

Title of Report:	Department for Communities (DfC): Council Consultation on Advanced Notice of Listings.
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	22nd May 2024
For Decision or For Information	For Decision

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

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

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

1.0 **Purpose of Report**

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

2.0 **Background**

2.1 DfC wrote to the Council on 26th April 2024 seeking comment (by 7th June 2024) on two proposed listings within the Borough under Section 80 (1) of The Planning Act (Northern Ireland) 2011.

2.2 The proposed listings are as follows:

Reference	Address
HB05/07/004 C (See Appendix 1)	East gate lodge to Ballylough House, 51 Castlecat Road, Bushmills, Co. Antrim, BT57 8TN
HB05/12/009 (See Appendix 2)	Railway Tunnel, Islandarragh Road, Ballycastle, Co. Antrim

3.0 **Options**

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

Option 2: Agree to oppose the proposed listings.

4.0 **Recommendation**

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

Appendices:

Appendix 1: East gate lodge to Ballylough House, 51 Castlecat Road, Bushmills, Co. Antrim, BT57 8TN.

Appendix 2: Railway Tunnel, Islandarragh Road, Ballycastle, Co. Antrim.

ADVANCE NOTICE OF LISTING

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

Historic Environment Division
Heritage Buildings Designation
Branch
4th Floor
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG
Direct Tel No: 0289056 9281
Email:
HED.secondsurvey@communities-ni.gov.uk

Our Ref: HB05/07/004 C

Date: 26th April 2024

Dear Sir/Madam,

**RE: East gate lodge to Ballylough House, 51 Castlecat Road, Bushmills,
Co. Antrim, BT57 8TN**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

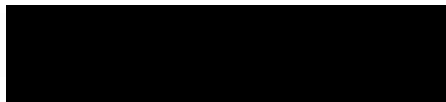
At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

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

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


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

Yours faithfully,



LAURA ALEXANDER

Enc: Second Survey DC Report
Location Map

Address East gate lodge to Ballylough House 51 Castlecat Road Bushmills Co. Antrim BT57 8TN	HB Ref No	HB05/07/004 C
Extent of Listing Lodge and gate screen		
Date of Construction 1800 - 1819		
Townland Ballylough More		
Current Building Use Gates/ Screens/ Lodges		
Principal Former Use Gates/ Screens/ Lodges		

Conservation Area	No	Survey 1	Not_Listed	OS Map No	7/13
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	C9512 3799
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	Yes				
Vacant	Yes				
Derelict	Partially				

Owner Category

Building Information

Exterior Description and Setting

One and a half storey gate lodge to Ballylough House, whose slightly rustic picturesque appearance with overhanging roof may have been the result of a c.1840s-50s remodeling / heightening of a - possibly Classical style - dwelling of 1813.

SETTING Rural setting at the eastern entrance to the Ballylough House demesne, on the west side of Castlecat Road, about 1.9km S of the centre of Bushmills.

GENERAL The building is basically rectangular in plan, but with a projecting gabled single-storey porch to front and two single-storey lean-tos to the rear. The main section has a gabled roof covered in slate

with a series of curving timber brackets supporting the pronounced overhang, plain timber bargeboards and a central brick chimneystack, some missing slates to the W end of the N side of the roof and close to the chimney on the S side. The walls of the main section and larger (kitchen) lean-to are finished in painted roughcast, with the smaller - outside WC - lean-to in painted brick, and the porch finished in plain painted render. Both the porch and larger lean-to are slated, with a corrugated asbestos roof to the WC. CI RW goods.

The lodge appears to have been vacated c.1960s-70s and is showing signs of disrepair.

FRONT ELEVATION Roughly N facing and symmetrical. Central gabled porch with fixed light window to gable and doorway flanked with sidelights on W side. Doorway has c.1970s timber and glazed door. Window to left and to right of porch on main façade, each with 1 over 2 timber sash frames.

E GABLE Centrally positioned window to each level, both with 6 over 3 timber sash frames.

W GABLE As east gable.

REAR (S) ELEVATION The kitchen lean-to is to left / centre and has a window with metal frame to it's S-facing side, and a doorway with plain sheeted timber door to the E. The WC lean-to has a door as before to its S side. There is a small high-level ventilation(?) opening on the main façade between the lean-tos.

WALLS and GATE SCREEN The lodge is enclosed from the road by a relatively low roughcast-rendered wall with rough rubble coping. The walls curve into a gate screen which has round (vernacular-like) roughcast-covered piers with stone caps and wrought-iron gates with 'spearhead' decoration.

Interior Overview

Interior layout largely unchanged. Detailing partially altered.

Architects

Historical Information

The lintel of the original front entrance of this gate lodge, (now an inner doorway within the porch), is inscribed '1813'. The same doorway has a pair of Tuscan Style pilaster jambs, Classical details which are at odds with the present picturesque appearance of the building, and which could suggest that it was remodeled (and perhaps heightened) at some point – possibly in the 1840s or 1850s. Unfortunately, the documentary evidence relating to the lodge is lacking, the 1830s and 1850s valuation books containing none of the usual details such as dimensions etc., so it is difficult to deduce when any changes may have been carried out. The construction date of 1813 does appear to coincide with other works within the wider Ballylough demesne, however, as the main house itself is believed to have been remodeled and had its roof raised in 1815, whilst the western or 'Drum' gate lodge is thought to been constructed around this time also, all of this the work of Rev Alexander Traill (1755-1831), Archdeacon of Connor, who had acquired the property from Alexander Thomas Stewart in 1789.

The lodge is shown on the 1832 OS map, but only labeled as a 'gate lodge' on the revised map of 1857. The porch and the kitchen lean-to are shown on the OS map of 1904, whilst the WC lean-to appears to be present on that of 1922 (though it is difficult to be certain of this given the scale of the map). The porch does not appear on the 1972 map, though it is not depicted on more recent surveys, suggesting that this is simply an oversight.

Unfortunately, it is difficult to trace the occupants of the building through the 19th and early 20th century valuation books (as can be done for most properties during this period), as the building is not recorded individually but only as part of the wider Ballylough House estate. It does appear to have continued to have been occupied up until c.1960s-70s.

Interestingly, although now in the townland of Ballylough More, the lodge was originally located within the townland of Cavan, the southwestern corner of the latter once stretching further into the Ballylough

demesne. The boundary was altered at some point in the later 19th century, though the reason for this is not clear.

References – primary sources

- 1 OS map County Series, Antrim sheet 7 – 1832, 1857, 1904, 1922; IG sheet 7-13 – 1972
- 2 PRONI VAL12B/30/8A-D Annual valuation revision books, Bushmills ED – 1859-94
- 3 PRONI VAL12B/4/6A-C Annual valuation revision books, Bushmills ED – 1895-1923
- 4 PRONI VAL12B/4/20A Annual valuation revision book, Port Cammon Ed – 1923-30
- 5 PRONI VAL3C/1/15 First general revaluation of Northern Ireland, Port Cammon ED – 1936-57
- 6 PRONI VAL4B/1/25 Second general revaluation of Northern Ireland, Port Cammon ED – 1956-72

Secondary sources

- 7 Dean, J.A.K., 'The gate lodges of Ulster – a gazetteer', (UAHS, Belfast, 1994), p.2

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
- D. Plan Form
- H-. Alterations detracting from building
- I. Quality and survival of Interior
- J. Setting

Historical Interest

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

Evaluation

One and a half-storey gate lodge at the eastern drive to Ballylough House, whose present somewhat rustic, picturesque appearance with overhanging roof appears to have been the result of a c.1840s-50s remodeling / heightening of a - possibly Classical style - dwelling of 1813. As such the building represents a rare example (in gate lodge terms) of a palimpsest, and despite some changes to the porch, remains largely intact. It is accompanied by a possibly mid to later 19th century gate screen which combines vernacular style rounded piers and decorative handcrafted wrought-iron gates, all much in sympathy with the lodge itself and equally well-preserved.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

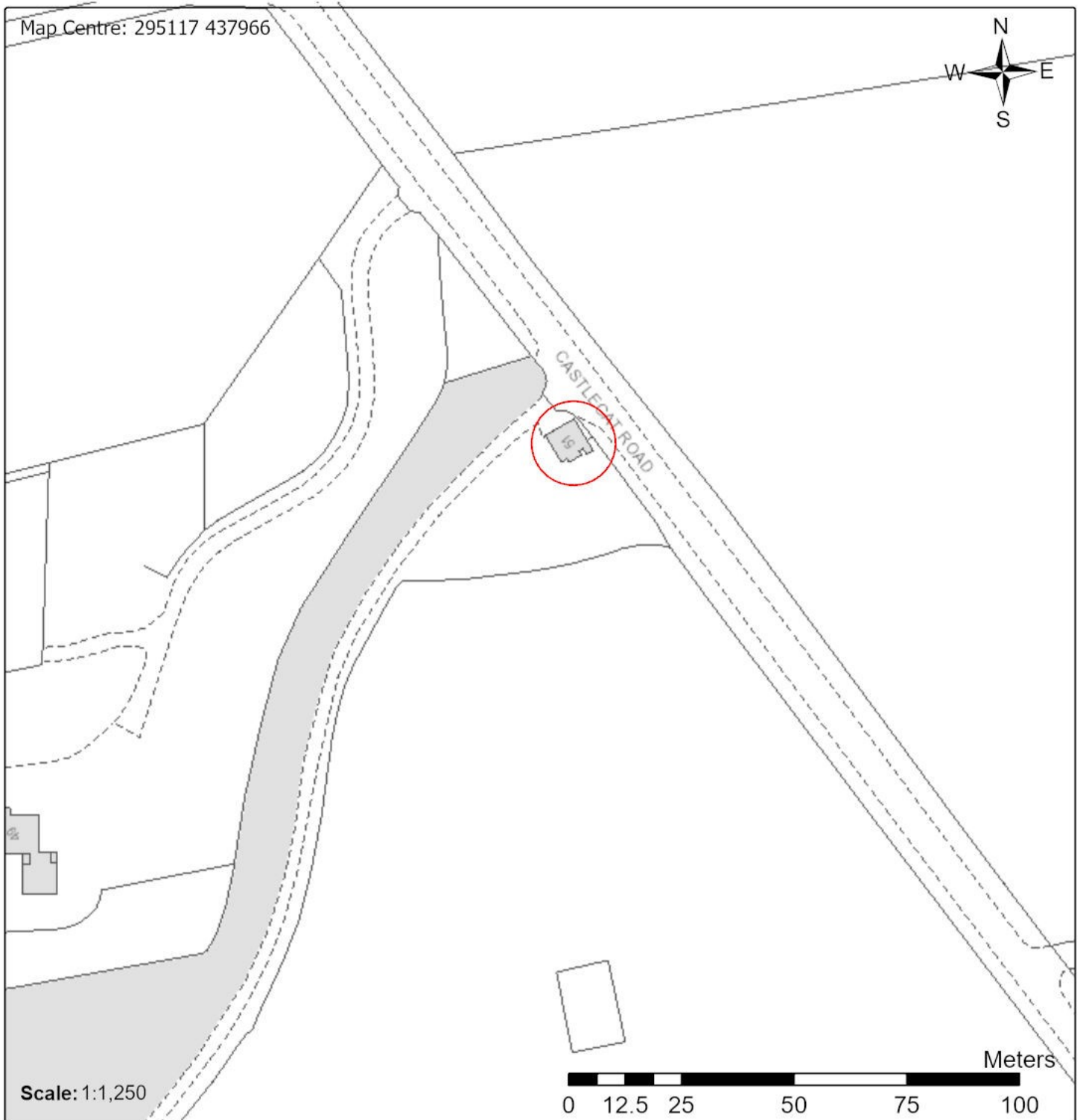
Door and window frames to porch projection

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 06/05/2015

This map is provided for location purposes only.



Location Map

HB Ref: HB05/07/004 C

Address: East gate lodge to Ballylough House 51 Castlecat Road Bushmills Co. Antrim BT57 8TN



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

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Department for
Commonities

ADVANCE NOTICE OF LISTING

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

Historic Environment Division
Heritage Buildings Designation
Branch
4th Floor
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG
Direct Tel No: 0289056 9281
Email:
HED.secondsurvey@communities-ni.gov.uk

Our Ref: HB05/12/009

Date: 26th April 2024

Dear Sir/Madam,

RE: Railway Tunnel, Islandarragh Road, Ballycastle, Co. Antrim

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

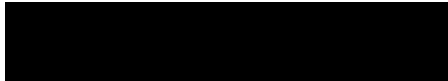
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Yours faithfully,

A solid black rectangular box redacting the signature of Laura Alexander.

LAURA ALEXANDER

Enc: Second Survey DC Report
Location Map

Address Railway Tunnel Islandarragh Road Ballycastle Co. Antrim	HB Ref No HB05/12/009	
Extent of Listing Railway Tunnel		
Date of Construction 1860 - 1879		
Townland Cape Castle		
Current Building Use Tunnel		
Principal Former Use Tunnel		

Conservation Area	No	Survey 1	Not_Listed	OS Map No	15/3
Industrial Archaeology	Yes	NIEA Evaluation	B2	IG Ref	D0878 3680
Vernacular	No	Date of Listing		IHR No	IHR 03860:007:00
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Tunnel - passing under a road and stream - constructed in 1879-80 to facilitate the Ballycastle Railway Company's narrow gauge line between Ballycastle and Ballymoney.

Nestled into the Cape Castle landscape in County Antrim, the abandoned narrow gauge railway tunnel is located towards the South of Ballycastle at 5 Islandarragh road, running at approximately 35m in length and largely disguised as a roadway and greenery amongst abutting farmlands. It is difficult to notice the presence of the tunnel as it has been reclaimed by the natural landscape where it integrates itself well within its surroundings.

The stone construction and ring stone arrangement at its elevation gives form to the tunnels barrel profile whilst providing substantial loading gauge and structural stability evident through its upper level programming. Occupied as a roadway, the upper level contributes to the natural landscape with mature trees abutting its stepping stone parapet that remains intact. Additionally, a water stream is located from above that extends across the span of the tunnel which appears to have created issues where signs of flooding and water build-up can be seen below, towards the centre of the tunnel.

Interior Overview

N/A

Architects

Mackinnon, James F

Historical Information

This tunnel was built as part of the Ballycastle Railway Company's narrow gauge line between Ballycastle and Ballymoney, a roughly 16mile (26km) route that opened in October 1880 and which remained in operation until July 1950.

The idea of a railway link between the two towns was first mooted in the late 1850s, shortly after the completion of the Ballymena, Ballymoney, Coleraine and Portrush Junction Railway's line in 1855. Plans began to be formalized in the course of the 1860s but a Bill for creation of the line was eventually rejected by the House of Lords in 1868. The scheme was revived in 1876, however, and was finally approved with the passing of Ballycastle Railway Act in July 1878.

Work on the line, under the direction of Belfast-based architect and engineer James Francis MacKinnon and carried out by contractors Butler & Fry of Ballymena, commenced in early 1879 and was completed in September 1880. In order to keep construction costs down, the line was built to a narrow (3ft) gauge and major earthworks were avoided. As a consequence, the track was to follow a somewhat curving route, and aside from a number of small bridges, the only two significant aspects of engineering consisted of a four-arch stone viaduct over the Glentow River, just south of Ballycastle and this, relatively short, straight tunnel at Capecastle.

Although the new service became relatively well used, the line was never a highly profitable one and by the early 1920s it had fallen into financial difficulties. It was closed in March 1924, but after negotiations reopened several months after later having been absorbed by the Northern Counties Committee (NCC), the company that by this time had taken over much of the rail network in the north-east of Ireland. In 1948-49 the entirety of Northern Ireland's railways passed into the hands of the Government owned Ulster Transport Authority who set about a programme of rationalization, closing the Ballycastle line for good in July 1950.

Since that time many of the structures associated with the route have been cleared away, including the halt at Capecastle itself. In recent years plans have been put forward to restore the route as a greenway, but at the time of writing (March 2024) the outcome of this proposal remains uncertain.

References – primary sources

- 1 'Londonderry Sentinel' – 28 November 1856, p.2
- 2 'Coleraine Chronicle' – 14 March 1863, p.8; 31 October 1863, p.6; 14 October 1876, p.7
- 3 'Belfast Morning News' – 4 November 1863, p.4
- 4 'Belfast News-Letter' – 30 September 1876, p.3; 6 November 1877, p.4
- 5 'Northern Whig' – 28 September 1878, p.4
- 6 'Northern Constitution' – 23 October 1880, p.5
- 7 'Ballymena Advertiser' – 30 October 1880, p.8
- 8 "The Ballycastle Railway – An interesting Irish narrow gauge line" in 'The Meccano Magazine', (1937)

Secondary sources

- 9 Patterson, Edward Mervyn, 'The Ballycastle Railway', (David & Charles, 1965)
- 10 McCutcheon, W.A., 'The industrial archaeology of Northern Ireland', (HMSO, Belfast, 1980), p.181

11 McBride, Jim, 'The Ballycastle Railway remembered', (County Donegal Railway Heritage Museum, 2024)

Online sources

12 Boyd, James I.C., "The Ballycastle Railway" - <https://www.ballycastlehistory.com/ballycastle-railway-by-james-icboyd.html> (accessed March 2024)

13 Dictionary of Irish Architects - <https://www.dia.ie/architects/view/3911/MACKINNON-JAMESFRANCIS> - tab biography (accessed March 2024)

14 'Ballymoney Chronicle' - <https://www.ballymoneychronicle.co.uk/news/2023/01/24/news/end-of-the-road-for-the-ballymoney-to-ballycastle-greenway-38520/>

Criteria for Listing

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Architectural Interest

A. Style
J. Setting
K. Group value

Historical Interest

R. Age
S. Authenticity
V. Authorship
Y. Social, Cultural or Economic Importance
Z. Rarity
X. Local Interest

Evaluation

The tunnel at Islandarragh Road was built as part of the Ballycastle Railway Company's narrow gauge line between Ballycastle and Ballymoney. Construction was carried out under the direction of Belfast-based architect and engineer James Francis MacKinnon and carried out by contractors Butler & Fry of Ballymena, commencing in early 1879 and achieving completion in September 1880.

The railway tunnel survived the clearance of structures shortly after the lines closure and retains its original form and structure. Its key characteristics such as its stone construction, parapet and ringstone arrangement to its elevation remains intact, prominent and in good condition. Historically, this would have been a significant railway link between two towns and, albeit largely hidden as part its surrounding landscape, the tunnel remains an important part of the areas economic, cultural and social history.

Replacements and Alterations

None

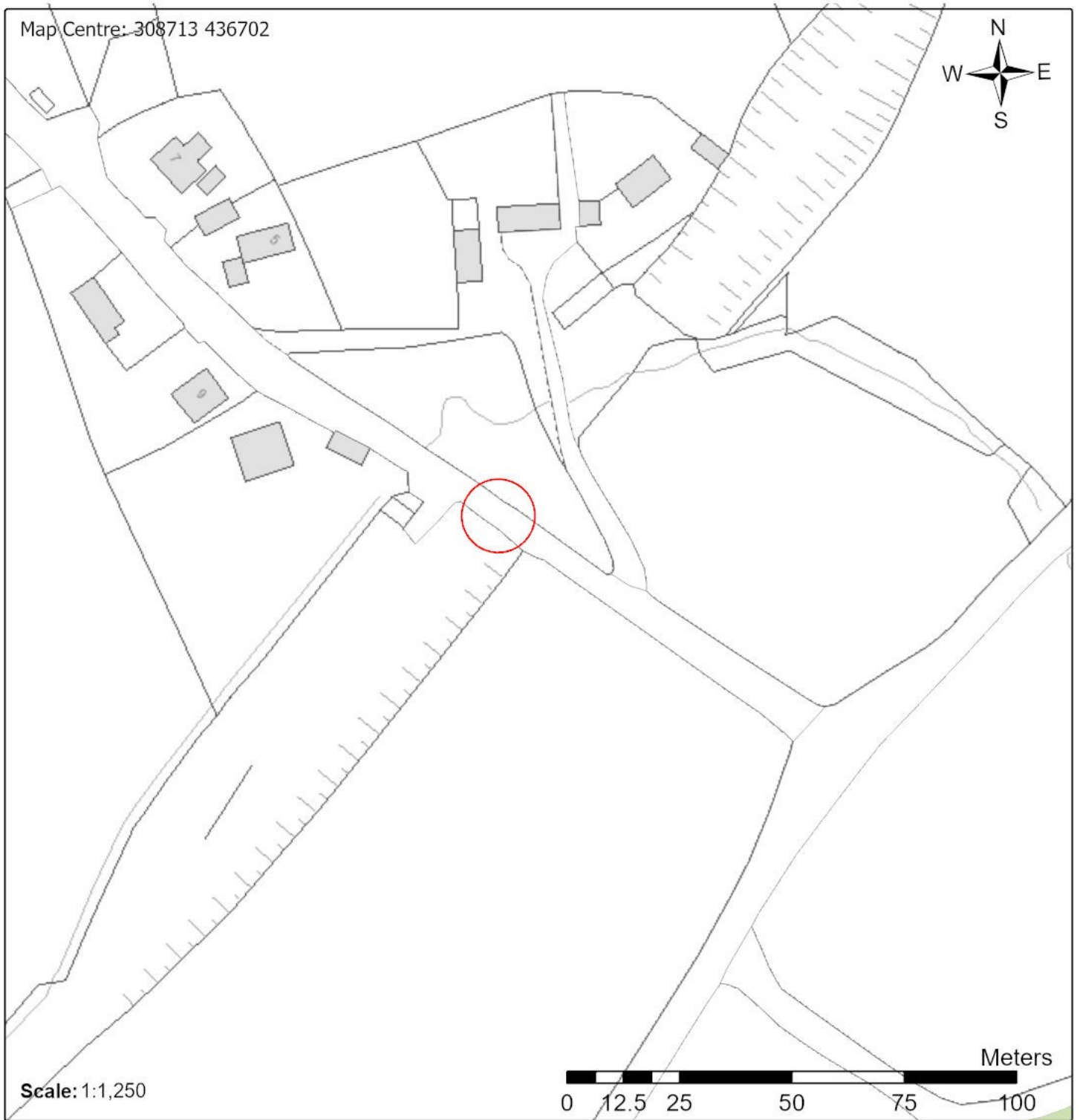
If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 12/03/2024

This map is provided for location purposes only.



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Location Map

HB Ref: HB05/12/009

Address: Railway Tunnel Islandarragh Road Ballycastle Co. Antrim



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Communities
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Department for
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