is not normally given except for non-destructive research purposes.



# Listing Buildings of Special Architectural or Historic Interest

## 7. Introduction

7.1 The protection of historic buildings and structures by listing is only one part of a suite of controls that helps the Department influence and manage the Historic Environment. Important historic structures may be more appropriately protected for example as Monuments in State Care; Scheduled Historic Monuments; or as part of Conservation Areas. Many listed buildings are located in Conservation Areas. Designation of a structure as both a listed building and as a scheduled historic monument is normally avoided by deciding which form of protection is most appropriate.

7.2 Other controls guide planning decisions that affect historic structures within Areas of Townscape Character, Areas of Village Character, and Local Landscape Policy Areas. These designations are identified through location or area-based development plans.

7.3 Buildings are added to the lists normally as a result of systematic resurvey or review of particular areas or building types. The Department may also consider suggestions made by members of the public. Under Section 80(3) of the Planning Act (NI) 2011 the Department is required to consult with the Historic Buildings Council and the appropriate Local Council before including a building on a list or amending the list. Though not required, it also writes to owners in advance of a proposal to list.

7.4 Further information and a flow chart showing the listing process can be found on the Department for Communities web site at:

[www.communities-ni.gov.uk/publications/listing-process](http://www.communities-ni.gov.uk/publications/listing-process)

## 8. Statutory Criteria

8.1 Article 80(1) of the Planning Act (NI) 2011 gives the overall test for assessing a building for listing. It states that:

**‘The Department –**

**(a) shall compile a list of buildings of special architectural or historic interest and**

**(b) may amend any list so compiled.**

The key criteria for listing are, therefore, **architectural interest** or **historic interest**. A building can be listed for either criteria but in most cases it will have both. The overall test is that this interest must be considered **‘special’**. It should be noted that the same criteria must be applied to buildings whether the Department is considering adding or removing them from the list.

8.2 **Architectural Interest** is understood to encompass a broad spectrum which ranges from style, character and ornamentation to internal plan form and functionality. Also important are examples of particular building types and techniques used in their construction. Where buildings have been changed over time (as many have) it is the consideration of its current architectural interest that is



Castle Coole, Enniskillen, Co. Fermanagh

important, rather than what it may have been like in the past.

with different religious beliefs, political opinions, racial or other groups etc.

8.3 **Historic Interest** is understood to encompass a broad spectrum which ranges from age and rarity, through the amount of historic material left in a building, to its importance as a historic structure, and to the stories, historical events and people associated with the building. It is important that associations are linked in a clear and direct way to the fabric of the building if they are to be regarded as major grounds for listing. Aspects of social, economic and cultural history revealed by the building may also be considered important.

8.4 The heritage and culture of all parts of Northern Ireland's society are relevant to the consideration of the historic interest associated with a structure. This includes structures associated

### Group Value

8.5 In considering whether to include a building in a list, Section 80(2) of the Planning Act (NI) 2011 states that the Department **may** take into account not only the building itself but also:

**“any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms a part”**

8.6 The main types of group are: Terraces of buildings designed as a group or designed as a single entity. eg.: with a 'palace façade' or which evolved in a similar style;. Estate-related structures eg. main house, gate lodges, stables etc.; A group of buildings that relate to each other in a planned manner – Court House, Market House, Parish

Church, etc., eg. the Main Street of Moneymore; A group of structures which were constructed as part of a single architectural scheme eg.: many railway or canal related structures; Vernacular groups such as ‘clachans’ or structures within an industrial complex which have a less formal relationship but still have important group characteristics.

- 8.7 The extent to which group value is relevant to any assessment of special interest will vary. The greater the element of design and the closer structures are to one another, the more this will normally be considered significant. For vernacular and industrial groups the best examples will be those which clearly illustrate known group characteristics eg. a vernacular clachan with all of the constituent historic buildings surviving and the associated ‘in field’ and ‘out field’ arrangement intact.
- 8.8 The value or interest within groups of buildings such as: building ‘types’, or; all the buildings designed by a particular architect, or; groups of buildings defined by a geographical area, are not considered in regard to ‘group value’ as defined above.
- 8.9 When assessing a group, the Department will first consider each building against the listing criteria. If some are considered listable the importance of the group will then be considered. Buildings not individually listable can meet the test as a result.

8.10 Individual buildings can have different listing grades (see section 11.1), or be deemed not list-worthy, i.e., group value alone does not imply listed status.

### Features

- 8.11 Under Section 80(2) of the Planning Act (NI) 2011 the Department may also take into account not only the building itself but also:
- ‘the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building’.**
- 8.12 The Department regards the desirability of preserving such a feature as a factor which would increase the likelihood of a building being listed. However, in the absence of any other aspects of special architectural or historic interest, such features will justify the listing of the building only if they are of themselves of sufficient interest to render the building of special interest. An example is an otherwise unremarkable industrial building designed to house a highly important piece of fixed machinery or a significantly altered building which retains a rare seventeenth century roof structure.

**NB. Fixtures and Curtilage are precise legal terms – see paragraph 18.1 to 18.6 for a detailed consideration.**

## 9. Derived Criteria

- 9.1 Each listed building has an associated record (see Appendix 2), part of which, the ‘**evaluation**’ explains the reasons for listing. Since 1997 this evaluation has been separated from the description of the building and supplemented by letters indicating relevant criteria. These derive from the statutory criteria, and aim to improve clarity and consistency in regard to the legislative test that a listed building must be of: ‘**special architectural or historic interest**’ (see 8.1).
- 9.2 The following paragraphs, therefore, explain the criteria which will be considered for all future listing decisions. Not all of these will be relevant to every case, and a building may qualify for listing under more than one of them. However, the criteria provide a framework within which professional judgment is exercised in reaching individual decisions. Criteria are **not scored**; rather, the aim is for the criteria to act as a framework for a full assessment and understanding of a structure’s architectural and/or historic interest.
- 9.3 Criteria with a **significant** influence on a listing decision are noted on the building’s record. However, the lack of a criterion should not be taken as a lack of importance. For example, Setting may not be a significant determinant of the special architectural interest of a building in itself, but it will often still be of interest and be important to the understanding of key features. The following criteria seek to expand and clarify those employed since 1997.

## Architectural Interest

- 9.4 Architectural Interest Criteria:

### Criterion A – Style

A building may fit within a particular and distinctive style, eg. Gothic Revival or Neo-Classical, or its style may be more eclectic such as the ‘free styles’ which were popular at the beginning of the 20th century. The assessment will gauge the design against the relevant style and more weight will be given to the best examples. These should provide the most effective or consistent interpretation. A building, such as a vernacular house, may be less formally designed but still be a good example of a recognised style.

### Criterion B – Proportion

Designed buildings exhibit systems of proportion both internally and externally, and the assessment will take into consideration the inter-relationship of elements within the overall composition, both in plan and in three dimensions, appropriate to the style. Not all buildings were formally designed and the informality of vernacular buildings can have an interest and proportion of their own. The best proportioned examples will be those which display this quality most consistently.

### Criterion C – Ornamentation

This should be appropriate to the style and nature of the structure under consideration. It will vary from architectural styles that include rich ornamentation to those that deliberately avoided such decoration. The quality of such ornamentation and detailing will also be considered. Some buildings will be significant because

of both of these attributes or because the quality of their detail, or that of particular features, stands out from those of their peers. They may also be significant because they have features which are of high artistic quality.

#### Criterion D – Plan form

The plan form of a building can be as carefully designed as its façade and may be of equal significance. Plans which are intact and display the intentions of the designer are of greater significance those which do not. The same is true for a vernacular building which follows the traditional layout or is an interesting variation. Plans may be important because of their architectural quality, as an elegant solution to a complex function, because they display an important architectural concept or because they are a good illustration of a standard or vernacular type. The most significant plans will be those which clearly contribute to the interest of the building.

#### Criterion E – Spatial organisation

This is an extension of the study of plan forms where more complicated buildings often have a planned three dimensional relationship between spaces. The more significant examples of this occur when the potential of such space has been fully exploited in the architecture – such as in a gothic cathedral. Industrial buildings can also be significantly organised to utilise such a relationship. Fortified houses provide another example where the sequence of security from the front door to main rooms in some structures is carefully designed. The best examples take full advantage of this potential.

#### Criterion F – Structural system

This may be an important part of the interest of a historic building where the structure is unusual or an early example. It may also be important as a very good example of a more common type. Structure may be a significant determinant of the architectural form. Bridges often exhibit this interest for the way they have solved the problem of crossing a space or river. The best examples, on structural grounds, will be the most elegant designs or the most efficient solutions relating to the period in which they were built. Vernacular roofs can also be as important for their minor differences as for their underlying standard approach. All constructional types from load bearing mud-walling to cut stonework are of interest.

#### Criterion G – Innovative qualities

Some buildings are important because they are examples of the early use of building techniques or materials such as patent glazing or they are examples of innovative layouts – such as the Wiltshire schools.

#### Criteria H+ & H- – Alterations

Buildings may have extra interest where they have been added to over the years and illustrate an historic development. (H+) Similarly inappropriate extensions and alterations can damage a building's architectural and historical worth (H-).

### Criterion I – Quality and survival of interiors

Buildings can be given added significance because of the quality and survival of their interiors. Sometimes the interior of a building can be more important than the exterior. Interiors may be regarded as significant if they are largely intact or if they add to and reinforce the character of the building. They may also be considered important in their own right because of the quality and standard of constituent features such as a plaster ceiling or staircase. Industrial buildings with surviving machinery will often be regarded as more significant than similar structures with such fixtures removed.

### Criterion J – Setting

A building's setting can have a very important bearing on its architectural interest. The assessment will take into account the integrity of any planned setting. Settings can be important to the special interest of a building even if they were not part of the original design – for example, the wider landscape setting of a vernacular house. Even if not a significant influence on special interest, the loss of setting can have an adverse influence on the character and importance of a historic building.

### Criterion K – Group value

A building's architectural interest may be increased when it forms part of a group such as a terrace, square or other architectural composition, as explained in paragraphs 8.6–8.10.



Christ Church of Ireland, Derriagh Road, Magheralave, Lisburn, Co. Antrim

### Historic Interest

9.5. Historic Interest Criteria:

**NB. Criteria in this section have been reordered to reflect their relative importance in assessment terms.**

#### Criterion R – Age

The older a building is, and the fewer surviving examples there are of its kind, the more likely it is to have historic importance. The most significant examples of any age will be those which most clearly reveal this association. Buildings may however also be regarded as significant because of the way their fabric reveals the effects of change over time or illustrates changing values.

An example is changes in the eighteenth century to make an old building conform to classical ideals of beauty.

In general, buildings dating from before the early 19th century, ie. indicated on the Ordnance Survey 6 inches to one mile County Series maps drawn in the 1830s, which survive in anything like their original form, will qualify for listing.

After this period the choice is progressively more selective, not least because of the greater number of surviving buildings. Buildings constructed between 1830–1935 should be of definite quality and character, and will often be the work of important architects. Buildings constructed after 1935, but not normally younger than 30 years, will generally be outstanding buildings including the best works of important architects.

#### Criterion Z – Rarity

Importance is attached to the rarity of a building type, style or construction. This will be most significant when there are few examples of a particular building type left.

#### Criterion S – Authenticity

A building's extent of original fabric and therefore its ability to convey its significance, and levels of integrity, is important. This will add to the interest of a building when compared to its peers. It need not be the case that a building is as originally built, because changes made to it may have added to its interest. However a building even with a high quality reproduction of historic fittings will be less important than a similar example where the fabric is historic.

#### Criterion T – Historic Importance

A building may be significant because it is a good, early, example of a particular architectural type or structural development – such as the first cast iron structure – or because it forms an important part of the history of a particular style, type, or feature, and its development. The earliest known examples of a style, type or feature will be the most important.

#### Criterion V – Authorship

The buildings of architects who are recognised as being the leading exponents of the architecture of their era will be given special attention.

#### Criterion Y – Social, cultural or economic importance

Buildings such as churches, community halls and schools are of social and cultural importance to a community. The more significant examples will be those with long associations on one site or of particular importance or significance to a group. Some structures may be important because of their contribution to economic development. The most important examples will have made a major contribution to the development of an industry or business of major importance to Northern Ireland. The configuration of a group of buildings where they have facilitated important social interaction such as a market square may also be of social, economic or cultural importance.

### Criterion U – Historic Associations

Close associations with national, or internationally recognised figures such as founders of important businesses and industries, scientists, writers, etc., or events whose associations are well-documented, can add to the significance of a building. This could be industrial, agricultural, commercial or social. In consideration of such cases the association must be well authenticated and important. If the fabric reflects the person or event and is not merely a witness to them the association will be of higher significance than if it is not. Associations should be linked in a clear and direct way to the fabric of the building if they are to be regarded as the main grounds for listing. Though homesteads, factories and any other buildings associated with such people can be considered, those which can be shown to have influenced or contributed to a persons' historic importance will be considered most significant. Transient association of short term guests, lodgers and tenants, however eminent, will not justify listing.

### Architectural and Historic Interest

#### 9.6 Architectural and Historic Interest Criteria:

(These criteria were included under the title of 'historic interest' between 1997 and 2011 and though it is appropriate that they be identified as joint criteria their reference letters remain the same to avoid any confusion.)

### Criterion W – Northern Ireland/ International interest

Some buildings will be of interest within the context of Northern Ireland or even in a national or international context. This will include vernacular building types particular to Northern Ireland as well as exceptionally good examples of buildings that are common to many countries. If a building is of significant regional or international interest it will not also be recorded as of local interest. This will be assumed.

### Criterion X – Local interest

Although most buildings will not be of regional or international interest they could be of particular local interest or be an example of a building type concentrated within a small geographical area.

## 10. General Notes

- 10.1 Where a building qualifies for listing primarily on the strength of its intrinsic architectural quality or its group value, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. Comparative selection would only play a role where a substantial number of buildings of a similar type and quality survive, and in such cases the Department would select the best examples.
- 10.2 It is important to stress that when buildings are being considered for listing, no factors other than architectural or historic interest as defined above can be taken into account. For example, the condition of a property is not a factor in the





St. Bernadette's Church, Rosetta Road, Belfast

evaluation. Similarly, proposals for the future of a building are not relevant to a determination of listing.

## 11. Grading of Listed Buildings

11.1 Buildings listed by the Department are divided into four grades; A, B+, B1 and B2. Many buildings currently still carry a general grade B listed status. These are buildings that have yet to be re-surveyed and once this is completed and the building evaluated, the grade will be amended to a more specific category. Gradings in Northern Ireland (unlike elsewhere in the UK) are not statutory. The categories contained within the list can be defined as follows:

**Grade A:** buildings of greatest importance to Northern Ireland including both outstanding architectural set-pieces and the

least altered examples of each representative style, period and type.

**Grade B+:** high quality buildings that because of exceptional features, interiors or environmental qualities are clearly above the general standard set by grade B1 buildings. Also buildings which might have merited Grade A status but for detracting features such as an incomplete design, lower quality additions or alterations.

**Grade B1:** good examples of a particular period or style. A degree of alteration or imperfection of design may be acceptable. Generally B1 is chosen for buildings that qualify for listing by virtue of a relatively wide selection of attributes. Usually these will include interior features or where one or more features are of exceptional quality and/or interest.

**Grade B2:** special buildings which meet the test of the legislation. A degree of alteration or imperfection of design may be acceptable. B2 is chosen for buildings that qualify for listing by virtue of only a few attributes. An example would be a building sited within a conservation area where the quality of its architectural appearance or interior raises it appreciably above the general standard of buildings within the conservation area.

## **12. Historic Buildings of Local Interest (Former Non Statutory Grade C)**

- 12.1 Some important buildings of architectural or historic interest do not meet the 'special' standard required for listed buildings. These were formerly recorded by HED as 'Non Statutory Grade C', and their records were collectively known as the 'Supplementary List'. This category was discontinued in 1997. The Strategic Planning Policy Statement for Northern Ireland encourages discretionary local designation and Paragraph 6.24 considers 'non designated heritage assets'. A footnote defines historic buildings of local interest as: 'a building, structure or feature, whilst not statutory listed, has been identified by the council as an important part of their heritage, due to its local architectural or historic significance.' Buildings of this standard are still recorded as part of the survey and are included within the 'Record Only' category of the Northern Ireland Historic Buildings Database. The Department published a guide for the identification and protection of such features in May 2017.

## **Associated Procedures for Listed Buildings**

### **13. Owner Notification**

- 13.1 The Department will normally serve a non-statutory advance notice of listing upon an owner which explains that it intends to list their property. If the proposal to list proceeds this is followed by a statutory notice informing the owner and occupier(s) that the building has been listed. This includes an explanatory note which states that the building is subject to planning consent and that Listed Building Consent is required from the Local Council for demolition of the building or any works either to the exterior or interior which would affect its character. It also states that it is an offence to carry out such works without listed building consent or not to comply with any condition attached to a listed building consent. The notice also states that conviction for such an offence can result in a fine or imprisonment. Listed building status may provide the owner with certain tax advantages and also the possibility of grant aid from the Department's Historic Environment Fund for approved repairs and maintenance.

### **14. Building Preservation Notices**

- 14.1 The power to issue building Preservation Notices was devolved to local councils in April 2015. The Historic Environment Division of DfC published updated guidance for councils, based upon its previous experience, in May 2017.
- 14.2 Under Section 81 of the Planning Act (NI) 2011 If it appears to a council that a building, which is not a listed building, is of special architectural

or historic interest, and is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest, it may serve on the owner and occupier of the building a 'Building Preservation Notice'. This protects a structure for a period of up to six months as if it were a listed building. This then allows the Department for Communities time to carry out detailed research and consultation and to decide if the structure should be permanently listed.

- 14.3 A building will not normally be considered for listing by the Department once planning permission which will affect its special architectural or historic interest has been granted and is still valid, or while works which have received such planning permission are under way.

## 15. Public Access to the List

- 15.1 The list of buildings of special historic or architectural interest is available for the public to inspect at local libraries and in the [National Monuments and Buildings Record](#) at the Klondyke Building, Gasworks Cromac Avenue, Lower Ormeau Road, Belfast, BT7 2JA, and local councils also hold copies of the list for their areas. The address information for all listed buildings is also available on the [Northern Ireland Buildings Database](#), which can be viewed on the Department for Communities Website: [www.communities-ni.gov.uk/services/buildings-database](http://www.communities-ni.gov.uk/services/buildings-database). For listings reviewed since 1997, detailed descriptions and evaluations relative to the listing criteria are also available on this website. Data and evaluations

of unlisted buildings, reviewed by the Department since 1997, can also be accessed on the website.

## 16. List Description

- 16.1 The list includes a Departmental reference number, date of listing, an Irish Grid (IG) reference, and the name and address of the building.
- 16.2 A brief description / evaluation, bibliographic references, non-statutory grade of listing, and the date of erection are also included for each listed building. Where a building has been reviewed by the Department since 1997 this supporting information has been superseded by a more detailed record explaining the Department's view of its special interest online. In cases of dispute the online description, evaluation, bibliographic references, non-statutory grade, and the date of erection, as published in the Northern Ireland Buildings Database will be relied upon.
- 16.3 While the list is expected to remain unchanged over time, the supporting information may be subject to periodic review and updating. This may occur as a result of a systematic resurvey (eg. the current Second Survey) or if important history or features which add to the evaluation of the building are discovered.
- 16.4 In many cases the list, associated descriptions and evaluation will appear to set out the most important features of the building. In such a case the information is for guidance purposes only as it is, by necessity, a summary

of a structure's interest. Absence from the list description of any reference to a feature (whether external, internal or within the curtilage) does not indicate that it is of no interest, or that it can be removed or altered without consent. Where there is doubt, advice should be sought from the Historic Environment Division.

## 17. Listing Map

17.1 Under Section 245(b) of the Planning Act (NI) 2011 all listed buildings are also registered in the statutory charges register of Land Registry. This is recorded as an address and a map which indicates the listed building (statutory charge). A 'red line' indicates the structures of principal interest to the Department such as: a house; gates; and major outbuildings. These are also described in the 'extent of listing' section of the online record.

17.2 Where a building has been reviewed by the Department since 1997 this supporting information may have been updated with the aim of improving clarity. A common modification is the inclusion of the back return of a terraced house to clearly indicate that it is an important part of the listed building.

17.3 However, it should be noted (see 18.1 below) that curtilage features and fixtures associated with the building but not highlighted by the red line, are also afforded protection by the legislation.

## 18. Fixtures and Curtilage Structures

18.1 Further guidance to what can be included on the list is given in Section 80(7) of the Planning Act (NI) 2011.

This Article explains that the term "listed building" refers to any building included in the list and that the following is also treated as part of the building:

- (a) Any object or structure within the curtilage of the building and fixed to the building and
- (b) Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973

18.2 Paragraph 8.12 above explains that when listing a building, the Department may also take into account not only the building itself but also:

**'the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building'. (Section 80 (2)(b) of the Planning Act (NI) 2011)**

18.3 The word "fixed" has the same connotation as in the law of fixtures, where any object or structure fixed to a building should be treated as part of it. It is therefore a test of fact in each case as to whether a structure is free-standing or physically fixed to the building. Generally it would be reasonable to expect some degree of physical attachment, the intention of which is to make the object an integral part of the land or building. Examples of fixtures to a building would normally include items such as chimney pieces, wall panelling and painted or plaster ceilings.



East Lighthouse, Ballycarry, Rathlin Island, Co. Antrim

18.4 It may be difficult however to decide whether a particular object or structure is a fixture or not. Free standing objects, such as statues, may be fixtures if they were put in place as part of an overall architectural design: this would include objects especially designed or made to fit in a particular space or room. Works of art which were placed in a building primarily to be enjoyed as objects in their own right, rather than forming part of the land or building, are not likely to be considered as fixtures. However, each case must be treated individually, and owners that contemplate works to remove such features are advised to contact the Department.

18.5 The listing of a building affords protection to those objects or structures contained within its curtilage which form part of the land and have done so since before 1 October 1973. Examples of such objects might include stables, mews buildings, garden walls, a gate lodge or stone setts (cobble). There is no exact legal definition of a building's curtilage and this sometimes causes difficulties, but the following considerations may be of assistance in determining what is included within the curtilage:

- the historical connection of the building to the principal building
- the physical layout of the principal building and other buildings
- the ownership of the buildings now and at the time of listing
- whether the structure forms part of the land at present and
- the use and function of the buildings, and whether a building is ancillary or subordinate to the principal building

18.6 Changes in ownership, occupation or use after the listing date will not bring about the delisting of a building which formed part of the principal building at the time of listing. Ancillary buildings which served the purposes of the principal building at the time of listing or at a recent time before the building was listed, and are not historically independent of the principal building, are usually deemed to be within the curtilage. Where a self-contained building was fenced or walled off at

the date of listing, regardless of the purpose for which it was built or its use at the time of listing, it is likely to be regarded as having a separate curtilage. To be within the curtilage, the structure or building must still form part of the land at the time of listing, and this normally means that there must be some degree of physical connection to the land ie., the curtilage building was part and parcel of the main property when it was listed. As with fixtures however this guidance does not purport to be definitive and the Department will often need to consider the facts of each case.

## **19. Right of Appeal**

19.1 There is no right of appeal against listing. However, an owner or occupier can write to the Department at any time, if they consider that the building is not of special architectural or historic interest sufficient to justify its listing. Such a claim 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 (see 21.1 below).

## **20. Certificates of Immunity from Listing**

20.1 Provided that planning permission is being sought or has been obtained, any person may apply to the Department to issue a certificate stating that it does not intend to list the building or buildings involved in the planning application (Section 84 of the Planning Act (NI) 2011). Before issuing a certificate the

Department will consult with the Historic Buildings Council and the local council. Where a certificate is issued, the building cannot be listed for five years. However, if the Department does not grant a certificate, then it will normally add the building to the statutory list. This procedure gives greater certainty to developers proposing works which will affect buildings that might be eligible for listing.

## **21. Delisting**

21.1 Buildings are sometimes removed from the list. This may be because the Local Planning Authority has seen fit to grant listed building consent to demolish or severely alter the building, because the Department has reviewed the listing (normally as part of a resurvey) and found that it does not meet the statutory test, or because an interested party (usually the owner) has demonstrated to the satisfaction of the Department that the building no longer meets the test of the legislation. In cases where unapproved changes have occurred to a building since listing an applicant will need to show that the restoration of such changes would still not allow the building to meet this test. As with listing, the Department is obliged to consult the Historic Buildings Council and the appropriate local council before removing a building from the list. The Department will then serve a notice on the owner and occupier to the effect that the building has ceased to be listed, with an explanation for the decision.

## Appendix A

### The Statutory Criteria – Extract from the Planning Act (Northern Ireland) 2011

#### **Lists of buildings of special architectural or historic interest** **Section 80**

1. The Department:
  - (a) shall compile lists of buildings of special architectural or historic interest and
  - (b) may amend any list so compiled
2. In considering whether to include a building in a list compiled under this section the Department may take into account not only the building itself but also:
  - (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part and
  - (b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building
3. Before compiling or amending any list under this section, the Department must consult with the appropriate council and the Historic Buildings Council.
4. As soon as may be after any list has been compiled under this section, or any amendments of such a list have been made, the Department must cause a copy of so much of the list, or so much of the amendments, as relates to the district of a council to be deposited with the clerk of that council.
5. As soon as may be after the inclusion of any building in a list under this section, whether on the compilation of the list or by its amendment, or as soon as may be after any such list has been amended by the exclusion of any building from it, the Department must serve a notice in the prescribed form on every owner and occupier of the building, stating that the building has been included in, or excluded from, the list, as the case may be.
6. The Department must keep available for inspection by the public at all reasonable hours copies of lists and amendments of lists compiled or made under this section.
7. In this Act “listed building” means a building which is for the time being included in a list compiled under this section; and, for the purposes of the provisions of this Act relating to listed buildings, the following shall be treated as part of the building:
  - (a) any object or structure within the curtilage of the building and fixed to the building
  - (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st October 1973


# Appendix B

## Typical Public Record

### Historic Environment Division – Protecting Historic Buildings Historic Building Details

HB05/16/010 A

(Available on request. Web database does not currently display photos)

<p><b>Address</b> Lighthouse, fog signal buildings and structures East Light Ballycarry Td Rathlin Island Co. Antrim</p>	<p><b>HB Ref No</b> HB05/16/010 A</p> 
<p><b>Extent of Listing</b> Lighthouse, base lantern, boundary wall and entrance gateway, Explosives Store, Rocket House and Gun Platform</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Ballycarry</p>	
<p><b>Current Building Use</b> Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b> Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Current Grade</b>	B+	<b>OS Map No</b>	3/4
<b>Industrial Archaeology</b>	Yes			<b>IG Ref</b>	D1618 5205
<b>Vernacular</b>	No	<b>Date of Listing</b>	25/05/2017	<b>IHR No</b>	03707:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>			
<b>Monument</b>	No	<b>Delisted/Relisted</b>	Not Required	<b>SMR No</b>	
<b>Area of Townscape Character</b>				<b>HGI Ref</b>	
<b>Local Landscape Policy Area</b>					
<b>Historic Gardens Inventory</b>					
<b>Derelict</b>	No				

**Owner Category**



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## Building Information

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### Exterior Description and Setting

A mid-19th C six-storey lighthouse tower, base lantern, associated boundary walls, and early 20C single-storey/ two-bay explosives store, rocket house and gun platform.

#### 1. Lighthouse

A freestanding tapered tower surmounted by a metal lantern. The tower is of uncoursed and randomly-sized stone blocks faced to the curvature of the tower and resting on a slightly advanced base course. It is painted white as up to the cill of the third floor and black above. There is a recessed painted timber entrance door at S, with metal security grille in front. All windows are 2x2-paned timber (with vents across their tops); the cills are painted (probably granite). Apart from the external door and an internal one into the adjoining base lantern, there are no other GF openings. Each floor above has two opposite windows, each pair being offset by 90 degrees from the ones above and below.

Around the top of the tower is a projecting dressed stone gallery supported on dressed granite brackets. The gallery encloses a 16-sided iron-framed lantern with a hemispherical metal roof with three rows of external handrails, bulbous ventilator, finial lightning conductor, and narrow metal gutter. Four diagonal metal struts anchor the lantern to the gallery. There are three rows of windows around the lantern; two cants (at W) are blanked off with over-painting.

Roof: Metal.  
Rainwater goods: Metal.  
Walls: Dressed stone.  
Windows: 2x2 timber.

#### 2. Base lantern

At the base of the E side of the tower is a second lantern atop a circular granite platform enclosed by a painted cast-iron balustrade. Except for the over-painting of its windows, it is identical to the one on the adjacent tower.

The top two of its three rows of windows are over-painted white, as are four windows on the bottom row nearest the tower. The makers' name 'I & R Mallet Dublin' is embossed on three of the cants below the windows.

A short corridor links this lantern with the GF of the tower. It has a flat roof (with two small skylights) and painted/rendered walls.

#### 3. Boundary walls

The lighthouse premises are bounded by a c.1.5-2m high random rubble wall. At its SW corner is the entrance, comprising a pair of square dressed stone piers hung with replacement galvanised steel gates emblazoned with 'CIL' along their tops. From the gates, an unmetalled track leads up to the entrance into the single-storey keeper's house compound. An original rubble masonry wall partially survives along the W side of the track.

On the inside face of the boundary wall SW of the two-storey houses are vestiges of a long-demolished lean-to.

#### 4. Explosives Store

An early 20C single-storey/ two-bay disused explosives store aligned E-W at the N end of the lighthouse premises.

Vaulted brick roof covered with white-painted tarred felt but no RWG. White-painted brick walls with advanced tarred and rendered base course. No openings to N, E and S elevations except for dogleg ventilation holes around the base. The W end is abutted by a slightly narrower entrance porch.

The porch has a flagged stone roof edged with an advanced course of brick and embellished with a small brick pediment. The walls are of tarred brick. Doorway to S elevation (door missing). W elevation has an over-painted 2x3 fixed timber window with protective wooden grille and concrete cill. No openings to N elevation.

Roof: Brick.  
Rainwater goods: None.  
Walls: Brick.  
Windows: Timber casement.

#### 5. Rocket House

A disused single-storey/ three-bay former Rocket House aligned E-W c.10m north of the explosives store. Both end bays are narrower than the middle one.

Flat oversailing concrete roof with low square upstands at NE and NW which supported the ends of two metal jibs from which rockets were launched; one jib was a standby but both are long removed. Painted rendered walls (fabric uncertain). All windows have been replaced with uPVC top-opening casements.

The S elevation has painted double-leaf wooden shutters at left (bay 1) with steel security grille to front and shallow concrete cill. To its right is a window (bay 2).

The W end is blank.

The N elevation is built tight against the perimeter wall around the premises. It has a t&g door at centre (bay 2), and two small casements to left (bay 3), both with shallow concrete cills.

Roof: Concrete.  
Rainwater goods: None.  
Walls: Uncertain.  
Windows: uPVC casements.

#### 6. Gun Platform

10m east of the explosives store is the substantial concrete base of a former gun emplacement. It measures c.7m N-S x 4.5m E-W. Inset into its floor are three wooden platforms which presumably marks the positions of three guns. The structure probably originally had a timber or corrugated roof and walls (but open to the seaward E side), no traces of which survive.

#### Setting

The lighthouse, base lantern and associated structures are part of a more extensive complex encompassing a single-storey keeper's house at SW (HB05/16/010B), a pair of later semi-detached keepers' houses at S (HB05/16/010C and D), and fog signal buildings at SE. A concrete footpath connects the lighthouse with these other buildings. The premises are strategically located on an

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**Historic Building Details**

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exposed rocky headland just east of Altacorry, at the NE corner of the island, and commands wide views across the North Channel to Islay and the Mull of Kintyre.

The premises are accessed from the public road along a 660m long unsurfaced track. At the start of this laneway is another entrance gate (grid D15588 51689). It comprises two circular random rubble gate piers with conical tops and between which is a galvanised steel gate. This entrance was rebuilt in the 1970s.

Just outside the lighthouse grounds, in the plot immediately S of the two-storey houses, are three concrete blocks set into the ground. (HB05/16/010E) They appear to have been anchor stays for a mast erected by Lloyds of London, the shipping insurers. The mast was associated with a watch house from which transatlantic shipping was observed. This intelligence was then wirelessly communicated to Lloyd's London headquarters.

Block 1 is 13m S of the gated entrance to the lighthouse grounds (at grid D16167 51928), block 2 is 24m beyond that (D16178 51906), and block 3 a further 35m on (D16199 51878). All are c.60cm x 60cm in plan and originally had 'LLOYDS' cast into their tops. All are now weathered to such an extent that only 'LOY' is readable on block 1 and 'LLOYD' on block 2; block 3 is indecipherable.

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**Architects**

Halpin, George

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**Historical Information**

This lighthouse and adjoining base lantern are part of the East Light complex which was designed by George Halpin Senior, Inspector of Works and Lighthouses from 1810 until his death in 1854. Work began in May 1849 and their lights were first exhibited on 1 November 1856. Halpin was also responsible for many of Ireland's lighthouses, including Haulbowline and St John's Point (Co Down). The lanterns were manufactured by John and Robert Mallet of Dublin (the lantern marks read 'I & R', but the I is probably a rusted and over-painted J).

The tower is shown on the 1856 OS map; presumably the base lantern was not yet in place at the time of survey).

The 1859 Valuation records the tower as 60ft high and as 65ft in the c.1935 Valuation. According to Irish Lights, it is 88ft to the top of the lantern. The tower light is 243ft above mean spring water level and originally had a 50-second bright/ 10-sec dark flashing character. It also displayed a red sector over Carrick-a-vaan Rock, off Kenbane Head on the mainland. The base lantern is 182ft above sea level and had a fixed light. A second light is uncommon but was used in this instance to distinguish the station from others around this part of the North Channel. The paintwork on the tower was also a distinguishing feature. Originally it was a red band-over-unpainted stone, then red-over-white, and from 1933 or '34 black-over-white. The lower light was discontinued on 1 July 1894 and the upper one intensified at the same time.

On 6 July 1898, George Kemp and Edward Glanville, assistants to the Guglielmo Marconi, demonstrated the latter's invention of wireless telegraphy to officials from Lloyds of London, the shipping insurers. A Morse signal was successfully transmitted wirelessly from an aerial strung from the tower and picked up by a receiving mast in Ballycastle. Lloyds subsequently built a signal station (watch house and mast) on a plot beside the lighthouse. (HB05/16/010E).

The 1904 OS map shows the base lantern as well as the tower. It captions the lighthouse as "white and red occulting" (i.e. shining for a longer period than it was cut off). The adjoining Lloyd's Signal Station is also explicitly captioned.

(See below history and references for Fog Signalling Buildings C 1904)

The present 920mm catadioptric annular lens in the top lantern was installed in 1912, along with a vaporised paraffin burner for illumination. It was probably then that its signature was changed to its present flashing character, i.e. dark for a longer period than shining. The 1922 OS map captions it as "White group flashing light". The red sector component of the flash (i.e. towards Kinbane) was discontinued in 1938.

The illuminant was changed from a vaporised paraffin burner to an electric bulb on 1st October 1981.

The lighthouse was automated on 28 March 1995 and since November of that year flashes day and night - four white bursts every 20 seconds. It currently has a range of 26 nautical miles (30 miles).

A radar beacon ('racon') also came into operation on 1 March 1995. This electronic device is triggered by a ship's radar and returns a signal. Using racons elsewhere, a ship could thus determine its exact position irrespective of visibility. This and other electronic equipment is now monitored from Irish Lights' Dun Laoghaire headquarters.

Since being demanned in 1995, the East Light has been looked after by a part-time attendant on behalf of Irish Lights.

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2. PRONI VAL/2/B/1/29. Second valuation book, p.21 (1859).
3. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
4. National Museum Northern Ireland photographic archive BELUM.Y.W.01.83.7. Photograph of lighthouse complex from SW by R.J. Welch. Date unknown but probably c.1900.
5. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
6. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
7. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).

References - Secondary sources:

1. Mr Noel McCurdy, Irish Lights East Light Attendant.
2. Technical panel in lighthouse.
3. Forsythe, W. And McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 305-306 and 418. Belfast, NIEA.
4. Bill Long, 1997. Bright Light, White Water: the Lighthouses of Ireland. Dublin, New Island Books, pp 179-180.
5. Irish Lights website, <[www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx](http://www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx)> and <[www.irishlighthouses.weebly.com/altacarry-lighthouse.html](http://www.irishlighthouses.weebly.com/altacarry-lighthouse.html)>.
6. On-line Dictionary of Irish Architects, 1720-1940, for details of G Halpin Snr and J & R Mallet (<[www.dia.ie](http://www.dia.ie)>).
7. Marconi Radio Group website, <[www.freewebs.com/mn0mrg/](http://www.freewebs.com/mn0mrg/)>.

Fog Signalling Buildings

No buildings or structures are shown in the area now containing the rocket house and store on the 1859 OS map apart from a sun dial. In January 1866, a fog signal comprising an 18lb canon was established at the lighthouse. It was originally fired every 20 minutes to give an audible warning during foggy conditions, but this interval was subsequently decreased to 15 minutes and then eight.

Two uncaptioned buildings and the gun platform are depicted on the 1904 and 1922 OS maps. The c.1935 Valuation book entry describes the tonite store as a small brick magazine, and the rocket house as a small rubble masonry firing shelter.

In 1918, the canon was replaced by a more powerful audible signal comprising two tonite explosions every five minutes. The tonite (a nitro-based high explosive) was stored in the magazine and the

detonators in the S annex of the single-storey keeper's house.

The two small piers on the Rocket House roof supported the ends of two metal jibs (one a standby). A charge and detonator were placed on the end of the jib. It was then winched up and the detonator set off electrically. It is likely that the present reinforced-concrete roof was constructed at this time. Whether the rest of the building was also rebuilt is uncertain (detailed investigation of its wall fabric is necessary to determine whether it is of stone or concrete).

From September 1965 onwards, the audible fog signal was accompanied by a brilliant flash of light.

In 1972, the use of explosives was superseded by a radio signal for security reasons. Thereafter the explosives store was used for more mundane purposes such as the storage of gas cylinders.

In the 1980s, the W bay of the rocket house (GF1) was used to house a fuel tank which supplied a standby electricity generator in the base lantern beside the lighthouse. In the 1990s, the rest of the building was internally refurbished as a mess room and toilet for maintenance crews. However, with the refurbishment of the single-storey keeper's house in the mid-2000s to accommodate such crews, the rocket house was abandoned.

**References - Primary Sources:**

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
3. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
4. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
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**References - Secondary sources:**

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**Criteria for Listing**

**Architectural Interest**

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- E. Spatial Organisation
- F. Structural System
- G. Innovatory Qualities
- I. Quality and survival of Interior
- J. Setting
- K. Group value

**Historical Interest**

- T. Historic Importance
- V. Authorship
- R. Age
- S. Authenticity
- W. Northern Ireland/International Interest
- Y. Social, Cultural or Economic Importance
- Z. Rarity

**Evaluation**

This slightly tapered tower is carefully built of dressed stone blocks, into the inside faces of which the floors and staircases are keyed. Its vertical floor arrangement is typical of all lighthouses, each room originally having a different function and all linked by cantilevered spiral staircases. The windows on each floor are also deliberately offset to minimise the risk of vertical cracks developing in the walls. The canted cast-iron construction and continuous fenestration to the two lanterns is also typical of lighthouses.

The lighthouse's original setting also survives - the perimeter wall and entrance piers. It also has group

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**HB05/16/010 A**

value with the buildings and structures therein - the single-storey keeper's house (HB05/16/010B), semi-detached keepers' houses (HB05/16/010C and D), and the nearby remaining signalling blocks (HB05/16/010E). Further group value is generated by its association with Rathlin's later West Light (HB05/16/016) and South Light (HB05/16/022).

Although this is one of three lighthouses on the island, it is the earliest by over 60 years. Moreover, whilst one of eight such towers still in use around the coast of Northern Ireland, it is unique in originally having had two lanterns to improve its visibility in foggy conditions, and was designed by George Halpin Senior, who also designed lighthouses at Haulbowline (HB16/04/009) and St John's Point (Co Down)(HB18/10/048).

The tower's fabric is entirely authentic and is a fine example of the work of George Halpin Snr. The two lanterns are likewise authentic and at least one of them bears its makers' name (J & R Mallet). The lighthouse was, and still is, of economic importance in terms of maritime travel and trade.

In short, the East Light is of architectural and historical significance in the context of Northern Ireland.

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**General Comments**

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**Monitoring Notes – since Date of Survey**

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**Date of Survey**      28/07/2016

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## Contact Us

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the value of our historic environment.

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**Front Cover Image**

Downpatrick Cross (a scheduled monument) standing in front of Down Cathedral (a Listed Building), Co. Down