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| Title of Report: | Building Preservation Notice (BPN) Request: Ballywillan National School (Quigley's Cottage), Magheraboy Road, Portrush. |
| Committee Report Submitted To: | PLANNING COMMITTEE |
| Date of Meeting: | 23rd November 2022 |
| For Decision or For Information | For Decision |

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

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

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

1.0 Purpose of Report

- 1.1 To present the report relating to a Building Preservation Notice (BPN) request on the council-owned former Ballywillan National School (Quigley's Cottage), Magheraboy Road, Portrush.

2.0 Background

- 2.1 On 10th May 2022 the Council received correspondence from Portrush Heritage Group seeking a BPN on the above property (see Appendix 1).

3.0 Building Preservation Notice (BPN)

- 3.1 The Council has a responsibility under the Planning Act (NI) 2011, the "Act", to protect and conserve the historic environment for the benefit of our present and future generations. The Council has powers under S.81 & 82 the Act to serve a BPN if it appears that the building is of special architectural or historic interest and is in danger of demolition or significant alteration. A BPN is a form of temporary listing. It provides statutory protection to an unlisted building for a 6-month period, within which time any works to the building will require listed building consent. The building must meet the following tests to be considered eligible for a BPN:

- It is of special architectural or historic interest; and
- It is in danger of demolition or alteration in such a way as to affect its character as a building of such interest.

- 3.2 The Council would normally consult with the Department for Communities: Historic Environment Division (HED) asking them to consider permanently listing the building. However, in this instance, Portrush Heritage Group has already commenced this process by submitting an application to HED to have the building listed. In considering a listing HED normally:

- take into account any information forwarded to them by Council, e.g the "Listing Query Report Form" (see Appendix 2);
- record the structure;
- consider the building against published listing criteria, available to view at: <https://www.communities-ni.gov.uk/publications/criteria-scheduling-historic-monuments-and-listing-buildings-special-architectural-or-historic> ;
- undertake statutory and non-statutory consultations; and
- make a final decision.

- 3.3 The BPN legislation is carefully written to make clear that its test is one of initial assessment. Detailed research and assessment can be carried out later. This lower test allows for swift action, should it be required. If it appears to the Council that an emergency BPN should come into force, it may, instead of serving the notice on the owner and occupier of the building, affix the notice conspicuously to some object on the building. Only emergency BPNs are a delegated function under the Council's current Scheme of Delegation. Further information on BPNs is available to

view at: <https://www.communities-ni.gov.uk/publications/guidance-councils-building-preservation-notice>

4.0 Compensation Payable

4.1 It is important to have due regard to the potential for compensation claims when considering serving a BPN. The guidance states that there are two circumstances in which it may occur, as follows:

a) Upon revocation of an existing planning permission:

A BPN can be served on a building even if there is an existing planning permission for its demolition or alteration. However, should the building be subsequently listed, Listed Building Consent (LBC) will then be required for any proposed works in relation to the existing permission. If LBC is not granted for such works the current planning permission may have to be revoked and the applicants may seek compensation from Council for losses.

To avoid this scenario a building will not normally be considered for listing once planning permission, which will affect its special architectural or historic interest, has been granted and is still valid, or while works which have received such planning permission are under way. It should be noted that if the Council is actively considering serving a BPN in this circumstance, then the exceptional nature of the case should be highlighted in the request for listing submitted to HED.

b) Should the building fail to merit statutory listing:

Compensation may also be payable for losses incurred due to the serving of a BPN if, after consideration, the structure is not listed, i.e. any loss or damage directly attributable to the effect of the notice.

5.0 The Site

5.1 The building in question is located on a roadside location along the southern side of Magheraboy Road, to the south of the settlement of Portrush. It is enclosed by the surrounding graveyard and ruins of Ballywillian Old Church and is opposite to the current Ballywillan Cemetery (see photographs at Appendix 3). The building is also known locally as 'Quigley's Cottage' and is currently under the ownership of Causeway Coast and Glens Borough Council.

5.2 The building is not listed and does not lie within a Conservation Area/Area of Townscape Character, therefore consent is not currently required for its demolition. Further details are set out in Appendix 2.

6.0 Expert Advice

6.1 Planning officials consulted HED in relation to this building. HED confirmed that, further to their consideration of this building, they will not be taking

this building forward for a full survey – i.e. it will not be considered for listing. They also advised that the structure is within the setting of a scheduled monument (Ballywillin Old Church – ref. LDY003:013), and that this would have a bearing on any future proposals. HED also provided a link to its publication ‘Guidance on Setting and the Historic Environment’ which sets out further details on this matter. It may be viewed online at: <https://www.communities-ni.gov.uk/publications/guidance-setting-and-historic-environment>

7.0 Consideration of BPN Request

- 7.1 The Listing Query Report Form attached at Appendix 2 sets out the Council’s preliminary assessment of the building, as is required at this stage.

8.0 Recommendation

- 8.1 IT IS RECOMMENDED that Members agree to the Head of Planning writing to Portrush Heritage Group advising that a BPN will not be served on this building.

Appendices:

Appendix 1:- BPN Request

Appendix 2:- Listing Query Report Form

Appendix 3:- Site Photographs

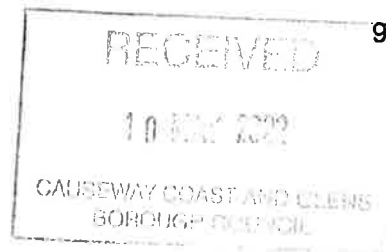


Portrush Heritage Group

Registered with The Charity Commission for Northern Ireland NIC108470

16 Carneybaun Road
Portrush
Co. Antrim
BT56 8JB
9th May 2022

The Chief Executive
Causeway Coast & Glens Borough Council
66 Portstewart Road,
Coleraine,
Co. Londonderry
BT52 1EY



Dear sir/madam,

BALLYWILLAN NATIONAL SCHOOL, MAGHERABUOY ROAD, PORTRUSH

Portrush Heritage Group wishes to apply to have this building protected through the issue of a Building preservation Notice by Causeway Coast & Glens Borough Council. This building is of significant historical interest in the Portrush area and is deserving of being listed, protected from demolition or development and preserved for the future. An application to have this building Listed as a Building of Special Historic Interest has been sent to Department of Communities.

The building is Ballywillan National School, Portrush (also known by Causeway Coast & Glens Council as "Quigley's Cottage")

Location: The building is located on the Magherabuoy Road, Portrush, Co. Antrim nearly opposite the original entrance gates of Ballywillan Cemetery. Its location is marked on the attached maps.

Ownership: Causeway Coast & Glens Borough Council.

This former school building should be listed as it is important historically due to its original use as a place of education, its connection to and co-location with the (now ruined) Ballywillan Church, its place in the social and economic history of Portrush and it being the oldest School Building still standing in the Portrush area. J Bleakly in the Ordnance Survey Memoirs of Ireland for the Parish of Ballywillan refers to it as *Ballywillin Parish School* and states that it was established in 1829. The school would have been integrated into the new National Schools system introduced into Ireland from 1831 thus explaining why it appears on mid-nineteenth century maps as "National School".

This was the first proper school in the Portrush area and would have remained in use until 1853 when two new schools, male and female were established adjacent to the new Holy Trinity Church on, what is now, Main Street. These schools continued in use until the opening of the new Kelly Memorial School in 1896 on Victoria Street. This school closed in

1957 when the new Portrush Primary School on Crocnamac Road was opened and pupils transferred to it or to Carnalridge Primary School.

The building was used for some time as a store for the council graveyard workers and was restored some years ago to its present condition. The building is rectangular in plan, constructed of random rubble basalt. The original widow openings are rectangular but have been infilled at the top with red brick to create a *lancet* window shape. This change may have occurred when the council refurbished the building, however, we have no evidence to prove this. Prior to being used as a store the name of the building used by the Council i.e., *Quigley's Cottage* would seem to imply that the building was used as a residence.

The door of the building opens directly unto Magherabuoy Road and the building is enclosed on three sides by the graveyard of the, now ruined, *Ballywillan Parish Church*.

The co-location of this building with the former Ballywillan Parish Church imparts an importance given the long history of that church. Believed to date to the 12th or 13th Century and described in Lewis' Topographical Dictionary of Ireland 1837 as "an ancient, spacious and handsome edifice in the early English style, and is said to be the only one in the diocese or county, built prior to the Reformation, in which divine service is now performed". It continued in use until 1843 when a new church was built in Portrush. The graveyard surrounding the Church and School contains many interesting graves including that of Dorothea Ross reputed to be the illegitimate daughter of King James II conceived during a stopover he made in Ballymoney on his way to the siege of Derry. Although denied by the King it is worth noting that her gravestone is said to have been erected by Queen Anne, her half-sister. On the headstone is the Stuart Coat of Arms and a Fleur de Lys. Also buried there are six military personnel from the First World War which is unusual in that government policy was to bury and commemorate such individuals in Imperial War Cemeteries near to where they were killed rather than returning them to the UK.

References:

The Ordnance Survey Memoirs of Ireland for the Parish of Ballywillan inform us, in "Fair Sheets" prepared by J Bleakly dated 26th October 1835:

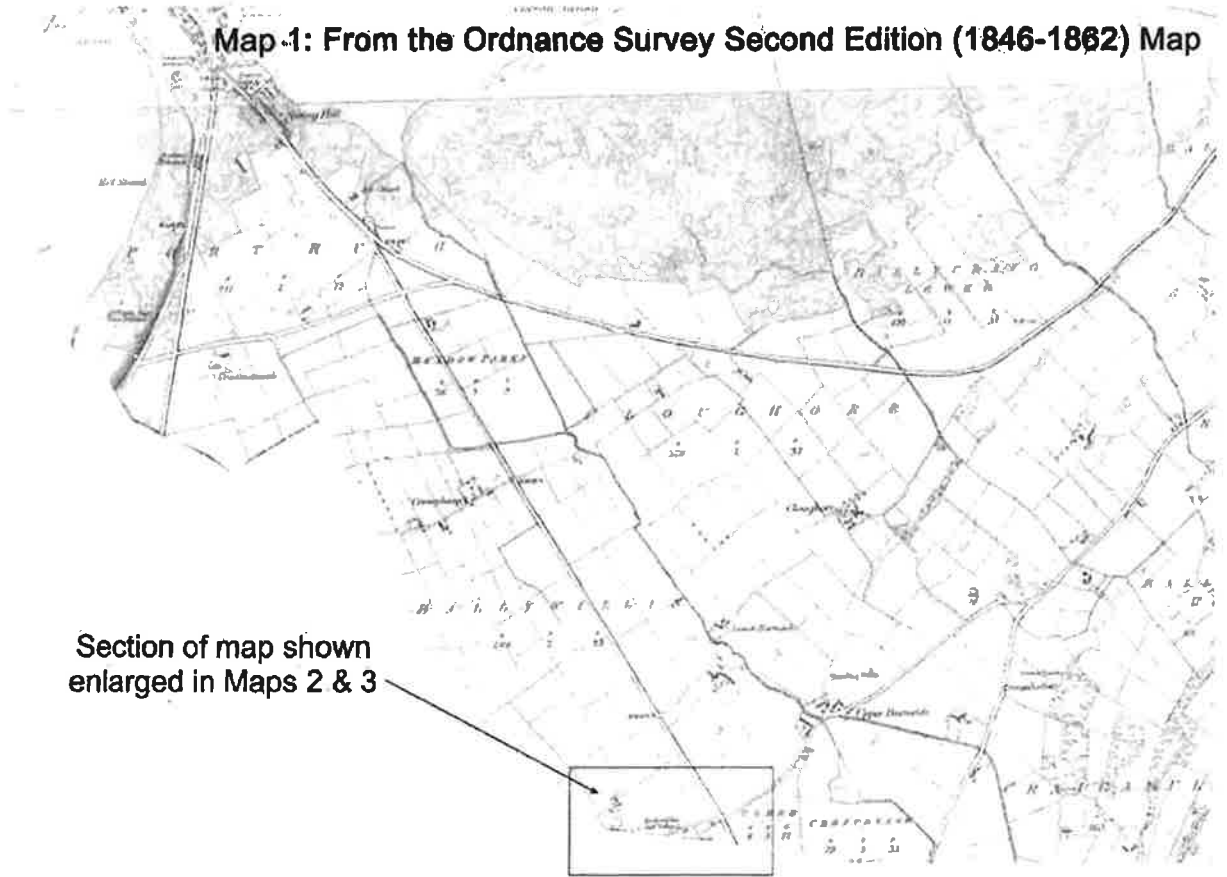
Ballywillin parish school, situated near the old church and on the leading road from Coleraine to Bushmills, a good house, slated, 32 and a half by 16 feet inside, established in 1829; income for the last quarter the master received from the Revd. William Mill, rector of the parish, 15 pounds, from pupils 4 pounds; expenditure: fuel provided by the children, house built by subscription and cost 70 pounds, viz. 15 pounds collected through the parish, 55 pounds from the Revd. William Mill; intellectual education: books published by the Association for Discountenancing Vice; moral education: visited by the clergy of the Established Church; number of pupils: males, 9 under 10 years of age, 6 from 10 to 15, 15 total males; females, 8 under 10 years of age, 10 from 10 to 15, 2 above 15, 20 total females; total number of pupils 35, all Presbyterians; master James Greer of the Established Church.

And in "Fair Sheets" prepared by Thomas Fagan in June 1838 under the heading "Social Economy – Schools":

Ballywillin <Ballywillan>, master James Harton, Established Church; pay school, 3s 4d and 4s 2d per quarter annual income; schoolhouse stone and lime, would cost 20 pounds; number of pupils by the Protestant return: 11 Established Church, 14

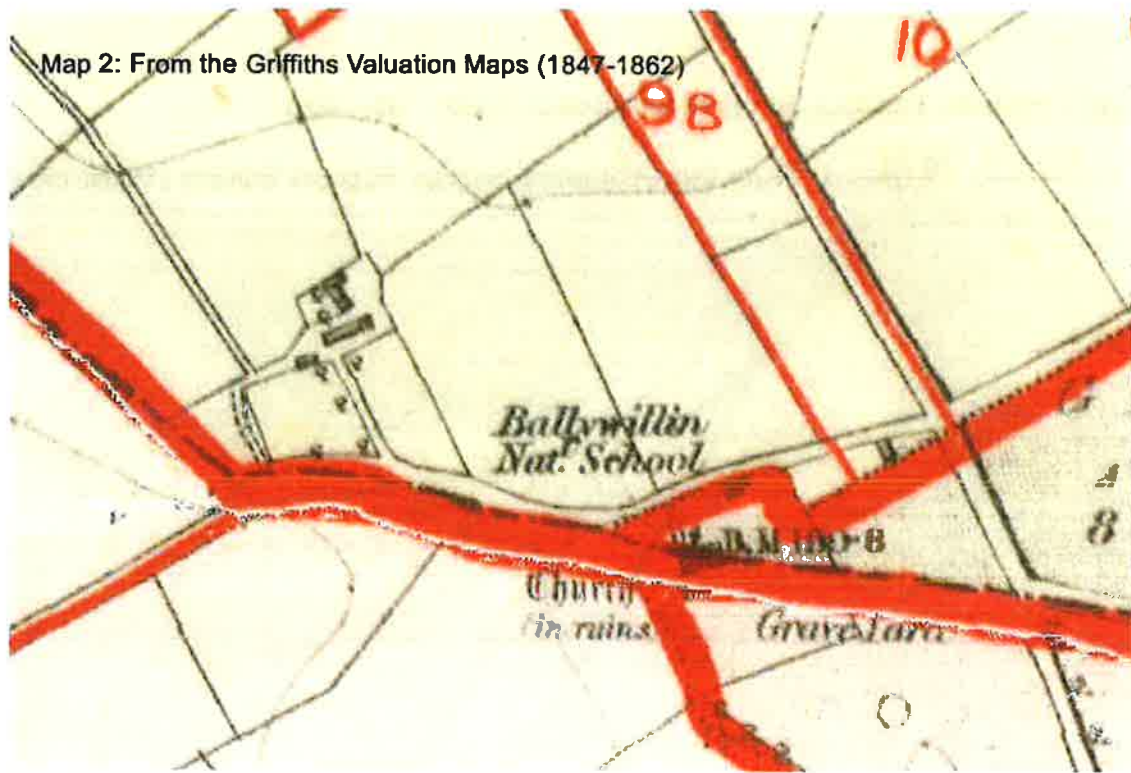
Presbyterians, 2 Roman Catholics, 27 males, 13 females; incumbent gives 2 pounds, parish school.

Map 1: From the Ordnance Survey Second Edition (1846 – 1862) Map



Section of map shown enlarged in Maps 2 & 3

Map 2: From the Griffiths Valuation Maps (1847 – 1862)



Map 3: From the Ordnance Survey Second Edition (1846 – 1862) Map

Map 3: From the Ordnance Survey Second Edition (1846-1862) Map

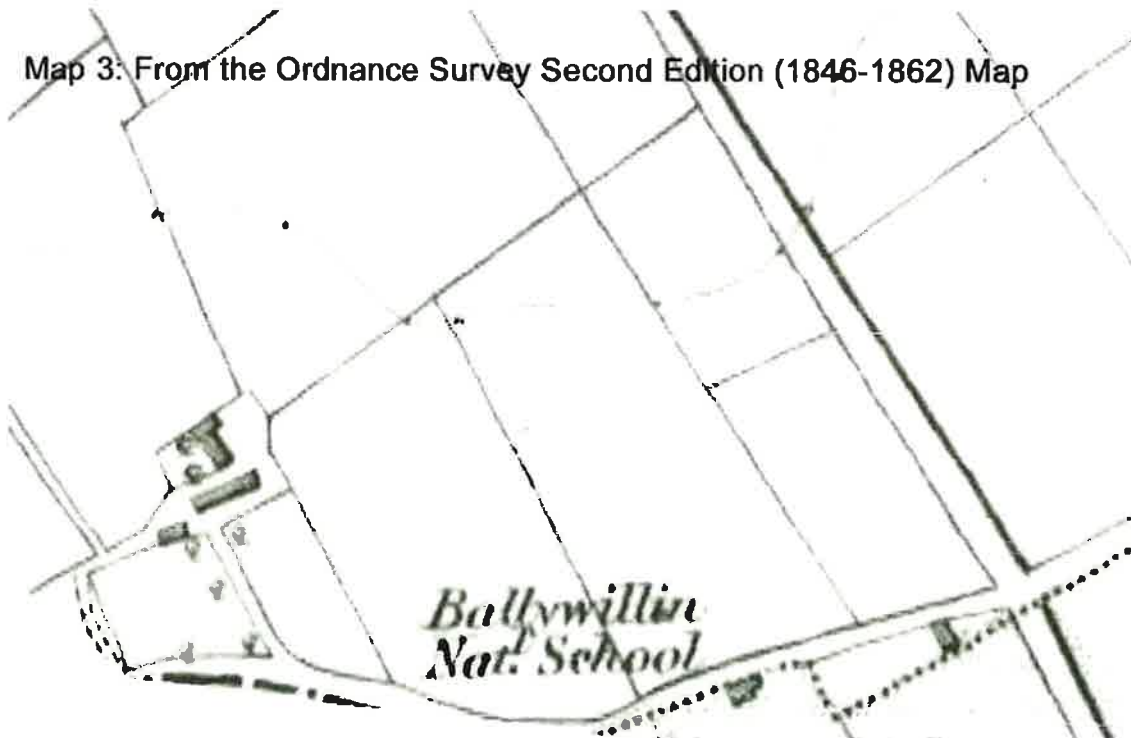


Image 1: Ballywillan National School



If you have any queries or require further clarification on any aspect of this application please do not hesitate to contact me at [REDACTED]

Yours,

[REDACTED]

John Moore

Vice-Chair

Appendix 2 Listing Query Report Form

| | | | |
|------------------------------|--|----------------|-------------|
| Building Name: | Former Ballywillan National School (Quigley's Cottage) Magheraboy Road, Portrush. | | |
| OS Map No: | 6-14 | IG Ref: | C8707, 3873 |
| Apparent Current Use: | Vacant/unknown | | |

The current building is located on the site of the Former Ballywillan National School (reference HB03LQ090). The schoolhouse was built around 1832 and is shown on the site in the 1855 OS map. It closed c.1870. A dwelling on site (later occupied by the Quigley family and known as 'Quigley's Cottage') was first recorded in the valuation books in 1875. Department for Communities: Historic Environment Division (HED) query whether the current building is this actual school house, due to its small form and dimensions. They have advised that it is possible that the current building represents a later remodelling of the fabric of the old school building, only in a smaller form, and now resembling a small lodge, possibly used for the graveyard caretaker. The current roadside building is located along Magheraboy Road adjacent to Ballywillan Cemetery and is within the protected setting of a scheduled monument of Ballywillan Old Church (ref. LDY003:013). The building has been subject to alterations in recent years with much of the original fabric lost. (See photos attached at end of report)

Evaluation

Key criteria for listing are 'Architectural Interest' or 'Historic Interest' and the overall test for a building to be listed is that this interest must be considered 'special'.

Architectural Interest

In relation to the above, it is evident that the building has been much altered over the years with the loss of a lot of detail and original elements which have been replaced with inappropriate features. The existing architectural attributes would not be considered to be a prime or good example of a particular period with little quality in the external detailing and finishes. Whilst the building's modest proportion and frontage have some positive architectural attributes, the building as a whole is lacking the necessary architectural interest, quality and character required for listing. The building does not provide significant architectural interest and therefore cannot be considered special in this regard.

Historic Interest

The building was likely constructed in the late Nineteenth Century and is not known to be the work of an important architect. The building also appears to have been significantly altered with many unsympathetic features added in recent years with the loss of historic fabric. Whilst the site has had some previous level of local community and social history, having previously served as a School House, the current building appears to represent a later remodelling of the fabric of the old school building in a smaller

form. The current building is therefore not of definitive quality and character and would not be described as outstanding for its time period with special Historic Interest.

Department for Communities: Historic Environment Division (HED)

It is important to consider that HED has responded directly to both the Council and to the Portrush Heritage Group, advising that the property will not be considered for listing.

Recommendation

In light of the above information, it is considered that the building does not exhibit special architectural quality or historic interest to satisfy the listing criteria.

Considered by council planning authority on :

| Checklist | Yes | No |
|---|-----|----|
| Building appears to satisfy the listing criteria | | X |
| Building has permission to demolish or significantly alter the building | | X |

Decision

Do not serve a BPN.

Signed: *Sharon Mulhern*

Position: Principal Planning Officer

Date: 14/11/22

Appendix 3: Site Photographs





