

Department for Communities (DfC) – Council Consultation on Proposed Listing.	22nd November 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leader and Champion	<ul style="list-style-type: none"> 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.
Protect the environment in which we live	<ul style="list-style-type: none"> All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.
Lead Officer	Development Plan Manager
Cost: (If applicable)	N/A

For Decision

1.0 Background

1.1 The Department for Communities (DfC);HED wrote to Council on 20th October 2017 advising that they are considering a listing within the Borough, under Section 80(1) of The Planning Act (Northern Ireland) 2011 (see Appendix 1).

2.0 Detail

2.1 Members will be aware of the information contained within the Department for Communities (DfC) presentations given at the workshop held on 31st January 2017 in relation to our built heritage.

2.2 Revised Annex C of PPS6: Planning, Archaeology and the Built Environment, sets out the listing criteria which aims to improve clarity and consistency in regard to the legislative test that a listed building must be of '*special architectural or historic interest*'. A building can be listed for either criteria but in most cases it will have both (see Appendix 3 & 4 attached).

3.0 Proposed Listings

3.1 The proposed listing within the Borough is detailed in Table 1 at Appendix 2. Commentary on DfC's evaluation, including any inappropriate replacements and/or alterations affecting the original historic character is also detailed.

4.0 Options

Option 1: Agree to support the listing: or

Option 2: Agree to oppose the listing.

5.0 Recommendation

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

Appendices:

Appendix 1: DfC Consultation Report – proposed listing.

Appendix 2: Table 1: Proposed Listing Table

Appendix 3: Table 2: Derived listing criteria

Appendix 4: Grading of Listed Buildings



ADVANCE NOTICE OF LISTING

Planning Office
RECEIVED
25 OCT 2017
File No.....
Causeway Coast and
Glens Borough Council

Historic Environment Division
Heritage Buildings Designation
Branch
Kiondyke Building
Oromac Avenue
Gasworks Business Park
Malone Lower
Belfast
BT7 2JA

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS

Tel: (028) 9056 9216

Our Ref: HB05/12/010

Date: 20/10/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

57 HILLSIDE ROAD, BALLYCASTLE, CO. ANTRIM, BT54 6HY

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: D0898 3741

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 57 Hillside Road Ballycastle Co. Antrim BT54 6HY</p>	<p>HB Ref No HB05/12/010</p> 
<p>Extent of Listing House and outbuildings</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Toberbilly</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	15/3 NW
Industrial Archaeology	No	HED Evaluation	B1	IG Ref	D0898 3741
Vernacular	Yes	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	Yes				
Derelict	Partially				

Owner Category

Building Information

Exterior Description and Setting

A symmetrical two-storey with attic three-bay farm house with adjacent complex of outbuildings, dated 1777 and 1874, located to the west side of Hillside Road, south of Ballycastle. Rectangular plan.

Pitched natural slate roof with angled ridge tiles, rendered skews and gable chimneystacks. Remnants of cast-iron rainwater goods. Walls are lime-rendered over rubble stone with vestigial limewash. Windows to front are generally 8/8 (outer panes are narrower) timber sashes with exposed boxes over stone cills (unless otherwise stated); windows to rear are 6/6 to ground floor, 3/6 to first floor.

Principal elevation faces west; left bay is wider. Openings are vertically aligned with entrance door to right of centre having timber sheeted door.

Left gable has remains of a 1/1 sliding sash window to attic, set to left of centre.

Rear elevation is four openings wide to each floor, vertically aligned, with door to left of centre.

Right gable has 3/6 attic window placed to right side.

Outbuildings:

Complex of outbuildings including modified former dwelling, located to the north-west. With the exception of a corrugated metal Dutch barn to south, all are rubble stone of varying heights, with slate or corrugated metal roofs.

Attached range of single storey barns to W (known as 'South Range' in this report) (that to right has higher ridge); corrugated metal and slate roofs; windows are generally gone, with remaining cast-iron lattice to rear elevation.

Two-storey barn to NW with brick eaves, ventilation loop openings, timber sheeted doors, stone lintel. Range to N includes former two-storey three-bay dwelling and attached outbuilding, later converted for milking parlour and cowshed. Cobbled flooring, first floor gone; windows gone; remains of slated roof. Attached to N are remains of a corrugated metal Dutch barn.

Setting:

Isolated rural setting in a valley, accessed via a long farm lane from Capecastle Road to W. Panoramic views of Knocklayde Mountain to east.

Roof: Slate
Walling: Rendered
Windows: Timber
RWG: Cast-iron

Interior Description

Entry into a lobby (G01), timber stairs rise ahead; timber sheeted partitions to stair and kitchen (G05), including glazed peephole to right on entry. Flagged flooring to lobby and kitchen, otherwise floors are timber. Walls are limewashed throughout, using various pigments. Left bay contains a parlour (G02) to front and two small rooms (G03 and G04) to rear; G03 is accessed via the parlour, G04 via the kitchen. Doors are timber sheeted to all but G02 and F05, which have four-panelled timber doors and moulded architraves. Windows have plastered splayed reveals with the exception of the parlour, which has a timber sheeted reveal. Remains of a cast-iron fireplace to parlour (surround removed). Traditional hearth to kitchen; exposed joists (some with nails for hanging items) over a roughly hewn beam. Built-in niches to kitchen, parlour and small bedroom F04. Attic is reached via a set of timber stairs from F01, and comprises two rooms; exposed rafters and sawn purlins; timber sheeted door set in wall near top of stair to A02. Stairs have flat handrails on plain square balusters with octagonal newel posts.

Architects

Historical Information

An agricultural complex which appears on the first edition Ordnance survey map of 1832, the general arrangement of farm buildings appears to remain largely unaltered from this time despite the valuations indicating that the buildings were rebuilt numerous times over the nineteenth and early twentieth centuries. The datestone above the door of the main house indicates that the original house was constructed by a Thomas Sharp in 1777. Griffiths Valuation (1861) indicates that the farm was occupied at this time by a Peter Sharpe who is presumed to be the son of the original builder. The house was valued at £2. The revaluation of 1866 indicates that by this time the house was occupied by Peter's son, Thomas, who – according to the datestone – rebuilt the house in 1874. Field evidence suggests that this 'rebuilding' was a modification, and the rear of the house has an earlier character than the front; however the interior fittings are suggestive of the later nineteenth century date. The modifications precipitated no rise in the valuation of the property. The lessor is listed as an Alexander Stewart, passing to an Abraham Kidd M.D. in 1877.

The N outbuilding ('North Range') – later converted to a cattle byre - has a domestic character. Although this range is present on the earliest map of 1832 a second house is not noted until the revaluation of

1895, measuring 29' x 19 ½' x 15', valued at £2 and 5 shillings and reported to be 'currently in use as farm offices.' This may refer to the single storey rubblestone building to the north of the original house. The occupier at this time is listed as Catherine Sharpe – presumably the widow of Thomas – who lived in the house with her four sons, Robert, Thomas, William and James; two daughters, Lizzie and Sarah; and grandson Silas J. Smythe. The 1901 census form indicates that there were eight outbuildings at this time including a stable, 2 cow houses, a calf house, a piggery, a boiling house, a barn and a shed.

By 1907 Catherine Sharpe had purchased the farm buildings and land under the 1901 Land Purchase Act, at which time the valuation of the buildings increased to £5 and 10 shillings. The revaluation of 1912 divides this valuation between two buildings of £2 and £3 and 10 shillings. The valuations indicate that by 1921 the occupancy had been transferred to two of Catherine's sons, Robert and William. The revaluation at this time values the second house at £1 and 10 shillings with an additional valuation of 15 shillings.

Primary Sources

1. PRONI OS/6/2/8/1 – First Edition Ordnance Survey Map, 1832
2. PRONI OS/6/2/8/2 – Second Edition Ordnance Survey Map, 1857
3. PRONI OS/6/2/8/3 – Third Edition Ordnance Survey Map, 1904
4. PRONI OS/6/2/8/4 – Fourth Edition Ordnance Survey Map, 1933-31
5. PRONI VAL/12/B/2/17A – General Valuation of Ireland, General Revisions 1864-1876
6. PRONI VAL/12/B/2/17B – General Valuation of Ireland, General Revisions 1877-1887
7. PRONI VAL/12/B/2/17C – General Valuation of Ireland, General Revisions 1887-1900
8. PRONI VAL/12/B/2/17D – General Valuation of Ireland, General Revisions 1901-1911
9. PRONI VAL/12/B/2/17E – General Valuation of Ireland, General Revisions 1912-1929

Online Sources

1. General Valuation of Ireland, 1861 - <http://www.askaboutireland.ie/griffith-valuation/>
2. National Archives – 1901 and 19aa census - <http://www.census.nationalarchives.ie/>

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
- C. Ornamentation
- D. Plan Form
- I. Quality and survival of Interior
- J. Setting

Historical Interest

- R. Age
- T. Historic Importance
- Z. Rarity
- S. Authenticity
- X. Local Interest

Evaluation

57 Hillside Road is an isolated two-storey, three bay farm house with attic, which may contain fabric dating from the eighteenth century. The rear of the house is of interest, having an earlier appearance than the front, which is characterised by a mid-to-late nineteenth century appearance, particularly internally. The interior is well preserved and contains elements typical of a modest farm dwelling of the nineteenth century, including timber partitions and good, varied examples of pigmented limewash. The house is a fine example of an evolved vernacular farm dwelling in its original setting, of a type once common in the Ulster countryside, now increasingly rare. Interest is enhanced by the survival of an original farm complex, containing a modified dwelling, located adjacent to the house.

Replacements and Alterations

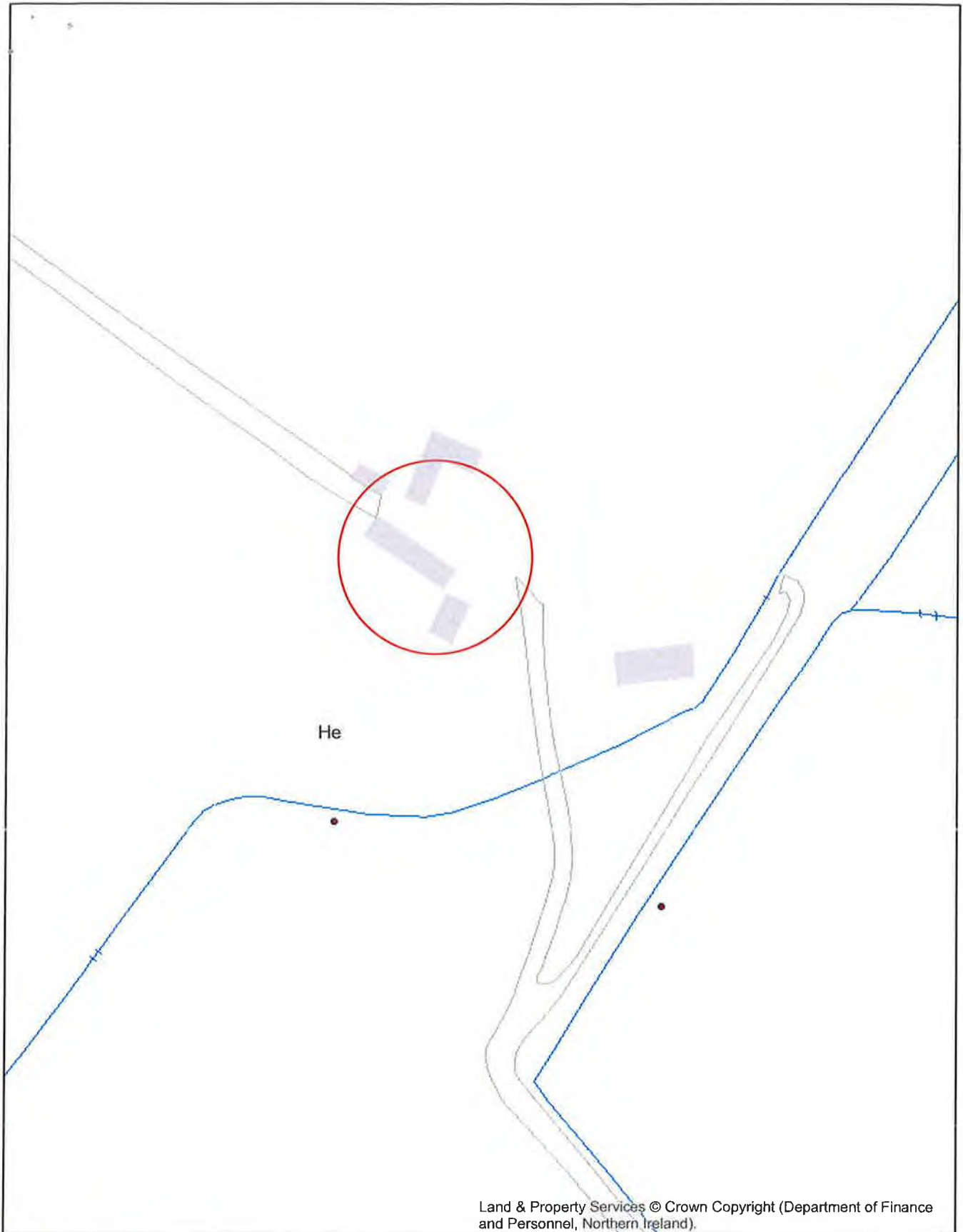
Appropriate

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 20/07/2017



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Appendix 2:

Table 1: Proposed listings

Item No	Reference	Address	Proposed Listing	Criterion used in consideration*	Details of replacements/alterations
1	HB05/12/010	57 Hillside Road Ballycastle Co. Antrim BT54 6HY	B1	Architectural: A, B, C, D, I, J, Historic: R, T, Z, S, X	No inappropriate replacements/alterations. Two storey, three bay farm house with attic. Interior is well preserved. Fine example of an evolved vernacular farm dwelling in its original setting, now increasingly rare. Interest enhanced by survival of original farm complex.

*See criterion summary at Table 2: Appendix 3

Appendix 3: Derived Listing Criteria

Table 2: Summary of Listing Criteria

Architectural Interest		
A	Style	The assessment will gauge the building design against the relevant style, e.g. Gothic Revival or Neo-classical, and more weight will be given to the best examples.
B	Proportion	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.
C	Ornamentation	It will vary from architectural styles that include rich ornamentation to those that deliberately avoided such decoration.
D	Plan Form	Plans which are intact and display the intentions of the designer are of greater significance than those which do not.
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.
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. Can include bridges and vernacular roofs, load-bearing masonry and cut stonework.
G	Innovatory Qualities	Includes the early use of building techniques or materials, such as patent glazing, or they are examples of innovatory layouts.
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-).

I	Quality & survival of interiors	Added significance because of the quality and survival of their interiors.
J	Setting	A building's setting can have a very important bearing on its architectural interest.
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.
Historic Interest: NB. Criteria in this section have been reordered to reflect their relative importance in assessment terms		
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. 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.
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.
S	Authenticity	A building's extent of original fabric and therefore its ability to convey its significance, and levels of integrity, is important. It need not be the case that a building is as originally built, because changes made to it may have added to its interest.
T	Historic Importance	
V	Authorship	
Y	Social, Cultural or economic importance	
U	Historic Association	
Architectural and Historic Interest		
W	NI/International Importance	

X	Local Interest	
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Appendix 4:

Grading of Listed Buildings:

(Taken from section C22 of PPS 6: revised Annex C: Criteria for Listing)

Buildings listed by the Department are divided into four grades; A, B+, B1 and B2 to give an indication of their relative importance. 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.