

Department for Communities: Historic Environment Division (HED) (former NIEA) – Proposed listing of Bushmills RUC Station	28th September 2016
Planning Committee	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leadership 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	Sharon Mulhern
Cost:	N/A

For Decision

1.0 Background

- 1.1 The Department for Communities – Historic Environment Division (HED) (former NIEA) – has written to Council in response to correspondence sent on 28th July 2016 regarding the proposed listing of the former RUC Station at 96-98 Main Street, Bushmills, under Section 80(1) of the Planning Act (Northern Ireland) 2011.

2.0 Detail

- 2.1 The proposed listing of the former Bushmills RUC Station was presented at Council's Planning Committee on 27th July 2016 for agreement (see Appendix 1). At this meeting it was agreed that Denise Dickson, Head of Planning, would write to HED setting out Member concerns regarding this proposed listing.
- 2.2 Denise Dickson wrote to HED on behalf of Council on 28th July 2016 (see Appendix 2).

2.3 On 24th August 2016 HED wrote back to Council, in response to Denise Dickson's letter (see Appendix 3).

2.4 In replying to the issues raised in Council's letter HED has commented (in summary) as follows:

- Department has a statutory duty to list all buildings in NI of "special architectural or historic interest" no matter what their type or use.
- Bushmills Former RUC Station meets the listing test. Criteria used for assessment are publicly available on the Planning Portal.
- To date only 9 police stations throughout NI have been listed.
- Issue raised regarding asbestos lies outside the remit of considerations for listing. The safe removal of asbestos, in any case, is the responsibility of the building owner.
- Writer does not understand what is meant by the assertion that "the listing of this building will be detrimental to its future use..." and similarly that "the listing of buildings has left many 'carbuncles' and sounded the death knell...for the whole of Bushmills".
- The Bushmills Conservation Area (CA) was designated in June 1992, prior to which many buildings were listed.
- CA status and listings are the main reason why a substantial portion of the village's strong character is still evident today and why it has the potential to act as a primary driver of future prosperity.
- Aim of listing is not to prevent alterations to buildings but to identify important features and associations and inform sympathetic and beneficial adaptation through understanding.
- Building has prominent role in the evolving historical and social development of the village.
- Building is a conspicuous feature of Main Street. As such, its loss would be detrimental to the appearance and appreciation of the Conservation Area.
- HED happy to engage with Council regarding benefits to be obtained from listed buildings and structures.

3.0 Recommendation

3.1 **IT IS RECOMMENDED** that Members:

- Note the content of the report and attached appendices; and
- Head of Planning to write to HED asking for presentation to elected members on the listing of buildings.

Appendices

Appendix 1:- July 2016 Committee Paper - Proposed listing of building.

Appendix 2:- Council's response to HED re proposed listing.

Appendix 3:- HED's response to Council comments.

NIEA – Proposed Listing of Building Bushmills	27th July 2016
Planning Committee	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leadership 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	Sharon Mulhern
Cost:	N/A

For Decision

1.0 Background

- 1.1 The Department for Communities – Historic Environment Division – wrote to the Council on 28th June 2016 advising that it is considering to list the Former RUC Station, at 96-98 Main Street, Bushmills as a Building of Special Architectural or Historic Interest under Section 80(1) of the Planning Act (NI) 2011.

2.0 Detail

- 2.1 The justification for the proposed listing is set out in the attached document. The Department has requested the Council's view on the proposed listing.

3.0 Recommendation

- 3.1 **IT IS RECOMMENDED** that Members agree to the listing as detailed in the attached document and agree to the Head of Planning responding on behalf of the Council.

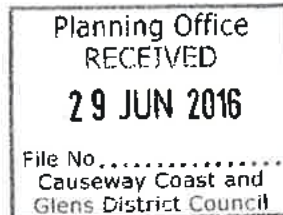
Appendix 1

Department for Communities – Historic Environment Division – Consultation Report



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: HB05/08/104

Date: 28/06/2016

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

FORMER RUC STATION, 96-98 MAIN STREET, BUSHMILLS, CO ANTRIM, BT57 8QD

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: C9407 4075

GERALDINE BROWN

Enc Second Survey HBC Report

<p>Address Former RUC Station 96-98 Main Street Bushmills Co Antrim BT57 8QD</p>	<p>HB Ref No HB05/08/104</p> 
<p>Extent of Listing Former police station and walling</p>	
<p>Date of Construction 1920 - 1939</p>	
<p>Townland Magheraboy or Bushmills</p>	
<p>Current Building Use Police Station</p>	
<p>Principal Former Use Police Station</p>	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	7/9
Industrial Archaeology	No	HED Evaluation	B1	IG Ref	C9407 4075
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	Yes				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Detached two-storey five-bay render with painted finish neo-Georgian former Police Station. Built in c. 1939 to designs by Thomas Francis O Rippingham, chief architect for the Ministry of Finance. Rectangular plan-form; deep projecting eaves to slated and sprocketed roof with large rendered chimney stack to the North-west side and a further chimney centred on the ridge. Originally built and utilised by the Royal Ulster Constabulary, and subsequently by the P.S.N.I. until 2012. In that year the building fell vacant and continues to be disused today. Set back on the East side of Main Street, within the Bushmills Conservation Area.

Walling is of roughcast render with painted finish; front elevation retains classical neo-Georgian-style

elements such as double hipped roof, arched recesses of the front entrance doors with timber multi-paned single-glazed sliding sash windows (with horns) on painted masonry cills that to ground floor have 6/9 lights and to first floor have 6/6 lights (unless otherwise mentioned); continuous rendered projecting band at first floor cill course; louvered metal vents set at regular intervals just below line of eaves to front and rear elevations; mixture of uPVC and cast-iron rainwater goods.

Principal elevation is symmetrical and faces South-west on to Main Street; ground floor is five-bays wide, three central bays set within shallow breakfront with three round-arched recesses that each contain a square-headed opening – a sliding sash window (6/9 lights) in the middle and two flush six-panelled timber doors to either side; a continuous plat band connects these openings at impost level. Breakfront is flanked by timber sliding sash windows (6/9 lights). First floor is three-bays wide, aligned with central bays on ground floor; windows are timber sliding sashes (6/6 lights) on continuous painted projecting sill course; deep overhang to slated hipped roof having boarded timber soffit; moulded cast-iron guttering to front elevation that discharges to uPVC downpipe via cast iron hopper. Plinth, masonry cills to ground floor windows, rainwater goods and soffit are all painted in contrasting colour.

North-west side elevation is asymmetrical; ground floor contains a timber sliding sash windows to ground floor (6/9 lights) and first floor (6/6 lights), both to the right side (towards Main St); a tall shouldered chimney stack rises from the centre of the NW elevation projecting above the ridge line of the main slated hipped roof with stepped lead flashing where chimney punctuates eaves; adjoined to the hipped roof behind by a slated chimney cricket.

North-east rear elevation is broadly symmetrical except at ground floor level where the fenestration is more irregular. Five bays at first floor each having a timber sliding sash window (6/6 lights) with continuous cill band directly below that returns to NW and SE side elevations; through-window extract vents fitted to central window and next one to right; vertical metal bars to middle window. Single storey, flat roofed projection to the far left, abutted by a mono-pitched boiler house with profiled metal roof and stainless steel extract flue; both have uPVC gutters and downpipe. Next to flat-roofed projection, a square-headed door opening contains a solid flush timber door with multi-paned sidelights and transom light; followed by two timber sliding sashes (6/6 lights) with a smaller blind opening between and a small 6-paned casement window to the far right side; all on a painted plinth. Slated hipped roof has a squat render painted chimney stack centred on ridge, rear slope has two cast-iron roof lights; moulded cast-iron guttering discharges to a square section downpipe.

South-east elevation is two bays wide and asymmetrical; ground floor has two timber sliding sashes; one to the left side (6/9 lights) and another to the right side (6/6 lights); first floor has a single timber sliding sash (6/6 lights) to the left side, aligned with ground floor bay below; continuous projecting cill at first floor as previously described.

Materials:

Roof: Natural Slate

RWG: Cast-iron & uPVC

Walling: Render, roughcast (painted)

Windows: Timber sliding sash multi-paned with one fixed light to rear (SW)

Setting:

Elevated slightly and set back from the building line of adjacent terraced rows of houses and shops on the East side of Main Street within the Bushmills Conservation Area, on a site bound by rendered walling with painted concrete copings topped by a high security mesh perimeter fence supported on square metal posts. The entrance is accessed via a flight of six concrete steps centred at the front, with dwarf fir trees and lawn to both sides. The North-west side elevation faces on to a bitmac path that runs parallel to a shared alley way leading to a service yard at the rear; the wall steps up in height along this boundary. Both the North-east and South-east elevations face onto concrete hard-standing, enclosed by tubular metal guarding that extends to meet handrails to concrete steps at the right and the site is bound by solid profiled metal security panels at the rear, beyond which a further lawned area is enclosed by mesh fencing and contains a single storey telephone exchange building of similar style, also having double-hipped sprocketed roof, although with red tiles and half-round ridge tiles.

Interior Description

Interior not visited.

Architects

Historical Information

The former R.U.C. Station, a two-storey five-bay neo-Georgian barracks located at nos 96-98 Main Street, was constructed in c. 1939. The police station, which until recently was occupied by the Police Service of Northern Ireland, was originally designed by Thomas Francis O. Ripplingham (c. 1896-1964). With the establishment of the Northern Ireland state in 1922 the newly-established Ministry of Finance appointed Ripplingham (c. 1896-1964) as its official architect. Early in his career Ripplingham was tasked with creating a standard design for a series of barracks for the (also newly-formed) Royal Ulster Constabulary and between 1922 and the 1950s dozens of new stations were constructed throughout the six counties employing Ripplingham's standard neo-Georgian design (DIA)

In the aftermath of partition, Ulster architects had rejected modern trends and embraced a neo-Georgian revival. Dixon states that Ripplingham's barrack design is the 'most outstanding' application of the neo-Georgian style; the 'basic design ... while having its own distinct identity derived some of its elements from earlier types of building in the province. The combination of hipped roof with chimneys rising from the end walls looks back to the early-18th century, while the arched recesses of the front door and its flanking windows borrowed from the Regency of Late-Georgian styles give the facade a simple yet positive dignity.

The design was adaptable in size varying from three windows in width to eight or nine; it also proved an environmental success, blending with the older buildings along the streets of Ulster's towns, or taking its place quietly in more isolated country situations.' Dixon suggested that the police station in Seaforde Co. Down was 'the most outstanding in the series,' however the example at Bushmills is typical of Ripplingham's neo-Georgian design (Dixon, p. 189). The First General Revaluation of Property in Northern Ireland (1936-57) records that the R.U.C. Barracks in Bushmills was constructed in c. 1939. The building was first recorded in the valuation sources in that year, which noted that the barracks was leased by the Ministry of Home Affairs N. I. and was valued at £55. By the end of the Second General Revaluation (1956-72) the total rateable value of the building stood at £96.

The police barracks at nos 96-98 Main Street was utilised by the R.U.C., and subsequently by the P.S.N.I. until 2012. In that year the building was closed and put up for sale (along with 43 other stations throughout the province) due to cost-cutting measures (Ballymoney Times).

References

Primary Sources

1. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
2. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)

Secondary Sources

1. Dixon, H., 'An introduction to Ulster Architecture' Belfast: Ulster Architectural Heritage Society, 2008.
2. Ballymoney Times (23 Mar 2012)

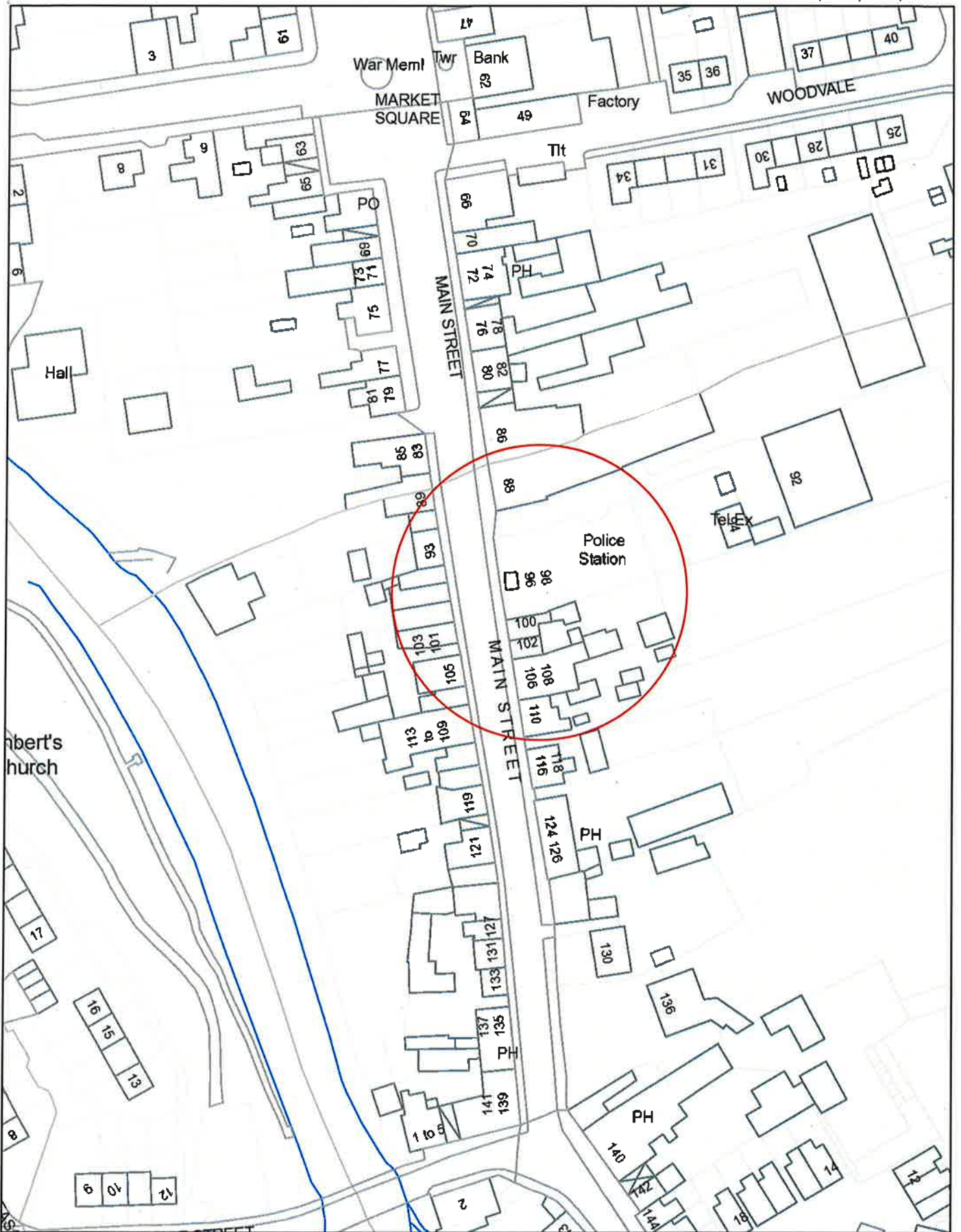
Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

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
A. Style B. Proportion C. Ornamentation J. Setting	R. Age S. Authenticity T. Historic Importance X. Local Interest Y. Social, Cultural or Economic Importance
Evaluation Detached two-storey five-bay render with painted finish neo-Georgian former Police Station situated on the East side of Main Street. Built in c. 1939 to designs by Thomas Francis O. Ripplingham. Rectangular plan-form with classical neo-Georgian-style elements to the principal facade. Set along a terrace row to the east side of Main Street Bushmills. Originally built for the Royal Ulster Constabulary, and subsequently occupied by the P.S.N.I. Until 2012; since then it has become vacant and disused. Generally this is a well proportioned building with good quality architectural detailing within the neo-Georgian style. It is one of the most significant buildings within the Bushmills Conservation Area and has both historical and social interest.	
Replacements and Alterations None	
If inappropriate, Why?	
General Comments	
Monitoring Notes – since Date of Survey	
Date of Survey 16/06/2015	





**Causeway
Coast & Glens
Borough Council**

Planning Office
County Hall
Castlerock Road
COLERAINE
BT51 3HS

Ms Geraldine Brown
Department for Communities
Historic Environment Division
Heritage Buildings Designation Branch
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Date: 28th July 2016
Your Ref: HB05/08/104

Tel: 028 7034 7137

Dear Ms Brown,

Re: HB05/08/104: Proposed listing of Former RUC Station, 96-98 Main Street, Bushmills, Co. Antrim, BT57 8QD.

Thank you for your letter, dated 28th June 2016, in relation to the above proposed listing within the Borough. The proposal was presented at Council's Planning Committee on Wednesday 27th July 2016.

I wish to advise that whilst Council have expressed their willingness to support the preservation and enhancement of the wealth of built heritage within the Borough, a number of important issues have been raised in relation to this particular proposed listing. These may be summarised as follows:

- The listing of this building will be detrimental to its future use by either businesses or the local community;
- Possible asbestos problems and internal issues relating to this building will impact on the ability to reuse of the building and result in yet another long term vacant property within Bushmills – have these been considered in the assessment of proposed listing? and
- The listing of buildings has left many “carbuncles” and sounded the death knell, not only for this building but for the whole of Bushmills. The town is trying to move forward, however, the listing of buildings restricting the development of the area is preventing this.

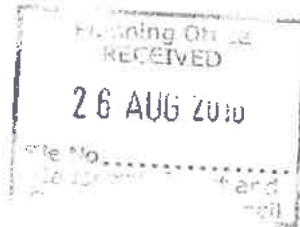
Furthermore, is the Department is considering the listing of all former police stations in Northern Ireland and how this building is unique from the numerous examples of this type of building, either architecturally or historically?

I look forward to receiving your response. However, please do not hesitate to contact me should you have any further queries regarding this.

Yours faithfully,

Denise Dickson

Denise Dickson
Head of Planning



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

Historic Environment Division

Causeway Coast & Glens Borough Council
Planning Office
County Hall
Castlerock Road
Coleraine
BT51 3HS

Heritage Buildings Designation Branch
6th Floor, Causeway Exchange
1-7 Bedford Street
Town Parks
Belfast BT2 7EG

Tel: 028 90823479

Email: Geoff.Sloan@communities-ni.gov.uk

fao Ms Denise Dickson
Head of Planning

Your reference:

Our reference: HB05/08/104

Date: 24 August 2016

Dear Denise,

RE: HB05/08/104 Proposed listing of former RUC Station, 96-98 Main Street, Bushmills, Co. Antrim, BT57 8QD

Thank you for your letter, dated 28 July 2016, to our Mrs. Brown regarding the proposed listing of the above building, and notes the Council's willingness to support the preservation and enhancement of the wealth of built heritage within the Borough. In response to the queries raised by the Council I can respond by saying that the Department has a statutory duty to list all buildings in Northern Ireland of '*special architectural or historic interest*' no matter what their type or use. The former Bushmills RUC Station is determined to meet this test for the reasons set out in the evaluation document which the Council has been consulted on. The criteria used for assessment are those listed in Annex C to PPS6 which is publicly available on the Planning Portal website. To date only nine police stations throughout Northern Ireland have been listed, and this clearly does not represent the totality of such buildings.

The 'asbestos problem' noted is outside the remit of our considerations for proposed listing. However, whether the building is to remain and be adapted to a future use, which is our sincere hope, or demolished, a strategy for the safe removal of any potentially harmful materials will need to be considered by the owner.

I do not understand what is meant by the assertion that 'the listing of this building will be detrimental to its future use by either businesses or the local community' and similarly that 'the listing of buildings has left many 'carbuncles' and sounded the death knell for the whole of Bushmills'.

Bushmills Conservation Area was declared in June 1992, and many buildings were protected by listing prior to this date. These protections, given both by the Conservation Area status and Listing, are the main reason that, although there have been unsympathetic alterations over the years, a substantial proportion of the village's strong and attractive character is still evident today, and has the potential to act as a primary driver of future prosperity. As noted at our meeting on 20 April last, the Historic Environment Division, as part of our wider outreach and capacity building activities, would be happy to engage with the Council regarding the benefit to be obtained by an appreciation of, and sustainable reuse of, our built heritage, both buildings and monuments.

Part of the aim of listing is not to prevent alteration to buildings, per se, (a building generally needs to adapt and evolve over its lifetime) but is to identify those features and associations which it is important to preserve, whilst informing sympathetic and beneficial adaptation through an understanding of a building's merits. As well as its prominent role as part of the evolving historical and social development of the village the former police station is a conspicuous feature of the Main Street. Its loss would be a detriment to the appearance and appreciation of the Conservation Area.

Once you have had the opportunity to further consult with the Council I would be grateful if you could confirm whether or not it supports the proposed listing being taken forward.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Sloan', with a horizontal line underneath the name.

Geoff Sloan RIBA
Assistant Director

cc file