



<b>Title of Report:</b>	<b>Department for Communities (DfC): Consultation on Proposed Listings.</b>
<b>Committee Report Submitted To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date of Meeting:</b>	<b>26<sup>th</sup> May 2021</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

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

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

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

## **1.0 Purpose of Report**

1.1 To present the Department for Communities: Historic Environment Division (DfC:HED) consultation with the Council on proposed listings at 'Arborfield', 25 Charles Street, Ballymoney, BT53 6DX and 'Dunvaron', 27 Charles Street, Ballymoney, BT53 6DX.

## **2.0 Background**

2.1 The DfC:HED wrote to Council on 23rd April 2021 seeking comment (by 4th June 2021) on a number of proposed listings within the Borough, under Section 80 (1) of The Planning Act (Northern Ireland) 2011 (see Appendix 1).

## **3.0 Proposals**

3.1 The proposed listings (see Appendices 2 & 3) are as follows:

- HB04/15/021 - 'Arborfield', 25 Charles Street, Ballymoney, BT53 6DX.
- HB04/15/022 - 'Dunvaron', 27 Charles Street, Ballymoney, BT53 6DX.

## **4.0 Options (if appropriate)**

4.1 Option 1: Agree to support the listings: or

Option 2: Agree to oppose the listings.

## **5.0 Recommendation(s)**

**It is recommended** that the Planning Committee agree to either Option 1 or Option 2 (above) and agree to the Head of Planning responding to DfC:HED on behalf of Council.

### **Appendices:**

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

Appendix 2: DfC:HED Report on HB04/15/021 - 'Arborfield', 25 Charles Street, Ballymoney, BT53 6DX.

Appendix 3: DfC:HED Report on HB04/15/022 - 'Dunvaron', 27 Charles Street, Ballymoney, BT53 6DX.

## ADVANCE NOTICE OF LISTING

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

Historic Environment Division  
Heritage Buildings Designation  
Branch  
Ground Floor  
9 Lanyon Place  
Town Parks  
Belfast  
BT1 3LP  
Direct Tel No: 9056 9281

Our Ref: HB04/15/021  
& HB04/15/022

Date: 23 April 2021

Dear Sir/Madam

**RE: 'ARBORFIELD', 25 CHARLES STREET, BALLYMONEY, BT53 6DX  
& 'DUNVARON, 27 CHARLES STREET, BALLYMONEY, BT53 6DX**

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

At present, the listing of the above-mentioned properties 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 Listings 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 buildings. 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.

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

Yours faithfully



**TINA CLARKE**

Enc: Second Survey DC Report

<b>Address</b> 'Arborfield' 25 Charles Street Ballymoney Co. Antrim BT53 6DX	<b>HB Ref No</b>	HB04/15/021
<b>Extent of Listing</b> House, walling and gates		
<b>Date of Construction</b> 1900 - 1919		
<b>Townland</b> Townparks (Ballymoney)		
<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>	22/13NW
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	C9467 2575
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<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**

Two-storey plus attic Edwardian 'Freestyle' house of 1908 in brick and render, one of a matching semidetached pair. The property is set on the NE side of Charles Street, Ballymoney, about 0.3km N of the town centre.

[The building faces SW, but for the purposes of this description, SW will be read as S.] The house is of asymmetric plan and consists basically of the roughly square main two-storey block with a single-storey entrance porch to the E side and shallow full-height gabled bays to front (S) and rear, that to the front having a further single-storey canted bay. To the NE there is a single-storey L-shaped outhouse projection, and to the N, spanning between this property and its neighbour, is a small single-storey lean-

to projection which to the N is abutted by a large, later single-story double garage / outbuilding extension (of no interest.)

The main block has a overhanging gabled roof (T-shaped in structure) covered in natural Welsh slate and clay ridge tiles, with plain moulded bargeboards on brackets, two brick chimneystacks (one shared) with pronounced corbelling and clay pots, a gabled dormer to the front, E and rear. The kitchen projection has a hipped roof covered in the same materials. The canted bay has a shallowed hipped roof covered in lead sheeting; the porch has a similar roof but this does not appear to be original. The ground floor walls are finished in red brick with the upper floor in pebbledash with cement render quoins and lugged and heeled surrounds to the front and W windows. The window openings themselves are mainly segmental-headed, with those to the canted bay, dormers, and some to the ground floor rear, flat-headed. Most are filled with plain one over one timber sash frames, with mullioned and transom frames (with Art Nouveau Style glazing to the upper panes) to the two larger windows to the front and upper floor back, the W side of the porch and the dormers. The cills appear to be sandstone [TBC], but are now painted. The RW goods appear to be largely replacement uPVC [TBC].

S elevation - Side of porch to far right has timber door with Art Nouveau Style glazing over 'shelf' feature on brackets, and three tall vertical panels under. Entrance has sandstone keystone. Full-height bay to right half of main block with four windows to canted bay, pair of windows to the first floor (with replacement frames) and a roundel window to attic level. To the left of the bay there is a large window to the ground floor and a similar, but smaller one directly above to first floor; the former has a narrow sandstone keystone, as the entrance. There is a brick mullion with sandstone coping between this house and its neighbour.

E elevation - Window to left of porch, then one to porch itself and two to right [TBC]. One window to the first floor, directly over the porch.

N elevation - [The ground floor level was largely obscured from view.] L-shaped projection is to far left with part of shared lean-to to right. The lean-to merges with the large outbuilding addition. Three windows of various sizes to first floor (that to left with replacement frame), with another to left above at upper landing level.

To the front of the house there is a garden and a tarmac drive and forecourt. The front garden is enclosed by a brick wall with square brick piers with stone caps and a gateway with decorative wrought-iron gates. To the rear of the house there is a large yard with freestanding garage to NE. To the N of the yard is the large back garden.

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### **Interior Overview**

Interior not visited.

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### **Architects**

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### **Historical Information**

Nos.25-27 Charles Street ('Arborfield' and 'Dunvaron' respectively) were built in 1907-08 on a previously undeveloped site on what was then practically the northern edge of Ballymoney, with only a scattering of what were largely institutional buildings (most notably the Union Workhouse) further to the north-west.[Refs 1, 2] Their construction followed closely after the building of the neighbouring Technical School in 1905-06, and marked the beginnings of the gradual 'suburbanisation' of this end of Charles Street as it merged in Coleraine Road.[6, 10]

Commenting on the construction of the pair on 27 February 1908, the 'Ballymoney Free Press and Northern Counties Advertiser' remarked that 'the semi-detached villas...which are now nearing completion' were being built for a Mr. Robert Holmes and a Mr. William J. Beattie.[5] These names are confirmed by annotations of 1909 in the valuation book which tell us that Mr. Beattie went on to occupy no.25, and Mr. Holmes, no.27, with the houses themselves erected on part of a plot that had been previously held from the Antrim Estate by a John Henry.[6] The present owners of no.27 state that the original owner of their house - i.e. Robert Holmes - was a travelling salesman, and that he was

responsible for the building of the pair, keeping no.27 for himself and selling next door.[20] Holmes was indeed a commercial traveller, for local chemists and grocers 'Baxter's Limited' (a company in which Beattie was the Secretary)[4, 8], but the available evidence suggests that both he and Beattie built the properties jointly.[6] The contractor was William Currie of Coleraine, but the identity of the architect is not known.[3, 5]

In the 1911 census, the aforesaid William James Beattie (a 'book-keeper' aged 41) is recorded as residing here with his wife, Sarah Ann, their two young children, his parents Samuel and Maude, and a domestic servant, Sarah McIntyre.[9] W.J. Beattie died suddenly (whilst visiting Glasgow) in late 1937. [13, 14] [The occupation / occupation of the house after this date until 1967 is uncertain - this will be researched once PRONI has reopened.]

In 1967 the property was acquired by Norman Holmes (who at that point resided next-door at no.27) and his brother-in-law, Sir Arthur Algeo, and donated to Ballymoney Reformed Presbyterian Church for use as a manse.[16] As such, it was subsequently occupied by Rev. Hugh J. Blair (Minister of the Ballymoney RPC from 1953 to 1993). It remains in the ownership of the church, but is currently leased to a tenant.

The 1931 map (the earliest on which nos.25-27 appear) shows a smaller outbuilding on the site of the present one.[12] The freestanding garage is alas shown on this map, but the present structure may be a later replacement [CHECK].

#### References - Primary sources

- 1 OS 1:1250 / 2500 map 1893-94
- 2 OS 1:1250 / 2500 map 1904
- 3 'Coleraine Chronicle', 8 June 1907, p.2
- 4 'Northern Constitution', 21 September 1907
- 5 'Ballymoney Free Press and Northern Counties Advertiser', 27 February 1908
- 6 PRONI VAL12B/4/3F (1907-15)
- 7 'Ballymena Observer', 2 July 1909, p.4
- 8 'Belfast and Province of Ulster Directory', Henderson & Co., 1910
- 9 Census of Ireland, 1911 - <http://www.census.nationalarchives.ie>
- 10 PRONI VAL12B/4/3G (1916-30)
- 11 'Ballymena Observer', 25 March 1927, p.6
- 12 OS map 1:1250/2500 1931
- 13 'Belfast News-Letter', 19 October 1937, p.9
- 14 'Ballymena Weekly Telegraph', 23 October 1937, p.4
- 15 OS map 1:1250/2500 1951
- 16 'Belfast Telegraph', 5 April 1967, p.8
- 17 OS map 1:1250/2500 1970
- 18 'Belfast Telegraph', 1 December 1977, p.25
- 19 'Belfast Telegraph', 9 April 1983, p.2

#### Secondary sources

- 20 Information from owners of no.27 Charles Street, March 2020

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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'.

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#### **Architectural Interest**

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form

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#### **Historical Interest**

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

H-. Alterations detracting from building  
J. Setting  
K. Group value

**Evaluation**

Red brick and roughcast-finished suburban house in a restrained Edwardian Freestyle, one of a matching semi-detached pair of 1908. This house and its neighbour (HB04/15/022) are both well-preserved, (and in this area relatively scarce), examples of their type, retaining their original form and much of their original external detailing and setting, the latter complimented by the nearby contemporary listed school building, which is executed in a similarly Free manner. This particular property has added local importance, having served as a manse for during the later 20th century.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Two of the front windows and a side window have replacement frames (which appear to be hinged rather than the original sash)

**General Comments**

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**Monitoring Notes – since Date of Survey**

**Date of Survey**    04/03/2020

<p><b>Address</b> 'Dunvaron' 27 Charles Street Ballymoney Co. Antrim BT53 6DX</p>	<p><b>HB Ref No</b>      HB04/15/022</p> 
<p><b>Extent of Listing</b> House, walling and gates</p>	
<p><b>Date of Construction</b> 1900 - 1919</p>	
<p><b>Townland</b> Townparks (Ballymoney)</p>	
<p><b>Current Building Use</b> House</p>	
<p><b>Principal Former Use</b> House</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	22/13NW
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	C9468 2610
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<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**

Two-storey plus attic Edwardian 'Freestyle' house of 1908 in brick and render, one of a matching semidetached pair. The property is set on the NE side of Charles Street, Ballymoney, about 0.3km N of the town centre.

[The building faces SW, but for the purposes of this description, SW will be read as S.] The house is of asymmetric plan and consists basically of the roughly square main two-storey block with a single-storey flat-roofed entrance porch to the W side and shallow full-height gabled bays to front (S) and rear, that to the front having a further single-storey canted bay. To the NW there is a single-storey L-shaped outhouse projection, which has a later garage extension, and to the N, spanning between this property

and its neighbour, is a small single-storey lean-to projection which to the N is abutted by a large, later single-story double garage extension (of no interest.)

The main block has a overhanging gabled roof (T-shaped in structure) covered in natural Welsh slate and clay ridge tiles, with plain moulded bargeboards on brackets, two brick chimneystacks (one shared) with pronounced corbelling and clay pots, a gabled dormer to the front and W, and a Velux window to the rear. The kitchen projection has a hipped roof covered in the same materials, and a relatively slim brick chimneystack to the NE corner with a single clay pot. The canted bay has a shallowed hipped roof covered in lead sheeting. The ground floor walls are finished in red brick with the upper floor in pebbledash with cement render quoins and lugged and heeled surrounds to the front and W windows. The window openings themselves are mainly segmental-headed, with those to the canted bay, dormers, and some to the ground floor rear, flat-headed. Most are filled with plain one over one timber sash frames, with mullioned and transom frames (with Art Nouveau Style glazing to the upper panes) to the two larger windows to the front and upper floor back, the W side of the porch and the dormers. The cills appear to be sandstone [TBC]. The RW goods appear to be largely replacement uPVC [TBC].

S elevation - To far left is the gable of garage, with vehicle access. Next, the front side of porch has timber door with Art Nouveau Style glazing over 'shelf' feature on brackets, Art Nouveau Style brass letterbox, and three tall vertical panels under. Entrance has sandstone keystone. Full-height bay to left half of main block with four windows to canted bay, pair of windows to the first floor and a roundel window to attic level. To the right of the bay there is a large window to the ground floor and a similar, but smaller one directly above to first floor; the former has a narrow sandstone keystone, as the entrance. There is a brick mullion with sandstone coping between this house and its neighbour.

W elevation - Side of later garage to far left (of no interest). Two windows to main block, then another window to the entrance porch. The first two windows have patterned glazing to their respective lower sashes. One window to the first floor, directly over the porch.

N elevation - To far left, part of the shared lean-to (which has a window to its W-facing 'inner' side). Window on main block, with another on projection (three doors to E and S sides of kitchen projection). Three windows of various sizes to first floor, with another to left above at upper landing level. The lean-to merges with the large garage addition (of no interest.)

To the front of the house there is a garden and a tarmac drive and forecourt. The front garden is enclosed by a brick wall with square brick piers with stone caps and a gateway with decorative wrought-iron gates. To the rear of the house there is a large tarmac yard to the N of which is the back garden.

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### **Interior Overview**

Interior not visited.

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### **Architects**

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### **Historical Information**

Nos.25-27 Charles Street ('Arborfield' and 'Dunvaron' respectively) were built in 1907-08 on a previously undeveloped site on what was then practically the northern edge of Ballymoney, with only a scattering of what were largely institutional buildings (most notably the Union Workhouse) further to the north-west.[Refs 1, 2] Their construction followed closely after the building of the neighbouring Technical School in 1905-06, and marked the beginnings of the gradual 'suburbanisation' of this end of Charles Street as it merged in Coleraine Road.[6, 10]

Commenting on the construction of the pair on 27 February 1908, the 'Ballymoney Free Press and Northern Counties Advertiser' remarked that 'the semi-detached villas...which are now nearing completion' were being built for a Mr. Robert Holmes and a Mr. William J. Beattie.[5] These names are confirmed by annotations of 1909 in the valuation book which tell us that Mr. Beattie went on to occupy no.25, and Mr. Holmes, no.27, with the houses themselves erected on part of a plot that had been previously held from the Antrim Estate by a John Henry.[6] The present owners of no.27 state that the original owner of their house - i.e. Robert Holmes - was a travelling salesman, and that he was

responsible for the building of the pair, keeping no.27 for himself and selling next door.[18] Holmes was indeed a commercial traveller, for local chemists and grocers 'Baxter's Limited' (a company in which Beattie was the Secretary)[4, 8], but the available evidence suggests that both he and Beattie built the properties jointly.[6] The contractor was William Currie of Coleraine, but the identity of the architect is not known.[3, 5]

In the 1911 census, Holmes is recorded as residing here with his wife, Eliza, their four young children, and a domestic servant, Lizzie Chestnut.[9] Following the death of John Baxter in 1918, Robert became Managing Director of Baxter's Limited, later changing the name of the firm to 'Robert Holmes Limited'. [11] He died in 1945 and after the death of his widow in 1951, Dunvaron passed to their youngest son, Norman, and his wife Marie.[11, 14, 15] Dunvaron remained within the family until 2017. It is believed to have been sold in that year, and again in 2019.[18]

The 1931 map (the earliest on which nos.25-27 appear) shows a smaller outbuilding on the site of the present double garage, which appears to have been shared between both properties.[10] By 1951 this had either been completely rebuilt or extended, and the single garage is shown - the latter probably added in the later 1940s.[13] The house was underwent extensive refurbishment in 2017.[18]

#### References - Primary sources

- 1 OS 1:1250 / 2500 map 1893-94
- 2 OS 1:1250 / 2500 map 1904
- 3 'Coleraine Chronicle', 8 June 1907, p.2
- 4 'Northern Constitution', 21 September 1907
- 5 'Ballymoney Free Press and Northern Counties Advertiser', 27 February 1908
- 6 PRONI VAL12B/4/3F (1907-15)
- 7 'Ballymena Observer', 2 July 1909, p.4
- 8 'Belfast and Province of Ulster Directory', Henderson & Co., 1910
- 9 Census of Ireland, 1911 - <http://www.census.nationalarchives.ie>
- 10 OS map 1:1250/2500 1931
- 11 'Belfast Telegraph', 19 February 1945, p.4
- 12 'Northern Whig', 28 January 1948, p.2
- 13 OS map 1:1250/2500 1951
- 14 'Belfast News-Letter', 28 March 1951, p.1
- 15 'Belfast Telegraph', 12 January 1961, p.2
- 16 'Belfast Telegraph', 5 April 1967, p.8
- 17 OS map 1:1250/2500 1970

#### Secondary sources

- 18 Information from sale advert - <https://www.mcafeeproperties.co.uk/property/ballymoney/mb1669276/27-charles-street/> - accessed 31 March 2020
- 19 Information from owners, March 2020

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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'.

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#### **Architectural Interest**

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- H-. Alterations detracting from building
- I. Quality and survival of Interior

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#### **Historical Interest**

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

J. Setting K. Group value	
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**Evaluation**

Red brick and roughcast-finished suburban house in a restrained Edwardian Freestyle, one of a matching semi-detached pair. This house and its neighbour (HB04/15/021) are both well-preserved, (and in this area relatively rare), examples of their type, retaining their original form and much of their original external detailing and setting, the latter complimented by the nearby contemporary listed school building, which is executed in a similarly Free manner.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Modern velux to rear, historic dormer possibly removed

**General Comments**

**Monitoring Notes – since Date of Survey**

**Date of Survey**    04/03/2020