

Department for Communities (DfC) – Council Consultation on Proposed Listings.	22nd February 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 20th January 2017 advising that they are considering a number of listings within the Borough, under Section 80(1) of The Planning Act (Northern Ireland) 2011 (see Appendix 1).

2.0 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.

3.0 Proposed Listings

3.1 The proposed listings within the Borough are detailed in Table 1 at Appendix 2. Commentary on DfC's evaluation, including any inappropriate replacements and/or alterations affecting the original historic character is also detailed.

4.0 Options

Option 1: Agree to support all listings: or

Option 2: Agree to support the listing of No's 3 & 5 (which have some inappropriate replacements/alterations): or

OPTION 3: Agree to oppose all listings.

5.0 Recommendation

5.1 **IT IS RECOMMENDED** that Members agree either Option 1, 2 or 3 above to the proposed listings as detailed at Appendix 1 & 2 and to the Head of Planning responding to DfC on behalf of Council.

Appendices:

Appendix 1: DfC Consultation Report.

Appendix 2: Table 1: Proposed Listings Table

Appendix 3: Table 2: Derived listing criteria

Appendix 4: Grading of Listed Buildings

ADVANCE NOTICE OF LISTING

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



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

Tel: (028) 9056 9216

Our Ref: HB03/03/028 B

Date: 20/01/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

**OUTBUILDINGS AT BOVAGH HOUSE, 79 MULLAGHINCH ROAD, COLERAINE,
CO. LONDONDERRY, BT51 4AU**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

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

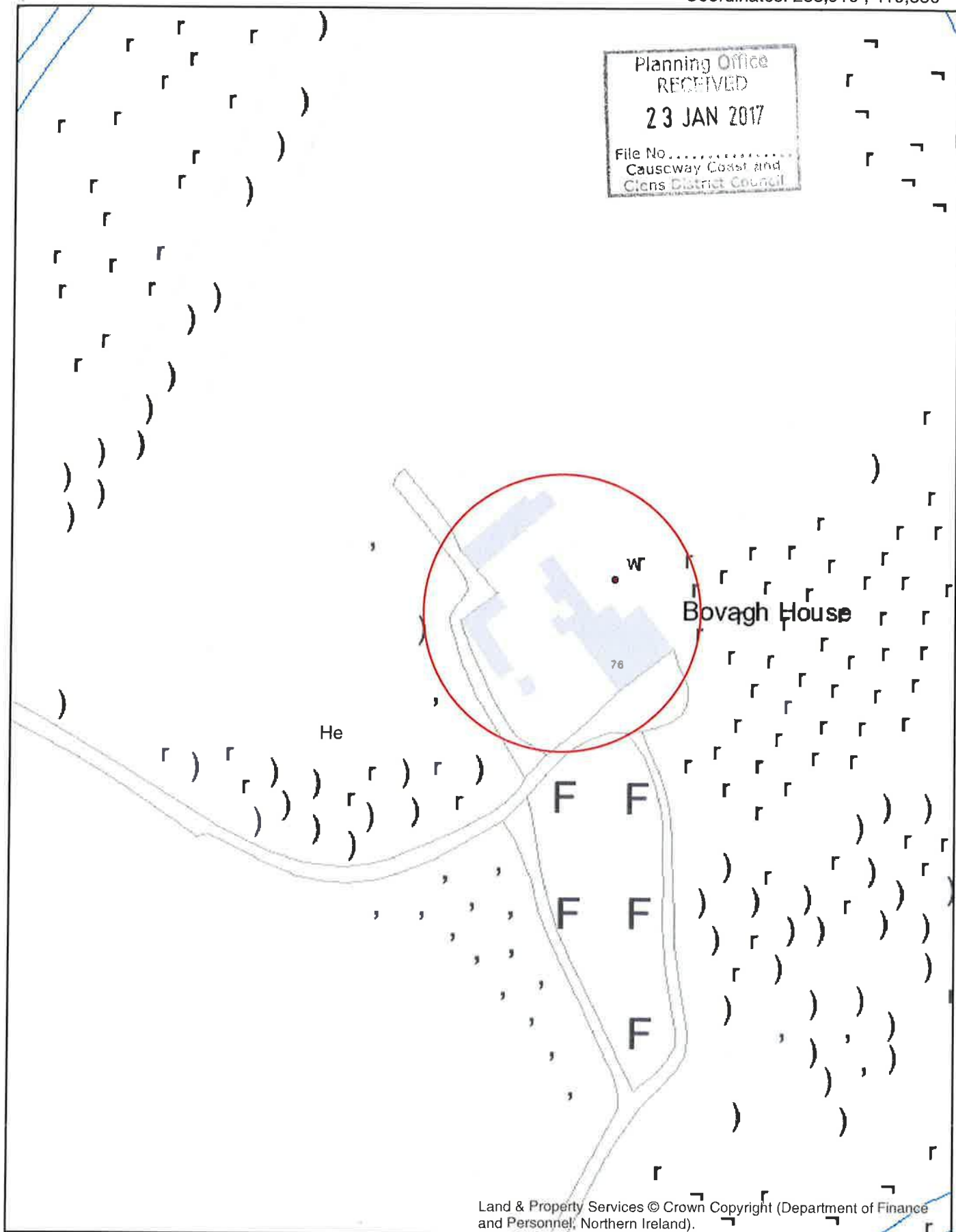
Grid Ref: C8891 1938



GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

Planning Office
RECEIVED
23 JAN 2017
File No.....
Causeway Coast and
Glens District Council



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

**Heritage Buildings
Designation Branch**

Title: HB03/03/028B

Scale: 1:1,250

Printed by CM


Date: 12 January 2017

Description:

Location Map

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<p>Address Outbuildings at Bovagh House 79 Mullaghinch Road Coleraine Co. Londonderry BT51 4AU</p>	<p>HB Ref No HB03/03/028 B</p> 
<p>Extent of Listing Two- and single-storey outbuilding ranges, privies and hothouse</p>	
<p>Date of Construction 1840 - 1859</p>	
<p>Townland Bovagh</p>	
<p>Current Building Use Outbuildings</p>	
<p>Principal Former Use Outbuildings</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	31-15
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	C8891 1938
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A group of rubble stone outbuildings with hothouse enclosing the rear yard to Bovagh House (HB03/03/028A), located in the townland of Bovagh, south of Aghadowey. Comprising a rectangular two-storey coach- and stable block at north-west, a single-storey L-plan range built in two stages to south-west, with a pair of small single-storey privies offset at south-east end; the south-east side of the yard is bounded by a hothouse facing the main forecourt at south east and having access to the yard via an attached potting shed to rear.

Roofs are natural slate, all pitched with the exception of the privies which share a hipped roof.

(Hothouse is described separately below). Walling is random coursed rubble stone, with galleting to gable of two-storey block.

Coach House and Stable range [A]:

Two storey with brick chimneystack and metal rainwater goods. Coursed random rubble walling with some galleting and redbrick dressings to openings. Replacement four pane timber windows, timber sheeted door openings including double coach doors within elliptical opening having brick infill to tympanum. Abutted to east by a Single-storey abutment to east end, and lean-to open wood store to rear.

Single-storey range [B]:

Pitched natural slate roof with brick chimney to party wall between two phases timber finial to gable of stable projection; brick eaves course and cast-iron rainwater goods. Walls have a visible masonry seam mid-way; the northern end is coursed rubble basalt, the southern end is random rubble, part coursed. Brick-dressed openings, segmental-headed to southern end, square-headed to northern end, generally with four-light fixed windows without cills. Timber-sheeted ledged doors, that to left end (to hen house) having fine ventilation slits.

Privy [C]:

Square rubble masonry block with hipped slate roof having leaded ridges and hips; no rainwater goods, brick eaves. Lit by two Gothic windows to south-west elevation, that to right with original interlocking timber glazing bars, that to right with replacement glazing bars (glass broken). Projecting rubble stone screen wall shields timber sheeted entrance door to northern bay; southern bay accessed from avenue at south-west side, now inaccessible.

Hothouse [D]:

Monopitched roof with iron crestings, having replacment corrugated perspex sheeting on timber frame over brick plinth walls; redbrick rear (yard-facing) elevation abutted by a potting shed of brick with Gothic window and timber door.

Setting: Located to the north and western side of Bovagh House (HB03/03/028A), in a secluded mature landscaped setting, with fields to rear.

Roofs: Slate
Walling: Rubblestone
Windows: Timber
RWG: Plastic and iron

Interior Description

The two-storey range is divided into two spaces at each floor; it contains cobbled stables with original cast-iron and timber stalls to ground floor left, and coach house to ground floor right, having timber sheeting to the outer wall and simple fireplace and hearth to party wall. The loft (accessed by a temporary timber stair) is plain with boarded floor and temporary partitioning to accommodate a building-site office. The single-storey range is divided into a number of units, all having cobbled floors and exposed rubble stone walling. To extreme left is a henhouse with inbuilt tiered hen coop; to its right is a workshop with projecting fireplace and chimneybreast having original crane; it is flanked to right by two plainly detailed stores, and to extreme right is a projecting stable bay with timber stalls. The privy has exposed roof timbers, brick flooring, and remains of a bench with two openings to a deep chamber. The potting shed has a tiled floor and simple bench, and a timber sheeted door to the hothouse, which has a terracotta floor.

Architects

Historical Information

The outbuildings at Bovagh House were constructed in several phases. Outbuildings are shown to the

north west of the house on the first edition OS map of 1831-2 but field inspection suggests that these were rebuilt in the mid-Victorian period. The outbuilding to the west of the house was built in two phases, the first phase dating from c1840 and shown on the second edition OS map of 1849-53 (possibly including the privy), was extended in the mid-Victorian period, probably at the same time as the stable block and wood store to the north west. The glasshouse appears to be a later Victorian addition and is shown on the third edition OS map of 1904-5.

According to Mullin, Bovagh House was the principal dwelling on the Waterford estates in Aghadowey. At Plantation this land was a freehold which was granted to Manus McCowry Ballagh O'Cahan, a descendant of the Gaelic chieftains of the area in earlier centuries and it was this family who are said to have built a castle or fortified house on the site. (Mullin)

The last of the O'Cahans sold the castle to Sir Tristram Beresford (died 1673) who represented Londonderry in the Irish House of Commons three times between 1634 and 1666. Beresford is said to have purchased the castle for 'a horse, a fine suit of clothes and a trifling sum of money' and in the 1830s the memory of the O'Cahan who sold it to him 'was still cursed for the transaction'. (OS Memoirs) Sir Marcus Beresford, first Earl of Tyrone (1694-1763), Sir Tristram Beresford's only son, was member of parliament for Coleraine from 1715-1720 and is known to have kept several members of Coleraine Corporation imprisoned in the house for days before the election of 1727, bringing them into Coleraine under armed guard on polling day to be sure they would vote for him. (Mullin)

The Beresfords subsequently resided elsewhere and the house was let to a number of tenants including 'Mr Hodges' and 'Mr Olphert'. The tenant from c1750 was a descendant of the O'Cahans, Donald Osal O'Cahan, who inhabited it rent free on condition that he kept it in repair. Donald and his son John acquired a reputation as attorneys and Donald made a road through the grounds of the castle by allowing his poorer clients to defray their fees through their labour. Nevertheless, completion of the road took 20 years. It is said that all the the old oak was removed from the house after the O'Cahans left by two tradesmen who were employed to alter the house, Priestly and Wadd. (OS Memoirs) It may be at this period that the new Georgian brick elevation was added to the house.

The next occupier was the Rev Mr Barnard, Prebendary of Aghadowey parish (1763-1787) who lived at the castle prior to the construction of the glebe house. Barnard was followed by Langford Heyland Esq who made some improvements in the late eighteenth century. In the rebellion of 1798 the house was used as a military post 'to overawe the surrounding country'. (OS Memoirs)

Edward Macnaghten Esq lived at Bovagh in 1802 followed by John Smith and Robert Brown, caretakers for the Beresfords, who lived in the house for fifteen years during which time it became dilapidated. Robert Hezlet Esq found the house nearly a ruin when he took it over. Hezlet made extensive alterations and repairs but did not demolish any part. (OS Memoirs)

By the 1830s the stone walls of the castle had been covered with plaster, but there were still some early vaults within (no longer present). The trees around the house were 'not very old, being probably planted by Mr [Barnard] but there are some very fine ones near the greater Agivey River'. (OS Memoirs)

The house and offices are listed in the Townland Valuation of 1828-40 at £8.16s and Mr Robert Hezlet is the occupier. Griffith's Valuation (1856-64) increases the valuation to £23 and notes that there is a gatelodge on the holding. The house was situated in a plot of over 67 acres.

The house passed down through the Hezlet family for some years, and it is they who are responsible for the outbuildings to the rear of the house, which was vacant at the time of the 1901 and 1911 censuses. The Hezlets are a distinguished military family. Richard J Hezlet who occupied the house from 1888 gained the rank of Lieutenant Colonel and another member of the family, Major General Robert Knox Hezlet, noted as occupier from 1941, became director of artillery at the War Office (1930-34) and then in India (1934-8).

At the time of the First General Revaluation in the 1930s, the accommodation comprised on the ground floor: three receptions, a kitchen, two pantries and a scullery and on the first floor: four bedrooms, two dressing rooms, a bathroom, WC and four servants' bedrooms. The house had no electric light or gas and was lit by oil lamps, with heating by grate fires. Water was supplied by a water tank on the roof and a hand pump.

Major General Hezlet's son Sir Arthur Richard Hezlet, born in 1914 while his father was serving in South Africa, became the navy's youngest captain and youngest rear-admiral, dedicated to the promotion of the submarine as an instrument of naval strategy. In later life he became a military historian, his publications including a history of the 'B' Specials. After inheriting Bovagh House, Hezlet became a prominent local citizen, serving on the general synod of the Church of Ireland, and as president of the Royal British Legion for twenty five years. He died at Bovagh House in 2007. (Oxford Dictionary of National Biography)

References:

Primary Sources

1. PRONI OS/6/5/19/1 First Edition OS Map 1831-2
2. PRONI OS/6/5/19/2 Second Edition OS map 1849-53
3. PRONI OS/6/5/19/3 Third Edition OS Map 1904-5
4. PRONI OS/6/5/19/4 Fourth Edition OS Map 1924-27
5. PRONI VAL/1/B/51 Townland Valuation (1828-40)
6. PRONI VAL/12/B/30/6A-F Annual Revisions (1864-1929)
7. PRONI VAL/3/C/6/1 First General Revaluation 1933-57
8. PRONI VAL/3/D/6/3/F/1 First General Revaluation 1933-57
9. Griffith's Valuation online
10. 1901/1911 census
11. HB file – 03/03/028

Secondary Sources

1. Day, A., P. McWilliams, English L., eds. "OS Memoirs of Ireland, Parishes of County Londonderry VI, 1831, 1833, 1835-6, Vol. 22." Belfast: Institute of Irish Studies, 1993.
2. Mullin, Rev T H "Coleraine in Georgian Times" Belfast: Century Services Ltd, 1977
3. Oxford Dictionary of National Biography online

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- I. Quality and survival of Interior
- J. Setting
- K. Group value

Historical Interest

- X. Local Interest
- R. Age
- S. Authenticity
- T. Historic Importance
- U. Historic Associations

Evaluation

A group of rubble stone outbuildings associated with Bovagh House (HB03/03/028A), located in a mature parkland setting in the townland of Bovagh, south of Aghadowey. Various stages in the development of the group are reflected in the differing masonry techniques, which includes galleting to the main two-storey coach house. The buildings are fairly intact and illuminate the range of uses and functions associated with life in a middle-sized country house in the nineteenth century. Although the group is generally plainly detailed, the hothouse and privy display some architectural pretension, the latter having Gothic windows and the hothouse enriched by cast-iron crestings. Their survival enhances the historic interest and setting quality of Bovagh House.

Replacements and Alterations

None

If inappropriate, Why?

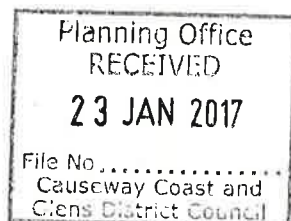
General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/10/2012

ADVANCE NOTICE OF LISTING

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



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

Tel: (028) 9056 9216

Our Ref: HB03/07/020

Date: 20/01/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

BRIARFIELD, 107 HOPEFIELD ROAD, PORTRUSH, CO. ANTRIM, BT56 8NZ

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

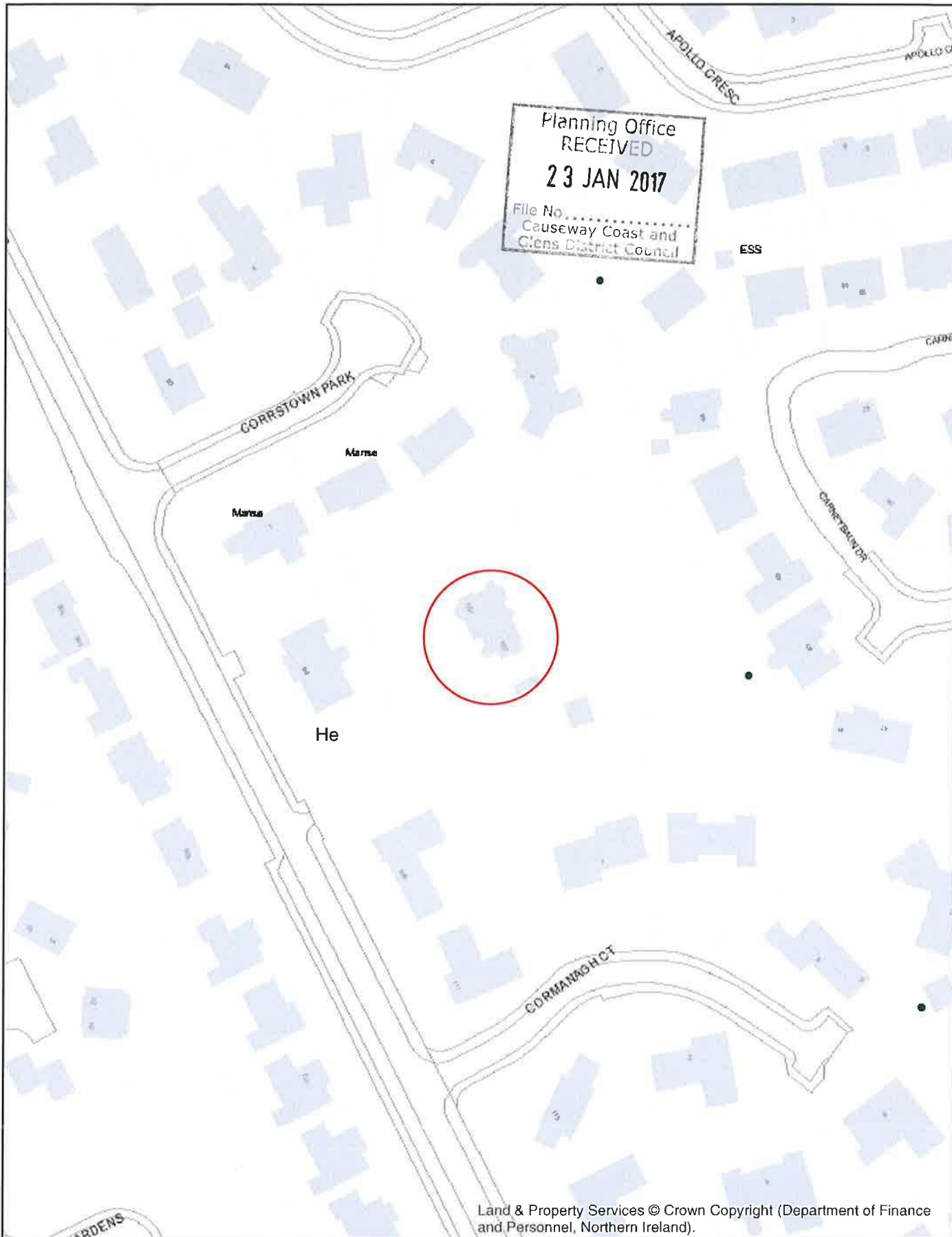
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.


Grid Ref: C2863 4392



GERALDINE BROWN

Enc Second Survey HBC Report
Location Map



<p>Address Briarfield 107 Hopefield Road Portrush Co. Antrim BT56 8NZ</p>	<p>HB Ref No HB03/07/020</p> 
<p>Extent of Listing House & gates</p>	
<p>Date of Construction 1900 - 1919</p>	
<p>Townland Corrstown</p>	
<p>Current Building Use House</p>	
<p>Principal Former Use House</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	6-9
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	C2863 4392
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Private

Building Information

Exterior Description and Setting

Detached asymmetrical gabled brick and render Arts and Crafts residence, built c.1910, with decorative timber-frame work to all gables. L-shaped on plan facing north and located at the end of a short gravel drive to the west of Hopefield Road.

Pitched natural slate roofs with roll moulded terracotta ridge tiles, plain red brick chimneystacks with terracotta pots and a single box dormer window to the front pitch with multi-pane timber casement windows. Moulded timber bargeboards to all gables having deeply overhanging sheeted eaves with caved brackets and cast-iron rainwater goods. Painted rendered gables simulating timber-frame patterns, rough-cast rendered walls to the first floor and machine-made red brick walls laid in stretcher

bond to the ground floor having a moulded red brick trim above and smooth cement rendered plinth course. Square-headed window openings with concrete sills and largely 16/1 timber sash windows.

Front elevation is two windows wide, abutted by a full-height gabled bay window to the right and a gabled entrance porch to the left. Diminutive round-headed window to the gable having a 9/1 timber sash window. Paired window openings to the bay with 12/1 to the remainder having decorative leaded coloured glazing to the lower sashes. Entrance porch has a slate roof and bargeboard fronting applied timber-frame work having a gauged brick flat-arched door opening with stop-chamfered bull-nose moulded surround, original seven-panelled timber door with bolection mouldings, brass furniture and rectangular overlit opening onto three concrete steps.

Gabled east side elevation abutted by a pair of bay windows, that to the left being canted with a slate roof and that to the right being rectangular with chamfered corners and a flat roof. The elevation is dominated by the timber-frame decoration to the attic storey with a pair of windows each having chamfered pilaster strips to cornice, bracketed sills and apron panels. The bay to the right and the window above have leaded coloured glazed lower sashes. The elevation extends by a single window to the south.

Planar rear south elevation with an advanced two-storey gabled section to the right abutted by a lean-to and a timber-framed conservatory to the re-entrant angle.

Gabled west side elevation abutted by a canted bay window to the left and dominated by the timber-frame gable having attic windows as per east gable.

Setting

Located within its own landscaped site to the west of Hopfield Road accessed via a winding gravel driveway opening onto the road via pair of decorative wrought-iron gates on pair of rendered piers with rough-cast panels.

Roof	:	Natural slate
RWG	:	Cast-iron
Walling:		Rough-cast render / red brick
Windows	:	Timber sash / leaded coloured glazing

Interior Description

See surveyor's comments.

Architects

Historical Information

The present dwelling house, dating from 1910-11, is first shown on the fourth edition OS map of 1922-32, captioned 'Briarfield'.

'Briarfield' entered valuation records in 1911 as the property of John G W Boggs, valued at £28 and situated on a plot of over 5 acres.

The 1911 census reveals that the house was occupied by four siblings – John G W Boggs, who was a pharmaceutical chemist, Mary, a milliner and draper, Christopher, who was a dental surgeon, and another sister Jane who kept house. A general domestic servant was employed, 15-year-old Mary Clarke Logan and the fifteen-room house was designated first class.

Valuer's notes of 1911 give the cost of construction as £848 and show the plan form of the house which remains unchanged to the present day including the glass conservatory to the rear. The house remained in the Boggs family until at least the 1950s and valuer's notes of the 1930s record the accommodation as three receptions and a panelled 'lounge hall', kitchen and scullery on the ground floor with four bedrooms, a bathroom with hot and cold water and a WC on the first floor. There were four attic rooms on the top floor. The valuer also notes the cavity walls, which were a relative innovation at the period the house was built, and the wood block floor. However, the house did not benefit from other modern conveniences such as electric lighting or a 'motor house'. The only electricity supply was to an

outhouse in order to drive a water pump.

The building remains in domestic use.

References:

Primary Sources

1. PRONI OS/6/5/3/4 Fourth Edition OS Map 1922-32
2. PRONI OS/6/5/3/4 Fifth Edition OS Map 1922-39
3. PRONI OS/6/5/3/4 Sixth Edition OS Map 1939-50
4. PRONI VAL/12/A/5/6 Valuer's notes 1911
5. PRONI VAL/12/B/30/4A-F Annual Revisions (1864-1929)
6. PRONI VAL/3/C/6/3 First General Revaluation 1933-57
7. PRONI VAL/3/D/6/3/S/7 First General Revaluation 1933-57
8. 1911 census online

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- J. Setting
- G. Innovatory Qualities

Historical Interest

- S. Authenticity
- X. Local Interest

Evaluation

Detached asymmetrical gabled brick and render residence, built c.1910, with decorative timber-frame work to all gables. L-shaped on plan facing north and located at the end of a short gravel drive to the west of Hopefield Road. An eclectic type suburban house with Tudorbethan exterior references and Art Nouveau glazing toning down the large proportions of this Arts and Crafts building. An early example of cavity wall construction and more typical of a city suburb, this house is one of a handful of buildings of the period to be built in Portrush and contributes to its special architectural and historic interest.

Replacements and Alterations

None

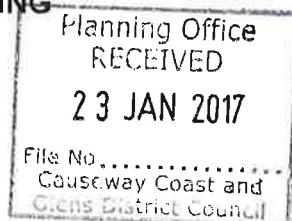
If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 08/05/2013

ADVANCE NOTICE OF LISTING



Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS

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

Tel: (028) 9056 9216

Our Ref: HB03/10/003 B

Date: 20/01/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

**SIGNAL BOX, PORTRUSH RAILWAY STATION, EGLINTON STREET, PORTRUSH,
CO ANTRIM, BT56**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

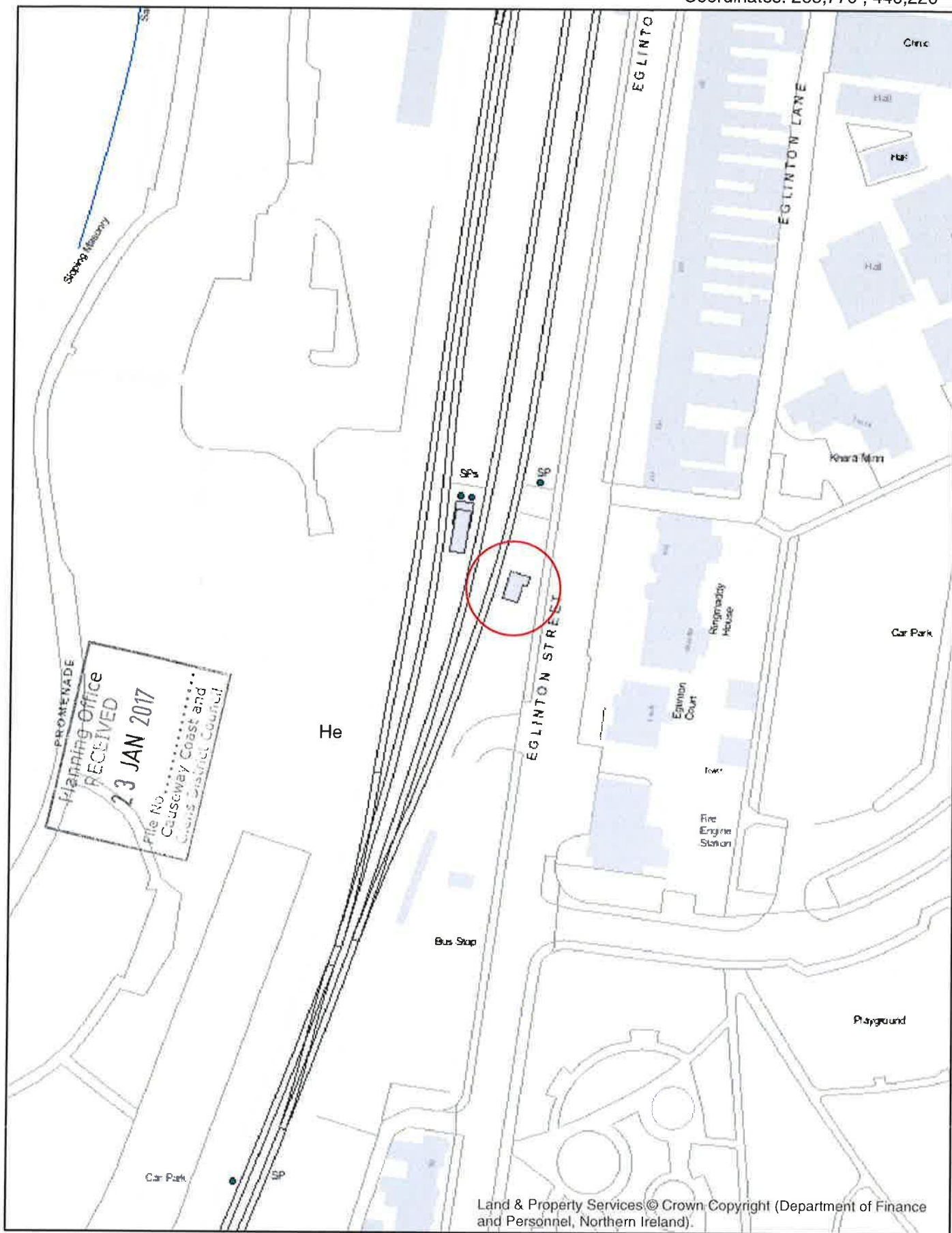
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C8577 4022



GERALDINE BROWN

Enc Second Survey HBC Report
Location Map



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

**Heritage Buildings
 Designation Branch**

Title: HB03/10/003B
Scale: 1:1,250

Printed by CM

Date: 12 January 2017

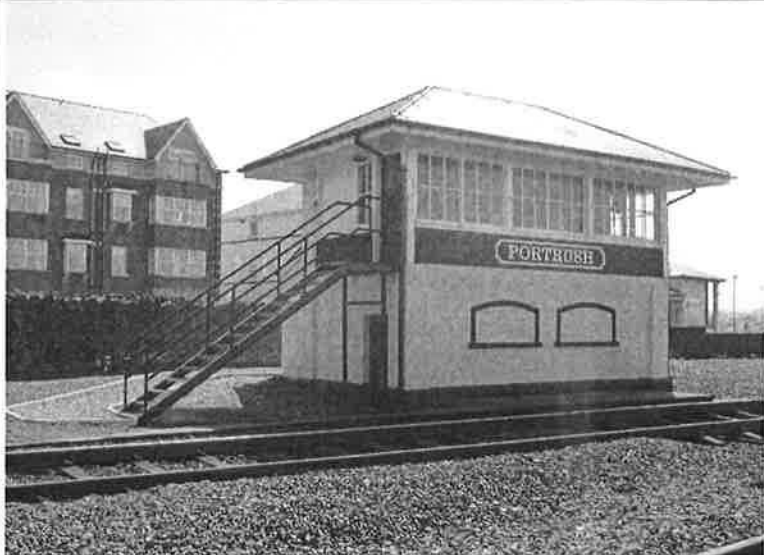
Description:

Location Map

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<p>Address Signal box Portrush Railway Station Eglinton Street Portrush Co Antrim BT56</p>	<p>HB Ref No HB03/10/003 B</p> 
<p>Extent of Listing Signal box and three signals</p>	
<p>Date of Construction 1880 - 1899</p>	
<p>Townland Portrush</p>	
<p>Current Building Use Railway Station Structures</p>	
<p>Principal Former Use Railway Station Structures</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	6-09
Industrial Archaeology	Yes	HED Evaluation	B1	IG Ref	C8577 4022
Vernacular	No	Date of Listing		IHR No	1350:020
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Central Govt

Building Information

Exterior Description and Setting

A two-storey signal box aligned N-S along the railway line just beyond the S end of the 'up' (E) platform which controlled the signals and points at Portrush Station.

Hipped natural slate roof with deep oversailing eaves and boarded soffits. Small metal flue at SE corner. Plastic rainwater goods. Painted, cement-rendered walls (over brick).

FF is timber-framed to its N, W and S elevations and contains the signalling levers. It is accessed by a replacement steel staircase on its N elevation. GF of this elevation has a flat-headed metal-sheeted

door. At FF is a small staircase at top of stairs, in front of a semi-glazed doorway flanked at left by a 2x2 window.

E elevation is blank. Abutted at GF right by a single-storey lean-to with monopitched artificial slate roof, plastic rainwater goods, painted/rendered walls, and sheeted door to side.

S elevation has infilled segmental-headed window ope (with concrete cill) to GF, and two 2x2 windows to FF.

W elevation, facing the line, has two infilled segmental-headed window openings to GF. At FF are three contiguous panels, each with two sets of 3x2 windows. Painted stucco platband below window with attached wooden letters reading 'Portrush' in painted surround. This banding extends around N and S sides as well, but without lettering. Rods run out from base of GF and under the tracks to pulleys and onwards to points.

To N of signal box, at S end of 'up' platform, is a wooden signal post. There are also two identical signals to S end of 'down' platform. All are of semaphore 'lower quadrant' type, with centrally pivoted ('somersault') arms accessed by inclined metal ladders.

Setting:

The two platforms N of the signal box continue onwards almost to the original station building (HB03/010/003A) which has been superseded by a modern single-storey block.

To E of cabin is rubble masonry boundary wall to station premises.

Ground to S of cabin has been gravelled over, the lines eventually being merging into a single track and continuing on to Coleraine.

To immediate W of box is railway line, and to NW are two water tanks (HB03/010/003C).

Roof: Hipped natural slate

Rainwater goods: Plastic

Walls: Brick and timber

Windows: 2x2 and 3x2 timber

Interior Description

Not accessed, but FF visible externally from top of stairs. Timber floor boards and painted brick walls. Mechanical signal frame along left side on entry, comprising multiple hand-operated levers.

Architects

Historical Information

The former Portrush Station was the northern terminus of the Coleraine-Portrush branch line of the Belfast-Londonderry Railway. This branch was originally the main line between Ballymena and Portrush and was built by William Dargan in 1853-55 for the Ballymena, Ballymoney, Coleraine & Portrush Junction Railway (BBCPJR). A small 'railway terminus' is captioned on the 1855 OS map (although it was probably added to the original printing plate sometime later). In 1861, the line was sold to the Belfast & Northern Counties Railway (BNCR).

In 1891, the BNCR began upgrading work on the Coleraine-Portrush line under the direction of its Chief Engineer, Berkeley Deane Wise (appointed in 1888). The most evident development was the rebuilding of the station building at Portrush (opened in 1893). New signalling was also installed, of which this signal box is an example. It is first shown on the 1904 OS map at the S end of the station platforms, and on all subsequent editions.

The BNCR was taken over by the Midland Railway (Northern Counties Committee) in 1903. This company was reconstituted as the London, Midland & Scottish Railway (Northern Counties Committee) in 1923. At nationalisation in 1949, the line was taken over by the Ulster Transport Authority, the

precursors of Translink, its present operators.

The signal box has recently been refurbished and its original exposed red brickwork rendered over. It is still in everyday use and has the distinction of being one of the few remaining signal boxes in Northern Ireland to retain its hand-operated mechanical signal frame.

References – Primary sources:

1. Second edition OS six-inch map, Co Antrim sheet 6 (1855).
2. PRONI OS/10/1/6/2/1. First edition OS 25-inch map, Co Antrim sheet 6-02 (1904).
3. PRONI OS/10/1/6/2/2. Second edition OS 25-inch map, Co Antrim sheet 6-02 (1931).
4. PRONI OS/10/1/6/2/3. Third edition OS 25-inch map, Co Antrim sheet 6-02 (1946).
5. PRONI OS/11/6/9/1. First edition IG 25-inch map, sheet 6-09 (1965).

References – Secondary sources:

1. J.R.L. Currie, *The Northern Counties Railway*, vol.1, p.221 (Newton Abbot: David & Charles, 1973).
2. S. Johnson, *Johnson's Atlas & Gazetteer of the Railways of Ireland*, p.107 (Leicester: Midland Publishing, 1997).

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

- I. Quality and survival of Interior
- J. Setting
- K. Group value
- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- F. Structural System
- H-. Alterations detracting from building

Historical Interest

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

Evaluation

A two-storey timber and brick signal box erected by Belfast & Northern Counties Railway in 1890s to design by Berkeley Deane Wise. The cabin at Coleraine Station (HB03/020/001B) is similar.

Although recently refurbished, some original character survives, notably the deep eaves, timber-framed FF, and external staircase (albeit a replacement). Standard layout with signal levers at FF level, and lever connections to linking rods on GF. The hand-operated levers are now a rare survival of national interest as most other cabins on Translink's network have been automated.

The cabin survives in its original setting at the S end of the station and also has group value with the station building (HB03/010/003A) and water tower (HB03/010/003C).

Replacements and Alterations

Inappropriate

If inappropriate, Why?

External render detracts from original character.

General Comments

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

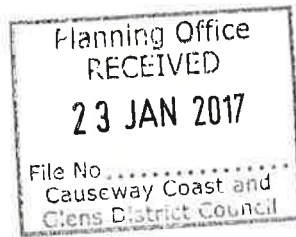
Monitoring Notes – since Date of Survey

Second Survey Database – HBC Consultation Report HB03/10/003 B

Date of Survey 29/04/2013

ADVANCE NOTICE OF LISTING

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



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

Tel: (028) 9056 9216

Our Ref: HB03/10/003 C

Date: 20/01/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

**WATER TOWER, PORTRUSH RAILWAY STATION, EGLINTON STREET,
PORTRUSH, CO ANTRIM, BT56**

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

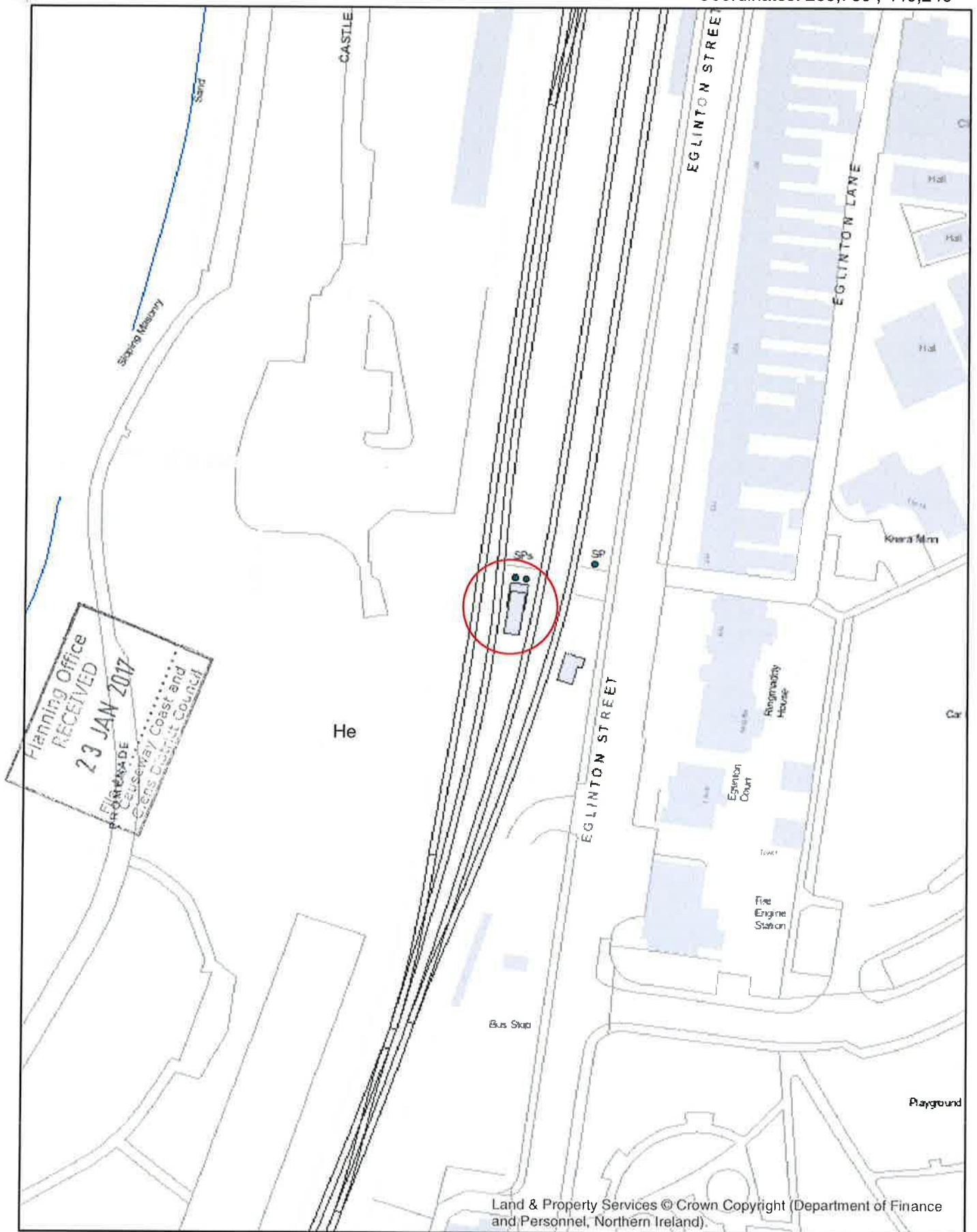
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C8576 4024



GERALDINE BROWN

Enc Second Survey HBC Report
Location Map



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

**Heritage Buildings
Designation Branch**

Title: HB03/10/003C

Scale: 1:1,250

Printed by CM


Date: 12 January 2017

Description:

Location Map

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<p>Address Water tower Portrush Railway Station Eglinton Street Portrush Co Antrim BT56</p>	<p>HB Ref No HB03/10/003 C</p> 
<p>Extent of Listing Water towers</p>	
<p>Date of Construction 1880 - 1899</p>	
<p>Townland Portrush</p>	
<p>Current Building Use Railway Station Structures</p>	
<p>Principal Former Use Railway Station Structures</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	6-09
Industrial Archaeology	Yes	HED Evaluation	B2	IG Ref	C8576 4024
Vernacular	No	Date of Listing		IHR No	1350:020
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Central Govt

Building Information

Exterior Description and Setting

Two contiguous water tanks at S end of 'down' platform at Portrush Station; that to S (tank 1) is the earlier of the two.

Tank 1

A painted cast-iron open-topped rectangular water tank on top of a squared basalt rubble single-stage tower with flat concrete roof. A plate on each side of the tank carries its maker's name 'D & W Grant/ Belfast/ 1883'. Flat-headed windows (with metal heads, brick jambs and concrete cills) to E and W elevations of tower, and similarly detailed door at S end. Operating chain on W side and cast-iron pipe

outlet pipes along both sides of tower.

Tank 2

This tank appears to have supplemented the earlier one and is slightly larger. It is of cast iron and also bears its maker's name on its sides - 'T. Grendon & Co Drogheda Engineers 1886'. Given this date, it has evidently been moved from elsewhere as it is carried on reinforced-concrete transoms over two larger concrete beams, the ends of which are set into the adjoining tank's tower. These beams rest on two concrete pillow blocks on top of the flat concrete roof of a single-storey brick building. Timber door to N elevation (with concrete head lintel), and now-infilled window (with concrete head and sill) to E side.

Setting:

The platform N of the tanks continues onwards almost to the original station building (HB03/010/003A) which has been superseded by a modern single-storey block. Tracks run either side of the tank. Immediately N of tank 2 are two signals associated with signal box to SE, on other side of track (HB03/010/003B).

Schedule (Tank 1):

Basalt walling
Cast iron tank

Schedule (Tank 2):

Brick walling
Concrete beams
Cast iron tank

Interior Description

Not accessed, but the fact that they are still in use suggests that there may be a pump inside (assuming they are not fed from the mains).

Architects

Historical Information

The former Portrush Station was the northern terminus of the Coleraine-Portrush branch line of the Belfast-Londonderry Railway. This branch was originally the main line between Ballymena and Portrush and was built by William Dargan in 1853-55 for the Ballymena, Ballymoney, Coleraine & Portrush Junction Railway (BBCPJR). A small 'railway terminus' is captioned on the 1855 OS map (although it was probably added to the original printing plate sometime later). In 1861, the line was sold to the Belfast & Northern Counties Railway (BNCR).

The earlier of the two tanks bears the date 1883, so would have been erected by the BNCR prior to the appointment of B.D. Wise in 1888. It is shown on the 1904 OS map and all subsequent editions.

The BNCR was taken over by the Midland Railway (Northern Counties Committee) in 1903. This company was reconstituted as the London, Midland & Scottish Railway (Northern Counties Committee) in 1923. At nationalisation in 1949, the line was taken over by the Ulster Transport Authority, the precursors of Translink, its present operators.

Sometime between 1946 and 1965, a second tank was added at the north end of the existing one, and this addition is shown on the latter map. The tanks are still used to supply excursion steam trains operated by the Railway Preservation Society of Ireland which visit the resort from time to time.

References – Primary sources:

1. Second edition OS six-inch map, Co Antrim sheet 6 (1855).
2. Dates on tank (1883, 1886).
3. PRONI OS/10/1/6/2/1. First edition OS 25-inch map, Co Antrim sheet 6-02 (1904).
4. PRONI OS/10/1/6/2/2. Second edition OS 25-inch map, Co Antrim sheet 6-02 (1931).
5. PRONI OS/10/1/6/2/3. Third edition OS 25-inch map, Co Antrim sheet 6-02 (1946).
6. PRONI OS/11/6/9/1. First edition IG 25-inch map, sheet 6-09 (1965).

References – Secondary sources:

1. S. Johnson, Johnson's Atlas & Gazetteer of the Railways of Ireland, p.107 (Leicester: Midland Publishing, 1997).

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

- I. Quality and survival of Interior
- J. Setting
- K. Group value
- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- F. Structural System

Historical Interest

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

Evaluation

A cast-metal water tank of 1883 on a masonry tower, with second-hand tank of 1886 on a supporting brick building added in mid-1900s.

Both structures are of standard layout, their open metal tanks being supported on towers. Their historical interest is enhanced by the presence of their maker's names and dates, although the later tank has obviously been moved from elsewhere. The addition of the latter reflects the number of steam trains using the station in the mid-1900s, immediately prior to their replacement with diesel engines. The fact that they are working is also of interest.

The tanks survive in their original settings at the S end of the station and also have group value with the station building (HB03/010/003A) and signal box (HB03/010/003B).

Replacements and Alterations

Appropriate

If inappropriate, Why?

General Comments

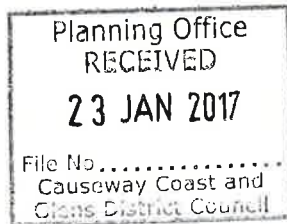
Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

Monitoring Notes – since Date of Survey

Date of Survey 29/04/2013

ADVANCE NOTICE OF LISTING

Local Planning Officer
Local Planning Office
County Hall
Castlerock Road
COLERAINE
Co Londonderry
BT51 3HS



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

Tel: (028) 9056 9216

Our Ref: HB03/10/017 B

Date: 20/01/2017

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

HOLY TRINITY CHURCH HALL, MAIN STREET, PORTRUSH, CO. ANTRIM, BT56 8EN

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

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

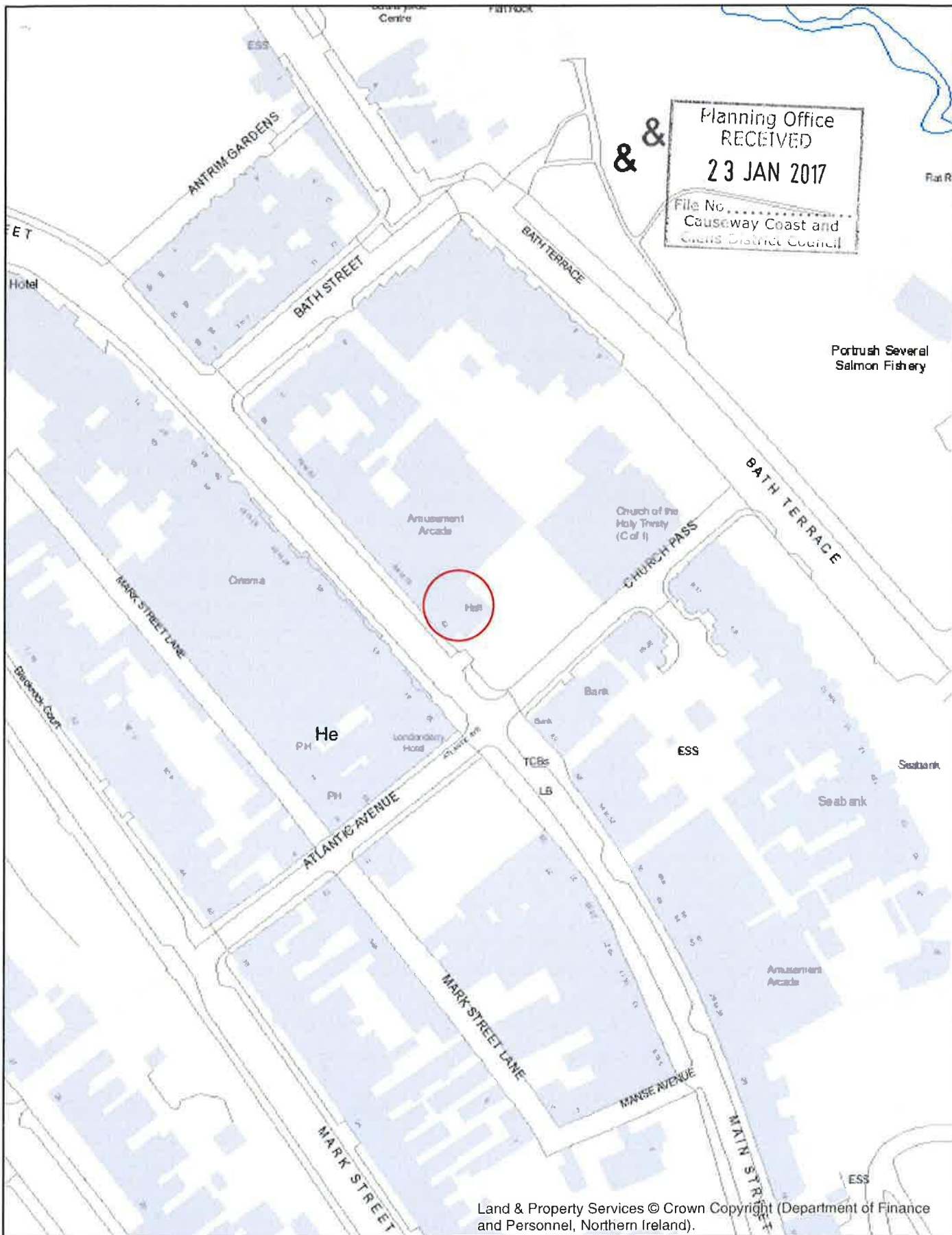
Grid Ref:



GERALDINE BROWN

Enc Second Survey HBC Report
Location Map





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Department for

Communities

www.communities-ni.gov.uk

**Heritage Buildings
Designation Branch**

Title: HB03/10/017B

Scale: 1:1,250

Printed by CM

Date: 12 January 2017


Description:

Location Map

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<p>Address Holy Trinity Church Hall Main Street Portrush Co. Antrim BT56 8EN</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> Planning Office RECEIVED 23 JAN 2017 File No Causeway Coast and Glens District Council </div>	<p>HB Ref No HB03/10/017 B</p>	
<p>Extent of Listing Building only</p>			
<p>Date of Construction 1840 - 1859</p>			
<p>Townland Portrush</p>			
<p>Current Building Use Hall</p>			
<p>Principal Former Use Hall</p>			

Conservation Area	No	Survey 1	Not_Listed	OS Map No 06/09
Industrial Archaeology	No	HED Evaluation	B2	IG Ref
Vernacular	No	Date of Listing		IHR No
Thatched	No	Date of Delisting		HGI Ref
Monument	No			SMR No
Area of Townscape Character	No			
Local Landscape Policy Area	No			
Historic Gardens Inventory	No			
Vacant	No			
Derelict	No			

Owner Category Church - C of I

Building Information

Exterior Description and Setting

A two storey stone building of rectangular plan, built possibly along with the main church in 1840 and so likely designed by Stewart Gordon, in a simple late Gothic Revival style. It forms a stop to the east side of Main Street before the set back of the grounds of Holy Trinity Church on the corner of Church Pass.

Roof of natural slate with sandstone coped gables with moulded stops and pointed trefoil finials; the lower west gable has been covered in lead. Rainwater goods are uPVC. The walls are roughly cut black stone built to rough courses, quatrefoil cut stone decorations to the apex of the main gable apes. The windows are generally flat arches with rendered reveals; those to the south have moulded render hoods (some damaged); those to the west are square-headed with chamfered dressed stone

surrounds. The door openings are flat pointed arches; the western one with dressed stone surround matching that of the windows. The windows are uPVC. The doors are plank doors, the entrance door off the street has an original tracery overhead with leaded, stained glass.

The street west elevation is a gable, extended by a lean-to to the north, set forward and off centre to a higher gable. The first floor has a central bi-partite window, the ground floor has an entrance door in the lean-to and a single window towards the opposite corner.

The side north elevation is abutted on the ground floor by the adjacent single storey building, the first floor is a blank rendered wall.

The rear east elevation has a symmetrical gable with a central window to each floor. Set back to the north is a single storey, flat roofed section with a single window.

The taller section of the side south elevation is symmetrical, three windows wide. The lower, set back section to the west has a doorway in the inner corner.

Setting:

The gable of the building sits hard on the pavement of the east side of Main Street, the south side faces the lawn of the grounds of Holy Trinity Church (HB03/10/017A). Attached to the southwest corner of the front gable is a wrought iron gate which connects with the low rendered wall surmounted by iron railings forming the perimeter of the church grounds. The building faces HB03/10/18, HB03/10/19, HB03/10/20 and further along Main Street are many other listed buildings.

Schedule:

Roof: natural slate
Walls: stone
Windows: uPVC
RWGs: uPVC.

Interior Description

The building has two entrances which lead in to either end of a narrow hallway with a dog-legged stair enclosed at ground floor with a modern metal baluster to the upper flight. Two large rooms sit to the east of the hallway, with the kitchen located to the north on the ground floor. Generally the doors are 4 panelled with original architraves. The main ground floor room (G03) has a suspended ceiling; the upper room (F01) has an open ceiling with painted timber trusses with open quatrefoil decoration, purlins and metal ties.

Architects

Gordon, Stewart

Historical Information

The church hall of Holy Trinity was constructed, probably as a school house, at the same time as the church itself c1840 and is likely to have been designed by the same architect, Stewart Gordon, Surveyor for the County of Londonderry (www.dia.ie; www.holytrinityportrush.org.uk). The building is first shown, captioned 'School Ho[use]' on the second edition OS map of 1853, occupying much the same footprint as today. The church, tower and parish school house are listed in Griffith's Valuation of 1856-64 at £50 and no significant changes are recorded to the valuation before the 1930s.

In the 1930s the school house was in use as a 'working mens' club' with membership confined to members of the parish. The position of the stairway in the club was altered in 1937 and it can be seen that the roofline of the building at the south-western end has changed since photographs were taken c1900 (McDonald and Anderson).

The church history suggests that the building was first used as a residence for the church sexton. The building is currently in use as a Sunday School and by various church groups for meetings and fundraising events (www.holytrinityportrush.org.uk).

References:

Primary Sources

1. PRONI OS/6/1/2/1 First Edition OS Map 1831-2
2. PRONI OS/6/1/2/2 Second Edition OS map 1853
3. PRONI OS/6/1/2/3 Third Edition OS Map 1906
4. PRONI OS/6/1/2/4 Fourth Edition OS Map 1921-31
5. PRONI OS/6/1/2/5 Fifth Edition OS Map 1946-50
6. PRONI OS/8/42/1-2 – Town Plans of Portrush (1895-6)
7. PRONI VAL/2/B/1/30B – Griffith's Valuation (1856-64)
8. PRONI VAL/12/B/6/2A-E – Annual Revisions (1859-1895)
9. PRONI VAL/12/B/4/22A-D Annual Revisions (1895-1930)
10. PRONI VAL/3/C/1/30 First General Revaluation 1933-57
11. PRONI VAL/3/D/1/15/A/33 First General Revaluation 1933-57

Secondary Sources

1. McDonald, T and Anderson, R "Memories in Focus: NE Ulster from old photographs 1850-1950 Volumes 1 to 4" 1981-83
2. Milner, T W R "A History of the Church of Ireland in the Parish of Ballywillan (Portrush)" 1972
3. www.holytrinityportrush.org.uk
4. www.dia.ie – Dictionary of Irish Architects online

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- K. Group value

Historical Interest

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

Evaluation

A two storey stone building, probably built in 1840 in a simple late Gothic Revival style. Despite some replacement fabric, much of the original interior remains, and the layout remains intact. It has group value with Holy Trinity Church (HB03/10/017A), forming part of the northern boundary of its grounds and connecting with the church's street boundary wall. It is an important landmark in the Main Street and as part of the social fabric of Portrush, it is of local interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

uPVC windows

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 13/03/2013



Appendix 2:

Table 1: Proposed listings

Item No	Reference	Address	Proposed Listing	Criterion used in consideration*	Details of replacements/alterations
1	HB03/03/028B	Outbuilding at Bovagh house, 79 Mullaghinch Rd, Coleraine, BT51 4AU	B2	Architectural: A, B, C, D, I, J, K. Historic: X, R, S, T, U.	No replacements/alterations. Fairly intact buildings which illuminate the range of uses and functions associated with a middle-sized 19 th Century country house. Their survival enhances the historic interest and setting quality of Bovagh House.
2	HB03/07/020	Briarfield, 107 Hopefield Rd, Portrush, BT56 8NZ	B2	Architectural: A, B, C, J, G. Historic: S, X.	No replacements/alterations. Early example of cavity wall construction. One of a handful of buildings of the period to be built in Portrush and it contributes to its special architectural and historic interest.
3	HB03/10/003B	Signal Box, Portrush Railway Station, Eglinton Street, Portrush	B1	Architectural: I, J, K, A, B, C, D, F, H-. Historic: X, Z, R, S, T.	External render detracts from original character, however, proposed for listing due to age, authenticity and historic importance. Survives in its original setting and it has group value with the station building and water tower (item 4).

4	HB03/10/003C	Water Tower, Portrush Railway Station, Eglinton Street, Portrush	B2	Architectural: I, J, K, A, B, C, D, F. Historic: X, R, S, T.	Appropriate alterations. Proposed for listing due to age, authenticity and historic importance. Survives in its original setting and it has group value with the station building and water tower (item 4).
5	HB03/10/017B	Holy Trinity Church Hall, Main Street, Portrush, BT56 8EN	B2	Architectural: A, B, K. Historic: X, Y.	Inappropriate uPVC windows. However, proposed for listing as much of the original interior remains. It has group value with Holy trinity Church. It is an important landmark in the Main Street and as part of the social fabric of Portrush it is of local interest.

*See criterion summary at Table 2: Appendix 3

Appendix 3: Derived Listing Criteria

Table 2: 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. Gradings in Northern Ireland (unlike elsewhere in the UK) are not statutory. The categories contained within the list can be defined as follows:

Grade A: buildings of greatest importance to Northern Ireland including both outstanding architectural set-pieces and the least altered examples of each representative style, period and type.

Grade B+: high quality buildings that because of exceptional features, interiors or environmental qualities are clearly above the general standard set by grade B1 buildings. Also buildings which might have merited Grade A status but for detracting features such as an incomplete design, lower quality additions or alterations.

Grade B1: good examples of a particular period or style. A degree of alteration or imperfection of design may be acceptable. Generally B1 is chosen for buildings that qualify for listing by virtue of a relatively wide selection of attributes. Usually these will include interior features or where one or more features are of exceptional quality and/or interest.

Grade B2: special buildings which meet the test of the legislation. A degree of alteration or imperfection of design may be acceptable. B2 is chosen for buildings that qualify for listing by virtue of only a few attributes. An example would be a building sited within a conservation area where the quality of its architectural appearance or interior raises it appreciably above the general standard of buildings within the conservation area.