

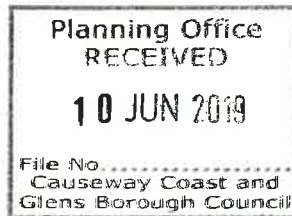


Department for
Communities

www.communities-ni.gov.uk

ADVANCE NOTICE OF LISTING

Head of Planning
Local Planning Office
Cloonavin
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Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
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Direct Tel No: 028 90 819336

Our Ref: HB05/10/018B

Date: 07/06/2019

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

RE: BOATHOUSE, THE HARBOUR, HARBOUR ROAD, BALLINTOY, BALLYCASTLE, CO ANTRIM, BT54

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

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


Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid ref: D0383 4538

Yours faithfully

GERALDINE BROWN

Enc: Second Survey HBC Report
Location Map

<p>Address Boathouse The Harbour Harbour Road Ballintoy Ballycastle Co Antrim BT54</p>	<p>HB Ref No HB05/10/018 B</p> 
<p>Extent of Listing Boat house</p>	
<p>Date of Construction 1860 - 1879</p>	
<p>Townland Ballintoy Demesne</p>	
<p>Current Building Use Boat House</p>	
<p>Principal Former Use Boat House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	002-13
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	D0383 4538
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Private

Building Information

Exterior Description and Setting

This single-storey/ single-bay boat house is aligned NW-SE with its front gable to the sea. It has a pitched replacement artificial slate roof with dressed sandstone verges but no rainwater goods. A modern metal flue projects from the NE pitch. The walls are of quarried sandstone rubble brought to courses and have dressed limestone quoins. Patress plates tie the front eaves of the side walls together. Although the walls are horizontally bedded, they sit on limestone rubble foundations which rise up the slope. Both side walls have central window openings, each with a voussoired sandstone head of segmental

profile, brick jambs, and sandstone cill. The opes are now fitted with modern timber shutters, with casement windows behind. The opes originally had shutters as well, but with metal security bars to the front and no glazing behind.

The NW gable has a large replacement double-leaf t&g door set in a wide segmental-headed opening trimmed with sandstone and with a single course of brick above the head. Behind them is a modern double-leaf, semi-glazed timber door with sidelights.

Old photographs show a slipway from the doorway of the boat house to the water's edge but it was removed in the late 1970s to make way for a concrete landing stage (described in HB/05/10/018A). The water is now reached by two short flights of concrete steps. Of the original slipway, only a line of dressed stone flags survives along the cill of the doorway.

The SE gable of the building is cut into the steep slope and has a brick-trimmed door at its right-hand end.

Setting:

The boat house is situated at the NE end of the inner harbour (HB05/10/018A) and is approached down a later 1900s track from the road. It was originally accessed from further up the road via a steep flight of stone steps down to its back door. This stairway is shown on the 1905 OS map but have long since collapsed, with only vestiges surviving at its top end.

Roof: Artificial slate.

RWG: None.

Walls: Exposed random rubble.

Windows: Shuttered casements.

Doors: Painted timber.

Interior Description

The boat house comprises a single room internally. Its floor is now concreted and the exposed walls have been painted. Of the roof, only the rafters are original, the rest of it having been sarked, under-felted and covered with artificial slates. The rafters were originally sheathed to their undersides.

There is a mezzanine floor in the roofspace at the back for the storage of equipment. The hand-operated cast-iron boat winch still survives at the back end, but in a dismantled state. There was also shelving around the walls, of which only the wooden brackets survive. A modern solid-fuel heater sits at left on entry.

Architects

Not Known

Historical Information

This boat house dates from the early 1870s and was originally associated with the nearby coastguard station at the top of the road down to Ballintoy Harbour (HB05/10/010A-C).

A coastguard station was first established by the Board of Customs at Ballintoy in 1822. The 1832 OS map shows a flag staff at the top of the cliff, but there was no staff accommodation as such, the men being billeted in the village. By 1855, a watch house had been built beside the flag staff and also a boat house on the beach above a natural inlet (where a public shelter now stands). The following year, responsibility for the Coastguard was transferred to the Admiralty Board.

In 1872-73 the present terrace of Coastguard houses was built just south of the earlier watch house. By this time the harbour existed (HB05/10/018A), having been privately built in 1860 for the export of limestone, lime and basalt setts. The present boat house is first shown on a plan of 28 March 1871 as 'proposed boathouse' and would doubtless have been completed around the same time as the Coastguard houses. It is captioned 'boat house' on the 1905 OS map and the new station is also shown. The station was vacated by the Coastguard in 1909 and sold off. The boat house continued in private use and is captioned on the 1922 OS map. In later years it was used by a local fisherman to store creels and it is currently used as a canoe base.

References - Primary sources:

1. PRONI OS/6/1/4/1. First edition OS 1:10,560 map, Co Antrim sheet 4 (1832).
2. Lewis, S. A Topographical Dictionary of Ireland, vol.1, p.119 (1837).
3. PRONI OS/6/1/4/2. Second edition OS 1:10,560 map, Co Antrim sheet 4 (1855).
4. National Archives, Dublin: Board of Works Letter Books, 31/10/1871 (www.coastguardsofyesteryear.org/articles.php?article_id=230).

5. Plan dated 28 March 1871 (referenced by Mayne - see secondary references).
6. Coleraine Chronicle, 1/3/1873, p.4.
7. PRONI OS/10/1/4/5/1. First edition OS 1:2500 map, Co Antrim sheet 4-05 (1905).
8. PRONI OS/10/1/4/5/2. Second edition OS 1:2500 map, Co Antrim sheet 4-05 (1922).
9. National Museums N. Ireland: Welsh photographic collection, BELUM.Y.W.91.08.02 and BELUM.Y.W.91.08.03. Early/mid 1900s photographs.

References - Secondary sources:

1. Mayne, D. Nineteenth-Century Coastguard Stations in Ulster: Ballintoy, Co Antrim (unpublished typescript for Northern Ireland Environment Agency).

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
- K. Group value
- E. Spatial Organisation
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

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

Evaluation

An early 1870s Coastguard boat house at the NE end of the inner harbour at Ballintoy (HB05/10/018A). Its utilitarian architectural form is typical of many such buildings. Of its original fabric, only the walls and roof rafters survive intact. Of the replacement fabric, the front doors and window shutters are in keeping with the original. The artificial slating and flue detract somewhat from its appearance, but the replacement casement windows and glazed inner doors are only visible when the shutters are removed and the front doors opened. Several original features survive internally - the mezzanine platform, winch (albeit dismantled), and shelving brackets.

Although the original slipway is long gone, the house's harbour setting remains intact. It is a very prominent feature of the harbour, with which it has group value. It also has a functional association with the nearby Coastguard terrace. It is also of local historical interest as one of a number of Coastguard sites around the coastline of NE Antrim.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Loss of slipway at front of building detracts from functional interpretation.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 04/03/2019

