

Department for Communities (DfC) – Council Consultation on Proposed De-Listing.	24th May 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leader and Champion	<ul style="list-style-type: none"> Our Elected Members will provide civic leadership to our citizens working to promote the Borough as an attractive place to live, work, invest and visit.
Protect the environment in which we live	<ul style="list-style-type: none"> All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.
Lead Officer	Principal Planning 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 13th and 28th April 2017 advising that they are considering the de-listing of a number of properties within the Borough, under Section 80(3) of The Planning Act (Northern Ireland) 2011 (see Appendix 1 & 2).

2.0 Detail

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

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

3.0 Proposed De-Listing

3.1 The proposed de-listings are as follows:

- HB05/08/029 – 133 Main Street, Bushmills, BT57 8QE.
- HB05/08/030 – 131 Main Street, Bushmills, BT57 8QB.

- HB05/08/031 – 127 Main Street, Bushmills, BT57 8QB.
- HB05/08/032 – 125 Main Street, Bushmills, BT57 8QB.
- HB05/08/033 – 121-123 Main Street, Bushmills, BT57 8QB.
- HB05/08/034 – 119 Main Street, Bushmills, BT57 8QB.
- HB05/08/035 – 117 Main Street, Bushmills, BT57 8QB.
- HB05/08/036 – 115 Main Street, Bushmills, BT57 8QB.
- HB05/08/039 – 105 Main Street, Bushmills, BT57 8QB.
- HB05/08/040 – 101-103 Main Street, Bushmills, BT57 8QB.

3.2 DfC has advised that the reason for de-listing the above buildings is that in many cases the original architectural detailing, including roofs, chimneys, rainwater goods, windows and doors, have been altered and replaced with inappropriate materials (such as artificial roof slates and uPVC windows), that detract from the original character of the buildings. In other cases interior refurbishments, removal of staircases and modern modifications have resulted in alterations of the original plan form and the loss of much historic fabric. Inappropriate shop fronts, signage and extensions have also been carried out, obscuring architectural detailing and detracting from the original character of the buildings. The cumulative effect of all these changes means that the above buildings have insufficient architectural and historic interest to be considered special.

4.0 Options

Option 1: Agree to support all of the de-listings: or

Option 2: Agree to oppose all of the de-listings.

5.0 Recommendation

5.1 **IT IS RECOMMENDED** that Members agree either Option 1 or 2 above to the proposed de-listings, as detailed at Appendix 1, and to the Head of Planning responding to DfC on behalf of Council.

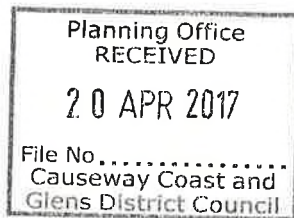
Appendices:

Appendix 1: DfC Consultation Report – proposed de-listings

Appendix 2: DfC Consultation Report – further proposed de-listing

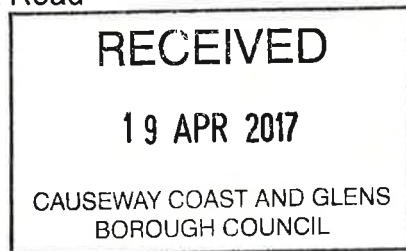
Appendix 3: Derived Listing Criteria

Appendix 4: Grading of listed buildings



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/029

Date: 13 APR 2017

Dear Sir/Madam

RE: 133 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QE

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

GERALDINE BROWN

Enc District Council Report

Address 133 Main Street Bushmills Co. Antrim BT57 8QE	HB Ref No HB05/08/029	
Extent of Listing		
Date of Construction 1840 - 1859		
Townland Magheraboy or Bushmills		
Current Building Use House		
Principal Former Use House		

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9407 4066
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered end-of-terrace house. Rectangular plan-form with a slated pitched roof (chimney stack to the SE side has been rebuilt); brick chimney stack to the NW side has circular terracotta clay pots. Set within a terrace row along Main Street Bushmills. Built c. 1834; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set on the West side of the street, due South of Market Square.

Walling has smooth rendered finish (painted) to front and rear elevation; a single entrance doorway on ground floor level is accessed directly from the footpath on the Main Street. All windows are top-hung casements on painted sills (timber to front); corner quoins to left side of front elevation are painted in contrasting colour; all set on a painted rendered plinth; uPVC rainwater goods throughout.

Principal elevation faces North-east accessed directly off paved footpath on the Main Street; three bays wide on ground floor and two bays on first floor above (end bays are aligned); ruled and lined smooth render walls all set on a painted rendered plinth; raised corner quoins to left side of elevation are painted in contrasting colour. Entrance doorway, not centred on elevation contains a timber panelled door with small glazed panes to upper section.

South-east gable end is blank; walling is of unpainted lined and ruled smooth render (appears to have been recently re-done) topped by a large rendered chimney stack with two terracotta clay pots.

South-west elevation to the rear is set within an open shared courtyard with a stone outbuilding to the SW side; main building is of two-storeys with lime-washed render for the main part; wall splays at ground floor to right side. UPVC door off-centred on the ground floor (not aligned with bays on first floor above), with a top-hung casement window to the right side and a small single-storey painted rendered outshot having a lean-to corrugated roof and timber framed glazed door to the left; first floor level consists of two top-hung casement windows that align with outer bays below. Projecting brick headers at eaves support uPVC gutter. Small metal framed boiler enclosure with metal flue extending above eaves height abuts lean-to.

North-west side is adjoined to neighbouring property [HB05/08/030] No. 131 Main Street.

Setting:

Set at the end of a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.131 Main Street (HB05.08.030) to the right. The Oak House (HB05.08.028) sits to the left side and a narrow alleyway that provides access to a shared yard, separates the two.

Lime-washed stone gabled outbuilding to the West of the shared yard that appears to be disused; blind brick arched window to its North gable, above the adjoined neighbouring outbuilding (smaller in scale). Further monopitched outhouse adjoined to its east with vertical boarding above timber double doors opening on to yard.

Materials:

Roof: Fibre cement

RWGs: uPVC

Walling: Painted render, ruled and lined (NE); lime-washed (SW)

Windows: uPVC.

Interior Overview

Interior layout partially changed. Detailing totally changed.

Architects

Historical Information

No. 133 Main Street, a two-storey two-bay building located on the west side of Main Street in Bushmills, was originally constructed between 1834 and 1857. An earlier building on the same site was depicted on the Townland Valuation Town Plan (c. 1834), however the contemporary Townland Valuation (1835) records that this was a dilapidated single-storey structure. The valuer also noted that a single-storey rectangular-shaped Methodist chapel was located in the yard to the rear of the current building, although this house of worship had been demolished by the mid-19th century. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 133 Main Street was constructed prior to 1857 as it was first depicted on the second edition Ordnance Survey map of that year and was recorded in the contemporary Griffith's Valuation of 1859.

Griffith's Valuation noted that No. 133 Main Street was valued at £4 and was initially occupied by a Mr. John Jameson who leased the site from John Hill, a local national schoolmaster. The occupants of the

house changed with frequency over the following four decades and by the turn of the 20th century No. 133 Main Street was occupied by Daniel McKenzie, a local farm labourer. The Ordnance Survey Town Plan (1902) depicted No. 133 Main Street along its current layout and did not depict any outbuildings to rear. The contemporary 1911 Census of Ireland described the house as a 2nd class building that consisted of five rooms and possessed a piggery as its sole out office. Under the First General Revaluation of Property in Northern Ireland (1936-57) the house raised in value to £5 and 10 shillings and was leased by the Dinsmore family (occupants of the adjoining public house at nos 135-137 Main Street) to a Mr. Daniel Carson. No. 133 Main Street was purchased outright by John Kerr, a retired labourer, in 1959, however following Kerr's death in 1962 the house passed to his son Martin, a local bus driver (PRONI Wills). Martin Kerr continued to reside at No. 133 Main Street until at least the end of the Second General Revaluation (1956-72) at which time the total rateable value of the building stood at £3 and 10 shillings.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). No. 133 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland. The NIEA HB Records note that No. 133 Main Street underwent a renovation in the 1980s which included the reslating of its roof. In c. 2003 one of the building's original chimney stacks was reconstructed in concrete (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. PRONI Wills Catalogue (28 Jun 1962)
15. First Survey Record – HB05/08/029
16. NIEA HB Record – HB05/08/029

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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'.

**Second Survey Database
District Council Consultation Report**

HB05/08/029

Architectural Interest

Historical Interest

Evaluation

Two-storey two-bay painted rendered end-of-terrace house, set within a row along Main Street in the Bushmills Conservation Area and built between 1834 and 1857; the name of the architect is unknown. Rectangular plan-form with artificial slates to pitched roof and rendered chimney stack to gable end. Whilst the original form, proportion and modest scale survives at the front and side, together with a white-washed stone outhouse to the yard, the exterior retains little original detailing with the roof, rainwater goods, windows and back door all replaced with inappropriate materials that detract from its character. Internally, the plan form has been altered at ground floor level and there is little evidence of historic fabric. The cumulative effect of all these changes means that the building has insufficient architectural and historic interest to be considered special.

Replacements and Alterations

Inappropriate

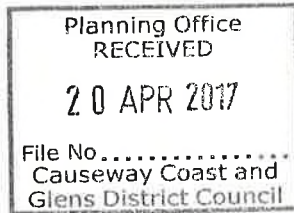
If inappropriate, Why?

Artificial roof slates, uPVC windows, back door and rainwater goods all detract from the original architectural character. Interior refurbishments have resulted in the loss of much historic fabric.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/030

Date: **13 APR 2017**

Dear Sir/Madam

RE: 131 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

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

Yours faithfully

GERALDINE BROWN

Enc District Council Report

Address 131 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/030
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Magheraboy or Bushmills	
Current Building Use House	
Principal Former Use House	

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9407 4066
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered mid-terrace house. Rectangular plan-form with a fibre cement pitched roof having a brick chimney stack to the SE and NW sides. Set within a terrace row along Main Street Bushmills. Built c. 1834; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set on the West side of the street, due South of Market Square. At the time of the survey the building was occupied as a single private dwelling.

Walling has smooth rendered finish (painted) to front and rear elevation; a single entrance doorway on ground floor level is accessed directly from the footpath on the Main Street. All windows are top-hung casements on painted sills (timber to front); half round cast-iron guttering to front elevation discharges to

a uPVC downpipe.

Principal elevation faces North-east; three bays wide on ground floor and two bays on first floor above (end bays are aligned) all set on a painted rendered plinth. Entrance doorway, off-centred to left, contains a timber painted panelled door with multi-paned glazing to upper section.

South-east and North-west sides are adjoined to neighbouring properties No. 133 & 127 Main Street [HB05/08/029 & 031].

South-west elevation to the rear (access limited) is set within an open shared courtyard with a stone outbuilding to the SW side; main elevation is abutted by a projecting two-storey flat-roofed extension with boxed fascia, added c. 1984, which spans across its full width; doorway on the ground floor leading to rear yard; all windows and rainwater goods to the rear are of uPVC.

Materials:

Roof: Artificial slate

RWGs: Cast-iron (NE gutter) & uPVC

Walling: Painted render

Windows: Timber casements (NE); uPVC (SW).

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.127 Main Street (HB05.08.031) to the right and No.133 Main St (HB05.08.029) to the left.

Lime-washed stone vernacular outbuilding to the rear is adjoined to a slightly higher gabled stone outbuilding; natural slate roof with black clay ridge tiles, projecting eaves coarse and raised verge to gable end. Its NE elevation, which faces in to the yard, contains three openings with heads set at eaves level; two timber vertically sheeted farm-style doors and a fixed light in the middle, informally arranged. Internally, walls are rubble-stone (unfinished) and cut-timber roof comprised of purlins, rafters and battens to underside of slates are exposed.

Interior Overview

Interior layout largely unchanged. Detailing totally changed.

Architects

Historical Information

No. 131 Main Street, a two-storey two-bay building located on the west side of Main Street in Bushmills, was originally constructed between 1834 and 1857. An earlier building on the same site was depicted on the Townland Valuation Town Plan (c. 1834), however the contemporary Townland Valuation (1835) records that this was a dilapidated single-storey structure. The valuer also noted that a single-storey rectangular-shaped Methodist chapel was located in the yard to the rear of the current building, although this house of worship was demolished by the mid-19th century. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 131 Main Street was constructed prior to 1857 as it was first depicted on the second edition Ordnance Survey map of that year and was recorded in the contemporary Griffith's Valuation of 1859.

Griffith's Valuation noted that No. 131 Main Street was valued at £4 and was initially occupied by a Mr. Daniel Lamont who leased the site from John Hill, a local national schoolmaster. The occupants of the house changed with frequency over the following four decades and by the turn of the 20th century No. 131 Main Street was occupied by James Hattie, a local labourer. The Ordnance Survey Town Plan of Bushmills (1902) depicted the house along its current layout whilst the contemporary 1911 Census of Ireland described No. 131 Main Street as a 2nd class dwelling that consisted of six rooms and possessed piggery and turf house as its sole outbuildings. Under the First General Revaluation of

Property in Northern Ireland (1936-57) No. 131 Main Street was raised in value to £5 and 10 shillings and was leased by the Dinsmore family (occupants of the public house at nos 135-137 Main Street) to a Ms. Anne Laverty. The Laverty family continued to reside at No. 131 Main Street until c. 1968 when the building was purchased outright by Martin Kerr (occupant of the adjoining No. 133) who leased the site out to a Ms. Minnie Johnston. The occupant and owner of the house remained unchanged by the end of the Second General Revaluation (1956-72) at which time the total rateable value of the building stood at £10 and 10 shillings.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). No. 131 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland. The NIEA HB Records note that the current two-storey extension was added to the rear of No. 131 Main Street in c. 1984 (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
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7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
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11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/030
15. NIEA HB Record – HB05/08/030

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
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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
<hr/> Evaluation Two-storey two-bay painted rendered mid-terrace house, set within a row along Main Street in the Bushmills Conservation Area and built between 1834 and 1857; the name of the architect is unknown. Rectangular plan-form with artificial slates to pitched roof and concrete brick chimney stack to the both sides. Whilst the original form, proportion and modest scale survives at the front, together with a white-	

washed stone outhouse to the yard, the exterior retains little original detailing with the roof, chimneys and windows all replaced with inappropriate materials that detract from its character. Internally, the staircase is not original and the plan form has been substantially altered on the ground floor. A two-storey flat-roofed return with heavy boxed fascia obscures much of the rear and is out of keeping with the style of the building. The cumulative effect of all these changes mean that it has insufficient architectural and historic interest to be considered as special.

Replacements and Alterations

Inappropriate

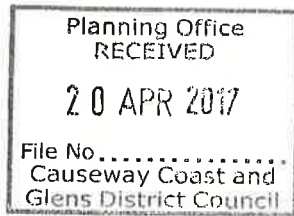
If inappropriate, Why?

Replacement casement windows and artificial roof slates and removal of the original staircase result in loss of historic fabric. Two-storey flat-roofed rear return detracts from the architectural character of the building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/031

Date: 19 APR 2017

Dear Sir/Madam

RE: 127 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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

GERALDINE BROWN

Enc District Council Report

1000000

Address 127 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/031
Extent of Listing	
Date of Construction 1820 - 1839	
Townland Magheraboy or Bushmills	
Current Building Use House	
Principal Former Use House	

Conservation Area	No	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9407 4067
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered mid-terrace house. Rectangular plan-form with artificial slates to duo-pitched roof and unpainted rendered chimney stack to the NW side. Built c. 1834; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set on the West side of the street, due South of Market Square.

Walling has smooth rendered finish (painted) to front elevation; a single entrance doorway on ground floor level is accessed directly from the footpath on the Main Street. All windows are uPVC top-hung casements on painted sills; moulded uPVC guttering to front elevation discharges to a circular painted cast-iron downpipe that runs between No. 127 & No.125.

Principal elevation faces North-east; three bays wide on ground floor and two bays on first floor above (end bays are aligned). Entrance doorway, off-centred to left, contains a timber painted panelled door with multi-paned glazing to upper section.

South-east and North-west sides are adjoined to neighbouring properties No. 131 & 125 Main Street [HB05/08/030 & 032].

South-west elevation to the rear, where seen, is abutted by a two-storey flat roofed return with rendered walling and uPVC guttering..

Materials:

Roof: Artificial slates
RWGs: Cast-iron downpipe & uPVC gutter (NE)
Walling: Smooth render (painted)
Windows: uPVC, top hung casements.

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.131 Main Street (HB05.08.030) to the right and No.125 Main St (HB05.08.032) to the left.

Interior Overview

Interior not visited.

Architects

Historical Information

No. 127 Main Street, a two-storey two-bay building located on the west side of Main Street in Bushmills, was originally constructed in c. 1834 as part of the redevelopment of the village of Bushmills in the early-19th century. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 127 Main Street was first depicted on the Townland Valuation Town Plan (c. 1834) as a simple terraced structure. The building was not recorded in the contemporary Townland Valuations (1835) suggesting either that the building lay unfinished at that time, or that it was not worth the £3 minimum required for inclusion in the source.

In 1859 Griffith's Valuation recorded that No. 127 Main Street was valued at £3 and was leased by a Mr. John Taylor (occupant of the adjoining No. 125) to Messers William Kane and David Graham who utilised the building as a private dwelling. The occupants of the house changed with frequency over the following four decades and by the turn of the 20th century No. 127 Main Street was occupied by James Adair, a local car driver. The Ordnance Survey Town Plan of Bushmills (1902) depicted the house along its current layout with a small outbuilding to rear. The contemporary 1911 Census of Ireland described No. 127 Main Street as a 2nd class dwelling that consisted of five rooms and possessed a stable and piggery as its sole out offices. James Adair continued to reside at No. 127 Main Street under the First General Revaluation of Property in Northern Ireland (1936-57) which increased the value of the property to £5 and 10 shillings and recorded the Dinsmore family (occupants of the public house at nos 135-137 Main Street) as owners. No. 127 Main Street was purchased outright by a Mr. Alexander Laverty in c. 1952. The Laverty family resided at the address until at least the end of the Second General Revaluation (1956-72) at which time the total rateable value of the building stood at £10.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). No. 127 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The

conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/031
15. NIEA HB Record – HB05/08/031

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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
<hr/> Evaluation <p>Two-storey two-bay painted rendered mid-terrace house, set within a terrace row along Main Street in the Bushmills Conservation Area and built c.1834; the name of the architect is unknown. Rectangular plan-form with a slated pitched roof and rendered chimney stack to the NW side. Whilst the original form, proportion and modest scale survives at the front, the exterior retains little original detailing with the roof and windows both replaced with inappropriate materials that result in loss of historic fabric and detract from its character. The rear is abutted by a two-storey flat-roofed return that is out of keeping with its style and the cumulative effect of these changes means that the building is of insufficient architectural and historic interest to be considered special.</p> <hr/> Replacements and Alterations <p>Inappropriate</p> <hr/> If inappropriate, Why? <p>Replacement casement windows, fibre cement roof and uPVC gutter to front elevation, as well as two-storey rear return, detract from the architectural style and historic character.</p> <hr/> General Comments	

**Second Survey Database
District Council Consultation Report**

HB05/08/031

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015

Planning Office
RECEIVED

20 APR 2017

File No.....
Causeway Coast and
Glens District Council



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

ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/032

Date: **13 APR 2017**

Dear Sir/Madam

RE: 125 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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

GERALDINE BROWN

Enc District Council Report

Address 125 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/032
Extent of Listing	
Date of Construction 1820 - 1839	
Townland Magheraboy or Bushmills	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9406 4068
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rough-cast rendered mid-terrace house (now end of terrace due to adjacent demolition). Rectangular plan-form with artificial slates to pitched roof having an unpainted rendered chimney stack to the NW side. Built c. 1834; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set on the West side of the street, due South of Market Square.

Artificial slate to duo-pitched roof with black clay ridge tiles; rendered chimney stack has corbelled cap and four clay pots; modern roof-lights and dormer to rear (SW) slope. Walls have painted rough-cast render finish to front and rear elevation; shop-front on ground floor is accessed directly from the footpath on the Main Street. All remaining windows are uPVC casements on painted masonry sills; all set on a

painted rendered plinth; moulded uPVC guttering to front that discharges to a circular painted cast-iron downpipe.

Principal elevation faces North-east; replacement timber shop-front on ground floor comprised of solid timber framed door glass entrance door with fixed transom light in the middle of paired windows to each side on masonry cills; shop-front flanked by timber moulded pilasters with painted timber signboard running full length of fascia above, which reads 'THE VILLAGE BISTRO'. Two bays on first floor above contain uPVC top-hung casement windows on painted masonry cills.

South-east side is adjoined to neighbouring property No. 127 Main Street [HB05/08/031].

South-west elevation to the rear is enclosed by a high rubble-stone (basalt) wall. Where visible, walling is of white painted render finish with a pedimented 'wall head' dormer window to the left side and two small modern roof lights to the rear slope of artificial slate roof; stained timber eaves board to rear that supports uPVC rainwater goods to rear elevation. Windows, where seen, are uPVC and there is a single-storey gabled return that spans almost the full width of the rear.

North-west side elevation is of exposed uncoursed stone - adjoining property No. 121-123 [HB05/08/033] has been demolished.

Materials:

Roof: Artificial slate
RWGs: uPVC, with cast-iron downpipe to NE only
Walling: Painted render.
Windows: uPVC casements (NE)

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.121-123 Main Street (HB05.08.033) to the right (now demolished) and No.127 Main St (HB05.08.031) to the right.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Historical Information

No. 125 Main Street, a two-storey two-bay building with shopfront located on the west side of Main Street in Bushmills, was originally constructed in c. 1834 as part of the redevelopment of the village of Bushmills in the early-19th century. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 125 Main Street was first depicted on the Townland Valuation Town Plan (c. 1834) as a simple terraced structure. The building was not recorded in the contemporary Townland Valuations (1835) suggesting either that the building lay unfinished at that time, or that it was not worth the £3 minimum required for inclusion in the source.

In 1859 Griffith's Valuation recorded that No. 125 Main Street was valued at £4 and 15 shillings and was initially leased by John Hill, a local national schoolmaster, to a Mr. John Taylor. The occupants of the house changed with frequency over the following four decades and by the turn of the 20th century No. 125 Main Street was occupied by James Simpson, a local saddle maker who operated a saddler's shop from the premises. The Ordnance Survey Town Plan of Bushmills (1902) depicted the house along its current layout with a small outbuilding to rear. The contemporary 1911 Census of Ireland described No. 125 Main Street as a 2nd class dwelling that consisted of six rooms and possessed a stable as its sole out office. The Simpson family continued to reside at the address until c. 1935 at which time the building was valued at £6 and 15 shillings and was leased out by the Dinsmore family (occupants of the public house at nos 135-137 Main Street). The First General Revaluation of Property in Northern Ireland (1936-

57) records that No. 125 Main Street was purchased outright by a Mr. Alexander Laverty in c. 1952. Laverty resided at the adjoining No. 127 Main Street and converted the former private dwelling and shop into commercial premises (with extensive stores to rear) resulting in an increase in its value to £24. The Laverty family continued to hold the shop and stores at No. 125 Main Street until at least the end of the Second General Revaluation (1956-72) at which time the total rateable value of the building stood at £32.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). No. 125 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland. The NIEA HB Records note that No. 125 Main Street was converted from an art gallery into its current use as a café in c. 1993; the current shopfront was added to the building in c. 1999 (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/032
15. NIEA HB Record – HB05/08/032

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

Two-storey two-bay painted rough-cast rendered former mid-terrace house, set within a terrace row along Main Street in the Bushmills Conservation Area and built c.1834; the name of the architect is unknown. Rectangular plan-form with artificial slates to pitched roof having an unpainted rendered chimney stack to the NW side; the building is now used as a cafe and has been substantially

modernised inside. The exterior retains very little original detailing; the current shop-front was installed in c.1999 and the dominant signage has an adverse effect on the overall character of the building; the uPVC windows also detract. The building is of insufficient architectural and historic interest to be considered as special.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

The dominant shop-front signage has an adverse effect on the overall character of the building and the uPVC windows also detract.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015

Planning Office
RECEIVED
20 APR 2017
File No.....
Causeway Coast and
District Council



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/033

Date: 13 APR 2017

Dear Sir/Madam

RE: 121 - 123 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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 blue ink that reads "G Brown".

GERALDINE BROWN

Enc District Council Report

Address 121 - 123 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/033
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Magheraboy or Bushmills	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9406 4069
Vernacular	No	Date of Listing	12/02/1980	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	N/A				
Derelict	Demolished				

Owner Category

Building Information

Exterior Description and Setting

First survey description:

A two storey, five bay, rendered building with quoins. Unrecessed windows are plain sashed, paired in second bay from north over each floor. There is a shop-front, pilastered entrance and segmental east entrance on the ground floor. Window openings are arched (sic). Slated roof, rendered chimneys.

No's. 121-123 Main Street, Bushmills, formerly a two-storey five-bay building (possessing ground floor shop front (located in its southernmost two-bays), a pedimented entrance door (centre bay) and a coach arch (northernmost bay). Situated along the West side of Main Street; built between 1834 and 1857.

No's 121-123 Main Street continued to be used as commercial premises until the 1990s when it fell vacant. At the time of the survey the early-Victorian building had been demolished (in c. 2005) in order to

make way for the construction of new apartment buildings to its rear. The current site has been temporarily redeveloped and converted into a memorial garden consisting of a tarmac and grassed surface with two timber bench seats. The site is surrounded to the SW and NW sides by plywood hoarding.

The South-east consisted of an exposed stone gable-end to adjoining property No 125 Main Street [HB05/08/032].

The vacant site is situated on the West side of the Main Street with views North to the Market Square. Located to the South of the Village of Bushmills with the Main Street aligned parallel with the Bush River to the West side. At the time of the survey the garden was used as an open public space.

Interior Overview

N/A

Architects

Historical Information

Nos 121-123 Main Street, a former two-storey five-bay building (possessing ground floor shopfront and coach arch), was originally constructed between 1834 and 1857 but was demolished in c. 2005. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). A building was depicted on the site of nos 121-123 Main Street as early as the 1830s, however this was a dilapidated structure which was torn down and was replaced with a pair of buildings by at least the 1850s when they were first depicted on the 2nd edition Ordnance Survey map (1857) and the contemporary Griffith's Valuation (1859).

Griffith's Valuation records that nos 121-123 Main Street originally comprised two separate buildings. The valuer noted that the northernmost building was valued at £4 and 10 shillings and was leased by a Mr. John McFadden, whilst the adjoining structure was valued at £2 and 15 shillings and was leased by Hugh Lecky, a prominent local landowner. The two buildings on the site were combined into a single structure in 1916. In that year the valuer noted that nos 121-123 Main Street had been revalued at £25 and was leased by Hugh Lecky to Thomas Magee, a retired Royal Irish Constabulary Inspector who had resided in one of the earlier dwellings on the site. The value of nos 121-123 Main Street was raised to £32 under the First General Revaluation of Property in Northern Ireland (1936-57) which recorded that the Magee family operated a shop and petrol filling station from the site. The Magee's continued to lease the site from the Lecky estate until at least the end of the Second General Revaluation (1956-72) at which time the total rateable value of the building had been further increased to £51.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). The contemporary First Survey Images (1972; 1978) show that nos 121-123 Main Street possessed a ground floor shopfront (located in its southernmost two-bays), a pedimented entrance door (centre bay) and a coach arch (northernmost bay).

Nos 121-123 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland. The NIEA HB Records note that nos 121-123 Main Street continued to be utilised as commercial premises until the 1990s when it fell vacant. The early-Victorian building was demolished in c. 2005 in order to make way for the construction of new apartment buildings to its rear (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. First Survey Record – HB05/08/033
14. First Survey Images – HB05/08/033 (1972; 1978)
15. NIEA HB Record – HB05/08/033

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

No's 121-123 Main Street, Bushmills; originally a pair of two-storey terraced houses situated along the west side of Main Street, built between 1834 and 1857. The early-Victorian buildings were demolished c. 2005 and the site has been temporarily redeveloped and converted into a public amenity consisting of a tarmac and grassed surface with timber seating. The demolition has resulted in total loss of the original building.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

The demolition has resulted in total loss of the historic building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/034

Date: 13 APR 2017

Dear Sir/Madam

RE: 119 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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 blue ink, appearing to read "G Brown".

GERALDINE BROWN

Enc District Council Report



Address 119 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/034
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Magheraboy or Bushmills	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	B2	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9406 4070
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey three-bay painted rendered mid-terrace shop. Rectangular plan-form with a slated pitched roof (no chimney stacks); Set within a terrace row along Main Street Bushmills. Originally built between 1834 and 1857 as two smaller houses; the name of the architect is unknown. Extended to rear (south-west) in 2005 with a single storey return and further adjoining gabled block set parallel to the original building. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set on the West side of the street, due South of Market Square.

Natural slate roof with black clay ridge tiles and projecting eaves course; uPVC guttering discharging to uPVC downpipes throughout; walling is render – lined and ruled render to front (painted), rough-cast to rear and keyed to blank south-east gable; three timber sliding sash windows to first floor at front

elevation each having one-over-one lights, with heads set just below eaves and two large picture windows to shop front, with entrance door to right (N) and additional door to right-of-way passage, accessed directly off paved footpath on the Main Street.

Principal elevation faces North-east; three bays wide on first floor, shop front on ground floor (not aligned with bays on first floor); all set on a rendered plinth. Entrance doorway to the far right side contains a vertically sheeted painted timber door; door, windows, rainwater goods and base plinth are all painted in contrasting colour.

South-east gable elevation is blank; walling is of unpainted (scratch-coat) plaster finish with evidence of adjoining building having been demolished (toothed quoins remain). Unpainted rough cast to new extension, on smooth rendered base.

South-west elevation extends as cat-slide roof from two-storey main building across almost the full width of rear; a narrow slice of yard remains that is equal in width to the vertically sheeted timber back door (to right-of-way passage). Wall above door is smooth rendered (unpainted) and a small window (blocked up) is tucked below eaves height at first floor. Cat-slide roof is abutted by a single storey return, in turn adjoined by further gabled extension at ninety degrees. The latter has a painted timber eaves board and a sheeted metal door offset to left side accessed by galvanised metal steps and ballustrade that support a timber framed monopitched canopy over the door, with corrugated polycarbonate roofing. Rear extensions have rough-cast unpainted rendered walling, pitched natural slate roofs, clipped eaves and uPVC rainwater good throughout.

North-west side adjoined to neighbouring property [HB05/08/035] No. 117 Main Street.

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.121-123 Main Street (HB05.08.033) to the left (now demolished) and No.117 Main St (HB05.08.035) to the right.

Materials:

Roof: Natural slate

RWGs: uPVC

Walling: Render, smooth lined and ruled, painted (NE); unfinished render to SW

Windows: Timber sliding Sash (NE)

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Historical Information

No. 119 Main Street, a two-storey three-bay building with ground floor shopfront located on the west side of Main Street in Bushmills, was originally constructed between c. 1834 and 1857 as two smaller houses. The Townland Valuation Town Plan (c. 1834) depicted a building on the current site in the early-19th century, however the contemporary Townland Valuations (1835) noted that this structure was already in an old and dilapidated condition in the 1830s. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 119 Main Street was constructed by at least 1857 as it was first depicted on the second edition Ordnance Survey map in that year and was also included in the contemporary Griffith's Valuation (1859).

Griffith's Valuation notes that No. 119 Main Street was originally constructed as a pair of smaller houses. The valuer set the total rateable value of the buildings at £2 each and noted that they were leased out to tenants by William McNeill (lessor of the adjoining nos 115-117). The original tenant of the northernmost dwelling was a Mr. William Patterson whilst the adjoining house was occupied by a Mr. Archibald Kane.

Ownership of the site passed to James McCallum, a local shopkeeper who resided at nos 109-113 Main Street, in c. 1874. The occupants of the dwellings changed frequently over the following decades but by the turn of the 20th century both properties were acquired by William Douthart, a local shoemaker. In 1901 only the southernmost building was occupied and in that year the Census of Ireland described it as a 2nd class dwelling that consisted of six rooms. The contemporary Ordnance Survey Town Plan of Bushmills (1902) depicted the property along its current layout as a single property, however under the First General Revaluation of Property in Northern Ireland (1936-57) the building was once again recorded as two separate premises with different tenants. In the 1930s the valuer set the total rateable value of the buildings at £14 and 10 shillings and noted that each address possessed a shopfront at ground level. The occupants of both buildings continued to change with frequency and by the 1970s Hugh Lecky, a prominent local landowner, leased the northernmost shop and dwelling to a Mr. Alexander McKinney and the southern building to a Mr. George McMullan. By the end of the Second General Revaluation (1956-72) the total rateable value of the property stood at £31 and 10 shillings.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). The formerly separate houses on the site had been converted into a single three-bay building by at least 1980 when No. 119 Main Street was listed as a single property. The site was subsequently included in the Bushmills Conservation Area, which was designated in 1992 in order to preserve the built heritage of the village (that possesses the highest number of listed buildings in the North East of Northern Ireland). The NIEA HB Records note No. 119 Main Street underwent work in c. 2005 when the current single-storey extension was constructed to the rear of the property. Field inspection of the site, carried out as part of the Second Survey, finds that No. 119 Main Street continues to operate as a single commercial property (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/034
15. NIEA HB Record – HB05/08/034

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

Two-storey three-bay painted rendered mid-terrace shop, built between 1834 and 1857 as two smaller houses (architect unknown) with single storey extensions added to the rear in 2005, set within a terrace row along Main Street in the Bushmills Conservation Area. Rectangular plan-form, with a slated duo-pitched roof (no chimney stacks). The front elevation is substantially modified at ground floor level including the loss of character and identity of each individual elevation of the former separate houses. Internally, there is very little evidence of historic detailing; the entire ground floor is modern, including the staircase. Whilst the rear extensions are subservient and sensitively integrated, they obscure much of the original building and the cumulative effect of all these changes means that the building is of insufficient architectural or historic interest to be considered special.

Replacements and Alterations

None

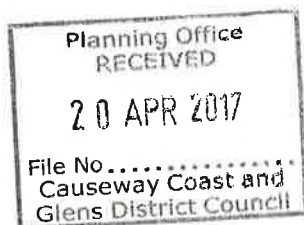
If inappropriate, Why?

Alterations to front elevation and internal modifications detract from the original character of the building.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/035

Date: 13 APR 2017

Dear Sir/Madam

RE: 117 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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

GERALDINE BROWN

Enc District Council Report



Address 117 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/035
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Magheraboy or Bushmills	
Current Building Use Shop - Terrace	
Principal Former Use Shop - Terrace	

Conservation Area	Yes	Survey 1	B2	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9406 4071
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey single-bay painted rendered mid-terrace house with wall head dormer and tiled ground floor shop front. Rectangular plan-form with a slated pitched roof and an unpainted rendered chimney stack with two circular red clay pots to the NW side. Built between 1834 and 1857; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set within a terrace row on the West side of the street, due South of Market Square.

Natural slate to front (NE) slope of roof, with black clay ridge tile bedded in mortar. Walling is of ruled and lined rendered finish (painted) to front elevation; decorative pierced bargeboards and painted uPVC rainwater goods to front elevation.

Principal elevation faces North-east; shop front on ground floor has tiled surround to a large timber framed single-pane window and a timber door with top and bottom glazed panes. Painted timber cornice moulding retained above signage board. Timber sliding sash window and masonry cill within wall dormer above, painted in contrasting colour; painted uPVC rainwater goods to front elevation.

South-east and North-west sides are adjoined to neighbouring properties No.115 & 119 [HB05.08.034/035].

Rear elevation (South-west) where seen, main building is abutted by a two-storey gabled return to left side (split with No.115) having a slated duo-pitched roof with clipped eaves, cast iron downpipe, rough-dashed rendered walls and a single window opening on first floor level. Lower flat-roofed abutment to right side (No.115) and detached flat roofed outbuilding with painted roughdash rendered walls, within rear garden.

Materials:

Roof: Natural Slate

RWGs: uPVC, painted (NE) cast iron, painted (SW return)

Walling: Ruled and lined render, painted with tiled shop front (NE), roughcast rendered return (SW)

Windows: Timber sliding sash (NE)

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.119 Main Street (HB05.08.034) to the left and No.115 Main St (HB05.08.036) to the right.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Not Known

Historical Information

No. 117 Main Street, a two-storey building with half-dormer and ground floor shopfront located on the west side of Main Street in Bushmills, was originally constructed between c. 1834 and 1857. The Townland Valuation Town Plan (c. 1834) depicted a building on the current site in the early-19th century, however the contemporary Townland Valuations (1835) noted that this structure was already in an old and dilapidated condition in the 1830s. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 117 Main Street was constructed by at least 1857 as it was depicted on the second edition Ordnance Survey map in that year and was also included in the contemporary Griffith's Valuation (1859).

Griffith's Valuation set the total rateable value of No. 117 Main Street at £2 and 5 shillings and noted that the building was initially leased by William McNeill (lessor of the adjoining nos 115 and 119) to a Mr. Daniel Campbell. Ownership of the house passed to James McCallum, a local shopkeeper who resided at nos 109-113 Main Street, in c. 1874. The occupants of No. 117 Main Street changed with frequency over the following decades and by the turn of the 20th century the house was inhabited by James McCaughan, a local carpenter. The 1901 Census of Ireland described No. 117 Main Street as a 2nd class dwelling that consisted of four rooms. The contemporary Ordnance Survey Town Plan of Bushmills (1902) depicted the property along its current layout and noted that the building possessed no outbuildings or rear extensions at that time. The Annual Revisions record that No. 117 Main Street was combined with the adjoining No. 115 to form a larger single property in c. 1914. The building's dormer windows were likely installed at this time and the valuer noted that the rateable value of the two-storey two-bay building was raised to £9 and 10 shillings. The site was occupied by a Mr. William McCurdy who operated a shop from the premises (located at the ground floor of No. 117 Main Street). The value of nos 115-117 Main Street was further raised to £13 under the First General Revaluation of Property in Northern Ireland (1936-57) which recorded that the building was leased by Hugh Lecky, a prominent

local landowner, to a Ms. Mary Simpson. In c. 1951 nos 115-117 Main Street was occupied by Robert Horsburgh, a newsagent, who remained at the address until at least the end of the Second General Revaluation (1956-72) at which time its total value stood at £27.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). In 1980 nos 115-117 Main Street were listed individually, however the NIEA HB Records note that the buildings continued to share the internal space. The two-storey dwelling at No. 115 Main Street extended at first floor over the adjoining building; No. 117 Main Street solely consisted of the ground floor retail unit and was utilised as a butchers shop in the 1980s. Nos 115-117 Main Street were subsequently included in the Bushmills Conservation Area, which was designated in 1992 in order to preserve the built heritage of the village (that possesses the highest number of listed buildings in the North East of Northern Ireland). The NIEA HB Records note that No. 117 Main Street underwent conservation work in 1987 which included the reslating of its roof in natural slate, the addition of cast iron rainwater goods and the installation of new timber sliding sash window frames (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
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6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/035
15. NIEA HB Record – HB05/08/035

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

Two-storey single-bay rendered and painted mid-terrace building, built between 1834 and 1857 as a dwelling house; now used as shop on the ground floor. Located within a terrace row along Main Street in

the Bushmills Conservation Area; the name of the architect is unknown. Rectangular plan-form with slated pitched roof, wall head dormer (added c.1914) and unpainted rendered chimney stack to the NW side. Internally, there is very little evidence of historic detailing; the staircase is removed and first floor is accessed via the adjoining No.115 (HB05.08.036). Externally, the ground floor tiled shop front dominates the principal facade and alters the proportion and style significantly. The rear elevation is obscured by later extensions and the cumulative effect of all these changes means that the building is not of sufficient architectural or historic interest to be considered special.

Replacements and Alterations

Inappropriate

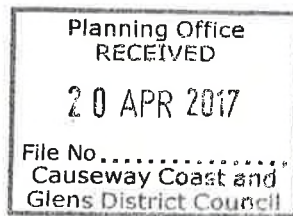
If inappropriate, Why?

Dominant replacement shop front and bold signage have adverse effect on the character of the building itself and the adjoining buildings along this terrace row on Main Street.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/036

Date: 13 APR 2017

Dear Sir/Madam

RE: 115 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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

GERALDINE BROWN

Enc District Council Report

<p>Address 115 Main Street Bushmills Co. Antrim BT57 8QB</p>	<p>HB Ref No HB05/08/036</p> 
<p>Extent of Listing</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Magheraboy or Bushmills</p>	
<p>Current Building Use Shop</p>	
<p>Principal Former Use Shop</p>	

Conservation Area	Yes	Survey 1	B2	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9406 4071
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered mid-terrace house with single wall head dormer. Rectangular plan-form with a slated pitched roof and an unpainted rendered chimney stack to the SE side. Built between 1834 and 1857 (architect unknown). Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set within a terrace row on the West side of the street, due South of

Market Square.

Natural slate to front (NE) slope of roof, with black clay ridge tile bedded in mortar. Walling is of ruled and lined rendered finish (painted) to front elevation; decorative pierced bargeboards, painted timber boxed eaves and painted uPVC guttering that discharges to cast iron downpipe to right of front elevation.

Principal elevation faces north-east; ground floor level has a single entrance doorway to the left side with replacement timber panelled and glazed door and a single window bay on the right side containing a timber sliding sash window with one-over-one lights; same window to wall-head dormer centred at first floor above. Window frames, masonry sills, bargeboards and cast-rainwater goods to front elevation are all painted in contrasting colour.

South-east and North-west sides are adjoined to neighbouring properties No.117 & 109-113 [HB05.08.035/37].

Rear elevation (South-west) where seen, main building is abutted by a two-storey gabled return to right side (split with No.117) having a slated duo-pitched roof with clipped eaves, cast iron downpipe, rough-dashed rendered walls and a single window opening on first floor level. Wall to No.115, beyond return, is roughcast render, painted.

Materials:

Roof: Natural Slate (NE)

RWGs: uPVC Gutter and cast iron downpipe, painted (NE)

Walling: Ruled and lined smooth render, painted (NE)

Windows: Timber sliding sash (NE).

Setting:

Set in a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, between No.117 Main St (HB05.08.035) to the left and No.109-113 Main Street (HB05.08.037) to the right.

Interior Overview

Interior layout partially changed. Detailing partially altered.

Architects

Not Known

Historical Information

No. 115 Main Street, a two-storey single-bay house with half-dormer located on the west side of Main Street in Bushmills, was originally constructed between c. 1834 and 1857. The Townland Valuation Town Plan (c. 1834) depicted a building on the current site in the early-19th century, however the specifics of this building were not detailed in the contemporary Townland Valuations (1835) as the structure was not worth the £3 minimum required for inclusion in that source. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 115 Main Street was first recorded with certainty in 1857 as it was depicted on the second edition Ordnance Survey map of that year and was also included in the contemporary Griffith's Valuation (1859).

Griffith's Valuation set the total rateable value of No. 115 Main Street at £2 and 5 shillings and noted that the building was initially leased by William McNeill (lessor of the adjoining nos 117-119) to a Ms. Catherine Douglas. Ownership of the house passed to James McCallum, a local shopkeeper who resided at nos 109-113 Main Street, in c. 1874. The occupants of No. 115 Main Street changed with frequency over the following decades and by the turn of the 20th century the house was inhabited by John Mulholland, a local labourer. The 1901 Census of Ireland described No. 115 Main Street as a 2nd class dwelling that consisted of five rooms. The contemporary Ordnance Survey Town Plan of Bushmills (1902) depicted the property along its current layout and recorded a minor outbuilding to rear. The

Annual Revisions record that No. 115 Main Street was combined with the adjoining No. 117 to form a larger single property in c. 1914. The building's dormer windows were likely installed at this time and the valuer noted that the rateable value of the two-storey two-bay building was raised to £9 and 10 shillings. The site was occupied by a Mr. William McCurdy who operated a shop from the premises (located at No. 117 Main Street). The value of nos 115-117 Main Street was further raised to £13 under the First General Revaluation of Property in Northern Ireland (1936-57) which recorded that the building was leased by Hugh Lecky, a prominent local landowner, to a Ms. Mary Simpson. In c. 1951 nos 115-117 Main Street was occupied by Robert Horsburgh, a newsagent, who remained at the address until at least the end of the Second General Revaluation (1956-72) at which time its total value stood at £27.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). In 1980 nos 115-117 Main Street were listed individually, however the NIEA HB Records note that the buildings continued to share the internal space. The two-storey dwelling at No. 115 Main Street extended at first floor over the adjoining building; No. 117 Main Street which solely consisted of the ground floor retail unit and was utilised as a butchers shop in the 1980s. Nos 115-117 Main Street were subsequently included in the Bushmills Conservation Area, which was designated in 1992 in order to preserve the built heritage of the village (that possesses the highest number of listed buildings in the North East of Northern Ireland). The NIEA HB Records note that No. 115 Main Street underwent conservation work in 1987 which included the reslating of its roof in salvaged natural slate, the installation of cast iron rainwater goods, the replacement of new timber sliding sash window frames to the front and modern casement windows with top hung opening vents to rear and the replacement of the ground floor with a ground bearing concrete slab. (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
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7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
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Secondary Sources

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2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

Two-storey single-bay rendered and painted mid-terrace house, built between 1834 and 1857 as a dwelling house. Located within a terrace row along Main Street in the Bushmills Conservation Area; the name of the architect is unknown. Rectangular plan-form with slated pitched roof, wall head dormer (added c.1914) and unpainted rendered chimney stack to the SE side. Internally, the staircase remains and provides first floor access to both No.115 & 117 Main Street (HB05.08.035) as well as the later gabled return which they share; there is little evidence of any other historic detailing. Externally, the style of the frontage is largely unaltered except for the front door; however the ground floor tiled shop front to No.117 dominates the principal facade and alters the proportion and group value significantly. Whilst the building contributes some character to the conservation area, the rear return detracts and it does not have sufficient architectural and historic interest to be considered special.

Replacements and Alterations

Inappropriate

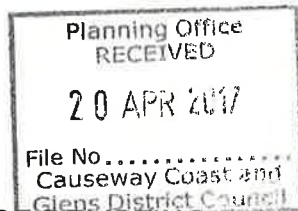
If inappropriate, Why?

Removal of original front entrance door detracts from the overall character of the building. Interior renovations have resulted in the loss of much of the original historic fabric.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/039

Date: **13 APR 2017**

Dear Sir/Madam

RE: 105 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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

GERALDINE BROWN

Enc District Council Report

Address 105 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/039
Extent of Listing	
Date of Construction 1840 - 1859	
Townland off	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9405 4073
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered end-of-terrace former house. Rectangular plan-form with artificial slate to pitched roof having an unpainted rendered chimney stack to the SE and NW sides and a two-storey rough-cast rendered rear return to the SW side. Built between 1834 and 1857; the name of the architect is unknown. Located within the village of Bushmills, on Main Street, which is aligned parallel to the Bush River. Set at the end of a terrace row on the West side of the street, due South of Market Square.

Wall finish is lined and ruled smooth render (painted) to front elevation; all windows to front are square-headed and boarded up with graphic images on vinyl sheeting to first floor and metal sheeting to ground floor; painted masonry sills; toothed quoins to the right corner painted in contrasting colour; all set on a

painted plinth; half-round uPVC guttering discharges to a uPVC circular downpipe to front elevation.

Principal elevation faces North-east with vertically sheeted replacement timber entrance door to left side accessed directly off paved footpath on the Main Street; two bays wide on ground and first floor levels; ground floor doorway is not centred with window above on first floor; windows are as described above.

South-east side is adjoining to neighbouring property No's 107 [HB05.08.038].

South-west elevation to the rear is abutted by a rough-cast rendered two-storey return having a slated pitched roof to the left side and a flat roof on the right side; SW elevation of rear return has a large window opening (concealed with plywood sheeting) to the right side on ground level with a single entrance doorway to the left containing a flush timber door; there is a single timber casement window above on first floor level (not aligned with bays on ground floor below); uPVC rainwater goods and cast-iron SVP to rear return. Beyond flat-roofed return to right side, SW elevation to main building contains a window opening at each ground and first floors. Ground floor opening is boarded up with plywood sheeting; first floor opening contains a timber casement window with textured (broken) glass, also boarded up from the inside of the property.

North-west elevation has lined and ruled smooth render (unpainted) wall finish with clipped eaves and central corbelled chimney to apex, with an irregular fenestration pattern. Main gable-end has a single timber casement window (with metal grilles) on ground floor; two window openings to first floor above, both boarded up with plywood sheeting. Rear return contains a single window (also boarded up) at ground floor level and a change in render texture suggests that a door has been in-filled to this return.

Materials:

Roof: Fibre Cement

RWGs: uPVC

Walling: Render, lined and ruled to NE (painted) & NW (unpainted); roughcast to SW

Windows: Concealed (NE), Timber casement (SW - return).

Setting:

Set at the end of a terraced row of similar scaled buildings on the West side of Main Street within the Bushmills Conservation Area, adjacent to No.107 Main Street (HB05.08.038) to the left.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Historical Information

No. 105 Main Street, a two-storey two-bay early-Victorian dwelling located on the west side of Main Street in Bushmills, was originally constructed between c. 1834 and 1857. The Townland Valuation Town Plan (c. 1834) depicted a building on the current site of No. 105 Main Street, however this was almost certainly an earlier structure as the contemporary Townland Valuations (1835) described it as an old and dilapidated dwelling. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). No. 105 Main Street was constructed prior to 1857 as it was first depicted on the second edition Ordnance Survey map of that year and was recorded in the contemporary Griffith's Valuation of 1859.

Griffith's Valuation set the total rateable value of No. 105 Main Street at £4 and 10 shillings and noted that the building was initially leased by James L. Moore to a Mr. Isaac Taylor. The occupants of the house changed with frequency over the following four decades and by the turn of the 20th century No. 105 Main Street was occupied by John McKay, a local nailor who established a shop at the premises. The 1901 Census of Ireland described the house as a 2nd class shop and dwelling that consisted of six rooms and possessed a cow house and piggery as its sole outbuildings to rear. The Ordnance Survey Town Plan of Bushmills (1902) depicted No. 105 Main Street along its current layout (possessing rear

return) suggesting that few major changes have been made to the site in over a century. The value of No. 105 Main Street was increased to £19 under the First General Revaluation of Property in Northern Ireland (1936-57) which recorded that the property was leased by Hugh Lecky, a prominent local landowner, to Joseph and William Cameron who maintained a shop at the site. In 1950 the Cameron's leased No. 105 Main Street to a Mr. James Blair who remained at the address until c. 1968. The total rateable value of the shop stood at £40 by the end of the Second General Revaluation (1956-72) at which time the building lay vacant.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). No. 105 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
8. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-94)
9. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
10. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1861-1918)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/039
15. NIEA HB Record – HB05/08/039

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
2. Girvan, W. D., 'Historic buildings, groups of buildings, areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.

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

Evaluation

Two-storey two-bay painted rendered end-of-terrace house, set along Main Street in the Bushmills Conservation Area and built between 1834 and 1857; the name of the architect is unknown. Rectangular plan-form with artificial slates to pitched roof having an unpainted rendered chimney stack to the SE and NW sides and a two-storey rough-cast rendered rear return. The exterior front elevation retains little

evidence of original detailing; window proportions and toothed quions to the corner have been retained, however, loss of historic fabric inside coupled with the later return, which obscures much of the rear, detract significantly. Although the simple two-storeyed gabled form contributes character to the overall setting, the cumulative effect of all of the changes means that the building is of insufficient architectural or historic interest to be considered special.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Interior renovations have resulted in the loss of the original detailing and the later return, which obscures much of the rear, detracts.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015

ADVANCE NOTICE OF DELISTING

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

Direct Tel No: 028

Our Ref: HB05/08/040

Date: 28/04/2017

Dear Sir/Madam

RE: 101 - 103 MAIN STREET, BUSHMILLS, CO. ANTRIM, BT57 8QB

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




GERALDINE BROWN

Enc District Council Report

**Second Survey Database
District Council Consultation Report**

HB05/08/040

Address 101 - 103 Main Street Bushmills Co. Antrim BT57 8QB	HB Ref No HB05/08/040
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Magheraboy or Bushmills	
Current Building Use House - Terrace	
Principal Former Use House - Terrace	

Conservation Area	Yes	Survey 1	B	OS Map No	7/9NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9405 4074
Vernacular	No	Date of Listing	12/02/1980	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	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Two-storey two-bay painted rendered end-of-terrace house with a large modern two-storey extension to the rear. Rectangular plan-form with a replacement slated pitched roof (original chimney stack has been removed); set within a terrace row along Main Street Bushmills. Built between 1834 and 1857. The current structure was previously occupied as two separate dwellings and underwent a major refurbishment in c. 1926 which resulted in the installation of a ground floor shop front. Situated on the west side of Main Street and located on the southern side of the village centre with the Bush River to the west. At the time of the survey the building appeared to be occupied as a single private dwelling.

Walling is of painted rendered finish to front elevation; two entrance doorways to the right of a timber shop front window on ground floor level, right side doorway not in use. 1/1 replacement timber sliding

sash windows (with exposed sash boxes) on first floor to front elevation; timber-effect uPVC windows to rear elevation and rear return; all set on a painted rendered plinth; painted corner quoins either side of elevation; pitched slate roof has black clay ridge tiles; half-round uPVC guttering to front elevation discharges to a cast-iron circular downpipe; uPVC rainwater goods to rear elevation and rear return.

Principal elevation faces north-east accessed directly off paved footpath on Main Street; three bays wide on ground floor and two bays on first floor above (not aligned); all set on a painted rendered plinth; elevation of each property along the terrace row is divided by painted rendered quoins (except between No's 95-97); slightly recessed doorways, not centred on elevation, left side doorway contains a timber panelled door with glazed top pane, right side opening contains a timber four panelled door with an integrated side light having a glazed top pane; timber shop front has a large timber frame window divided by vertical and horizontal glazing bars with semicircular arched heads to top panes; 1/1 timber sliding sash windows on first floor above have moulded horns.

South-east side elevation (gable) is blank; walling is of smooth re-rendered painted finish.

South-west elevation to the rear is abutted by a modern rendered two-storey pitched roof extension; main elevation walling is of smooth re-rendered painted finish having a single uPVC window on first floor level to the right side and a lean-to extension below abutting two-storey rear return. Entrance doorway (two steps up) to SW side of rear return having a vertically sheeted painted timber door. All windows to the rear are timber-effect uPVC.

North-west side is adjoined to neighbouring property No. 99 Main Street [HB05/08/041].

Setting:

The terrace row is situated on the west side of Main Street in Bushmills and located on the southern side of the village centre with the Bush River to the west. To the rear is located a single-storey rubble stone wall outbuilding with brick surrounds to the doorway and window opening. Door and window are replacement timber. Replacement pvc rainwater goods. Small painted stone lean-to to rear.

Materials:

Roof: Replacement natural slate
RWGs: uPVC & cast-iron (front); uPVC (rear)
Walling: Smooth rendered
Windows: Timber sliding sash (front); uPVC (rear).

Interior Overview

Interior access not granted

Architects

Historical Information

Nos 101-103 Main Street, a two-storey two-bay building with shopfront located on the west side of Main Street in Bushmills, was originally constructed between 1834 and 1857 but underwent a major refurbishment (or complete reconstruction) in c. 1926 which resulted in the appearance of the current building. The original structure on the site was contemporary with the reconstruction of the village of Bushmills in the early-19th century. The Bushmills Conservation Area Guide records that Bushmills was a significant settlement before the end of the 18th century but from the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). The detailed Townland Valuation Town Plan (c. 1834) and Townland Valuations (1835) record that a 1C class structure (that is a slated building that was old and out of repair) stood on the site of nos 97-103 Main Street in the early-19th century, however this building was subsequently demolished and replaced with the current houses, which were first depicted on the second edition Ordnance Survey map of 1857.

The contemporary Griffith's Valuation (1859) set the total rateable value of nos 101-103 Main Street at £3 and 10 shillings and noted that the building was initially leased by Hugh McNaul, a prominent local

landowner, to a Mr. Patrick McKay. The occupants of the house changed with frequency over the following four decades and by the turn of the 20th century nos 101-103 Main Street was leased by a Mr. Samuel McIlheny to James Allen, a local car driver. The 1901 Census of Ireland described the building as a 2nd class dwelling that consisted of seven rooms and possessed a stable, shed and a store as its outbuildings to rear. The contemporary Ordnance Survey Town Plan (1902) continued to depict nos 101-103 Main Street along its original layout. The Annual Revisions record that the original building on the site underwent a major refurbishment (or possibly a complete reconstruction) in c. 1926. The refurbishment included the installation of a ground floor shopfront and resulted in an increase in the value of nos 101-103 Main Street to £10. The value of the property was further raised to £15 under the First General Revaluation of Property in Northern Ireland (1936-57) which also noted that the building was occupied by a Mr. Thomas McAlister. By the 1950s nos 101-103 Main Street had been purchased outright by a Ms. Anne McCullough who remained at the address until at least the 1970s. By the end of the Second General Revaluation (1956-72) the total rateable value of nos 101-103 Main Street stood at £27.

In 1972 the UAHS Guide for North Antrim described the buildings along Main Street in Bushmills in the following general terms: 'A well-scaled street. Many good doorways and shopfronts remain, although there is the usual profusion of signs. While no building apart from the former Courthouse is worthy of individual mention, the unity of the street frontages must be maintained' (UAHS Guide, p. 16). Nos 101-103 Main Street was listed in 1980 and was subsequently included in the Bushmills Conservation Area. The conservation area was designated in 1992 in order to preserve the built heritage of the village which possesses the highest number of listed buildings in the North East of Northern Ireland. The NIEA HB Records notes that nos 101-103 Main Street underwent a renovation in c. 1991 which included the reslating of its roof and the re-rendering of the building's façade (Bushmills Conservation Area Guide; NIEA HB Records).

In 2013 planning approval was granted for the refurbishment of the existing building, restoration of the shopfront, replacement of rear extension to provide shop unit and residential accommodation. The current two-storey extension was constructed in c. 2013-2014.

References

Primary Sources

1. PRONI OS/6/1/7/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/7/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/7/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/7/4 – Fourth Edition Ordnance Survey Map (1922)
5. PRONI VAL/1D/1/7 – Townland Valuation Town Plan (c. 1834)
6. PRONI VAL/1/B/132 – Townland Valuations (1835)
7. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
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11. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
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13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/040
15. NIEA HB Record – HB05/08/040

Secondary Sources

1. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment (N. I.), 1983 – including the Ordnance Survey Town Plan of 1902.
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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

**Second Survey Database
District Council Consultation Report**

HB05/08/040

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

Evaluation

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 26/03/2015

Appendix 3 : Derived Listing Criteria

Summary of Listing Criteria

Architectural Interest		
A	Style	The assessment will gauge the building design against the relevant style, e.g. Gothic Revival or Neo-classical, and more weight will be given to the best examples.
B	Proportion	The assessment will take into consideration the inter-relationship of elements within the overall composition, both in plan and in three dimensions, appropriate to the style.
C	Ornamentation	It will vary from architectural styles that include rich ornamentation to those that deliberately avoided such decoration.
D	Plan Form	Plans which are intact and display the intentions of the designer are of greater significance than those which do not.
E	Spatial Organisation	This is an extension of the study of plan forms where more complicated buildings often have a planned three dimensional relationship between spaces.
F	Structural System	This may be an important part of the interest of a historic building where the structure is unusual or an early example. It may also be important as a very good example of a more common type. Can include bridges and vernacular roofs, load-bearing mudwalling and cut stonework.
G	Innovatory Qualities	Includes the early use of building techniques or materials, such as patent glazing, or they are examples of innovatory layouts.
H+ H-	Alterations	Buildings may have extra interest where they have been added to over the years and illustrate an historic development. (H+) Similarly inappropriate extensions and alterations can damage a building's architectural and historical worth (H-).

I	Quality & survival of interiors	Added significance because of the quality and survival of their interiors.
J	Setting	A building's setting can have a very important bearing on its architectural interest.
K	Group Value	A building's architectural interest may be increased when it forms part of a group such as a terrace, square or other architectural composition.
Historic Interest: NB. Criteria in this section have been reordered to reflect their relative importance in assessment terms		
R	Age	The older a building is, and the fewer surviving examples there are of its kind, the more likely it is to have historic importance. Buildings may however also be regarded as significant because of the way their fabric reveals the effects of change over time or illustrates changing values.
Z	Rarity	Importance is attached to the rarity of a building type, style or construction. This will be most significant when there are few examples of a particular building type left.
S	Authenticity	A building's extent of original fabric and therefore its ability to convey its significance, and levels of integrity, is important. It need not be the case that a building is as originally built, because changes made to it may have added to its interest.
T	Historic Importance	
V	Authorship	
Y	Social, Cultural or economic importance	
U	Historic Association	
Architectural and Historic Interest		
W	NI/International Importance	

X	Local Interest	
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Appendix 4:

Grading of Listed Buildings:

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

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