

**IMPORTANT – THIS AFFECTS YOUR PROPERTY**

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



Historic Environment Division  
Nine Lanyon Place  
Town Parks  
Belfast  
Tel: (028) 90819332

Our Ref: HB05/10/018 C

Date: 04/09/2019

Dear Sir/Madam

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

**LIME KILNS AT THE HARBOUR, HARBOUR ROAD, BALLINTOY, BALLYCASTLE, CO  
ANTRIM, BT54**

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B1 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and can not be altered or demolished without prior approval. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

LB4 Cover Letter  
DOI/08/193123

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website ([www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)) or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

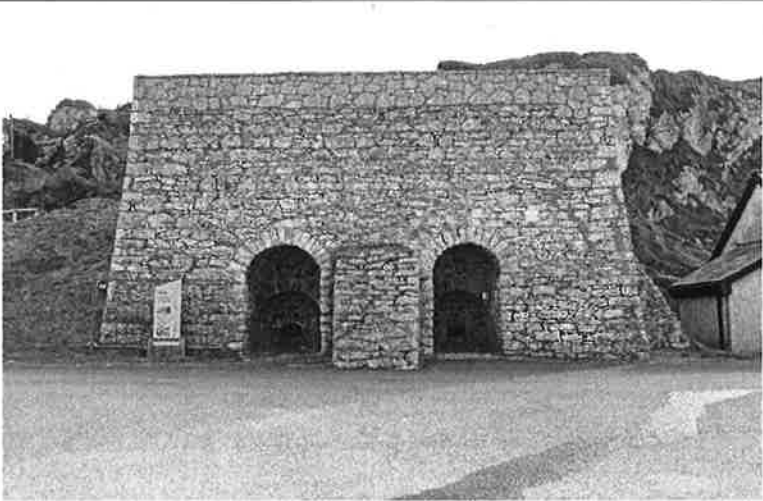
If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully



**G BROWN**

Enc      Listing Notice  
            Map  
            Second Survey Report (HBC)

<p><b>Address</b> Lime kilns at The Harbour Harbour Road Ballintoy Ballycastle Co Antrim BT54</p>	<p><b>HB Ref No</b>    HB05/10/018 C</p> 
<p><b>Extent of Listing</b> Lime kilns</p>	
<p><b>Date of Construction</b> 1860 - 1879</p>	
<p><b>Townland</b> Ballintoy Demesne</p>	
<p><b>Current Building Use</b> Rural Industry</p>	
<p><b>Principal Former Use</b> Rural Industry</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	002-13
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D0378 4530
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	07501:002:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	N/A				
<b>Derelict</b>	No				

**Owner Category**    Local Govt

### Building Information

**Exterior Description and Setting**

A substantial pair of rubble masonry kilns erected in 1860 for the industrial burning of limestone extracted from an adjacent quarry at Ballintoy Harbour. They are situated at the end of a winding road leading down to the harbour and are cut into the limestone cliff with their frontage facing NW.

The kilns are of rectangular plan and have slightly battered rubble limestone walls with roughly-dressed quoins. There are small buttresses at the N end of their SW side and also between the draw holes along the frontage.

Modern flagged stone steps at NE lead up to two circular pots, both of which have been infilled on safety grounds; their linings are no longer visible. The top of the kilns is covered with roughly-dressed limestone flags (probably not an original feature). The parapet around the top is probably a 1970s' addition, again for safety reasons; an old photo shows no such feature. This wall continues out the back of the structure to enclose a viewing platform with four stone picnic tables and benches mounted on concrete bases.

The two drawholes from which the burnt lime was extracted are at ground level on the NE façade. Both are identical and have large semicircular-headed openings with rubble limestone soffits, all trimmed with dressed limestone blocks, and flagged floors. At the back of each opening is a small square drawhole at the base of a basalt-faced recess. Both holes are now infilled and no grating or draught holes (to control the rate of burning) are now evident. Affixed to the head of the right-hand drawhole recess is a small metal plaque commemorating William Yeaman, an artist who painted extensively hereabout and who died in 2008. Just left of the left-hand drawhole is a modern free-standing interpretative plaque.

**Setting:**

The kilns front a tarmaced car park at the SW end of Ballintoy Harbour (HB05/10/018). To their immediate SW is a modern single-storey toilet block at one end of the former quarry, the floor of which is now tarmaced to provide additional car parking. To their NE is a quarried area now with a small tarmaced parking area accessed by a narrow track up from Harbour Road. Some of the quarried rock may well have been brought up to the top of the kilns by this route, as well as along a narrow path down the slope from behind. An old photograph shows mineral railways leading to the nearby quay, but no traces of them survive.

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**Interior Description**

N/A

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**Architects**

Not Known

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**Historical Information**

This locality was developed for industrial purposes in the mid-19th century by James Francis McKennan (also spelt McKennon). His lime kilns are first cited in a newspaper article of February 1860 as "the new and busy lime works commenced at the little port of Ballintoy". The limestone was quarried beside to the kilns and the fuel to fire them may well have been locally mined lignite or coal from Ballycastle.

Mr McKennan seems to have gone into partnership with Mr John Herdman and they allegedly spend £6000-£7000 on the construction of the adjoining harbour from which they exported quarried limestone and burnt lime. Matters were further improved when, in June 1860, the County Antrim Grand Jury sought tenders for the construction of the present switchback road from Ballintoy Church to the new lime works.

By March 1861, the lime works was ready to commence operations and was advertised in the Glasgow Herald as being available to let for three years: "BALLINTOY-LIME WORKS - at which place a harbour has been erected and two lime kilns built. The person taking them may have the use of all the wagons, rails, plants etc connected with the works".

It is doubtful whether they were in fact let as Herdman, McKennan & Co were advertising "good lime" for sale at 9d per barrel in 1870. They also exported limestone as well and most of Ballintoy's output probably went to Ayrshire and Glasgow, much of for use in iron smelters for drawing off slag.

In 1878, William Herdman, the works' owner at that time, was killed when he fell off a cliff in the quarry: "He was much respected by his employees and all who knew him, and his untimely end has caused very deep sorrow amongst his many friends and acquaintances".

The following year, the Eglinton Chemical Co Ltd leased the site from the Herdman estate. This Glasgow-based firm also had a similar operation in Glenarm and its three streamers plied between the Antrim Coast and Scotland. It also owned a basalt quarry at nearby Brockagh, where they produced basalt setts for export via Ballintoy Harbour. These setts are shown piled up around the kiln on a late 1800s photograph.

The 1905 OS map shows the kiln for the first time (it is not on the 1855 map). Because of the high

admixture of flint in the limestone, the quarry was seemingly in decline by now. The situation was also exacerbated by the silting up of the harbour. Under pressure from local fishermen, Antrim County Council was willing to purchase the harbour, and Mr Herdman was willing to sell - for a mere £50, one-hundredth of what it cost to build.

By 1913, the quarry was being worked by Messrs McCarter & Matthews and the harbour had been acquired, repaired and dredged by Antrim County Council. The kilns are captioned on the 1922 OS map, but to what extent they were still operating is uncertain. There is no mention of the export of either limestone or lime in subsequent documents, although it may still have been produced for local use as fertilizer, mortar and lime wash.

In the 1970s, Ballintoy Harbour was refurbished for recreational use and it was probably then that the kiln pots were infilled and a viewing platform and picnic site built on top. The associated limestone quarry was also tidied up for use as a public car park, with a toilet block built at one end.

**References - Primary sources:**

1. PRONI OS/6/1/4/2. Second edition OS 1:10,560 map, Co Antrim sheet 4 (1855).
2. Coleraine Chronicle, 18/02/1860, p.4.
3. Belfast News-Letter, 30/06/1860, p.1.
4. Glasgow Herald, 20/03/1861, p.2.
5. Coleraine Chronicle, 12/02/1870, p.2.
6. Glasgow Herald, 11/06/1870, p.7.
7. Northern Whig, 10/08/1878, p.5.
8. PRONI COM/9/7. Department of Agriculture & Technical Instruction files on Ballintoy Harbour, 1880-1907. They include letter of 12/3/1881 citing the quarry's lease to the Eglinton Limestone Co and another of 4/11/1905 regarding the poor state of the limestone.
9. Greenock Advertiser, 29/01/1881, p.3.
10. Greenock Advertiser, 27/05/1881, p.1.
11. Northern Constitution, 19/05/1888, p.6.
12. National Library Ireland: William Lawrence photographic collection, L\_CAB\_05897 and L\_ROY\_03692. Late 1800s photographs.
13. PRONI OS/10/1/4/5/1. First edition OS 1:2500 map, Co Antrim sheet 4-05 (1905).
14. Belfast Morning News, 11/12/1907, p.8.
15. Ballymena Weekly Telegraph, 9/8/1913, p.8.
16. PRONI OS/10/1/4/5/2. Second edition OS 1:2500 map, Co Antrim sheet 4-05 (1922).

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**Criteria for Listing**

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

**Architectural Interest**

- E. Spatial Organisation
- J. Setting
- K. Group value

**Historical Interest**

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

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**Evaluation**

This pair of lime kilns is indicative of the development of Ballintoy Harbour in the mid-1800s not for fishing, but for industrial purposes. Although the kilns been partly adapted for amenity use in the relatively recent past, they still retain much of their original character and spatial relationship to the adjoining harbour from which the burnt lime was exported.

The spatial relationship of the pots and draw holes is typical of such kilns, with the raw material being fed in at the top and the product being extracted from the bottom. Substantial remains of the adjoining quarries from which the limestone was obtained also survive, as does the harbour from which the limestone and lime were exported.

The kilns are also of local historical interest as a modest example of lime burning on an industrial scale. They also contrast with the more usual single-pot kilns found in NE Antrim which produced lime primarily

for agricultural use.

The kilns' original fabric survives complete and in a good state of repair. Although the parapet around their tops and the picnic area are not original, these modifications are unobtrusive when viewed from below and enable the kilns to have a viable reuse for amenity purposes.

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**Replacements and Alterations**

Appropriate

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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**    04/03/2019

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NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011

**Buildings of special architectural or historic interest**

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

NOTICE IS HEREBY GIVEN that the building known as Lime kilns at The Harbour

situate in Harbour Road, Ballintoy, Ballycastle, Co Antrim, BT54

has been included in the list of buildings of special architectural or historic interest in that area, compiled by the Department for Communities under section 80 of the Planning Act (Northern Ireland) 2011

on 04/09/2019

Dated 04/09/2019



Authorised Officer

For Explanatory Note see Page 2

## EXPLANATORY NOTE

### *Listing of buildings of special architectural or historic interest*

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

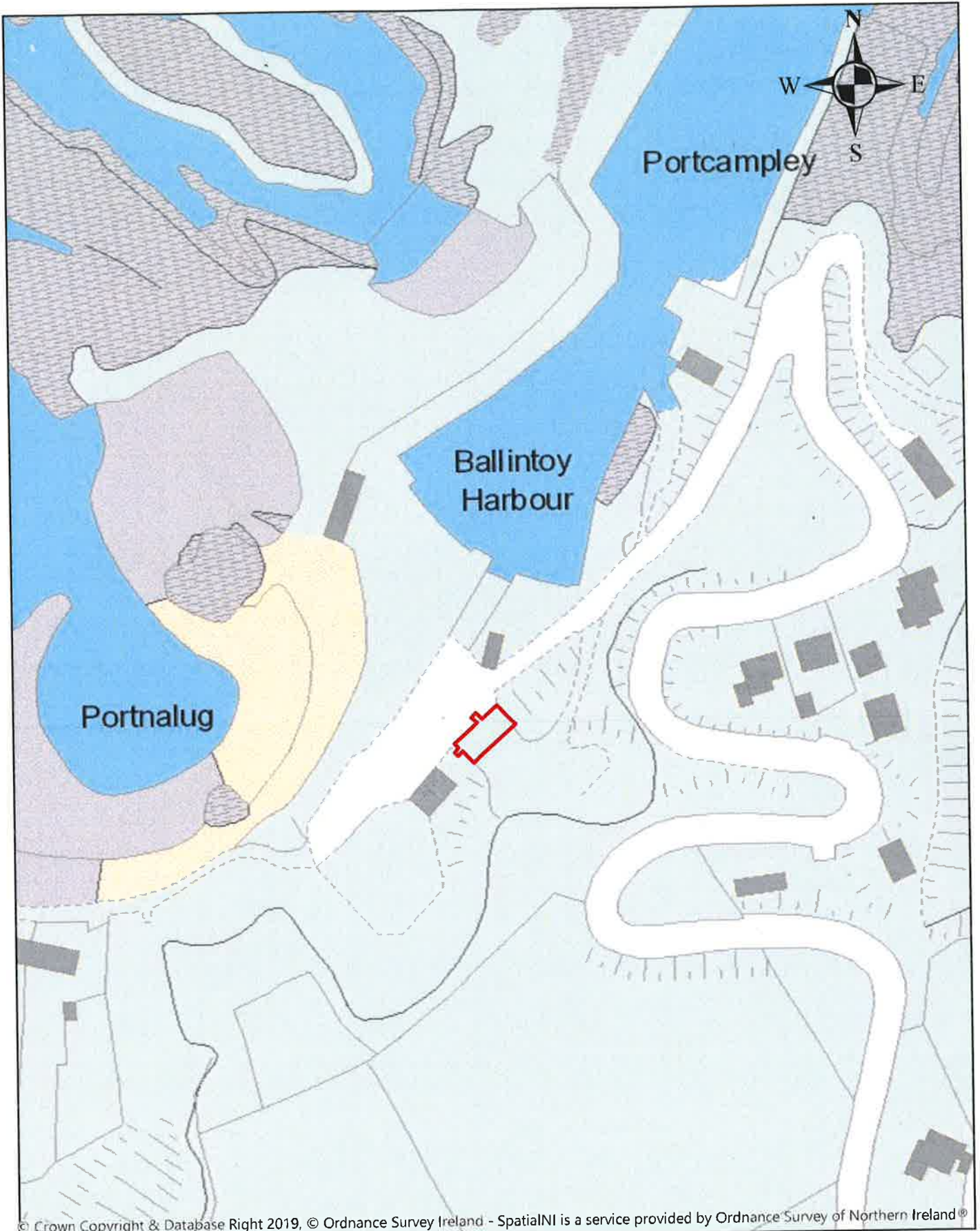
- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.





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