

Department for Communities – Historic Environment Division (HED) (former NIEA) re; correction of address for the proposed listing of property at Cushleake Road, Cushendun	29th September 2016
Planning Committee	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leadership 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	Sharon Mulhern
Cost:	N/A

For Information

1.0 Background

- 1.1 The Department for Communities; Historic Environment Division (HED) has written to Council to highlight an error in the address of a property previously identified for listing under Section 80(1) of the Planning Act (NI) 2011.

2.0 Detail

- 2.1 HED previously wrote to Council on 15th April 2016 seeking comment on the proposed listing of No.63 Cushleake Road, Cushendun (see Appendix 1). This proposal was presented and agreed at the Planning Committee on 25th May 2016.
- 2.2 Denise Dickson responded to HED on behalf of Council on 26th May 2016 (see Appendix 2).

- 2.3 On 17th August 2016 the Department wrote back to Council, amending the original address, as the house number gathered on their behalf was incorrect. It should have read No.65 Cushleake Road, not No.63 (see Appendix 3).
- 2.4 As such, the property (No.63) has now been withdrawn from HED's listing schedule.
- 2.5 It should be noted that the detailed building information and photograph supplied was correct. Only the address was incorrect.
- 2.6 On 19th August 2016 HED wrote to Council with a new and revised listing schedule, advising of the proposed listing of No.65 (see Appendix 4).
- 2.7 HED has written to the owner of No.63 to advise them of the error. They have also written to the owner of No.65 to give to them the opportunity to consult with Council should they wish to do so.

3.0 Recommendation

3.1 **IT IS RECOMMENDED** that Members:

- Note the correction;
- Agree to the listing of No.65 Cushleake Road, Cushendun; and
- Agree to the Head of Planning responding to HED on behalf of Council.

Appendices

Appendix 1:- Original letter to Council (15th April 2016) re proposed listing of No.63.

Appendix 2:- Council response (26th May 2016) agreeing proposed listing of No.63.

Appendix 3:- Letter from HED (24th August 2016) re correction of address (to read No.65) and withdrawal of No.63 from the listing schedule.

Appendix 4:- Letter from HED re proposed listing of No.65 (correct address).

ADVANCE NOTICE OF LISTING

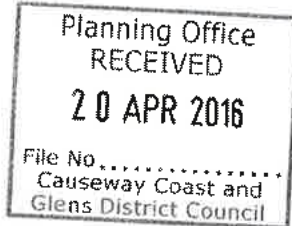


Department of the
Environment

www.doeni.gov.uk

*Historic Environment Division
Heritage Buildings Designation Branch
Kiondyke Building
Cromac 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: HB05/03/041

Date: 15/04/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

63 CUSHLEAKE ROAD, CUSHENDUN, BALLYMENA, CO. ANTRIM, BT44

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.

Grid Ref: D2293 3357

A handwritten signature in black ink, appearing to read "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

<p>Address 63 Cushleake Road Cushendun Ballymena Co. Antrim BT44</p>	<p>HB Ref No HB05/03/041</p> 
<p>Extent of Listing Dwelling</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Cushleake Mountain South</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	17/09
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	D2293 3357
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	No				

Owner Category

Building Information

Exterior Description and Setting

Detached four-bay single-storey rubblestone dwelling, built c.1830. Rectangular on plan facing south east with front entrance porch, two lean-to extensions and located on an elevated site on the north side of Cushleake Road.

Pitched natural slate roof with black clay ridge tiles, a single iron rooflight to the front pitch and two rendered chimneystacks. Cast-iron guttering on iron drive-through brackets and cast-iron downpipes. Whitewashed render over rubblestone walling. Square-headed window openings with concrete sills and replacement top-hung timber casement windows.

Four-bay east front elevation with off-centre flat-roofed square-plan projecting entrance porch having corrugated iron roof covering and cast-iron rainwater goods. A single diminutive window opening to the left cheek (south west) with fixed-pane timber framed window. Square-headed door opening with vertically-sheeted timber half door having a diminutive light to the upper half. The left bay has a further square-headed door opening with half-glazed sheeted timber door.

Blind south west gable with concrete coping and small lean-to extension to the left having corrugated iron roof. To the right is a small animal pen enclosed by rubblestone wall and iron railing with matching gate.

Three-bay rear elevation with lean to extensions to north east and south west.

North gable abutted by lean-to rubblestone byre having corrugated iron roof and square-headed vehicular opening with double-leaf timber sheeted doors.

Roof	Natural slate
RWG	Cast-iron
Walling	Whitewashed render over rubblestone
Windows	Replacement timber casement

Setting:

Located on an elevated site on the north side of Cushleake Road with a small rubblestone outbuilding to the southwest, having corrugated iron roof and vertically-sheeted timber door. Grass driveway descends southwards to the road with a replacement steel gate hung on a square masonry post and timber fence.

Interior Description

Interior not visited.

Architects

Historical Information

No. 63 Cushleake Road, a single-storey vernacular farmhouse located in the townland of Cushleake Mountain South, was constructed prior to 1832. The earliest record of the building was on the first edition Ordnance Survey map (1832) which depicted the building along its current rectangular layout. The contemporary Townland Valuations (1834) did not record the farmhouse as there were no houses in the townland of Cushleake Mountain South worth the minimum £3 per annum required for inclusion in that source.

There was little alteration to the layout of the site by the second edition Ordnance Survey map (1857) which continued to depict the farmhouse along its current layout. The contemporary Griffiths Valuation (1859) set the total rateable value of No. 63 Cushleake Road at £2 and noted that the building was leased by a Mr. James Robert White, of Whitehall Broughshane, to John McQuilty, a local farmer. The Annual Revisions notes that ownership of No. 63 Cushleake Road had passed to the estate of General Sir. George White in c. 1872. The occupants of the farmhouse changed with frequency over the following four decades and by the turn of the 20th century No. 63 Cushleake Road was inhabited by the McClintock family. The 1901 Census of Ireland notes that the site was occupied by Andrew McClintock, who was employed by the White estate as a local gamekeeper. The accompanying census building return described No. 63 Cushleake Road as a 2nd class dwelling that possessed a slate roof and consisted of three rooms. The third edition Ordnance Survey map (1903-04) records that the rubblestone outbuilding to the west of the farmhouse had been constructed by at least the turn of the century. The value of No. 63 Cushleake Road was slightly raised to £2 and 10 shillings under the First General Revaluation of Property in Northern Ireland (1936-57). The McClintock family continued to reside at the site until at least the end of the Second General Revaluation (1956-72) at which time stood at £2 and the occupant was a Mr. A. McClintock.

Field inspection of the site, carried out as part of the Second Survey, has found that the building is no longer occupied; its function as a farmhouse has been superseded by a modern dwelling to its south-east side and the original vernacular dwelling is now maintained as an outbuilding.

References

Primary Sources

1. PRONI OS/6/1/15/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/15/2 – Second Edition Ordnance Survey Map (1857)

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
- J. Setting

Historical Interest

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

Evaluation

Detached three-bay single-storey rubblestone dwelling, built c.1830. A modest vernacular house which retains its original form, outbuildings and many external features, set in a relatively unaltered, elevated, rural setting. One of an increasingly rare vernacular building type, this dwelling as one of few within the rural Moyle district, is of special architectural and historic as well as local interest.

Replacements and Alterations

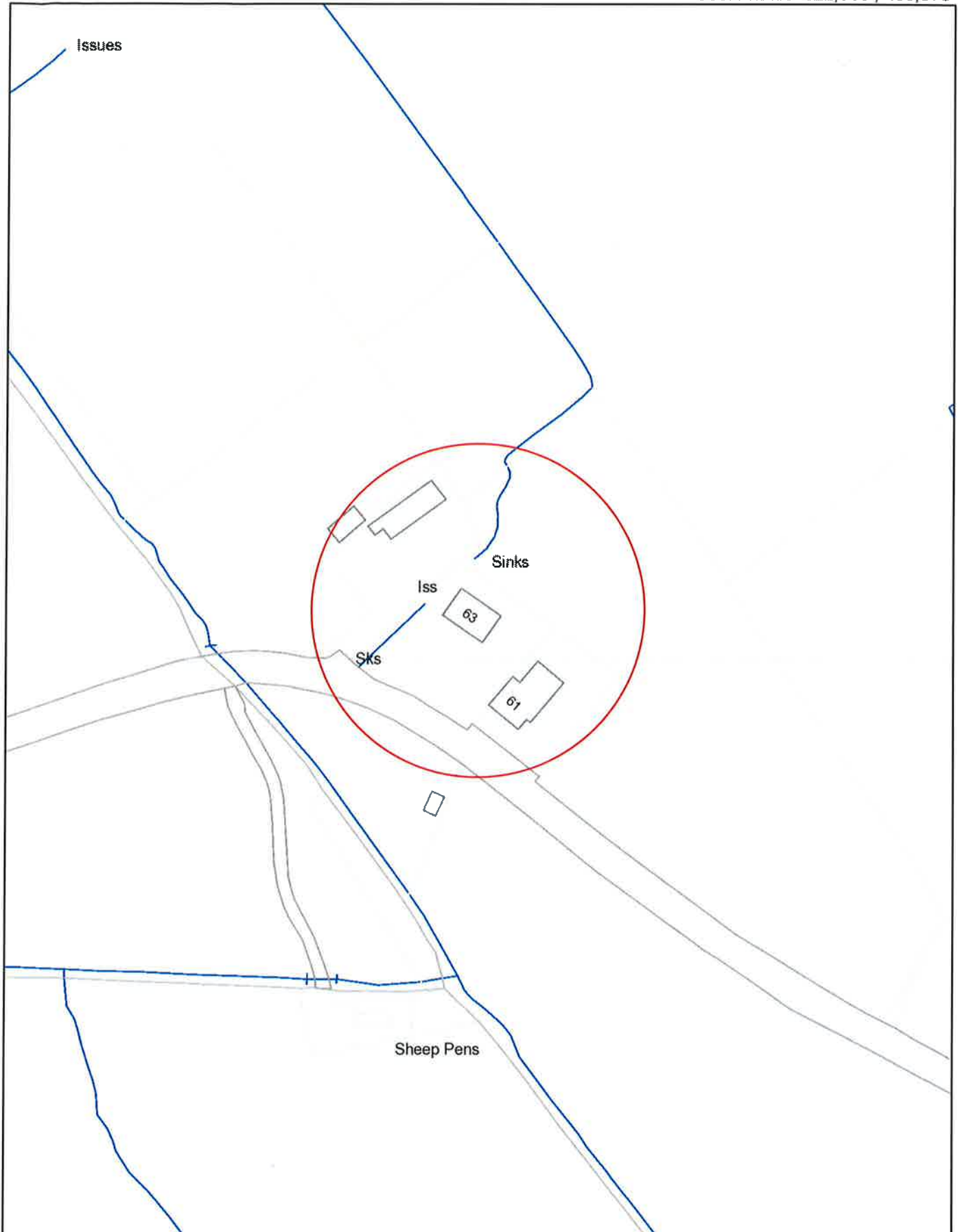
None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/05/2015



An Agency within the Department of the
Environment
www.doeni.gov.uk



www.doeni.gov.uk/niea

Northern Ireland
Environment
 Agency

Title: HB05/03/041

Scale: 1:1,250

Printed by AP

Date: 08 April 2016

Description:

Location Map

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Causeway Coast & Glens Borough Council

Local Planning Office
County Hall
Castlerock Road
COLERAINE
BT51 3HS

Ms Geraldine Brown
Department for Communities
Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Date: 26th May 2016
Your Ref: See below
Our Ref:
(Please quote at all times)

Tel: 028 7034 7137

Dear Ms Brown,

Re: Proposed Listings at Cushendun.

Thank you for your letter, dated 19th February 2016, in relation to the above. The proposal was listed for decision at the Causeway Coast & Glens Borough Council Planning Committee on Wednesday 25th May 2016. I can advise that Council agree with the proposed listings as follows:

HB05/03/020 B: Former Gate Lodge, 14 Glendun Road, Cushendun;
HB05/03/037: 140 Tromra Road, Cushendun; and
HB05/03/041: 63 Cushleake Road, Cushendun.

Please do not hesitate to contact me should you have any further queries regarding this.

Yours faithfully,

Denise Dickson
Head of Planning

DSV4 8 7



The Clerk to the Council
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

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



Tel: 028 9056 9216

Our Ref: HB05/03/041

Date: 19 August 2016

Dear Sir/Madam

HISTORIC BUILDING LIST NO 3778

63 Cushleake Road, Cushendun, Ballymena, Co. Antrim, BT44 appears on the above list dated 01 July 2016.

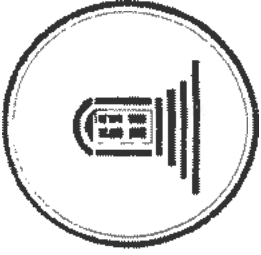
I would advise that the above entry has been withdrawn from the list of Buildings of Special Architectural/Historic Interest as the house number gathered on our behalf was incorrect. This should in fact have referred to No. 65, not 63. As such we have corrected this by removing No. 63 from the list. A revised schedule listing 65 Cushleake Road will follow in due course.

I have enclosed a copy of the amendment schedule for your records.

Yours faithfully


PP GERALDINE BROWN

Enc Amendment Schedule



AMENDMENT TO THE
NINETEENTH LIST OF BUILDINGS OF SPECIAL
ARCHITECTURAL OR HISTORIC INTEREST
IN THE CAUSEWAY COAST AND GLENS BOROUGH COUNCIL

Department for Communities
Lighthouse Building
1 Cromac Place
Gasworks Business Park
Ormeau Road
BELFAST
BT7 2JB

Dated *17 August 2016*

NOTE: Further lists relating to this Council may be issued at a future date.

SCHEDULE

AMENDMENT TO THE

19th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN THE CAUSEWAY COAST AND GLENS BOROUGH COUNCIL

Ward: Glendun

HB Reference Number	OS Map Numbers 1:2500 or 1:10,000	Irish Grid Reference	Building	Grade	Date of Construction	Date Listed	Description and Evaluation	Bibliographical Reference
HB05/03/041	17/09SW	D2293 3357	53 Cushtleake Road Cushendun Ballymena Co. Antrim BT44		1820 - 1839		Detached three-bay single-storey rubblestone dwelling, built c.1830. A modest vernacular house which retains its original form, outbuildings and many external features, set in a relatively unaltered, elevated, rural setting. One of an increasingly rare vernacular building type, this dwelling as one of few within the rural Moyle district, is of special architectural and historic as well as local interest.	

*** Please note this building was incorrectly listed as No. 63 and is now recorded under HB05/03/043 as No. 65

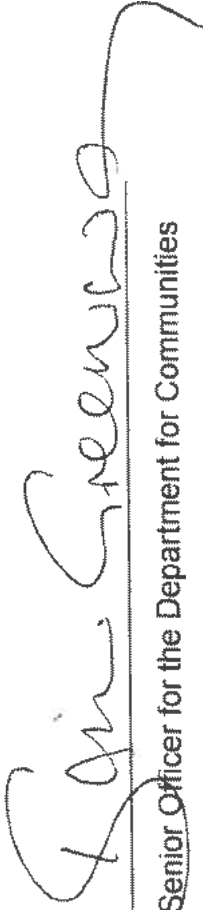
THE PLANNING ACT (NORTHERN IRELAND) 2011
AMENDMENT TO STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

WHEREAS

1. by section 80 of the Planning Act (Northern Ireland) 2011 the Department for Communities (hereinafter called "the Department") may amend lists of buildings of special architectural or historic interest;
2. it appears to the Department that the building described in the attached Schedule should be withdrawn as a building of special architectural or historic interest;
3. the Department has consulted with the Historic Buildings Council and the Causeway Coast and Glens Borough Council.

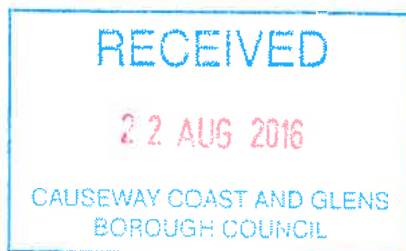
NOW THEREFORE the Department in exercise of the powers conferred on it by 80 of the Planning Act (Northern Ireland) 2011 and of every other power enabling it in that behalf hereby amends the list of buildings of special architectural or historic interest compiled on 01 July 2016 by excluding the building set out in the attached Schedule.

Dated 17 August 2016


Senior Officer for the Department for Communities

ADVANCE NOTICE OF LISTING

The Clerk to the Council
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road,
Coleraine
BT52 1EY



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

Tel: 028 9056 9216

Our Ref: HB05/03/043

Date: 22 August 2016

Dear Sir/Madam

RE: 65 CUSHLEAKE ROAD, CUSHENDUN, BALLYMENA, CO. ANTRIM BT44

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

We wrote to you on 15 April 2016 to advise that No. '63' Cushleake Road was being considered under section 80(1) of the Planning Act (Northern Ireland) 2011. Council had no objection to the proposal to list this building.

It later transpired that the building number captured was incorrect and should have referred to No 65. The building information we provided at the time of consultation was accurate and related to the correct building. We have since corrected this entry and notified the owners of No 63 of this error. We have also written to the owner of No 65 to give them the opportunity to make their view known and to consult with you if they so wish.

I would welcome receipt of the views of your Council on the proposed Listing of 65 Cushleake Road 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 of the building(s) for your information.

Yours faithfully



Geraldine Brown

Enc Second Survey DC Report

Address 65 Cushleake Road Cushendun Ballymena Co. Antrim BT44	HB Ref No HB05/03/043	
Extent of Listing Dwelling and outbuildings		
Date of Construction 1820 - 1839		
Townland Cushleake Mountain South		
Current Building Use House		
Principal Former Use House		

Conservation Area	No	Survey 1	Not_Listed	OS Map No	17/09SW
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	D2293 3357
Vernacular	Yes	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	No				
Vacant	Yes				
Derelict	No				

Owner Category Private

Building Information

Exterior Description and Setting

Detached four-bay single-storey rubblestone dwelling, built c.1830. Rectangular on plan facing south east with front entrance porch, two lean-to extensions and located on an elevated site on the north side of Cushleake Road.

Pitched natural slate roof with black clay ridge tiles, a single iron rooflight to the front pitch and two rendered chimneystacks. Cast-iron guttering on iron drive-through brackets and cast-iron downpipes. Whitewashed render over rubblestone walling. Square-headed window openings with concrete sills and replacement top-hung timber casement windows.

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Three-bay rear elevation with lean to extensions to north east and south west.

North gable abutted by lean-to rubblestone byre having corrugated iron roof and square-headed vehicular opening with double-leaf timber sheeted doors.

Roof	Natural slate
RWG	Cast-iron
Walling	Whitewashed render over rubblestone
Windows	Replacement timber casement

Setting:

Located on an elevated site on the north side of Cushleake Road with a small rubblestone outbuilding to the southwest, having corrugated iron roof and vertically-sheeted timber door. Grass driveway descends southwards to the road with a replacement steel gate hung on a square masonry post and timber fence.

Interior Overview

Interior not visited.

Architects

Historical Information

No. 65 Cushleake Road, a single-storey vernacular farmhouse located in the townland of Cushleake Mountain South, was constructed prior to 1832. The earliest record of the building was on the first edition Ordnance Survey map (1832) which depicted the building along its current rectangular layout. The contemporary Townland Valuations (1834) did not record the farmhouse as there were no houses in the townland of Cushleake Mountain South worth the minimum £3 per annum required for inclusion in that source.

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Field inspection of the site, carried out as part of the Second Survey, has found that the building is no

longer occupied; its function as a farmhouse has been superseded by a modern dwelling to its south-east side and the original vernacular dwelling is now maintained as an outbuilding.

References

Primary Sources

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Replacements and Alterations

None

If inappropriate, Why?

General Comments

This record was submitted as HB05/03/041 by Consarc, but has been re-numbered due to the wrong address being incorrectly allocated.

Monitoring Notes – since Date of Survey

Date of Survey 28/05/2015
