

Department for Communities (DfC) – Council Consultation on Proposed Listing.	26th June 2019
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	Local 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 7th June 2019 advising that they are considering a number of listings within the Borough, under Section 80(1) of The Planning Act (Northern Ireland) 2011 (see Appendix 1& 2).

2.0 Detail

2.1 Revised Annex C of PPS6: Planning, Archaeology and the Built Environment (see Appendix 3), sets out the grading categories of listed buildings in Northern Ireland.

2.2 The proposed listings within the Borough are as follows:

- Lime Kilns at the Harbour, Harbour Road, Ballintoy (Grade B1)
- The Boathouse at the Harbour, Harbour Road, Ballintoy (Grade B2)

3.0 Options

Option 1: Agree to support the listing: or

Option 2: Agree to oppose the listing.

4.0 Recommendation

- 4.1 **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 & 2: DfC Consultation Reports – proposed listings.

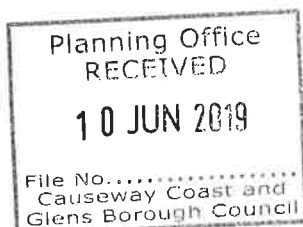
Appendix 3: Grading Categories for Listed Buildings in Northern Ireland.



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

ADVANCE NOTICE OF LISTING

Head of Planning
Local Planning Office
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: 02890819336

Our Ref: HB05/10/018C

Date: 07/06/2019

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

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

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.*

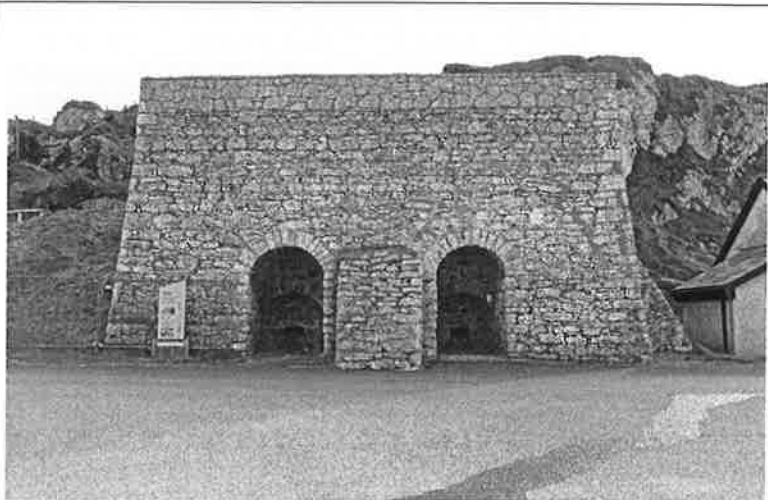
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid ref: D03784530

Yours faithfully

GERALDINE BROWN

Enc: Second Survey HBC Report
Location Map

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

Conservation Area	No	Survey 1	Not_Listed	OS Map No	002-13
Industrial Archaeology	Yes	HED Evaluation	B1	IG Ref	D0378 4530
Vernacular	No	Date of Listing		IHR No	07501:002:00
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	N/A				
Derelict	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.

Interior Description

N/A

Architects

Not Known

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).

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	Historical Interest
E. Spatial Organisation	R. Age
J. Setting	S. Authenticity
K. Group value	X. Local Interest
	Y. Social, Cultural or Economic Importance

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.

Replacements and Alterations

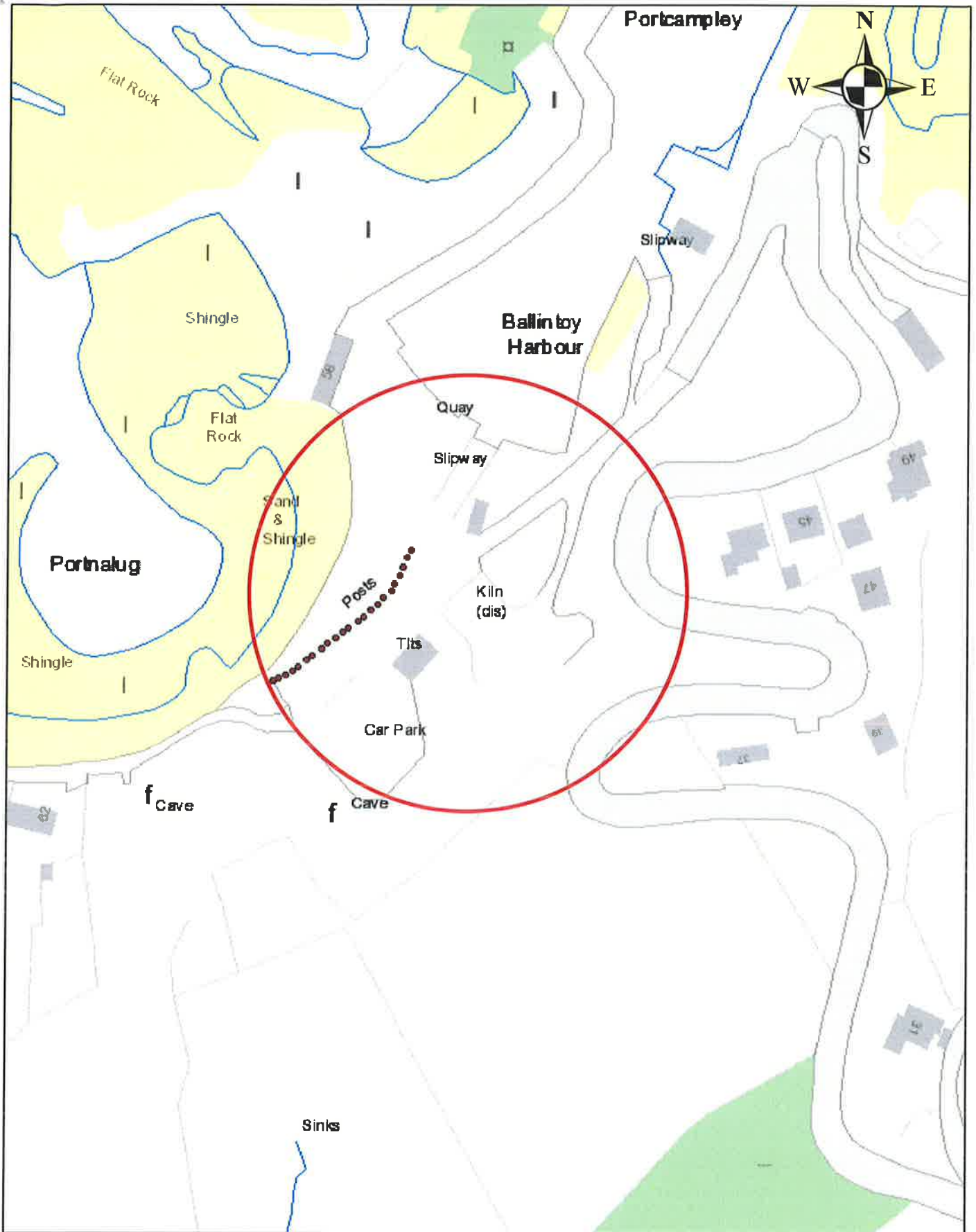
Appropriate

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 04/03/2019



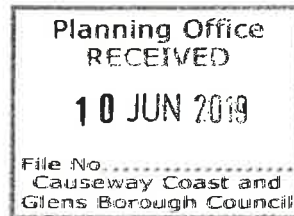


Department for
Communities

www.communities-ni.gov.uk

ADVANCE NOTICE OF LISTING

Head of Planning
Local Planning Office
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: 028 90 819336

Our Ref: HB05/10/018B

Date: 07/06/2019

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

RE: BOATHOUSE, THE HARBOUR, HARBOUR ROAD, BALLINTOY, BALLYCASTLE, CO ANTRIM, BT54

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.*

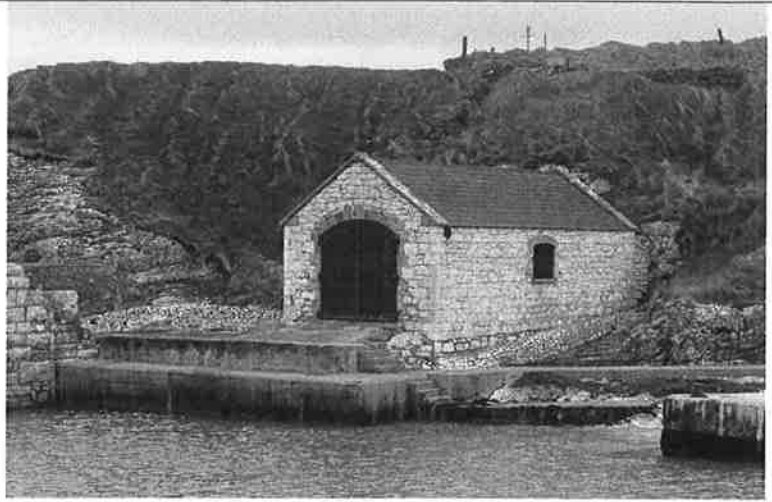
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid ref: D0383 4538

Yours faithfully

GERALDINE BROWN

Enc: Second Survey HBC Report
Location Map

<p>Address Boathouse The Harbour Harbour Road Ballintoy Ballycastle Co Antrim BT54</p>	<p>HB Ref No HB05/10/018 B</p> 
<p>Extent of Listing Boat house</p>	
<p>Date of Construction 1860 - 1879</p>	
<p>Townland Ballintoy Demesne</p>	
<p>Current Building Use Boat House</p>	
<p>Principal Former Use Boat House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	002-13
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	D0383 4538
Vernacular	No	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	No				
Derelict	No				

Owner Category	Private
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Building Information

Exterior Description and Setting
 This single-storey/ single-bay boat house is aligned NW-SE with its front gable to the sea. It has a pitched replacement artificial slate roof with dressed sandstone verges but no rainwater goods. A modern metal flue projects from the NE pitch. The walls are of quarried sandstone rubble brought to courses and have dressed limestone quoins. Patress plates tie the front eaves of the side walls together. Although the walls are horizontally bedded, they sit on limestone rubble foundations which rise up the slope.
 Both side walls have central window openings, each with a voussoired sandstone head of segmental

profile, brick jambs, and sandstone cill. The opes are now fitted with modern timber shutters, with casement windows behind. The opes originally had shutters as well, but with metal security bars to the front and no glazing behind.

The NW gable has a large replacement double-leaf t&g door set in a wide segmental-headed opening trimmed with sandstone and with a single course of brick above the head. Behind them is a modern double-leaf, semi-glazed timber door with sidelights.

Old photographs show a slipway from the doorway of the boat house to the water's edge but it was removed in the late 1970s to make way for a concrete landing stage (described in HB/05/10/018A). The water is now reached by two short flights of concrete steps. Of the original slipway, only a line of dressed stone flags survives along the cill of the doorway.

The SE gable of the building is cut into the steep slope and has a brick-trimmed door at its right-hand end.

Setting:

The boat house is situated at the NE end of the inner harbour (HB05/10/018A) and is approached down a later 1900s track from the road. It was originally accessed from further up the road via a steep flight of stone steps down to its back door. This stairway is shown on the 1905 OS map but have long since collapsed, with only vestiges surviving at its top end.

Roof: Artificial slate.

RWG: None.

Walls: Exposed random rubble.

Windows: Shuttered casements.

Doors: Painted timber.

Interior Description

The boat house comprises a single room internally. Its floor is now concreted and the exposed walls have been painted. Of the roof, only the rafters are original, the rest of it having been sarked, under-felted and covered with artificial slates. The rafters were originally sheathed to their undersides.

There is a mezzanine floor in the roofspace at the back for the storage of equipment. The hand-operated cast-iron boat winch still survives at the back end, but in a dismantled state. There was also shelving around the walls, of which only the wooden brackets survive. A modern solid-fuel heater sits at left on entry.

Architects

Not Known

Historical Information

This boat house dates from the early 1870s and was originally associated with the nearby coastguard station at the top of the road down to Ballintoy Harbour (HB05/10/010A-C).

A coastguard station was first established by the Board of Customs at Ballintoy in 1822. The 1832 OS map shows a flag staff at the top of the cliff, but there was no staff accommodation as such, the men being billeted in the village. By 1855, a watch house had been built beside the flag staff and also a boat house on the beach above a natural inlet (where a public shelter now stands). The following year, responsibility for the Coastguard was transferred to the Admiralty Board.

In 1872-73 the present terrace of Coastguard houses was built just south of the earlier watch house. By this time the harbour existed (HB05/10/018A), having been privately built in 1860 for the export of limestone, lime and basalt setts. The present boat house is first shown on a plan of 28 March 1871 as 'proposed boathouse' and would doubtless have been completed around the same time as the Coastguard houses. It is captioned 'boat house' on the 1905 OS map and the new station is also shown. The station was vacated by the Coastguard in 1909 and sold off. The boat house continued in private use and is captioned on the 1922 OS map. In later years it was used by a local fisherman to store creels and it is currently used as a canoe base.

References - Primary sources:

1. PRONI OS/6/1/4/1. First edition OS 1:10,560 map, Co Antrim sheet 4 (1832).
2. Lewis, S. A Topographical Dictionary of Ireland, vol.1, p.119 (1837).
3. PRONI OS/6/1/4/2. Second edition OS 1:10,560 map, Co Antrim sheet 4 (1855).
4. National Archives, Dublin: Board of Works Letter Books, 31/10/1871 (www.coastguardsofyesteryear.org/articles.php?article_id=230).

5. Plan dated 28 March 1871 (referenced by Mayne - see secondary references).
6. Coleraine Chronicle, 1/3/1873, p.4.
7. PRONI OS/10/1/4/5/1. First edition OS 1:2500 map, Co Antrim sheet 4-05 (1905).
8. PRONI OS/10/1/4/5/2. Second edition OS 1:2500 map, Co Antrim sheet 4-05 (1922).
9. National Museums N. Ireland: Welsh photographic collection, BELUM.Y.W.91.08.02 and BELUM.Y.W.91.08.03. Early/mid 1900s photographs.

References - Secondary sources:

1. Mayne, D. Nineteenth-Century Coastguard Stations in Ulster: Ballintoy, Co Antrim (unpublished typescript for Northern Ireland Environment Agency).

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

- B. Proportion
- D. Plan Form
- J. Setting
- K. Group value
- E. Spatial Organisation
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

- Y. Social, Cultural or Economic Importance
- X. Local Interest

Evaluation

An early 1870s Coastguard boat house at the NE end of the inner harbour at Ballintoy (HB05/10/018A). Its utilitarian architectural form is typical of many such buildings. Of its original fabric, only the walls and roof rafters survive intact. Of the replacement fabric, the front doors and window shutters are in keeping with the original. The artificial slating and flue detract somewhat from its appearance, but the replacement casement windows and glazed inner doors are only visible when the shutters are removed and the front doors opened. Several original features survive internally - the mezzanine platform, winch (albeit dismantled), and shelving brackets.

Although the original slipway is long gone, the house's harbour setting remains intact. It is a very prominent feature of the harbour, with which it has group value. It also has a functional association with the nearby Coastguard terrace. It is also of local historical interest as one of a number of Coastguard sites around the coastline of NE Antrim.

Replacements and Alterations

Inappropriate

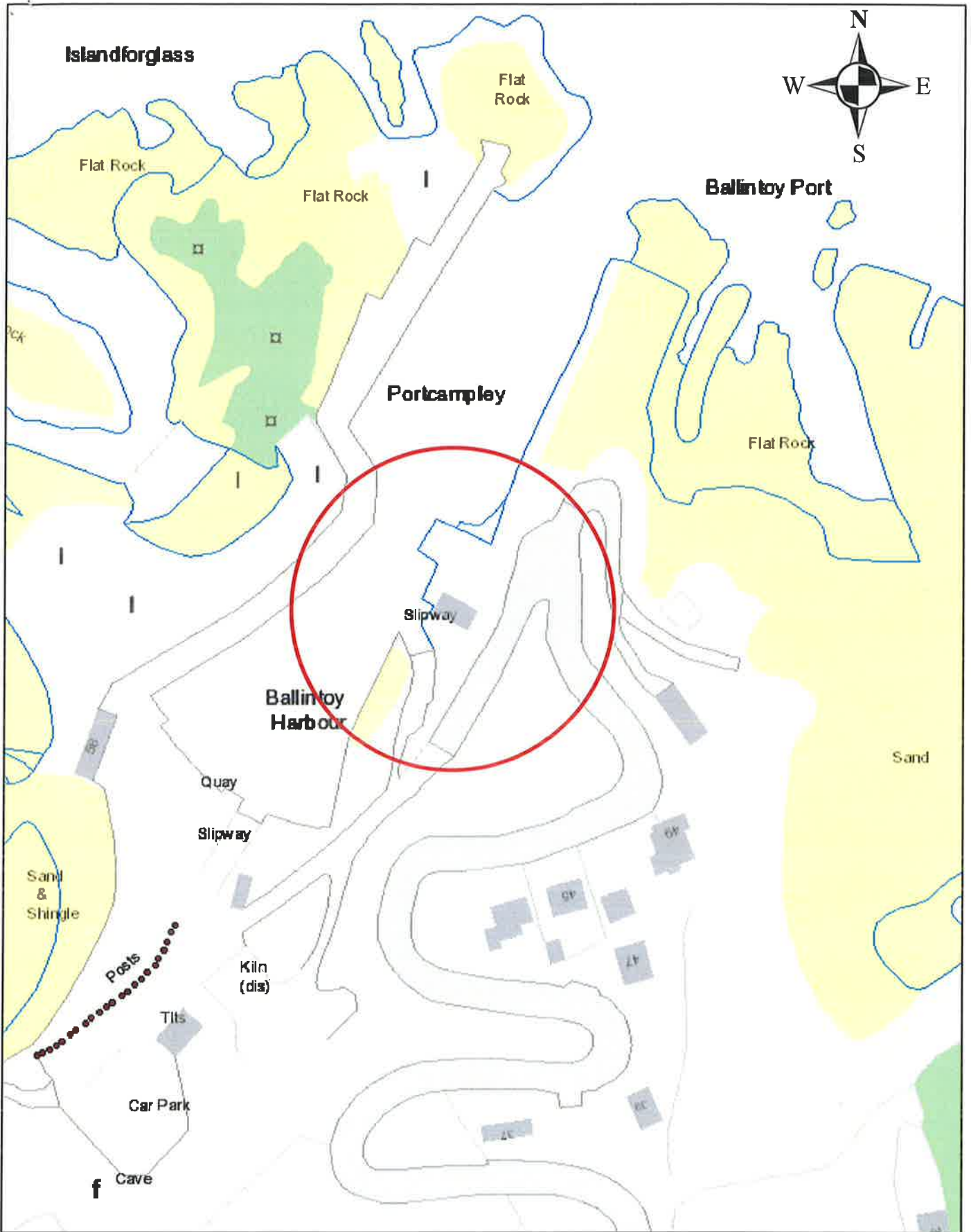
If inappropriate, Why?

Loss of slipway at front of building detracts from functional interpretation.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 04/03/2019



Appendix 3

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.