

NIEA Proposed De-listings.	27 th April 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protect the environment in which we live
Outcome	<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; • Our citizens will be given the maximum opportunity to enjoy our natural environments; and • Our natural assets will be carefully managed to generate economic and social returns without compromising their sustainability for future generations.
Lead Officer	Sharon Mulhern
Cost: (If applicable)	N/A

For Decision

1.0 Background

- 1.1 Northern Ireland Environment Agency (NIEA) wrote to Council advising that they are considering a number of de-listings within the Borough under Section 80(3) of The Planning Act (NI) 2011.
- 1.2 The buildings are being recommended for de-listing because they no longer meet the criteria to be listed buildings. NIEA has requested Council's view on the proposed de-listings (see Appendix 1).

2.0 Detail

- 2.1 The proposed de-listings are detailed in Table 1 (opposite):

Table 1

NIEA Reference	Address	Conservation Area	NIEA reasons for de-listing
HB05/08/066	29 Lower Main Street, Bushmills, Co. Antrim	Yes	<ul style="list-style-type: none"> • Front façade much altered (replacement top-hung windows/replacement front door) • Roof covering replaced (artificial slate) • Modern single storey flat roof extension to rear. • Exterior retains little historic detailing or character. • Little interior historic detailing or character remaining. • Building does not have sufficient architectural and historic interest to be considered special.
HB05/08/065A	31 Lower Main Street, Bushmills, Co. Antrim	Yes	The original pair of buildings on the site (No's 31 & 33) demolished in 2001.
HB05/08/065B	33 Lower Main Street, Bushmills, Co. Antrim	Yes	The original pair of buildings on the site (No's 31 & 33) demolished in 2001.
HB05/08/064	35-41 Lower Main Street, Bushmills, Co. Antrim	Yes	<ul style="list-style-type: none"> • Original floor plan much altered. • Little internal historic fabric and detail remaining. • Replacement top-hung windows to front elevation. • Large modern extension dominates rear. • Building does not have sufficient architectural and historic interest to be considered special.
HB05/08/060	47-49 Lower Main Street, Bushmills, Co. Antrim	Yes	<ul style="list-style-type: none"> • Front façade much altered. • Replacement shop front and modern archway. • Large modern building in rear courtyard – overall scale and massing of this detracts from historic character. • Original floor plan and internal historic fabric and detailing no longer exist. • Building does not have sufficient architectural and historic interest to be considered special.

HB05/08/077	56-58 Main Street, Rameses Centra, Bushmills, Co. Antrim	Yes	<ul style="list-style-type: none"> • Building has undergone extensive renovations (Inc demolition of most of historic fabric). • Only original front and gable facades remain (façade retention scheme) • Detailing has been lost. • Large extension added to rear. • Building does not have sufficient architectural and historic interest to be considered special.
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3.0 Conservation Area

3.1 All properties listed in Table 1 are located within the Bushmills Conservation Area boundary, therefore they still would have a level of protection under current planning policy contained within Planning Policy Statement (PPS) 6: Planning, Archaeology & the Built Heritage.

4.0 Recommendation

4.1 **IT IS RECOMMENDED** that Members agree to the de-listings as detailed at Appendix 1 and the response to NIEA by Head of Planning as detailed at Appendix 2.

ADVANCE NOTICE OF DELISTING



The Clerk to the Council
Causeway Coast & Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Direct Tel No: 028 9056 9216

Our Ref: HB05/08/066

Date: 19/02/2016

Dear Sir/Madam

RE: 29 LOWER MAIN STREET, BUSHMILLS, BT57 8QA

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

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


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

Yours faithfully

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

Geraldine Brown

Enc: District Council Report

Address 29 Lower Main Street Bushmills Co. Antrim BT57 8QA	HB Ref No HB05/08/066
Extent of Listing	
Date of Construction 1820 - 1839	
Townland Clogher, North.	
Current Building Use House	
Principal Former Use House	

Conservation Area	Yes	Survey 1	B	OS Map No	7/5SW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9401 4098
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 late-Georgian house. Located on the west side of Main Street in Bushmills at the northern end of the village, with the Bush River to the west, constructed prior to 1832. Rectangular plan-form with a modern single storey flat roof extension to the rear enclosed by a high curved rendered wall and timber gate. Fibre cement pitched roof has two unpainted rendered chimneystacks, centred on ridge, having both circular terracotta and octagonal shaped buff clay pots.

Painted rendered walling; timber sliding sash windows on ground floor and casements on first floor, all on painted sills to front elevation; pitched slate roof has black clay ridge tiles and two unpainted chimney-stacks with terracotta and octagonal buff clay pots; uPVC rainwater goods throughout.

Principal elevation faces North-east accessed via a paved footpath from the Main Street; four-bays wide on ground and three bays on first floor above, two right side bays are aligned with bays on ground floor; ground floor level contains a replacement timber four-panel door with a half-moon glazed panel above and a plain glazed transom light over, doorway not centred on elevation.

South-east elevation is blank; walling has been re-rendered, topped by an unpainted rendered chimney-stack.

South-west (rear) elevation is abutted on ground floor by a flat roof single storey extension having timber casement windows and a doorway to the SE side leading to the main house; main elevation (to the right side of single storey extension) has a timber casement window; first floor above has three timber casement windows on painted sills. Rear yard is enclosed by a high curved unpainted rendered wall having a timber gate and a metal fence to the left side.

North-west elevation adjoined to neighbouring property No.27 Lower Main Street [HB05.08.067].

Setting:

Located on the west side of Main Street in Bushmills at the northern end of the village, with the Bush River to the west, and south of Metal Row [HB05/08/070A-H].

Materials:

Roof: Fibre cement

RWGs: uPVC

Walling: Painted render

Windows: Timber sliding sash and timber casements.

Interior Overview

Interior layout partially changed. Detailing substantially altered.

Architects

Historical Information

No. 29 Main Street, a two-storey three-bay late-Georgian dwelling located on the west side of Main Street in Bushmills, was constructed immediately prior to 1832 as part of the reconstruction of the village 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 in the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). The building, along with the adjoining No. 27 Main Street (HB05/08/067), was depicted on the first edition Ordnance Survey map (1832) and Townland Valuation Town Plan (c. 1834). The contemporary Townland Valuation (1835) described No. 29 Main Street as a 1A class building (that is a new or nearly new slated building) that measured 30ft by 28ft and stood 20ft in height. The house was initially occupied by a Mr. Robert Dunlop and was valued at £9 and 10 shillings.

There was little change to the layout of No. 29 Main Street by the mid-19th century and the second edition Ordnance Survey map (1855). The contemporary Griffith's Valuation (1859) noted that the house was increased in value to £11 and 10 shillings and was leased by the MacNaghten family to Dr. Alexander S. Warke, a local surgeon who operated the Dispensary at the adjoining No. 27 Main Street. In the 1870s the house was occupied by a Mr. Samuel Doherty whose family continued to reside at the address until the 1920s. The 1901 Census of Ireland records that Samuel Doherty manufactured fishing tackle and occupied the house with his brother John. The accompanying census building return described No. 29 Main Street as a 1st class dwelling and shop that consisted of nine inhabited rooms and possessed a turf house as its sole out office. The contemporary Ordnance Survey Town Plan (1902) depicted the house as a simple square-shaped building that did not possess any extensions or significant outbuildings. The Doherty family vacated No. 29 Main Street in c. 1929 when the house was occupied by William John Sinclair, a local schoolmaster. Sinclair remained at the address until his death in 1939 after which point the house was occupied by his widow Elizabeth (PRONI Wills). Under the First General Revaluation of Property in Northern Ireland (1936-57) the total rateable value of the house was

increased to £13. The valuer also noted that No. 29 Main Street was occupied by a Mr. Daniel Cochrane in 1948. Cochrane leased the site from the MacNaghten estate until at least the end of the Second General Revaluation (1956-72) at which time the value of the house had risen to £15 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. 29 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/6/1/3/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/3/2 – Second Edition Ordnance Survey Map (1855)
3. PRONI OS/6/1/3/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/3/4 – Fourth Edition Ordnance Survey Map (1921)
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 (8 Apr 1939)
15. First Survey Record – HB05/08/066
16. NIEA HB Record – HB05/08/066

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 late-Georgian house constructed prior to 1832 and located on the west side of Main Street in Bushmills at the northern end of the village, with the Bush River to the west. The front facade has been much altered with replacement top-hung windows to first floor level and a replacement front door. The roof covering has been replaced with artificial slate and there is a modern single storey flat roof extension to the rear. The exterior therefore retains little historic detailing or character. Internally, little historic detailing or fabric remains. As such, the building does not have sufficient architectural and historic interest to be considered special.	

**Second Survey Database
District Council Consultation Report**

HB05/08/066

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 26/02/2015

ADVANCE NOTICE OF DELISTING



The Clerk to the Council
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66 Portstewart Road
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Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Direct Tel No: 028 9056 9216

Our Ref: HB05/08/065A

Date: 19/02/2016

Dear Sir/Madam

RE: 31 LOWER MAIN STREET, BUSHMILLS, BT57 8QA

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

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


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

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Brown'.

Geraldine Brown

Enc: District Council Report

Address 31 Lower Main Street Bushmills Co. Antrim BT57 8QA	HB Ref No HB05/08/065 A
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Clogher North	
Current Building Use Demolished	
Principal Former Use house	

Conservation Area	Yes	Survey 1	B	OS Map No	7/5SW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9401 4097
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

No. 31 Main Street, Bushmills was built as part of a pair with No. 33. The pair (31-33) of terraced houses were the last to be constructed along the west side of Main Street between 1834 and 1855. They were described as "a pair of two-storey rendered houses with modern fenestration and elliptical arched coach entrance. Maintains eaves and ridge levels. Slated roof, rendered chimneys" on the first survey card of October 1972.

The pair of buildings were demolished c. 2001. At the time of survey, the vacant site was a construction site with concrete blockwork to first floor level. The site was concealed to the NE side by plywood hoarding.

The South-east side consists of an exposed stone and red brick gable-end to adjoining properties No's 35-41 Lower Main Street (HB05/08/064).

The South-west and North-west sides are enclosed by a high metal fence.

At the time of the survey the construction work appeared to have ceased.

Interior Overview

N/A

Architects

Historical Information

Nos 31-33 Main Street, a pair of two-storey terraced houses located on the west side of Main Street in Bushmills, were constructed between 1834 and 1855; the mid-19th century houses were demolished in c. 2001. Nos 31-33 Main Street were amongst the last buildings to be constructed along the west side of Main Street as part of the general rebuilding 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). Nos 31 and 33 Main Street were not recorded on the Townland Valuation Town Plan or the contemporary Townland Valuations (c. 1834-35) but the row did appear on the second edition Ordnance Survey map of 1855.

Contemporary valuation maps and an early-20th century photograph of Main Street shows that nos 31 and 33 Main Street were both two-storey three-bay buildings, although No. 31 possessed a coach arch. Griffith's Valuation (1859) notes that both houses were leased by a Mr. John Kilpatrick. No. 31 Main Street was initially valued at £6 and 10 shillings and was occupied by a Ms. Mary Gault whilst the adjoining No. 33 was valued at £5 and 10 shillings and was inhabited by a Ms. Barbara Huey. The occupants of nos 31-33 Main Street changed with frequency over the following decades. The Annual Revisions notes that in c. 1896 the separate buildings were combined into a single dwelling which was revalued at £10 and was occupied by James Sinclair, a local national schoolteacher.

The 1911 Census of Ireland noted that Sinclair resided at Main Street with his wife Eliza and their six children. The accompanying census building return described nos 31-33 Main Street as a 1st class dwelling that consisted of ten rooms and possessed a turf-house and potato house as its sole out offices. The contemporary Ordnance Survey Town Plan (1902) recorded the building along its original terraced layout and also depicted two small outbuildings to rear. The Sinclair family continued to reside at nos 31-33 Main Street until the mid-20th century. The value of the house was increased to £14 and 10 shillings under the First General Revaluation of Property in Northern Ireland (1936-57) at which time the valuer recorded the MacNaghten family as owners. The Sinclair family vacated the site in c. 1960 and by 1965 ownership of the building passed to a Mr. Daniel Cochrane who subdivided the property (into its original layout as two dwellings) and leased the site out new tenants. By the end of the Second General Revaluation (1956-72) the rateable values of both No. 31 and No. 33 Main Street stood at £17 and 10 shillings each.

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 31-33 Main Street were individually listed in 1980 and were 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.

In March 2001 planning permission was granted for the demolition of No's 31 & 33 Main Street and erection of a housing development. The NIEA HB Records note that nos 31-33 Main Street were completely demolished in c. 2001 in order to facilitate the construction of new residential units to rear (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

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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 – HB05/08/065
15. NIEA HB Record – HB05/08/065

Secondary Sources

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Architectural Interest

Historical Interest

Evaluation

No's 31-33 Main Street, Bushmills, a pair of two-storey terraced houses were the last to be constructed along the west side of Main Street between 1834 and 1855. At the time of the survey the pair of houses had already been demolished (c. 2001) and construction work on the site appeared to have started but ceased. The current site is concealed on all three sides by plywood hoarding to the SE side and a metal fence to the SW and NW sides.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2015

ADVANCE NOTICE OF DELISTING



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Direct Tel No: 028 9056 9216

Our Ref: HB05/08/065B

Date: 19/02/2016

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Geraldine Brown

Enc: District Council Report

Address 33 Lower Main Street Bushmills Co. Antrim BT57 8QA	HB Ref No HB05/08/065 B
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Clogher North	
Current Building Use Demolished	
Principal Former Use House	

Conservation Area	Yes	Survey 1	B	OS Map No	7/5SW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9401 4097
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

No. 33 Main Street, Bushmills was built as part of a pair with No. 31. The pair (31-33) of terraced houses were the last to be constructed along the west side of Main Street between 1834 and 1855. They were described as "a pair of two-storey rendered houses with modern fenestration and elliptical arched coach entrance. Maintains eaves and ridge levels. Slated roof, rendered chimneys" on the first survey card of October 1972.

The pair of buildings were demolished c. 2001. At the time of survey, the vacant site was a construction site with concrete blockwork to first floor level. The site was concealed to the NE side by plywood hoarding.

The South-east side consists of an exposed stone and red brick gable-end to adjoining properties No's 35-41 Lower Main Street (HB05/08/064).

The South-west and North-west sides are enclosed by a high metal fence.

At the time of the survey the construction work appeared to have ceased.

Interior Overview

n/a

Architects

Historical Information

Nos 31-33 Main Street, a pair of two-storey terraced houses located on the west side of Main Street in Bushmills, were constructed between 1834 and 1855; the mid-19th century houses were demolished in c. 2001. Nos 31-33 Main Street were amongst the last buildings to be constructed along the west side of Main Street as part of the general rebuilding 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). Nos 31 and 33 Main Street were not recorded on the Townland Valuation Town Plan or the contemporary Townland Valuations (c. 1834-35) but the row did appear on the second edition Ordnance Survey map of 1855.

Contemporary valuation maps and an early-20th century photograph of Main Street shows that nos 31 and 33 Main Street were both two-storey three-bay buildings, although No. 31 possessed a coach arch. Griffith's Valuation (1859) notes that both houses were leased by a Mr. John Kilpatrick. No. 31 Main Street was initially valued at £6 and 10 shillings and was occupied by a Ms. Mary Gault whilst the adjoining No. 33 was valued at £5 and 10 shillings and was inhabited by a Ms. Barbara Huey. The occupants of nos 31-33 Main Street changed with frequency over the following decades. The Annual Revisions notes that in c. 1896 the separate buildings were combined into a single dwelling which was revalued at £10 and was occupied by James Sinclair, a local national schoolteacher.

The 1911 Census of Ireland noted that Sinclair resided at Main Street with his wife Eliza and their six children. The accompanying census building return described nos 31-33 Main Street as a 1st class dwelling that consisted of ten rooms and possessed a turf-house and potato house as its sole out offices. The contemporary Ordnance Survey Town Plan (1902) recorded the building along its original terraced layout and also depicted two small outbuildings to rear. The Sinclair family continued to reside at nos 31-33 Main Street until the mid-20th century. The value of the house was increased to £14 and 10 shillings under the First General Revaluation of Property in Northern Ireland (1936-57) at which time the valuer recorded the MacNaghten family as owners. The Sinclair family vacated the site in c. 1960 and by 1965 ownership of the building passed to a Mr. Daniel Cochrane who subdivided the property (into its original layout as two dwellings) and leased the site out new tenants. By the end of the Second General Revaluation (1956-72) the rateable values of both No. 31 and No. 33 Main Street stood at £17 and 10 shillings each.

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 31-33 Main Street were individually listed in 1980 and were 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.

In March 2001 planning permission was granted for the demolition of No's 31 & 33 Main Street and erection of a housing development. The NIEA HB Records note that nos 31-33 Main Street were completely demolished in c. 2001 in order to facilitate the construction of new residential units to rear (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/3/1 – First Edition Ordnance Survey Map (1832)
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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 31-33 Main Street, Bushmills, a pair of two-storey terraced houses were the last to be constructed along the west side of Main Street between 1834 and 1855. At the time of the survey the pair of houses had already been demolished (c. 2001) and construction work on the site appeared to have started but ceased. The current site is concealed on all three sides by plywood hoarding to the SE side and a metal fence to the SW and NW sides.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

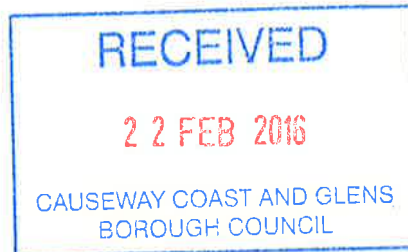
Date of Survey 10/04/2015



ADVANCE NOTICE OF DELISTING

The Clerk to the Council
Causeway Coast & Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA



Direct Tel No: 028 9056 9216

Our Ref: HB05/08/064

Date: 19/02/2016

Dear Sir/Madam

RE: 35-41 LOWER MAIN STREET, BUSHMILLS, BT57 8QA

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

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


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

Yours faithfully

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

Geraldine Brown

Enc: District Council Report

Address 35-41 Lower Main Street Bushmills Co. Antrim BT57 8QA	HB Ref No HB05/08/064
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Clogher North	
Current Building Use Shop	
Principal Former Use House	

Conservation Area	Yes	Survey 1	B	OS Map No	7/5NW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9400 4096
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 six-bay painted rough-cast and smooth rendered mid-19th century building with a three-centred carriage archway leading to the rear yard and car park. Located on the west side of Main Street in Bushmills, at the northern end of the village centre with the River Bush to the west, constructed between 1834 and 1855. Originally built as two separate properties, No's 35-41 were converted into single commercial premises in c. 1988 as a result of a major refurbishment. Rectangular plan-form with a large modern commercial extension to the rear c. 1997. Slated pitched roof has two unpainted rendered chimneystacks with buff clay pots. At the time of the survey the building continued to be occupied as commercial premises.

Unpainted smooth and rough-cast rendered walling; timber sliding sash and casement windows on

painted sills and shop front below on ground floor level with a three-centred carriage archway to the left side leading to rear yard and car park; all set on a painted rendered plinth; pitched slate roof has black clay ridge tiles and two unpainted rendered chimney-stacks with buff clay pots; half-round painted cast-iron guttering discharging to a painted cast-iron circular downpipe to front elevation, uPVC rainwater goods to the rear and modern extension.

Principal elevation faces North-east accessed directly via paved footpath from the Main Street; six-bays wide on first floor having a mixture of timber painted sliding sash and casement windows, ground floor contains a timber shop front painted in Co-operative colours having a recessed doorway; single three-centred arched carriageway to the left side leads to rear yard and shop car parking, all set on a rendered plinth painted in contrasting colour; cast-iron rainwater goods to front elevation.

South-east elevation is adjoined to neighbouring property at first floor level; smooth painted rendered walling on ground floor level.

South-west (rear) elevation is abutted to the left side by a large unpainted rendered modern extension, providing additional shop accommodation. Rear slope of main slate pitched roof has a small modern roof lights. Right side of main elevation has a small timber casement window on first floor level above coach arch, there is two-storey flat roof unpainted rendered outshot to the left with a concealed large window at first floor level.

North-west elevation walling is of stone and red brick with painted rendered sections at first floor height topped by a unpainted rendered chimneystack having four buff clay pots; ground floor level is abutted by adjoining neighbouring property (under construction) No's 31-33 Lower Main Street [HB05/08/065A-B].

Setting:

Located on the west side of Main Street in Bushmills, at the northern end of the village centre with the River Bush to the west and to the south of Metal Row [HB05/08/070A-H].

Materials:

Roof: Natural Slate (artificial slate to rear)
RWGs: Cast-iron (front) & uPVC (rear)
Walling: Roughcast & smooth rendered
Windows: Timber sliding sash & casements.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Historical Information

Nos 35-41 Main Street, a two-storey six-bay mid-19th century building (with coach arch) located on the west side of Main Street in Bushmills, was constructed between 1834 and 1855. The six-bay building was originally constructed as two separate properties, however these structures were converted into a single commercial premises in c. 1988. Nos 35-41 Main Street were amongst the last buildings to be constructed along the west side of Main Street as part of the general rebuilding 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 two buildings that now make up nos 35-41 Main Street were not recorded on the Townland Valuation Town Plan or the contemporary Townland Valuations (c. 1834-35) but the row did appear on the second edition Ordnance Survey map of 1855.

Late-19th century valuation maps show that nos 35-41 Main Street was originally divided into a two-storey two-bay dwelling (the northernmost two-bays of the current building) and a two-storey four-bay dwelling (the southernmost four bays including the current coach arch). Griffith's Valuation (1859) notes that both buildings were leased to tenants by the MacNaghten estate. The two-bay dwelling was valued

at £7 and was initially occupied by Matthew Alexander, a local leather cutter, whilst the larger four-bay house was valued at £8 and 10 shillings and was inhabited by a Mr. Patrick McIninch. The McIninch family continued to occupy the site until c. 1910 and there were few changes to their property during this time. In c. 1887 the adjoining two-bay dwelling was acquired by Guardians of the Poor Coleraine Union and was converted into Bushmill's local Dispensary. The dispensary continued to be operated from the site until c. 1895 when the building reverted to use as a private dwelling (UTD).

The Annual Revisions and Census of Ireland record that nos 35-41 Main Street had been converted into three two-bay dwellings by at least 1911. In that year the Census of Ireland noted that the northernmost two-bays (nos 35-37) were occupied by Daniel McIlrevey, a house carpenter; the middle two-bays (No. 39) were inhabited by Daniel McCaughan, a local flesher, and possessed a ground floor shopfront; while the southernmost two-bays (No. 41 - including the coach arch) were occupied by David Montgomery, also a carpenter. The census building return described the buildings as three 2nd class dwellings, each of which consisted of four rooms. Nos 35-41 Main Street continued to be divided into three two-bay properties under the First General Revaluation of Property in Northern Ireland (1936-57) which set the combined rateable value of the buildings at £24 and 10 shillings. The valuer noted that the two northernmost buildings (nos 35-39) both possessed ground floor shopfronts by at least the 1930s but that No. 41 Main Street remained in use as a private dwelling. This arrangement of the buildings remained unchanged by the end of the Second General Revaluation at which time the combined rateable value of nos 35-41 Main Street had been further increased to £42.

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 35-41 Main Street were individually listed in 1980 and were 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 35-41 Main Street were converted from three separate addresses into the current six-bay structure as a result of a major refurbishment of the site which was carried out in c. 1988. The building underwent a second renovation in c. 1997 when the current modern commercial extension was constructed to the rear of the site to provide additional shop space for The Co-operative Food Company. Planning permission was granted in 2003 for 'alteration to street frontage; internal alterations, minor demolition & extension at rear'. (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/3/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/3/2 – Second Edition Ordnance Survey Map (1855)
3. PRONI OS/6/1/3/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/3/4 – Fourth Edition Ordnance Survey Map (1921)
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 – HB05/08/063-64
15. NIEA HB Record – HB05/08/063-64

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, six-bay mid-19th century commercial building with carriage archway leading to rear. Located on the west side of Main Street in Bushmills, at the northern end of the village centre with the River Bush to the west, constructed between 1834 and 1855. Originally built as two separate dwellings, No's 35-41 were converted into single commercial premises in c. 1988. Planning permission was granted in 2003 for alterations to the street frontage, internal alterations, minor demolition and extension to rear. The original floor plan has been much altered and there is little internal historic fabric and detailing remaining. Externally replacement top hung windows to the front elevation detract from the historic character and a large modern extension dominates the rear. As such, the building does not have sufficient architectural and historic interest to be considered special.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 26/04/2015

ADVANCE NOTICE OF DELISTING



The Clerk to the Council
Causeway Coast & Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Direct Tel No: 028 9056 9216

Our Ref: HB05/08/060

Date: 19/02/2016

Dear Sir/Madam

RE: 47-49 LOWER MAIN STREET, BUSHMILLS, BT57 8QA

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

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


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

Yours faithfully

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

Geraldine Brown

Enc: District Council Report

<p>Address 47-49 Lower Main Street Bushmills Co. Antrim BT57 8QB</p>	<p>HB Ref No HB05/08/060</p> 
<p>Extent of Listing</p>	
<p>Date of Construction 1820 - 1839</p>	
<p>Townland Clogher North</p>	
<p>Current Building Use Shop</p>	
<p>Principal Former Use House</p>	

Conservation Area	Yes	Survey 1	B2	OS Map No	7/5SW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9402 4092
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 smooth-rendered former house, built in c. 1834. Rectangular plan-form with a shop front and archway on ground floor level; chimney stacks to the SE and NW side of a re-slatted pitched roof. Set within a terrace row along Main Street Bushmills. Situated on the West side of Main Street. Located to the north of the village with views south towards the Market Square; the Main Street is aligned parallel with the Bush River on the West side.

Walling is of smooth-rendered painted finish; ground floor contains a shop front to the right side and an archway to the left side leading to a modern youth hostel within an enclosed court yard; main front elevation is accessed directly from the footpath on Main Street; first floor is three bays wide with two flat-roofed dormers to the front slope of slated pitched roof; all windows are set within plaster band

surrounds painted in contrasting colour, all on painted sills; upper floor windows are 1/1 timber sliding sash; cast-iron rainwater goods to front elevation, uPVC rainwater goods to rear elevation.

Principal elevation faces North-east; ground floor contains a replacement timber shop front to the right side having a single entrance doorway and a large display window divided vertically into three single panes; large archway with band surround and keystone is located to the left side containing a pair of vertically sheeted timber gates closing the rear yard access off from the street frontage; timber shop front has a single entrance doorway containing a modern timber panelled door with glazed top panels; modern signage to frieze above; three square headed window bays on first floor are equally spaced; two dormers to slate roof have lead roof covering; slate pitched roof has a shared unpainted rendered chimney stacks to the SE side and a shared rough-cast rendered chimney stack to NW side, centred on ridge; all set on a painted rendered plinth; half-round cast-iron guttering discharges to a cast-iron circular downpipes.

South-east and North west sides to neighbouring properties No. 51 (HB05/08/059) & 45 Main Street.

South-west elevation overlooks a shared rear court yard, accessed via archway from the NE side; walling is of painted rough-cast render having three timber casement windows on first floor level. South-east wall of archway contains a series of vertically sheeted timber doors.

New outbuilding is two-storeys high; walling is of painted rough-cast render with timber sheeting to a central circulation and foyer area; the fenestration pattern is irregular consisting of window of various sizes and styles, all timber casements.

Setting:

The terrace row is situated on the West side of Main Street with views south towards Market Square. Located in the north section of the village in Bushmills Conservation Area.

Materials:

Roof: Natural Slate to front (re-slated)

RWGs: Cast-iron (NE) uPVC (SW)

Walling: Render

Windows: Timber sliding sash (NE) timber casements (SW)

Interior Overview

Interior layout totally changed. Detailing totally changed.

Architects

Historical Information

Nos 47-49 Main Street, a two-storey three-bay late-Georgian dwelling (with coach arch) located on the west side of Main Street in Bushmills, was constructed in c. 1834 as part of the reconstruction of the village 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 in the 1820s the village was extensively rebuilt by the MacNaghten family of Bushmills House (who had acquired the estate in 1787). Nos 47-49 Main Street was depicted on the Townland Valuation Town Plan (c. 1834). The contemporary Townland Valuation (1835) described the structure as a 1A class dwelling and shop (that is a new or nearly new slated building) that measured 35ft by 27.6ft and stood 20ft in height. The house was initially occupied by a Mr. William McMullen and was valued at £10.

There was little change to the layout of nos 47-49 Main Street by the mid-19th century and the second edition Ordnance Survey map (1855). The contemporary Griffith's Valuation (1859) noted that the building was increased in value to £16 and was leased by the MacNaghten estate to Robert Hopkins, a local spirit dealer who established a public house at the site (UTD). Hopkins remained at nos 47-49 Main Street until c. 1869 when the site was briefly occupied by Charles McNeill. In c. 1879 the public house passed to Alexander Halliday whose family resided at the address until the 1930s. The Census of Ireland noted that Annie Halliday occupied the building in 1901 and in that year the census building return described nos 47-49 Main Street as a 1st class public house that consisted of 11 rooms and

possessed a stable, a coach house and a store amongst its rear outbuildings (accessed by the building's coach arch). The contemporary Ordnance Survey Town Plan (1902) depicted the house along its current layout and recorded a rectangular-shaped outbuilding to rear (now demolished). The Halliday family had purchased nos 47-49 Main Street outright from the MacNaghten estate by the First General Revaluation of Property in Northern Ireland which increased the value of the public house to £25 and noted that the property was known as 'The White Horse Hotel.' A Ms. Annie Dobbins was recorded as occupant of the site from c. 1942 and remained at the address until c. 1964 when a Mr. John Cochrane became the new proprietor of the public house. By the end of the Second General Revaluation (1956-72) the total rateable value of nos 47-49 Main Street had been greatly raised to £84 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). Nos 47-49 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 47-49 Main Street underwent a renovation in 1995 which included the reslating of its roof in natural slate. Planning permission in 2000 was granted for the 'demolition and rebuilding of the derelict shop and domestic premises' and also for construction of a new youth hostel (consisting of 19 bedrooms) to the rear. The interior of the listed building was also refurbished at that time. (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/3/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/3/2 – Second Edition Ordnance Survey Map (1855)
3. PRONI OS/6/1/3/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI OS/6/1/3/4 – Fourth Edition Ordnance Survey Map (1921)
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 – HB05/08/060
15. NIEA HB Record – HB05/08/060

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 smooth-rendered former dwelling and shop, built in c. 1834 and located in the northern section of Bushmills village on the west side of Lower Main Street, in the Bushmills Conservation Area. The front facade has had much alteration with a replacement shop-front and a modern archway now cuts through the building, giving access to the rear courtyard where a large modern youth hostel has been constructed. As a result of the modern renovations, the original floor plan and internal historic fabric and detailing no longer exist. The overall scale and massing of the rear youth hostel detracts from the historic character. As such, the building is not of sufficient architectural and historic interest to be considered special.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

The internal alterations with resulting loss of historic detailing detract from the building's historic character.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 12/05/2015

ADVANCE NOTICE OF DELISTING



The Clerk to the Council
Causeway Coast & Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2JA

Direct Tel No: 028 9056 9216

Our Ref: HB05/08/077

Date: 19/02/2016

Dear Sir/Madam

RE: 56-58 MAIN STREET, RAMAGES CENTRA, BUSHMILLS, BT57 8QA

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Section 80(3) of the Planning Act (Northern Ireland) 2011 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

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

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

Yours faithfully

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

Geraldine Brown

Enc: District Council Report

Address 56-58 Main Street 'Ramage's Centra' Bushmills Co. Antrim BT57 8QA	HB Ref No HB05/08/077
Extent of Listing	
Date of Construction 1840 - 1859	
Townland Clogher North	
Current Building Use Shop	
Principal Former Use House - Terrace	

Conservation Area	Yes	Survey 1	B	OS Map No	7/5SW
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	C9408 4092
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 smooth-rendered painted end-of-terrace former house. L-shaped plan-form with shop front on ground floor level. Natural slated pitched roof has an unpainted rendered chimney stacks to the NW side and a stone (squared basalt with strap pointing) chimney stack to the SE side, both centred on ridge. Built between 1834 and 1855. Situated within a terrace row on the east side of Main Street and located on the corner of Main Street and Woodvale on the north east side of Market Square. Main Street is aligned parallel with the Bush River to the West side.

Walling is of line-marked rendered painted finish to front, gable and rear elevations; shop floor on ground floor accessed directly from the footpath. Windows on first floor level are multi-paned timber sliding

sashes with moulded architrave surrounds on sills, all painted in contrasting colour; painted rendered toothed quoins to either side of front elevation; uPVC rainwater goods throughout.

Principal elevation faces South-west; three bays wide on first floor; ground floor has timber shop front divided by replacement timber pilasters with signage above spanning almost the full width of the elevation; there is a single entrance doorway, centred on elevation having a pair of panelled timber doors with transom light over. First floor level has three bays, equally divided with moulded plaster architrave surrounds having 6/6 timber sliding sash windows.

South-east side elevation gable-end faces onto Woodvale with painted quoins all set on a painted rendered plinth. Right side of elevation to rear extension has two window bays on ground and first floor with moulded rendered architrave surrounds painted in contrasting colour, ground floor windows are 8/8 and first floor windows are 6/6 timber sliding sash windows; there is a small window on attic level having a semi-circular arched head and a 1/1 timber sliding sash window (with horns). The SE side elevation extends to the NE side towards a large car parking area; elevation has a series of shop front style windows on ground floor and timber casements on first floor level, end bay has a wall dormer to attic level having a timber casement window with a moulded rendered architrave surround.

North-east elevation to the rear faces onto supermarket car park; walling is of smooth render without lines; the fenestration pattern is irregular with three doorways on ground floor level, four window bays at first floor level, not equally spaced; there is a single window bay at half-landing height to the right side and a single large window on attic level; gable-end is topped by a small painted rendered chimney stack with a single circular buff coloured clay pot.

North-west side elevation faces onto an amenity area within the car park; walling is of smooth rendered painted finish; elevation is blank. There is a three storey gable end to the NE which steps down to a flat roofed two storey section with a tubular steel balustrade to the parapet.

Setting:

Located in the centre of Bushmills village, No's 56-58 Main Street is situated within a terrace row on the east side of Main Street and located on the corner of Main Street and Woodvale on the north east side of Market Square. It is within Bushmills Conservation Area.

Materials:

Roof: Natural Slate
RWGs: uPVC
Walling: Render painted
Windows: Timber sliding sash / Timber casements

Interior Overview

Interior layout totally changed. Detailing totally changed.

Architects

Historical Information

Nos 56-58 Main Street, a two-storey three-bay corner-site building possessing a double shopfront to ground floor, was constructed between 1834 and 1855. 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). Nos 56-58 was not depicted on the Townland Valuations Town Plan (c. 1834) or in the contemporary Townland Valuations (c. 1835) but was most likely erected in c. 1840 with the laying out of Market Square and the construction of the second bridge across the River Bush. The building was first recorded with certainty in the second edition Ordnance Survey map (1855) and the contemporary Griffith's Valuation.

Griffith's Valuation (1859) recorded that nos 56-58 Main Street was initially valued at £17 and was leased by the MacNaghten family to William McMullan, a local shopkeeper. McMullan continued to

reside at the address until his death in 1860 at which time nos 56-58 Main Street passed to a Mr. Robert Anderson. In the 1870s the property was occupied by Lyle Taggart, a local grocer who operated a shop from the premises. The Taggart family continued to occupy the site until the 1920s. The building was depicted along an L-shaped layout on the Ordnance Survey Town Plan (1902) whilst the contemporary 1901 Census of Ireland described nos 56-58 Main Street as a 1st class shop and dwelling that consisted of 14 rooms and possessed extensive outbuildings to rear which included a stable, coach house, two cow houses, a piggery, barn and a store. The Taggart family vacated the site in c. 1921 when Robert King, a local merchant and auctioneer, took possession of nos 56-58 Main Street. King had purchased the site outright from the MacNaghten estate by the First General Revaluation of Property in Northern Ireland (1936-57) which increased the value of nos 56-58 Main Street to £50 and also noted that the building was utilised as a shop and petrol refilling station. Following King's death in 1958 nos 56-58 Main Street was occupied by a Mr. James Ramage who maintained the shop and petrol filling station at the site (PRONI Wills). By the end of the Second General Revaluation (1956-72) the total rateable value of the building stood at £72.

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 56-58 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 56-58 Main Street underwent an extensive renovation in 1988 which included the replacement of its windows with new sliding sash frames, the addition of a new entrance door and the construction of a new shopfront. The mid-19th century building was almost completely demolished in 2004 in order to modernise and extend the interior floor space of Ramage's grocery store. The original front and side elevation of nos 56-58 Main Street was retained and incorporated into the new supermarket store as part of a façade retention scheme. Aside from this façade, all of the original fabric and outbuildings have been lost as part of this reconstruction. In June 2005, Listed Building Consent and planning permission was granted for refurbishment of the existing listed building, removal of outbuildings and extension of retail premises. (Bushmills Conservation Area Guide; NIEA HB Records).

References

Primary Sources

1. PRONI OS/6/1/3/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/3/2 – Second Edition Ordnance Survey Map (1855)
3. PRONI OS/6/1/3/3 – Third Edition Ordnance Survey Map (1904)
4. PRONI VAL/1/D/1/7 – Townland Valuation Town Plan (c. 1834)
5. PRONI VAL/1/B/132 – Townland Valuations (c. 1835)
6. PRONI VAL/2/B/1/25A – Griffith's Valuation (1859)
7. PRONI VAL/12/B/30/8A-D – Annual Revisions (1859-1894)
8. PRONI VAL/12/B/4/6A-C – Annual Revisions (1895-1929)
9. PRONI VAL/3/C/1/13 – First General Revaluation of Property in Northern Ireland (1936-57)
10. PRONI VAL/4/B/1/22 – Second General Revaluation of Property in Northern Ireland (1956-72)
11. Ulster Town Directories (1861-1918)
12. PRONI Wills Catalogue (19 Jun 1860; 24 Mar 1958)
13. Census of Ireland (1901; 1911)
14. First Survey Record – HB05/08/77
15. NIEA HB Records – HB05/08/077

Secondary Sources

1. Girvan, W. D., 'List of historic buildings, groups of buildings & areas of architectural importance in North Antrim' Belfast: Ulster Architectural Heritage Society, 1972.
2. 'Bushmills Conservation Area Guide' Belfast: Department of the Environment, 1992 – includes Ordnance Survey Town Plan (1902).

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 end-of-terrace former dwelling, built between 1834 and 1855 and located on the north east side of Market Square on the east side of Main Street in the centre of Bushmills village within the Bushmills Conservation Area. Operating as a shop from c.1859 and in the same use until present day, this building has undergone extensive renovations which included the demolition of most of the historic fabric, retaining only the original front and gable façades as a façade retention scheme. As a result, the original floor plan and all internal historic fabric and detailing has been lost. A large extension was added to the rear with a large flat-roofed section. As such, the building does not have sufficient architectural and historic interest to be considered special.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Substantial loss of historic fabric and detailing has detracted from the building's architectural and historic interest

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 30/04/2015



Causeway Coast & Glens Borough Council

Local Planning Office
County Hall
Castlerock Road
COLERAINE
BT51 3HS

Ms Geraldine Brown
DOE - Historic Environment Division
Historic Buildings Unit
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Road
Belfast
BT7 2LA

Date: 27th April 2016
Your Ref: See below
Our Ref:
(Please quote at all times)

Tel: 028 7034 7137

Dear Ms Brown,

Re: De-listing of buildings at Bushmills, Co. Antrim.

Thank you for your letter, dated 19th February 2016, in relation to the proposed de-listing of the following buildings:

HB05/08/066:- 29 Lower Main Street, Bushmills, Co. Antrim
HB05/08/065A:- 31 Lower Main Street, Bushmills, Co. Antrim
HB05/08/065B:- 33 Lower Main Street, Bushmills, Co. Antrim
HB05/08/064:- 35-41 Lower Main Street, Bushmills, Co. Antrim
HB05/08/060:- 47-49 Lower Main Street, Bushmills, Co. Antrim
HB05/08/077:- 56-58 Main Street, Ramages Centra, Bushmills, Co. Antrim

The proposal was listed for decision at the Causeway Coast & Glens Borough Council Planning Committee on Wednesday 27th April 2016. I can advise that Council agrees with the proposed de-listings.

Please do not hesitate to contact me should you have any further queries regarding this.

Yours faithfully,

Denise Dickson
Head of Planning