

Department for Communities (DfC): Consultation on Proposed Listings & Delisting.	25th September 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 6th September 2019 seeking comment (by 18th October 2019) on a number of proposed listings and a delisting within the Borough, under Section 80 of The Planning Act (Northern Ireland).

2.0 Detail

2.1 The proposed **listings** within the Borough (see Appendix 1) are as follows:

- Signal Box, beside 2 Bushmills Rd, Coleraine, BT52 2BN; and
- 54 Ballyversal Rd, Coleraine, BT52 2ND.

2.2 The proposed **delisting** within the Borough (see Appendix 2) is as follows:

- Cutts Lock, Castleroe Road, Coleraine (recommended for de-listing because it does not meet the criteria to be a listed building. It is now “scheduled” rather than listed, as this is considered a more appropriate form of protection)

2.3 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.

3.0 Options

Option 1: Agree to support the listings and delisting: or

Option 2: Agree to oppose the listings and delisting.

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: Proposed Listings.

Appendix 2: Proposed Delisting.

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

ADVANCE NOTICE OF LISTING



Head of Planning
Local Planning Office
Cloonavin 66 Portstewart Road Coleraine
BT52 1EY

Historic Environment Division
Nine Lanyon Place
Tel: Town Parks (028) 90819332
Belfast

Our Ref: HB03/20/001 B

Date: 06/09/2019



Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

SIGNAL BOX, BESIDE 2 BUSHMILLS ROAD, COLERAINE, CO LONDONDERRY, BT52 2BN

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.*

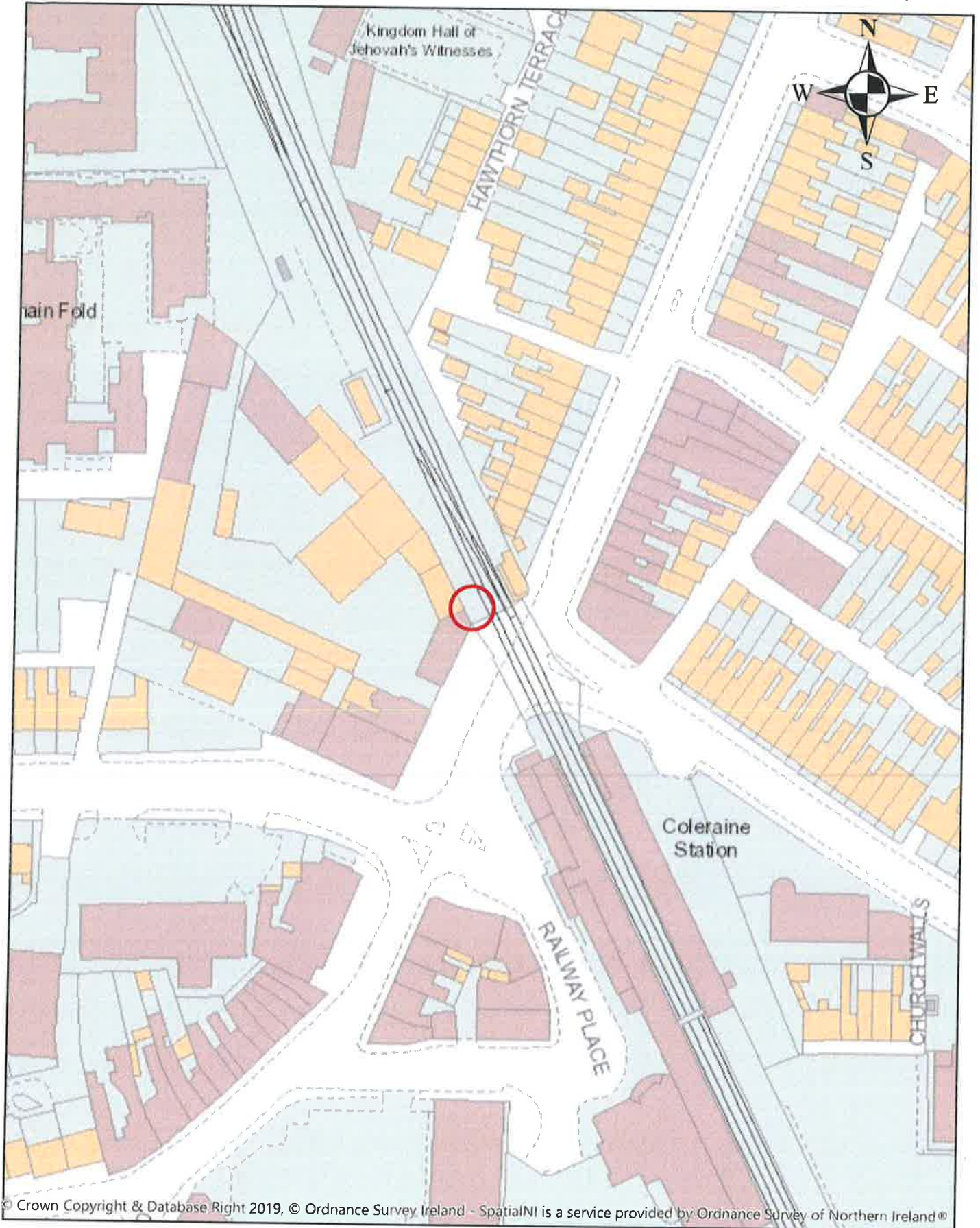
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C8530 3276

A handwritten signature in black ink that reads "G Brown".

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map



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Title: HB03/20/001 B
Scale: 1:1,250
Date Printed: 04 September 2019
Drawn By: JMcl
Site Map HBU



<p>Address Signal Box Beside 2 Bushmills Road Coleraine Co Londonderry BT52 2BN</p>	<p>HB Ref No HB03/20/001 B</p> 
<p>Extent of Listing Signal box</p>	
<p>Date of Construction 1920 - 1939</p>	
<p>Townland Coleraine and Suburbs</p>	
<p>Current Building Use Railway Station Structures</p>	
<p>Principal Former Use Railway Station Structures</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	13-13NE
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	C8530 3276
Vernacular	No	Date of Listing		IHR No	1339:088 1350:015
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 Central Govt

Building Information

Exterior Description and Setting

A two-storey signal box aligned N-S along the E side of the double-track railway line at the NE corner of a level crossing immediately north of Coleraine Station.

Hipped natural slate roof with deep oversailing boxed eaves and boarded soffits. Plastic rainwater goods. GF and E elevation are of red brick, the latter over a coursed squared basalt rubble base. The brickwork at S and W has slightly recessed panels, and the W elevation also has two segmental headed window opes with 3x1-pane timber frames and concrete cills.

Except for E elevation, FF is framed and sheeted with timber. E elevation has 6x2-pane timber framed window at left end. S elevation has a pair of 2x2 horizontal sliding sashes and a 6x2-pane fixed window. W elevation has a 6x2-pane window at left, to right of which is a pair of 3x2 horizontal sliding sashes,

then a 4x2 and a 6x2 window, all continuous. Below the windows are painted panels, the one on the W side also carrying lettering reading "Coleraine".

N elevation has a later flat-roofed timber extension at left, on a concrete platform over a red brick base. Its walls are blank save for a 3/3 casement window to E elevation. A steel staircase rises at right on this elevation to a FF door, to right of which is 4x2 window. Flat-headed doorway directly under, to GF.

Setting:

The signal box sits at the NE corner of the level crossing at the N end of Coleraine Station, which is immediately S of the road. To the immediate E of the box is a house and garden. A double track railway line runs along the W side of the box, beyond which is a small industrial estate.

Roof: Hipped natural slate
Rainwater goods: Plastic
Walls: Brick (GF) and timber (FF)
Windows: Fixed timber multi-panes and 2x2 horizontal timber sash

Interior Description

Only FF accessed. Mechanical lever signal frame removed to make way for electronic computerised equipment.

Architects

Historical Information

Coleraine Station, with which this signal box is associated, with opened by the Ballymena, Ballymoney, Coleraine & Portrush Junction Railway (BBCPJR) in 1855, en route from Belfast to Portrush. When a railway bridge over the River Bann was opened in 1860, there was through working to Londonderry, and the Coleraine-Portrush section became a branch line. A signal box was erected between the two lines to operate the points (shown on 1882 and 1904 maps). From 1892, it also controlled the points on a short spur which had been laid from the station to Coleraine Harbour.

In 1921, the Midland Railway (Northern Counties Committee), who had taken over the lines in 1903, began work on realigning the track over a new railway bridge over the Bann some 350m downstream of the old one. This company was reconstituted as the London, Midland & Scottish Railway (Northern Counties Committee) in 1923, and the bridge, designed by the company's Chief Engineer Bowman Malcolm, opened in 1924. During this work, the opportunity was taken to replace the original signal box with a larger one at the NE end of the level crossing. It is this new box which is first shown on the 1922 OS map and subsequent editions. As well as controlling all the points, it was also used to operate the level crossing and control the opening section of the new Bann Bridge. At nationalisation in 1949, the LMS line was taken over by the Ulster Transport Authority, the precursors of Translink, its present operators. Translink has since automated the signalling; this entailed removal of the mechanical hand-operated frames to make way for electronic equipment which is used to operate a computerised signalling system.

References – Primary sources:

1. PRONI OS/8/6/1/6. OS Coleraine town map, scale 1:500 (1882).
2. PRONI OS/8/6/2A/2. OS Coleraine town map, scale 1:1056 (1904).
3. PRONI OS/10/5/7/3/2. OS 25-inch map, Co Londonderry sheet 7-03 (1922).
4. PRONI OS/10/5/7/3/3. OS 25-inch map, Co Londonderry sheet 7-03 (1949).
5. PRONI OS/11/13/13/1. First edition IG 25-inch map, sheet 13-13 (1967-68).

References – Secondary sources:

1. J.R.L. Currie, 'Coleraine as a railway centre', in Five Foot Three, Journal Railway Preservation Society of Ireland, vol.3 (1967).
2. J.R.L. Currie, The Northern Counties Railway, vol.2, p.79 (Newton Abbot: David & Charles, 1974).

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

K. Group value
 A. Style
 B. Proportion
 C. Ornamentation
 H-. Alterations detracting from building

Historical Interest

R. Age
 X. Local Interest
 S. Authenticity
 T. Historic Importance

Evaluation

A two-storey timber and brick signal box erected by the Midland Railway c.1922. Although its original signal lever frame has been removed, this building still retains its original historic character, in particular its deep eaves, continuously fenestrated timber-framed first floor, and external staircase. The cabin survives in its original setting at the NE end of the level crossing at the N end of Coleraine Station (HB03/020/001A) with which it has group value. It is also of local historical interest for its association with the realignment of the line across the Bann in the period 1921-24.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Loss of mechanical signal frame (albeit for operational reasons) detracts from the original historic character.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 29/04/2013

ADVANCE NOTICE OF LISTING

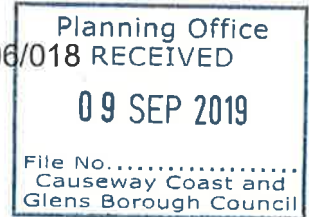


Head of Planning
Local Planning Office
Cloonavin 66 Portstewart Road Coleraine
BT52 1EY

Historic Environment Division
Nine Lanyon Place
Tel: Town Park (028) 90819332
Belfast

Our Ref: HB03/06/018

Date: 06/09/2019



Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

54 BALLYVERSAL ROAD, COLERAINE, CO. LONDONDERRY, BT52 2ND

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: C8922 3499


GERALDINE BROWN

Enc Second Survey HBC Report
Location Map



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<p>Address 54 Ballyversal Road Coleraine Co. Londonderry BT52 2ND</p>	<p>HB Ref No HB03/06/018</p> 
<p>Extent of Listing House, farm buildings, gate piers, gates and walling</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Ballyversall</p>	
<p>Current Building Use Farm Buildings</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	13-07
Industrial Archaeology	No	HED Evaluation	B1	IG Ref	C8922 3499
Vernacular	Yes	Date of Listing		IHR No	
Thatched	Yes	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

A single-storey direct entry vernacular dwelling, built before 1830, 3 bay rectangular plan with byre, set with farm buildings in open farmland at the end of a lane off the west side of Ballyversal Road.

House

Corrugated asbestos roof laid over thatch with original timbers; cement verges; three rendered brick chimneys; gutters are round metal. Walls are brown pebble-dashed render with plain render corners, plinth, door architrave and window reveals; concrete cills. The openings are square-headed. The windows are various replacement timber framed; the door is a replacement sheeted door.

The front south elevation is 4 windows wide asymmetrically placed, two each side of the entrance door but with the western two set closely together.

The gable west elevation is abutted by a lower byre.

The rear north elevation has a lean-to extension with a small window; the windows on the main wall have been widened, there are 2 windows to the east of the lean-to and one to the west.

The gable east elevation has a central high level window.

Outbuildings

A single storey building abuts the west gable of the house, a round cone topped gatepost sits against its west gable (outbuilding no.1); detached to the rear (north) of this is a two storey barn (no.2) with an open shed attached to the northeast. Opposite, and parallel, to the barn to the west is a single storey outbuilding (no.3) with its southern gable in line with the house front. Further to the west, also in line with the house, is a single storey building (no.4). Outbuilding no.1: corrugated metal roof, random rubble lime washed wall, wide corrugated shed door. No.2: natural slate roof, random rubble partially lime washed wall with brick dressed openings, plank doors. No.3: corrugated metal roof, random rubble lime washed wall with some blockwork infill, plank and replacement doors. No.4: natural slate roof, rubble stone walling with cut stone quoins and brick eaves and door lintel, plank door.

Setting:

The house lies at the end of a lane off the west of Ballyversal Road. Located in open farmland it sits in a concrete paved farmyard with a collection of random-rubble single-storey and two-storey farm buildings to the west and northwest, to the north is a patch of lawn; a modern detached bungalow sits to the east; modern farm buildings are located to the southwest.

Schedule:

Roof: corrugated asbestos sheeting over thatch
Walls: pebble dashed render
Windows: replacement timber
RWGs: metal.

Interior Description

An entrance hallway, giving access to the rear lean-to, is partially divided from the full depth main living room (G1) by a later masonry wall; each end of the building is divided into front and rear rooms. G1 has a quarry tiled floor, tongue-and-groove boarded ceiling; an open hearth and cast iron stove projects from the east wall. A six panelled door gives access to G2 which has a plastered ceiling, a cast iron fireplace on the gable wall; a six panelled door opens into G3. From G1 a plank door gives access to G5 which has the remains of a timber floor with skirtings, tongue-and-groove boarded ceiling and a fire opening with grate. A six panelled door leads into G6 (no access possible).

The interior of outbuilding no.3 has stone sets and cobbles to the floor. The barn has brick cross walls and retains its cow stalls. No access was possible to the other outbuildings.

Architects

Historical Information

No. 54 Ballyversal Road, a single-storey vernacular farmhouse located in the townland of Ballyversal, was constructed prior to the Ordnance Survey map of 1831 which first depicted the rectangular-shaped property. None of the dwelling's surviving outbuildings were constructed by the 1830s; however by the second edition of the Ordnance survey map (1849-53) the two-storey outbuilding (outbuilding 02) had been erected to the north-west of the dwelling as well as the single-storey extension (outbuilding 01) to the farmhouse's west gable. The first occupant was a Mr. Martin Curry, a local farmer, who leased the site from the Rev. John Lyle of Knockarna; Curry's property was originally valued at £1 10s. in Griffith's Valuation (1858).

Martin Curry continued to reside at Ballyversal until 1862 when his relative, a Mr. Hugh Curry, took over the property, however the Annual revisions recorded that Curry's son John became occupant of the farm

at some point between 1864 and 1880; John Curry resided at Ballyversall until 1901 when a Mr. Joseph Dunlop took over possession of the farm. During this period the two single-storey outbuildings located to the south-west of the dwelling (outbuildings 03 and 04) were constructed; the outbuildings were built between 1853 and the third edition of the Ordnance Survey maps for 1904 (on which they were first depicted).

The 1901 Census records that Joseph Dunlop (80, Presbyterian) resided at Ballyversall with his wife Isabella (70) and their three children, John Reid (35), Lizzie (32) and Robert (29) who all worked the farm with the assistance of three farm servants; the census building return described No. 54 Ballyversall Road as a 2nd class thatched dwelling that consisted of 7 rooms and possessed a stable, a cow house, two piggeries and a barn amongst its out offices. Joseph's eldest son John Reid took over the farm after his father's death in 1906, purchasing the farm outright in 1912.

Reid continued to reside at the site until the mid-20th century; the First General Revaluation of Property in Northern Ireland (1935) recorded that his farm had been increased in value to £8. There was no further revaluation carried out for over two decades due to the outbreak of the Second World War, however in 1956 the Second Revaluation noted that John Reid Dunlop had vacated the farm in the intervening period when a Ms. Elizabeth Dunlop was recorded as owner. In 1960 a Mr. Robert Dunlop took possession of the farm residing there until 1971 when the revaluation notes that a Mr. Robert W. Kearney lived at the site (immediately prior to the cancellation of the revaluation survey in 1972).

The current edition of the Ordnance Survey map records that the modern dwelling to the east of the c. 1830 farmhouse was constructed prior to 1979; the two large modern barns, located to the south and south-west of the original buildings were also constructed before this date. Field Inspection finds that the original outbuildings have survived in varying states of repair whilst the original thatched roof structure and material has been retained under a corrugated asbestos roof.

References

Primary Sources

1. PRONI OS/6/5/4/1 – First Edition Ordnance Survey map 1831
2. PRONI OS/6/5/4/2 – Second Edition Ordnance Survey map 1849-53
3. PRONI OS/6/5/4/3 – Third Edition Ordnance Survey map 1904
4. PRONI OS/6/5/4/4 – Fourth Edition Ordnance Survey map 1922-23
5. PRONI OS/6/5/4/5 – Fifth Edition Ordnance Survey map 1939-50
6. PRONI VAL/1/A/5/4 – Townland Valuations map c. 1830
7. PRONI VAL/2/B/5/12 – Griffith's Valuation 1858
8. PRONI VAL/12/B/30/14A-F – Annual Revisions 1860-1929
9. PRONI VAL/3/B/6/1 – First General Revaluation of property in Northern Ireland 1935
10. PRONI VAL/4/B/5/4 – Second General Revaluation of property in Northern Ireland 1956-1972
11. Ulster Town Directories (1852-1918)
12. Census of Ireland (1901; 1911)
13. Ordnance Survey Map – 13-7 (1979)

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
- F. Structural System
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

- S. Authenticity
- W. Northern Ireland/International Interest
- Z. Rarity
- R. Age

J. Setting

Evaluation

A single storey thatched house, now with a corrugated asbestos sheeted roof and pebble dashed render, built before 1830. Located down a lane off the west of Ballyversal Road with associated farm buildings. The house retains its historic proportions and character with the plan relatively unaltered and many details remaining in particular the retention of the original roof and thatch. The group as a whole is an increasingly rare example of a vernacular farmstead set in unspoiled countryside, slightly compromised by the adjacent modern bungalow and the concrete farmyard, but nonetheless of national importance as a rare survivor.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Replacement windows, pvc guttering

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 14/03/2013

ADVANCE NOTICE OF DELISTING

Chief Executive

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

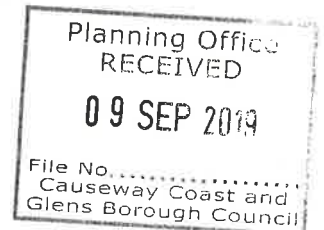


Historic Environment Division
Nine Lanyon Place
Town Parks
Belfast

Direct Tel No: 028

Our Ref: HB03/14/006

Date: 06/09/2019



Dear Sir/Madam

RE: CUTTS LOCK, CASTLEROE ROAD, COLERAINE, CO LONDONDERRY, BT51

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department for Communities to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest. Where this letter refers to building(s), this term includes all types of structures.

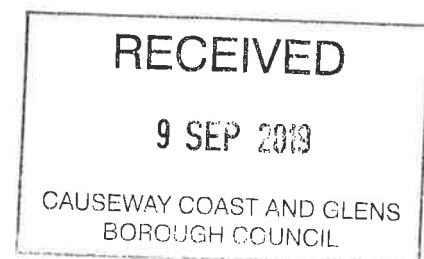
The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council within 6 weeks of the date of this letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the delisting of the above building.*

The building has been recommended for delisting because it does not meet the criteria to be a listed building.


Yours faithfully

A handwritten signature in black ink that reads "G. Brown".

GERALDINE BROWN



Enc District Council Report

Address Cutts Lock Castleroe Road Coleraine Co Londonderry BT51	HB Ref No HB03/14/006	
Extent of Listing		
Date of Construction 1840 - 1859		
Townland Ballyness		
Current Building Use Canal Structure		
Principal Former Use Canal Structure		

Conservation Area	No	Survey 1	B	OS Map No	21-01SE
Industrial Archaeology	Yes	NIEA Evaluation	Delist	IG Ref	C8543 3032
Vernacular	No	Date of Listing	22/03/1996	IHR No	1406
Thatched	No	Date of Delisting		SMR No	LDY007:500
Monument	Yes			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Central Govt

Building Information

Exterior Description and Setting

A single-chamber lock on the left bank of the River Bann, just downstream from the west end of the flood gates at the Cutts. The sides of the chamber are of randomly-sized dressed stone blocks brought to courses and coped with large dressed sandstone blocks. A vertical metal ladder runs down the middle of the wall on the river side.

Pair of timber gates at both ends, with timber footplates supported on cantilevered steel frames on their upstream sides. Water controlled by land sluices set into the gate emplacements on the upstream sides of both sets of gates (rather than gate paddles). Cast on each casing housing the sluice mechanisms is the legend: "MacAdam Brothers/ & Co/ Belfast".

There are vertical stop plank grooves up both sides of the chamber, just below the lower gates and just

above the upper gates. A depth gauge (calibrated in feet and inches) is set into the SE gate emplacement. A vertical ladder has also been set within the NE emplacement. A flight of concrete steps leads down to the water just beyond the NW gate. In 2010, automatic depth gauges were fitted at both ends of the lock. The pier separating the lock chamber from the river is faced along its river (E) elevation with masonry and has rounded ends. Its upstream end has been extended in concrete to facilitate access to the adjoining flood gates erected in the early 1930s.

Setting

There are several related features of note in the immediate environs of the lock.

- Lock keeper's house

A single-storey building aligned N-S at the landward side of Cutts Lock. Modern extension along east side. Pitched artificial slate roof, cement rendered walls and square headed openings with modern frames. Premises enclosed by a metal security fence.

- Quay

A slightly curved squared rubble quay runs for c.150m along the left bank just upstream from the Cutts lock. Tarmaced hardstand behind and separated from road by random rubble wall. At its NW end is a modern Waterways Ireland pontoon aligned parallel with the quay and accessed at its upstream end by a hinged metal gangway.

- Mill race

This channel runs for c.200m from the NW end of the quay to the downstream end of the former Dept. Agriculture Fisheries Research premises just beyond the NW end of the lock complex. The water enters at its upstream end through a segmental dressed stone arch let into the quay wall. Immediately below this are the vertical emplacements for a sluice gate (the actual gate is missing). Just down from this, a concrete wall blocks the channel. The sites of the channel are partly lined with random rubble masonry. Approximately 65m down from its intake, the channel is crossed by a concrete bridge giving vehicular access to the Waterways Ireland offices. Fifty metres beyond this bridge, the channel is piped under the entrance to the former fisheries premises.

- Weir, fish traps and flood gates

The mid-1850s masonry weir runs from the right bank to four eel traps and, from the traps, the 1930s flood gate emplacement runs to the SE end of the lock. Affixed to the outside face of the west pier of the emplacement is a rectangular cast-iron plaque reading "Ransomes/ Ipswich, 19 & 31 England/ Rapier Ltd".

Interior Overview

N/A

Architects

McMahon, John

Historical Information

This is Lock 1 of the Lower Bann Navigation and was built by the Commissioners of Public Works; it was the first of five such locks on the navigation. John MacMahon, the waterway's designer, had originally envisaged this lock being on the other side of the river, but it was switched to the Castleroe side due to the proximity of a public road. Its excavation started in the late 1840s and the first stone of the floor of the chamber (invert) was laid on 19 June 1850. Work was completed in 1851. The Commissioners' 1858 plan shows it as a 130ft x 20ft chamber with 6ft 4in fall, separated from the river by a 220ft x 20ft masonry pier. James Barton, writing in 1859, noted that because the pier was shorter than usual, there was an increased risk of boats being swept over the adjoining weir at times of flood. The lock is captioned on all editions of the OS maps from 1850 onwards.

Lock keeper's house

Although the lock with which this lock keeper's house is associated was completed in 1851, its associated lock house was not built until 1857. It was demolished c.1951 to make way for the present lock house to its immediate NW. This replacement eventually fell into disrepair, but was completely refurbished in 2004-05 as Waterways Ireland's regional headquarters. During this renovation, an extension was added along its east side.

Quay

The quay at the upstream end of Cutts Lock was built by the Commissioners of Public Works as part of the Navigation Scheme between 1848 and 1851. The Commissioners' plan of 1858 shows a 480ft long, slightly curved structure immediately upstream from Lock 1. Its construction necessitated the removal of the remains of the derelict Castleroe Mill.

This five-storey mill was erected c.1808, and its two waterwheels powered eight sets of millstones. It was gutted by fire c.1820 and is shown as a roofless shell on the 1830 OS map. All vestiges of it were removed by the Commissioners in 1847 in advance of the quay's construction.

In 2003-04, a pontoon was added by Waterways Ireland at the downstream end of the quay for use by boats awaiting passage through the lock.

Mill race

The construction of the Lower Bann Navigation allowed for the future erection of water-powered mills at the downstream ends of most of the locks, the upper levels of the channels into the locks doubling as headraces. In the event, no mill was ever built at any of the locks. However, a mill race was constructed beside the Cutts Lock in 1850-51. This channel is marked as "intended mill race" on the Commissioners of Public Works 1858 plan of the Cutts.

Weir, fish traps and flood gates

Immediately SE of the lock is a natural waterfall known as the Cutts. A very important salmon and eel fishery since prehistoric times, its present name apparently dates from c.1613 when an artificial cut was made through the rock shelf to facilitate the passage of boats and timber downriver. Fish traps are recorded at the Cutts since the 1680s, the Honourable the Irish Society holding the fishing rights. Between 1847 and 1851, the Commissioners of Public Works, as part of the Navigation Scheme, erected a masonry weir across the river to provide sufficient depth of water in the river above the lock. Fish traps and elver slips were incorporated into the structure.

In 1931, the Ministry of Finance replaced the west section of the weir with four vertical sluice gates to enable better regulation of the water level than was possible with the fixed weir, particularly at times of flood. The new emplacement was designed by Percy Shepherd of the Department of Works & Public Buildings and the contractor was Walter Scott & Middleton Ltd. The actual gates were supplied by Ransome & Rapier (Ipswich) and are of F.G.M. Stoney's patented counterweighted type. There are similar flood gates at Portna and Toome.

In 1996, salmon trapping at the Cutts was suspended under agreement with Dept Agriculture (NI) Fisheries Division under the EU Salmonid Enhancement Programme. In 2006, the Irish Society's right to net eels here was leased to the Lough Neagh Fishermen's' Co-Operative Society Ltd. In the interests of eel conservation, they have deliberately not exercised these rights, although eels are still trapped for stocking purposes upstream. Also c.2006, Rivers Agency installed electric motors in place of the manual system in order to raise and lower the gates automatically. This also necessitated a gantry across the navigable channel to carry the electric cabling to the motors.

Today, Waterways Ireland is responsible for the operation of the lock, and Rivers Agency for the operation and maintenance of the weir and flood gates.

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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'.

Architectural Interest	Historical Interest
Not listed	Not listed

Evaluation

Cutts Lock is scheduled rather than listed, as this is considered a more appropriate form of protection (refer to NISMR database - ref LDY007:500). It is an excellent example of mid-19th century canal engineering, robustly executed to withstand the rigours of the not infrequent Bann floods. Its interest is enhanced by the juxtaposition of the quay, mill race, weir, fish traps and flood gates. Historically, the lock is also of significance as being part of the last navigable waterway undertaking to have been carried out in Ireland in the 1800s, and also for its association with John MacMahon and the Commissioners of Public Works.

Replacements and Alterations

None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 29/04/2013

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.