

<b>Department for Communities (DfC) – Council Consultation on Proposed Listings.</b>	<b>25<sup>th</sup> January 2017</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	<b>Outcome</b>
Leader and Champion	<ul style="list-style-type: none"> <li>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.</li> </ul>
Protect the environment in which we live	<ul style="list-style-type: none"> <li>All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.</li> </ul>
<b>Lead Officer</b>	Principal Planning Officer / Local Development Plan Manager
<b>Cost:</b> (If applicable)	N/A

## **For Decision**

### **1.0 Background**

- 1.1 The Department for Communities (DfC);HED wrote to Council on 18<sup>th</sup> November and 14<sup>th</sup> December 2016 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).

### **2.0 Detail**

- 2.1 The proposed listings are as attached at Table 1, Appendix 3. Commentary on DfC's evaluation, including any inappropriate replacements and/or alterations affecting the original historic character is also detailed.
- 2.2 Revised Annex C of PPS6: Planning, Archaeology and the Built Environment sets out the key criteria for listing; either architectural interest or historic interest. The overall test is that the interest must be considered 'special'.
- 2.3 The proposed listings relates to both architectural and historic interest.

### **3.0 Options**

**Option 1:** Agree to support all 14 listings: or

**Option 2:** Agree to support the listing of No's 1, 5, 6, 9, 11 & 14 but oppose listing of No's 2, 3, 4, 7, 8, 10, 12, & 13 (which have some inappropriate replacements/alterations): or

**OPTION 3:** Agree to oppose all 14 listings.

### **4.0 Recommendation**

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

#### **Appendices:**

**Appendix 1:** DfC Consultation Report – Cushendall, Ballycastle & Bushmills.

**Appendix 2:** DfC Consultation Report – Rathlin Island

**Appendix 3:** Table 1; Proposed Listings & commentary



Department for

**Communities**

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**ADVANCE NOTICE OF LISTING**

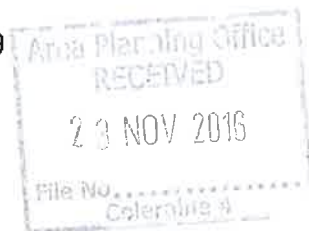
Local Planning Officer  
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Castlerock Road  
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BT51 3HS

**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: HB05/02/049

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**18 HIGH STREET, CUSHENDALL, CO. ANTRIM, BT44 0NB**

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.*

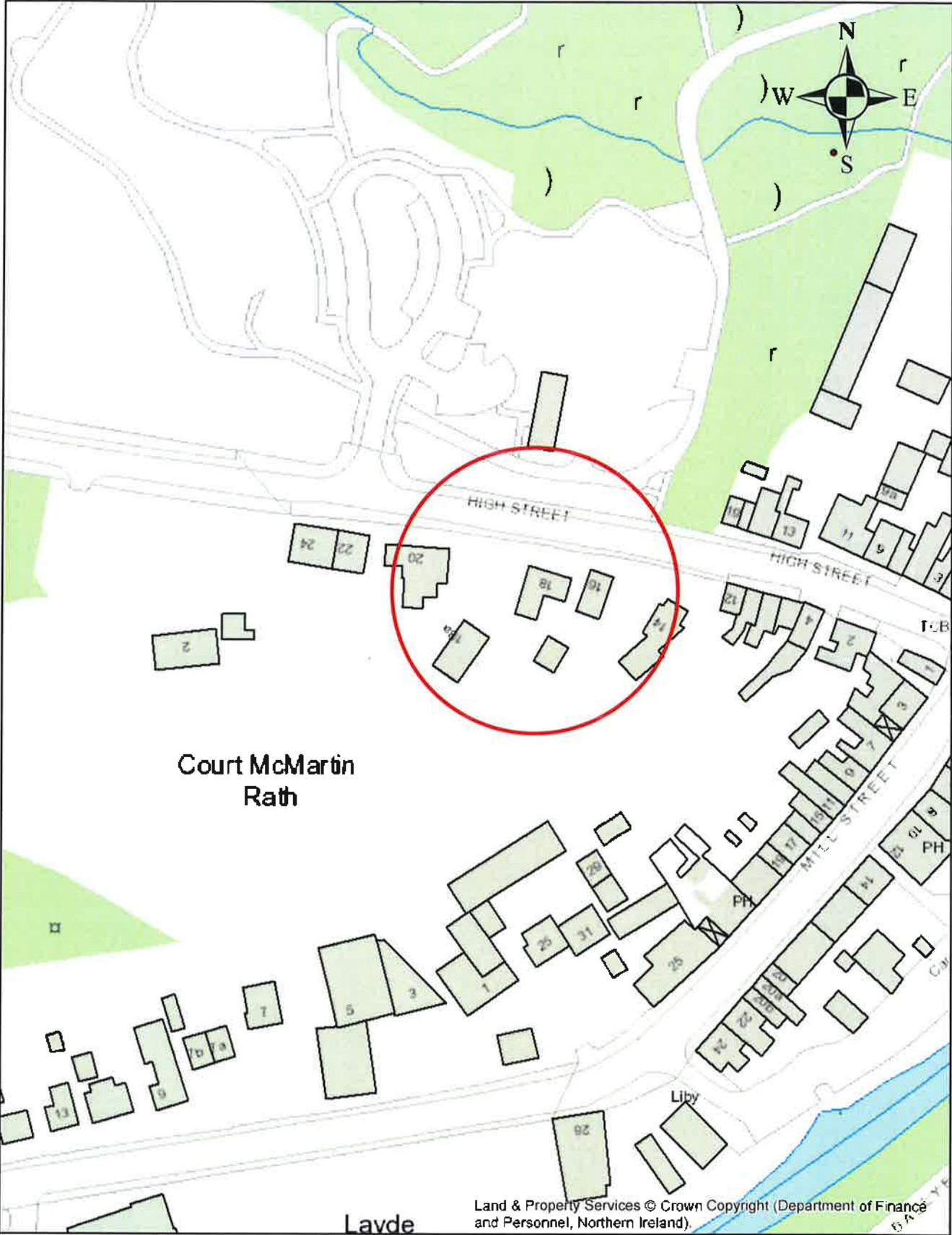
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: D2357 2767

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





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**Title: HB05/02/049**  
**Scale: 1:1,250**  
**Drawn by: JM**  
**Date: 17 November 2016**  
**Description:**  
 Listing Map





<p><b>Address</b> 18 High Street Cushendall Co. Antrim BT44 0NB</p>	<p><b>HB Ref No</b>    HB05/02/049</p> 
<p><b>Extent of Listing</b> Dwelling, Gates, Gate Posts and Railings</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Cushendall</p>	
<p><b>Current Building Use</b> House</p>	
<p><b>Principal Former Use</b> House</p>	

<b>Conservation Area</b>	Yes	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	25/9NE
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D2357 2767
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>			
<b>Monument</b>	No			<b>HGI Ref</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No			<b>SMR No</b>	
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Detached two-storey four-bay late-Georgian style house. Built c.1857. Rectangular on plan, principal elevation faces North, built on the South side of High Street. Set within its own grounds behind lime washed stone wall with sandstone capping and original decorative wrought iron gates and gate posts.

Pitched natural slate roof to High Street/front elevation with clay ridge tiles and two rendered chimney stacks with circular black pots; half-round replacement pvc guttering fixed to painted timber fascia terminating to circular pvc downpipes to front elevation.

Principal elevation is smooth block lined render painted finish with stepped plain quoins to each end of main house; slight step back to end bay to right side; all window openings are square-headed on painted

masonry sills with painted plaster band to reveals; bays on ground floor are aligned with window bays on floors above; windows are 6/6 exposed box timber sliding sash and 3/6 above all with original painted timber shutters to the inside; square headed door opening with timber lattice wind break porch with pitched slate roof; raised-and-fielded six panel painted timber door, door opens onto threshold one concrete step up from the ground level. Painted sheeted timber door to right side recessed bay.

East elevation abuts adjacent property boundary with single square headed window opening on painted masonry sill containing 2/4 exposed box timber sliding sash window to right side at first floor level. Painted timber fascia with simple tail detail and painted timber soffit. Large smooth render painted chimney stack to ridge with stepped cornice.

South elevation to rear not visible at time of survey.

West elevation of single storey height (first floor level) due to change in ground levels, with small rear return with pitched slate roof and chimney stack at mid ridge. Walling of smooth block lined render painted finish with square headed window opening to right side on painted masonry sill with 9/9 exposed box timber sliding sash and original painted timber shutters to the inside. Rear return with replacement timber casement georgian-style window, painted timber fascia and soffit.

Roof	Natural Slate to front/fibre cement tiles to rear
RWG	uPVC
Walling	Render
Windows	Timber sliding sash

**Setting:**

Detached house, set within its own grounds defined by a lime washed stone wall with original iron gates, forming part of a group of historic houses lining the South side of High Street. Set within the Cushendall Conservation Area. In 1972 the UAHS Guide for the Glens of Antrim described High Street thus: "An outstandingly attractive street, of quite exceptional merit and character, climbing very steeply indeed from the crossing of the main street to Court McMartin, almost every building in it of individual merit as well as the value of the group as a whole; the roofs, gables, doors and windows rise in an irregular staircase up the hillside."

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**Interior Description**

Interior Not Visited

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**Architects**

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**Historical Information**

No. 18 High Street, a two-storey four-bay mid-19th century house located on the south side of High Street, was constructed prior to 1857. The majority of the buildings located along High Street were erected in the first half of the 19th century by the landowning Turnly family. Cushendall's proprietor Francis Turnly had travelled to China in 1796 where he raised a fortune of around £75,000. In 1801 Turnly used this money to purchase the estate of Newtownglens from the Richardson family at a cost of £24,000; Turnly subsequently renamed the settlement Cushendall. Brett states that Turnly was an eccentric character who 'effected extraordinary improvements in buildings and roads on his property.' Cushendall consisted of little more than a number of insignificant cabins, a mill and a bridge at the time of the purchase however, due to an increase in the number of tourists travelling through the area (on the way to the Giant's Causeway) the village was developed into a coastal resort with the erection of hotels (such as the Glens of Antrim on Shore Street) and numerous commercial properties (Dallat, p. 45; Brett, Buildings of Co. Antrim, p. 288; Cushendall Conservation Area Guide).

No. 18 High Street may date from as early as the Townland Valuations (1834), however it is difficult to identify specific structures in that source due to the loss of the accompanying Townland Valuation Town Plan for Cushendall. The building was first recorded with certainty on the second edition Ordnance Survey map (1857) and Griffith's Valuation (1859) which noted that No. 18 High Street was valued at £6 and was leased to a Mr. James McDonnell by the Turnly family. The Annual Revisions note that McDonnell had vacated the site by 1869 when the house was utilised as a lodging house. The house had reverted to use as a private dwelling in 1880 when it was occupied by a Mr. William McQuillan who



remained at the address until 1893 when Henry Wilcock, a constable with the Royal Irish Constabulary, took possession. No. 18 High Street was depicted on the Ordnance Survey Town Plan (1903) along its current layout possessing a rear return. The occupants of the property continued to change with frequency and by the First General Revaluation of Property in Northern Ireland (1936-57) No. 18 High Street had been increased in value to £9 and was occupied by a Ms. Margaret Cochrane. In 1969 the house was purchased outright by a Mr. Edward O’Loan who remained at the site until the end of the Second General Revaluation (1956-72) at which time the building’s value stood at £12 and 10 shillings.

In 1972 the UAHS Guide for the Glens of Antrim described High Street as ‘an outstandingly attractive street, of quite exceptional merit and character, climbing very steeply indeed from the crossing of the main street to Court McMartin, almost every building in it of individual merit apart from the value of the group as a whole; the roofs, gables, doors and windows rise in an irregular staircase up the hillside.’ In particular the guide described No. 18 High Street as a ‘nice two-storey Georgian-glazed cottage perched on the slope at an angle to the road’ (UAHS Guide, p. 34). The buildings along High Street were included in the Cushendall Conservation area in 1975, only the second conservation area in the province to have been designated at that time, ‘testimony itself to the special qualities of the village.’ In that year the village was also chosen as one of Northern Ireland’s four pilot schemes for conservation during the European Architectural Heritage Year (Cushendall Conservation Area Guide).

**References**

**Primary Sources**

1. PRONI OS/6/1/20/1 – First Edition Ordnance Survey Map (1832)
2. PRONI OS/6/1/20/2 – Second Edition Ordnance Survey Map (1857)
3. PRONI OS/6/1/20/3 – Third Edition Ordnance Survey Map (1903)
4. PRONI OS/6/1/20/4 – Fourth Edition Ordnance Survey Map (1921)
5. PRONI OS/8/84/1 – Ordnance Survey Town Plan (1903)
6. PRONI VAL/1/B/148 – Townland Valuations (1834)
7. PRONI VAL/12/B/1/40B – Griffith’s Valuation (1859)
8. PRONI VAL/12/B/2/7A-F – Annual Revisions (1864-1923)
9. PRONI VAL/12/B/2/12A – Annual Revisions (1923-29)
10. PRONI VAL/3/C/1/14 – First General Revaluation of Property in Northern Ireland (1936-57)
11. PRONI VAL/4/B/1/10 – Second General Revaluation of Property in Northern Ireland (1956-72)
12. Ulster Town Directories (1880-1918)
13. Census of Ireland (1901; 1911)

**Secondary Sources**

1. Brett, C. E. B., ‘List of historic buildings, groups of buildings and areas of architectural importance in the Glens of Antrim’ Belfast: Ulster Architectural Heritage Society, 1972.
2. Brett, C. E. B., ‘Buildings of Co. Antrim’ Belfast: Ulster Architectural Heritage Society, 1996.
3. Dallat, C., ‘The road to the Glens’ Belfast: The Friar’s Bush Press, 1989.
4. ‘Cushendall Village Conservation Area’ Belfast: Department of the Environment, 1975.
5. ‘Cushendall Conservation Area’ Belfast: Department of the Environment, 1993.

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**Criteria for Listing**

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

**Architectural Interest**

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

**Historical Interest**

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

**Evaluation**

Detached two-storey four-bay house. Built c.1857. Rectangular on plan, principal elevation facing North, built on the South side of High Street. Set within its own grounds behind lime washed stone wall with sandstone capping and original decorative wrought iron gates and gate posts. The exterior retains most of its distinctive features, character and style with much original detailing remaining. Combined with its neighbours, No 18 contributes positively to its setting and to the Cushendall Conservation Area,

**Replacements and Alterations**

Inappropriate

**If Inappropriate, Why?**

Replacement timber top-hung windows to rear, fibre-cement roof tiles to rear elevation and uPVC rainwater goods detract from the original historic character.

**General Comments**

**Monitoring Notes – since Date of Survey**

**Date of Survey** 05/02/2015

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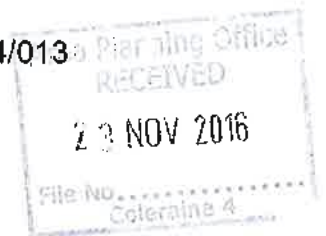
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**Historic Environment Division**  
Heritage Buildings Designation Branch  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Malone Lower  
Belfast  
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/04/013

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**LIME KILN, TORGLASS TOWNLAND, MURLOUGH ROAD, TORR, BALLYCASTLE,  
CO. ANTRIM**

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.*

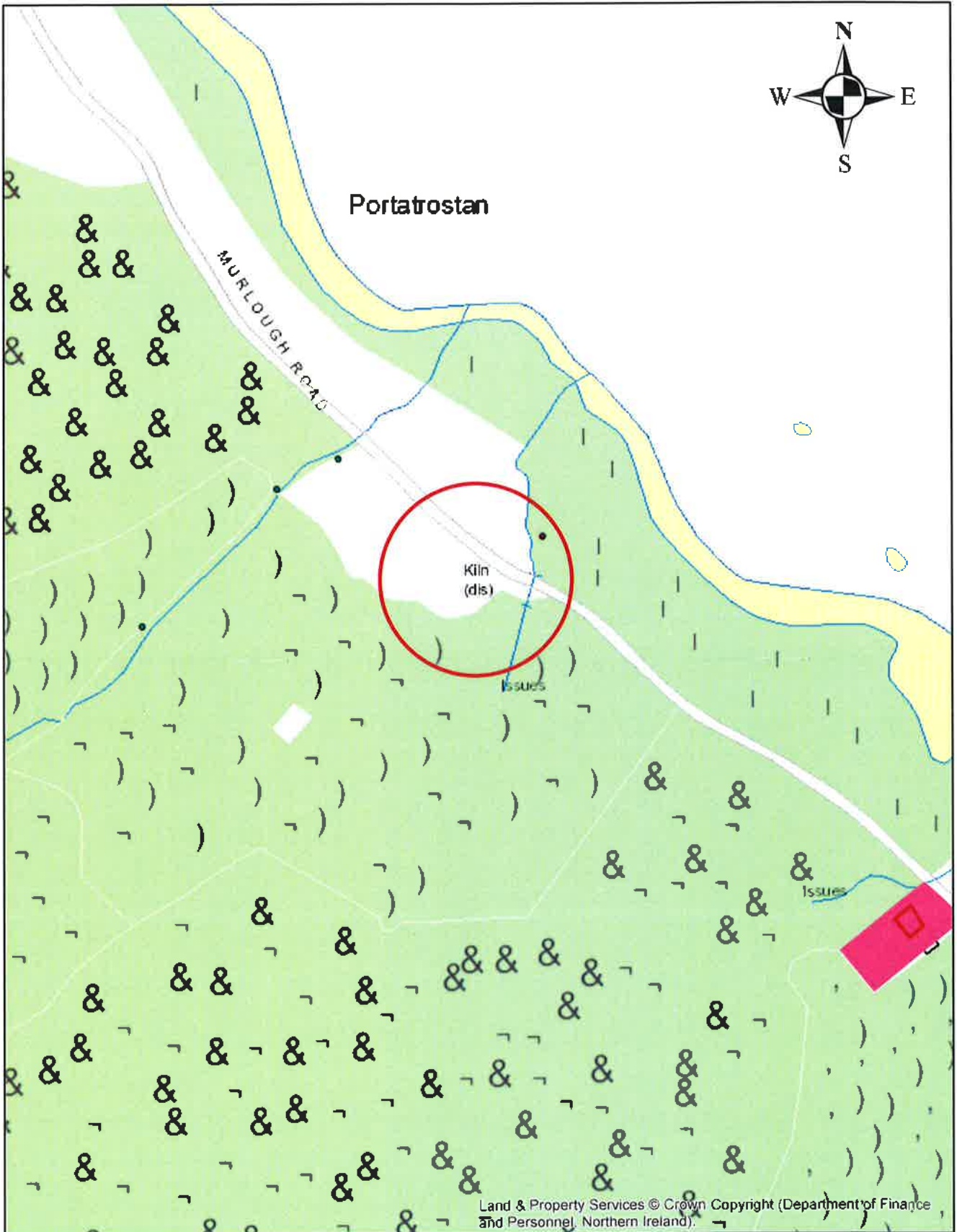
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: D1969 4211

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location map






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**Title: HB05/04/013**  
**Scale: 1:1,250**  
**Drawn by: JM**  
**Date: 17 November 2016**  
**Description: Listing Map**





<p><b>Address</b> Lime Kiln Torglass Townland Murlough Road Torr Ballycastle Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/04/013</p> 
<p><b>Extent of Listing</b> Lime kiln</p>	
<p><b>Date of Construction</b> 1880 - 1899</p>	
<p><b>Townland</b> Torglass</p>	
<p><b>Current Building Use</b> Rural Industry</p>	
<p><b>Principal Former Use</b> Rural Industry</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	09/07NE
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	D1969 4211
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	07716
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	N/A				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A single-pot rubble masonry lime kiln of 19th or earlier 20th C date. This kiln is located on the SW side of a single-lane road along the rocky shoreline at Murlough Bay and is set on a NE-facing slope with its frontage facing towards the sea. The kiln is built with squared sandstone rubble brought to courses. Its draw hole is at the base of its facade and comprises a segmental arch which gives into a splayed reveal containing two arches of diminishing size; the innermost is over the actual hole. All the arches have roughly dressed voussoirs. The hole is now largely buried under an accumulation of sediment. On either side of the front arch's crown is a small rectangular damper hole which controlled the rate of burning in the pot.

At the back of the right-hand (NW) elevation is a curved random rubble retaining wall built into the slope. The ground is also reveted on the left side of the frontage to create a level area in front of the draw hole. The top of the kiln is flat and has a single circular stone-lined pot to centre from which a tree is now growing. Metal bars have been placed over the opening in the interests of public safety.

**Setting:**

The kiln is situated just above the wave-swept shoreline in an area of open ground at the base of a basalt escarpment. There is a track up the slope to the west of the kiln, from which a small earthen ramp leads across to the top of the pot. There is no obvious limestone quarry in the vicinity and rock falls from the limestone horizon underneath the basalt may have been its source material. The single-lane road in front of the kiln would have been used to take the lime to its points of use.

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**Interior Description**

N/A

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**Architects**

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**Historical Information**

A lime kiln is depicted at this location on the 1832 and 1855 OS maps. A disused lime kiln is captioned on the 1904 map, and 'L.K.' on the 1922 edition. Whilst the map evidence indicates that the present structure is of early 19th C date (if not earlier), it is not impossible that it is a later 19th/ earlier 20th C rebuild of a defunct precursor. Its quality of construction suggests a rebuild.

**References - Primary Sources:**

1. PRONI OS/6/1/5/1. OS 1:10,560 map, Co Antrim sheet 5 (1832).
2. PRONI OS/6/1/5/2. OS 1:10,560 map, Co Antrim sheet 5 (1855).
3. PRONI OS/10/1/5/16/1. OS 1:2500 map, Co Antrim sheet 5-16 (1904).
4. PRONI OS/10/1/5/16/2. OS 1:2500 map, Co Antrim sheet 5-16 (1922).

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**Criteria for Listing**

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

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<b>Architectural Interest</b>	<b>Historical Interest</b>
F. Structural System H-. Alterations detracting from building J. Setting K. Group value A. Style C. Ornammentation D. Plan Form B. Proportion	R. Age T. Historic Importance S. Authenticity Y. Social, Cultural or Economic Importance X. Local Interest

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**Evaluation**

A single-pot rubble masonry lime kiln of 19th or earlier 20th C date. This structure is typical of the style, size and construction of many small rural lime kilns. Its fabric is original, intact and in reasonable repair. Prior to the advent of cement and artificial fertilisers, it would have been of considerable economic value to the local community in producing burnt lime for use as fertilizer, building mortar and whitewash. It is also of local interest, and has group value with a secondlime kiln, located along Murlough Road within the townland of 'Bighouse', which is of similar age, materials and construction.

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

The facade has been repointed with cement (but this may not be recent) which detracts from the original historic character.

**General Comments**

Date of Construction may be incorrect.

**Monitoring Notes – since Date of Survey**

**Date of Survey**    28/02/2015

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

Tel: (028) 9056 9216

Our Ref: HB05/08/005 B

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**COACH YARD, DUNDARAVE ESTATE, BUSHMILLS, COUNTY ANTRIM, BT57 8ST**

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.*

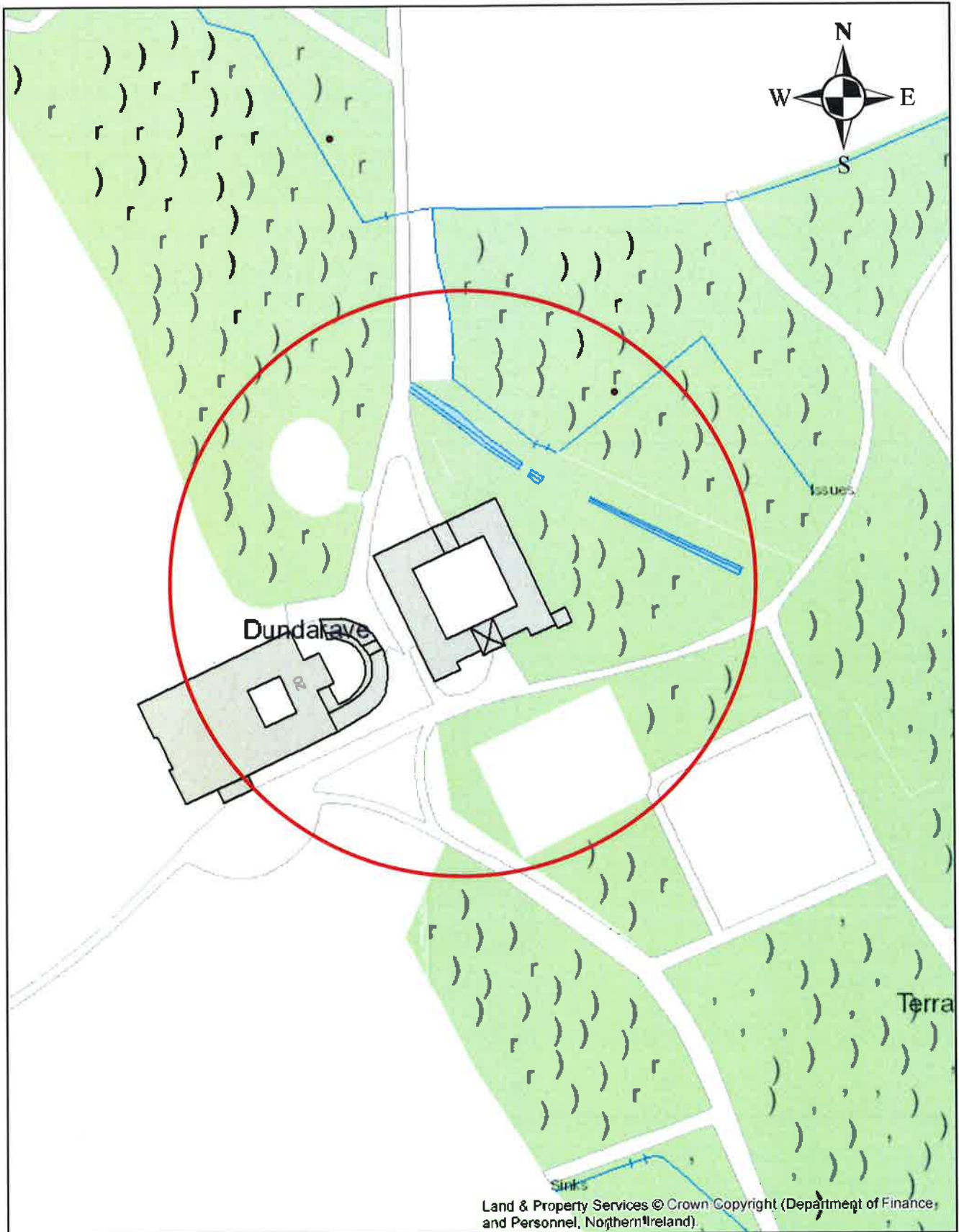
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C9489 4145

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





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**Title: HB05/08/005 B**

**Scale: 1:1,250**

**Drawn by: JM**


**Date: 17 November 2016**

**Description:**

**Listing Map**





<p><b>Address</b>                  Coach yard                  Dundarave Estate                  Bushmills                  County Antrim                  BT57 8ST</p>	<p>HB Ref No    HB05/08/005 B</p> 
<p><b>Extent of Listing</b>                  Outbuildings and clock tower</p>	
<p><b>Date of Construction</b>                  1840 - 1859</p>	
<p><b>Townland</b>                  Clogher North</p>	
<p><b>Current Building Use</b>                  Outbuildings</p>	
<p><b>Principal Former Use</b>                  Outbuildings</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	7/5SE
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B+	<b>IG Ref</b>	C9489 4145
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	AN026
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	Yes				
<b>Historic Gardens Inventory</b>	Yes				
<b>Vacant</b>	Partially				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A freestanding formal courtyard complex of outbuildings, built c.1850 to Italianate designs by Charles Lanyon, located directly NE of Dundarave House (HB05/08/005). All ranges are two-storey with multiple bays, with the exception of the S entrance range, which is single-storey; footprint is almost square, but the W and E ranges project slightly beyond the entrance range; four-stage campanile tower to SE corner.

Roofs are pitched natural slate with angled ridge tiles, rendered chimneystacks, plastic rainwater goods over corbelled eaves. Walling is lime rendered over basalt rubble with the exception of external S and W ranges, which are cement rendered; W elevation sits on a basalt rubble plinth with tooled sandstone

dressing. Some patch repairs in cement render. Entrance (S) range has 14/14 timber sliding sashes without horns. Otherwise generally louvred timber openings with 14-pane toplights. All window openings have tooled stone cills. Doors are generally double-leaf painted timber sheeted with segmental-headed seven-pane toplights; chamfered stepped stone reveals.

External elevations:

Entrance range (S) has a central double-height round-headed arched entrance with pedimented gable, roof overhanging slightly and supported on scrolled corbel brackets; heavy rustication to south elevation. Two openings to either side, all windows except left opening, which is a timber sheeted door. Coach arch has a large double-leaf t&g sheeted door with wicket gate.

West elevation is nine openings wide to first floor including one blind opening; single window to ground floor. There is a basalt rubble undercroft at this elevation, accessed via a segmental-headed timber sheeted door with brick voussoirs.

North elevation is seven openings wide at first floor (including two timber sheeted loading doors); three replacement pivoting metal windows to ground floor. To centre is a round-headed coach arch with stepped stone surround.

East elevation has seven windows to first floor and is abutted at south end by the campanile.

Internal elevations:

S entrance range has pedimented coach arch; two openings to either side, all are windows except eastern opening, which is an open segmental-headed arch. Other openings are set within shallow segmental-headed recesses.

W range has five openings to first floor, generally half-louvred but those to right are 14/14 windows. To ground floor, five continuous segmental headed arched reveals form a three-part open arcade to left and centre, and are infilled at right containing a door and window respectively.

N range has a door and window at ground floor to either side of the arch and five openings to first floor.

E range is a mirror image of W.

The tower is four stages and is cement rendered with sandstone dressings. First stage contains square-headed entrance opening. Second stage is double-height, and the third stage is truncated, each having stone quoins; the second stage has a tall round-headed opening to north and south with stone surround and remains of margined lights; third stage has a roundel to each facet having scroll and figurative carving; that to west contains a clock. The fourth, belfry, stage has a pair of round-headed openings to all sides, and supports a shallow pyramidal roof overhanging on stone corbels.

Setting:

Set immediately NE of main house in a large designed landscape with several other historic and listed structures. Ornamental planting has become severely overgrown to S and E, restricting access. Access from S is via a short lane off the gravelled forecourt; from N from a dirt road leading to the walled garden and estate lands. There are some remains of cobbles to the perimeter of the yard, which is otherwise laid with hardcore.

Roof: slate

RWG: plastic

Walling: Lime and cement render

Windows: Timber

---

**Interior Description**

Plainly detailed but retaining original layout and fabric. S range contains two rooms to west side, and one enclosed room to east. E and W coach ranges are largely open to ground floor, with the exception of the north ends, which contain timber stairs to upper floors.

The N range could not be accessed (see surveyors comments). G02 provides access to the former game store (G01), which retains original timber shelving and quarry tiled floor. G03 is a range of former coach or cart houses and has stone tiled flooring. G04 has closed string dog-leg timber stair with turned



newel, leading first floor accommodation (F02-F05), which is plainly detailed with timber cills and architraves to openings and remains of papered walls. G05, also accessed from G04, is the former tack room, retaining t&g lined walling, stone floor, timber saddle horses and shelving, and also a cast-iron fireplace in rendered surround. G06 is the E stair, which is enclosed, leading to stores and haylofts on the first floor, plainly detailed with timber boarded floors and plastered walls and ceilings. The coach houses to E have cobbled flooring, and a timber-lined partition wall dividing bay G08 from G09. Internal doors are timber-sheeted. Access to the tower is from the ground and first floor (G10 and F11). Hayloft F10 and F11 have king post truss roofs; access to the north and west lofts was restricted, but roof structures appear to be similar.

---

#### Architects

Lanyon, Charles

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#### Historical Information

Built c.1846 in conjunction with Dundarave House, the courtyard of outbuildings are first shown on the second edition OS map (1855), located to the east of the main house (HB05/08/005A).

In 1808 Francis MacNaghten purchased the Bushmills estate, 'for a small price' from his brothers-in-law, the Dunkins, and in c.1830 he proceeded to have a new house constructed on site, which incorporated all (or parts of) an earlier house. Captioned 'Bushmills House' on the first edition OS map (c.1832), this 'new mansion house' as described in the Townland Valuations (1835) comprised a two-storey castellated pile with an apparent three-stage tower to the rear, extensive outbuildings to the west, which were adorned with circular turrets, and a pair of walled or formalised gardens to the south (illustration c.1837 in Girvan).

Upon the death of Francis in 1843, the estate subsequently passed to his son Edmund MacNaghten. Through his father's connections, Edmund had been appointed the illustrious position of Registrar of the Supreme Court, first in Madras and then in Calcutta, when he was in his early twenties. Earning such a high sum meant that in 1825 at the age of 24, Edmund was able to retire and return to Ireland. Following his father's death and his inheritance of the Bushmills estate, MacNaghten proceeded to have the previous house demolished and replaced with the present mansion house, which is thought to have been built 1846-49, to the designs of Sir Charles Lanyon. Brett (1996) notes that in addition to the construction of the house, two walled gardens were also created and a shelter-belt of trees were planted. Although the courtyard of outbuildings are not specifically mentioned, their formalised design and proximity to the house indicates that they were likely designed and built in conjunction with the main house, completed prior to the second edition OS map of 1855. The house, several gate lodges and these outbuildings were given a collective rateable value of £140 in Griffith's Valuation (c.1862). This figure did not alter until the First General Revaluations of the mid 20th century and contemporary and historic OS maps show that there has been no change to the footprint of the outbuildings.

The Estate was vacant and put up for sale during the early 21st century, however it has been purchased and undergone refurbishment works in recent years.

#### References

##### Primary Sources

1. PRONI OS/6/1/3/1 First Edition OS map (1832)
2. PRONI OS/6/1/3/2 Second Edition OS map (1855)
3. PRONI OS/6/1/3/3 Third Edition OS map (1904)
4. PRONI OS/6/1/3/5 Fifth Edition OS map (1921)
5. PRONI VAL/2/B/1/25A Griffiths Valuation (1862)
6. PRONI VAL/12/D/1/2D Annual Revision Maps (1907-35)
7. PRONI VAL/12/B/4/6A-C Annual Revisions (1895-1929)
8. HB File (HB05/08/005B)

##### Secondary Sources

1. Girvan, WD 'Historic Buildings Groups of Buildings Areas of Architectural importance in North Antrim including the Towns of Portrush, Ballymoney and Bushmills' UAHS, 1971
2. MacNaughton, James 'A History of the Clan Macnaghtan' Clan Macnaghtan Association Worldwide, 2013

3. Brett, C.E.B. O'Connell, Michael 'The Buildings of County Antrim' UAHS, 1996

**Online Sources**

1. DIA ([www.dia.ie/](http://www.dia.ie/))
2. [http://www.clanmacnaughton.net/docs\\_articles/Dundarave%20Estate%20Sold\\_CMAW.pdf](http://www.clanmacnaughton.net/docs_articles/Dundarave%20Estate%20Sold_CMAW.pdf)

---

**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'.

<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style	R. Age
B. Proportion	S. Authenticity
C. Ornamentation	T. Historic Importance
D. Plan Form	U. Historic Associations
I. Quality and survival of Interior	V. Authorship
J. Setting	W. Northern Ireland/International Interest
K. Group value	

---

**Evaluation**

The coach yard at Dundarave Estate is located in close proximity to the main house, forming a key part of its immediate designed setting, and presumably built to designs by eminent Ulster architect, Charles Lanyon, alongside the main house, which was built to his designs between 1849 and 1853. The coach yard is designed as a formal courtyard complex, in an Italiante style typical of Lanyon (used also in the main house), dominated by a fine campanile clock tower and lower entrance range symmetrically composed about a raised entrance arch detailed with rustication and pediment. The proportions are balanced throughout and details are well-executed, including finely tooled stonework to arched openings. The complex retains a high proportion of original fabric, demonstrative of traditional techniques and materials, albeit with some alterations, and retaining original fenestration throughout. Original fittings enhance the architectural and historic interest of the complex, indicative of the history of use of the complex. The stable yard is a key element in the wider group of estate buildings, including main house (HB05/08/005A), farm yard (HB05/08/005C), walled garden (HB05/08/005G), gates and walling.

---

**Replacements and Alterations**

None

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**If inappropriate, Why?**

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**General Comments**

Second Survey Scoping Ref N05/08/008  
 District and ward are current at time of writing, but may not correspond to former boundaries.

---

**Monitoring Notes – since Date of Survey**

---

**Date of Survey**      13/07/2016

---

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Planning Office  
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File No. ....  
Coleraine 4

Tel: (028) 9056 9216

Our Ref: HB05/08/005 C

Date: 18/11/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**FARM YARD, DUNDARAVE ESTATE, BUSHMILLS, COUNTY ANTRIM, BT57 8ST**

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.*

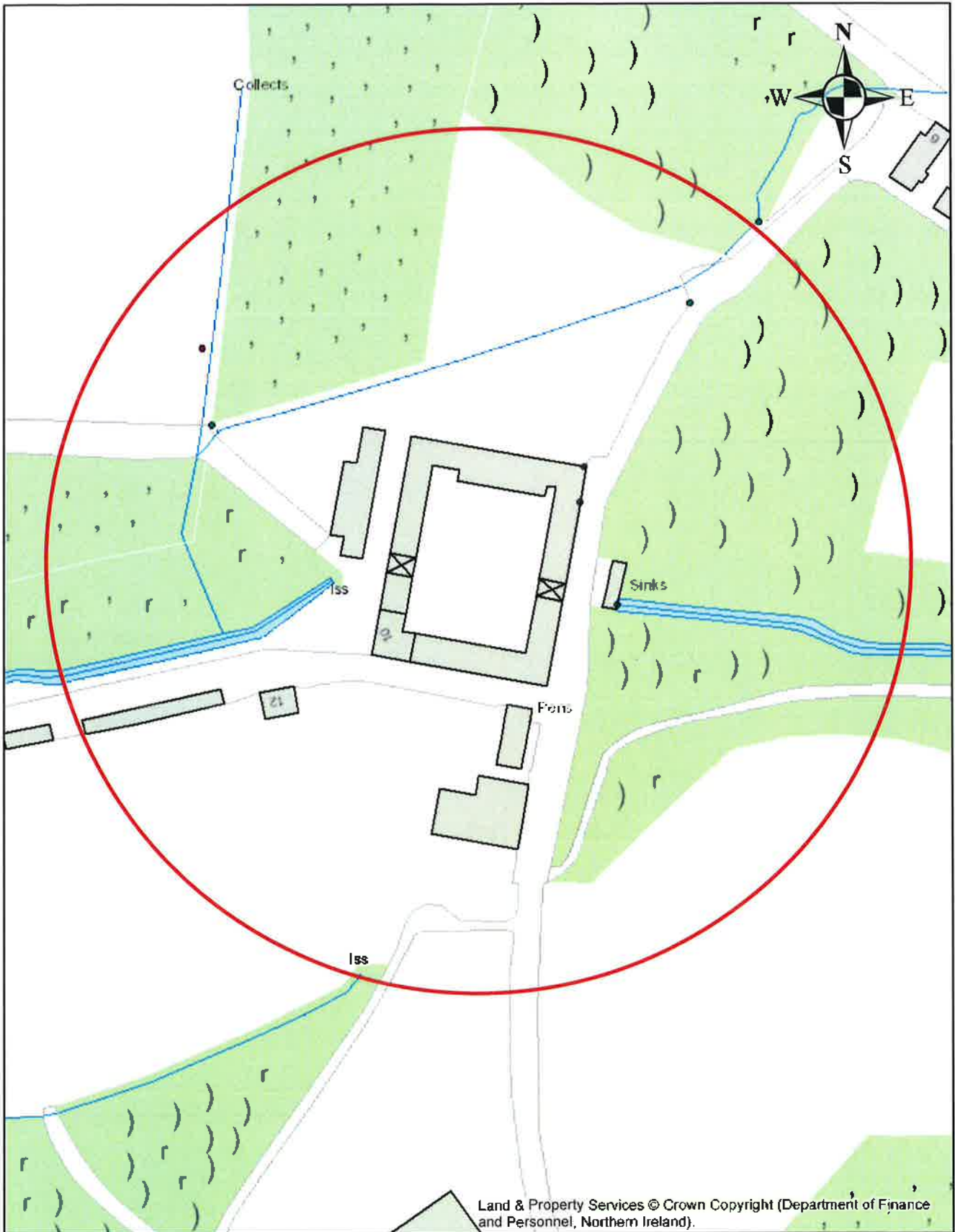
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C9506 4166

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





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**Title: HB05/08/005 C**

**Scale: 1:1,250**

**Drawn by: JM**


**Date: 17 November 2016**

**Description:**

**Listing Map**





<p><b>Address</b>                  Farm yard                  Dundarave Estate                  Bushmills                  County Antrim                  BT57 8ST</p>	<p><b>HB Ref No</b>    HB05/08/005 C</p> 
<p><b>Extent of Listing</b>                  Farm complex and stables</p>	
<p><b>Date of Construction</b>                  1840 - 1859</p>	
<p><b>Townland</b>                  Castlenagree</p>	
<p><b>Current Building Use</b>                  Outbuildings</p>	
<p><b>Principal Former Use</b>                  Outbuildings</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	7/5SE
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	C9506 4166
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	AN026
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	Yes				
<b>Historic Gardens Inventory</b>	Yes				
<b>Vacant</b>	Yes				
<b>Derelict</b>	Partially				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Freestanding quadrangular basalt farmyard complex with detached single-storey stable block, built c.1850, located at the east side of Dundarave Estate. All ranges are single storey with the exception of the east range, which is two storey; at its centre is a roofless range projecting into the yard. The south end of the east range was converted to a dwelling, c.1960.

Pitched roofs, generally natural slate; north range has repairs in artificial slate and corrugated metal sheeting; ventilation lanterns to east, west and north ranges; brick chimneystacks to south and east, east end of south range has a series of tall redbrick chimneystacks set over wall head. Projecting brick eaves band, with remains of drive in brackets; gutters gone; cast-iron downpipes and hopper heads.

Walling is basalt rubble, built to courses, with brick quoins and limestone and brick dressings. Variety windows and openings including timber framed 16/16 sashes without horns, timber sheeted loading doors, and half-louvred windows; all in stepped brick reveals over projecting stone cills. Doors are generally timber sheeted.

**External elevations:**

West range has central gabled entrance arch with segmental opening having chamfered ashlar limestone surround; opening formerly containing dovecote to apex. Four openings to right; south end (house) has replacement C20 timber casements in patent reveals. No openings to left of centre with the exception of a series of seven brick-lined ventilation loops.

North range has two half-louvred openings to right and infilled segmental door opening to their left. Otherwise blank with the exception of high level ventilation openings.

East range is two storey; the north end is blank; it has a series of openings across first floor; ground floor has a segmental-headed coach arch with stone surround and large timber sheeted doors; to its right is a single half-louvred opening and infilled coach arch; to its left four high-level openings with bottom-hung casement openers. The south end has a single ground floor window.

South range has a series of original openings; west end has C20 modified openings, with wide rendered reveals including an enlarged window and timber entrance door.

**Internal elevations:**

West range has three openings including recessed porch with segmental opening to left of entrance arch; varied openings to right, all stone-dressed with segmental heads, including three vehicular openings (one with modern metal sheeted doors), and a window with wide brick relieving arch over. The dovecote opening on this side retains its timber fitting.

North range has series of regularly spaced window and door openings with stepped stone and brick dressings; most are partially infilled with concrete block.

South range is centrally abutted by the perpendicular roofless range; the entrance arch is right of centre. To left and right, first floor has four brick-dressed openings. Ground floor left has a conjoined pair of segmental vehicular openings with stone surrounds with a narrow door opening to their right, a brick-dressed window opening, and an additional door. Ground floor right has three window openings with replacement windows, and a door with stone surround to right end.

East range has a series of closely spaced window and door openings with a variety of dressings.

**Stable:**

The stable block is located to west of the courtyard; fabric has been renewed. It has a replacement slate roof with terracotta ridges and replacement profiled aluminium rainwater goods. Walls are as main yard with brick quoins and rear elevation is cement rendered. Openings to east elevation only, comprising an arcade of ten segmental openings with brick dressings, separated by octagonal stone columns with plinths and plain capitals.

**Setting:**

Located at the east side of the Dundarave Estate, adjacent to the walled garden (HB05/08/005E). Opposite to south is a range of tractor sheds and roofless structure, of no interest. There is also a stone gardener's cottage to SW, modified and of no interest. The yard appears to retain no original surface features; there is an enclosure to NE retaining remains of two dressed stone gate piers, and a water tank (maker's mark 'Kennedy & Son, Coleraine').

Roof: Slate  
Walling: Basalt  
RWG: Gone  
Windows: Timber

---

**Interior Description**

Each range is divided into a number of enclosures, all of which are plainly detailed; there are few



architectural features. Valleyed roof structure to west entrance. Walls generally have remains of limewash and roof structures are exposed with A-frame trusses. There is a rudimentary timber stair to G08 leading to loft of south range. G11 is divided into stalls and the roof is supported by cast-iron columns; it also has remains of tiled floors. G17 is a workshop; G18 is the former farm office, which retains a corner fireplace with plain black marble surround, timber sheeted partition with service hatch, and inbuilt timber sheeted cupboards.

---

**Architects**

Lanyon, Charles

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**Historical Information**

Built c.1846, likely in conjunction with Dundarave House (HB05/08/005A), the farm house, the courtyard of outbuildings and the detached outbuilding to the north-west are first shown on the second edition OS map (1855). Although forming part of the entry for Dundarave House, the 'Farm House and Offices' were separately itemised and given a rateable value of £10 in Griffith's Valuation (c.1862)

Although the rateable value did not change until the First General Revaluations (1935), historic OS maps show that the buildings were altered during this time. By the early years of the 20th century, the farm house had been widened and a narrow linear extension added (or in close proximity) to the south, as is shown on the third edition OS map (1904). A small detached L-plan structure had also been erected to the east of the courtyard of outbuildings. There was little change by the fifth edition OS map (1921), except for an addition to the rear of the detached outbuilding to the north-west. Modern map evidence shows that the overall footprint has remained largely unchanged except for a large modern structure which has been constructed to the south of the farm house. The Estate was vacant and for sale during the early 21st century, however it has been purchased and undergone refurbishment works in recent years.

In 1808 Francis MacNaghten purchased the Bushmills estate, 'for a small price' from his brothers-in-law, the Dunkins and in c.1830 he proceeded to have a new house constructed on site, which incorporated all (or parts of) an earlier house. This 'new mansion house' as described in the Townland Valuations (1835) comprised a two-storey castellated pile with an apparent three-stage tower to the rear, extensive outbuildings to the west, which were adorned with circular turrets, and a pair of walled or formalised gardens to the south (illustration c.1837 in Girvan).

Upon the death of Francis in 1843, the estate subsequently passed to his son Edmund MacNaghten. Through his father's connections, Edmund had been appointed the illustrious position of Registrar of the Supreme Court, first in Madras and then in Calcutta, when he was in his early twenties. Earning such a high sum meant that in 1825 at the age of 24, Edmund was able to retire and return to Ireland. Following his father's death and his inheritance of the Bushmills estate, MacNaghten proceeded to have the previous house demolished and replaced with the present mansion house, which was thought to have been built 1846-49, to the designs of Sir Charles Lanyon.

**References**

**Primary Sources**

1. PRONI OS/6/1/3/1 First Edition OS map (1832)
2. PRONI OS/6/1/3/2 Second Edition OS map (1855)
3. PRONI OS/6/1/3/3 Third Edition OS map (1904)
4. PRONI OS/6/1/3/5 Fifth Edition OS map (1921)
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6. PRONI VAL/12/D/1/2D Annual Revision Maps (1907-35)
7. PRONI VAL/12/B/4/6A-C Annual Revisions (1895-1929)
8. HB File (HB05/08/005C)

**Secondary Sources**

1. Girvan, WD 'Historic Buildings Groups of Buildings Areas of Architectural importance in North Antrim including the Towns of Portrush, Ballymoney and Bushmills' UAHS, 1971
2. MacNaughton, James 'A History of the Clan Macnachtan' Clan Macnachtan Association Worldwide, 2013
3. Brett, C.E.B. O'Connell, Michael 'The Buildings of County Antrim' UAHS, 1996

**Online Sources**

1. DIA ([www.dia.ie/](http://www.dia.ie/))
2. [http://www.clanmacnaughton.net/docs\\_articles/Dundarave%20Estate%20Sold\\_CMAW.pdf](http://www.clanmacnaughton.net/docs_articles/Dundarave%20Estate%20Sold_CMAW.pdf)

**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
- H-. Alterations detracting from building
- I. Quality and survival of Interior
- K. Group value

**Historical Interest**

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

**Evaluation**

The farm yard at Dundarave Estate is a substantial quadrangular courtyard complex located at the east of the estate group, some distance from the main Italianate mansion. Detailing suggests that it is contemporary with the coach yard (HB05/08/005B), which was designed by Charles Lanyon, and shares some features with it, including multi-pane timber windows and half-louvred openings. Although it has less architectural ambition than the coach yard (located next to the main house), the farmyard nonetheless exhibits a strong element of formalised design, characterised by symmetry and balanced proportions. Most of the complex is single storey, fulfilling a variety of functions associated with animal husbandry and the running of a substantial landholding. Constructed of local basalt rubble, with finely crafted stone dressings, it is a good example of traditional construction; the stable block (which sits apart from the main yard) is particularly fine, with stalls separated by graceful stone columns. Although in poor condition, the farm yard has survived relatively intact, with a high proportion of original fabric. It makes a strong contribution to the architectural quality of the estate group, and provides historic context relating to the economic functioning of the estate.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Concrete brick infills to openings and loss of windows detract from the historic character.

**General Comments**

Second Survey scoping ref N05/08/005

District and ward are current at time of writing, but may not correspond to former boundaries.

**Monitoring Notes – since Date of Survey**

**Date of Survey**    13/07/2016



Department for

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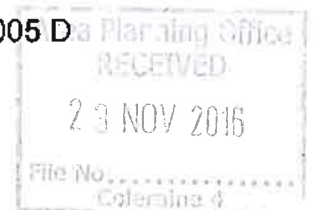
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Gasworks Business Park  
Malone Lower  
Belfast  
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/08/005 D

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**ICE HOUSE, DUNDARAVE ESTATE, BUSHMILLS, COUNTY ANTRIM, BT57 8ST**

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.*

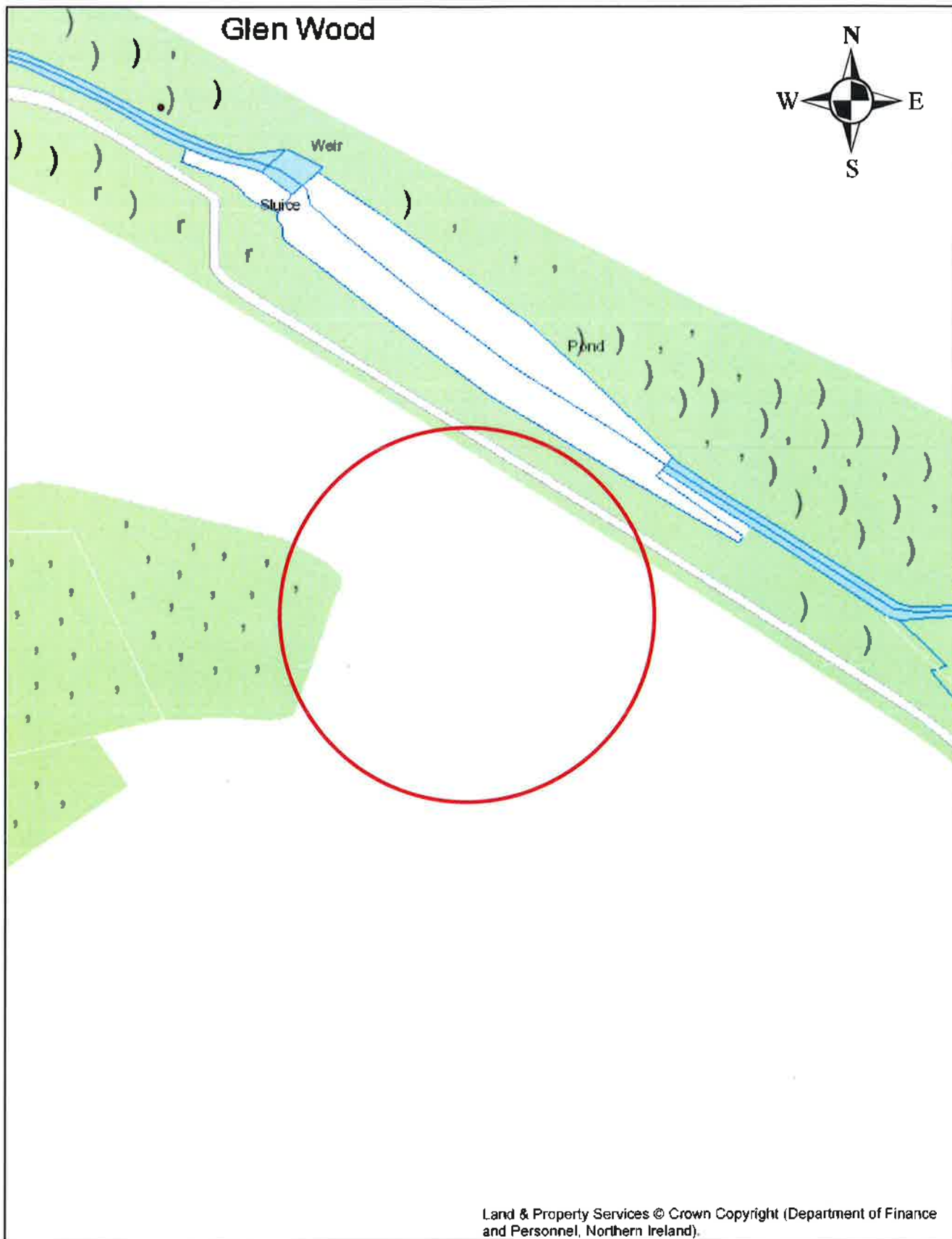
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: C9529 4149

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





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**Title: HB05/08/005 D**

**Scale: 1:1,250**

**Drawn by: JM**


**Date: 17 November 2016**

**Description:**

**Listing Map**





<p><b>Address</b> Ice House Dundarave Estate Bushmills County Antrim BT57 8ST</p>	<p><b>HB Ref No</b>    HB05/08/005 D</p> 
<p><b>Extent of Listing</b> Ice house</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Clogher North</p>	
<p><b>Current Building Use</b> Ice House</p>	
<p><b>Principal Former Use</b> Ice House</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	7/5SE
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	C9529 4149
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	0760200000
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	AN026
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	Yes				
<b>Historic Gardens Inventory</b>	Yes				
<b>Vacant</b>	N/A				
<b>Derelict</b>	Partially				

**Owner Category**

**Building Information**

**Exterior Description and Setting**

A low domed ice house, externally obscured by scrub, approached from north, set into mound, uncoursed rubble stone flanking walls splaying inwards towards square-headed brick-lined entrance doorway (door and frame missing).

**Setting:**

Located in scrub-covered mound on crest of hill in field with land sloping steeply downwards to north-east, to south-east of other estate structures and to east of the entrance lane.

**Interior Description**



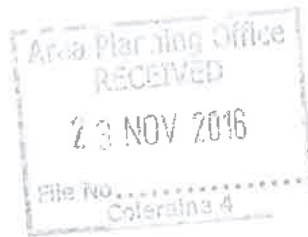


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Heritage Buildings Designation Branch  
Klondyke Building  
Cromac Avenue  
Gasworks Business Park  
Malone Lower  
Belfast  
BT7 2JA

Tel: (028) 9056 9216

Our Ref: HB05/08/005 G

Date: 18/11/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**WALLED GARDEN, DUNDARAVE ESTATE, BUSHMILLS, COUNTY ANTRIM, BT57 8ST**

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.

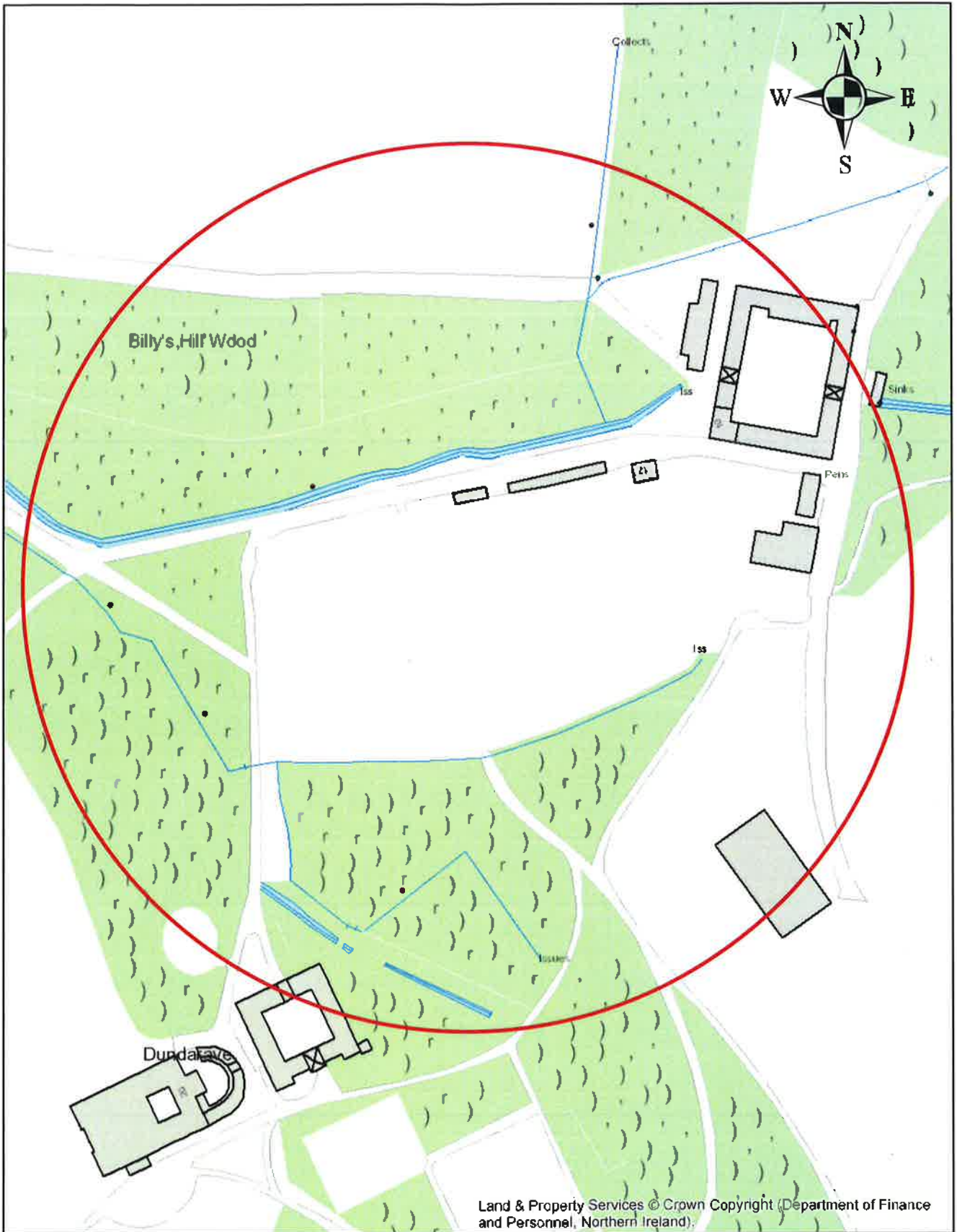
Grid Ref: C9517 4179

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

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location map





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**Title: HB05/08/005 G**  
**Scale: 1:1,800**  
**Drawn by: JM**  
**Date: 17 November 2016**  
**Description: Listing Map**





<p><b>Address</b>                  Walled garden                  Dundarave Estate                  Bushmills                  County Antrim                  BT57 8ST</p>	<p><b>HB Ref No</b>    HB05/08/005 G</p> 
<p><b>Extent of Listing</b>                  Walls and lean-to structures</p>	
<p><b>Date of Construction</b>                  1840 - 1859</p>	
<p><b>Townland</b>                  Clogher North</p>	
<p><b>Current Building Use</b>                  Walled Garden Structure</p>	
<p><b>Principal Former Use</b>                  Walled Garden Structure</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	7/5NE
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	C9517 4179
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>			
<b>Monument</b>	No			<b>HGI Ref</b>	AN026
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	Yes			<b>SMR No</b>	
<b>Historic Gardens Inventory</b>	Yes				
<b>Vacant</b>	N/A				
<b>Derelict</b>	Partially				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Rectangular walled garden, probably contemporaneous with main house, built c. 1846 and located on the Dundarave Estate north of Bushmills. Oblong on plan with quadrant corners, sloping gently upwards from west to east. High masonry boundary wall faced externally with coursed rubble stone and internally with garden wall bond red brickwork, terracotta bowler-hat copings and roughly-formed stone quadrant copings at five-course changes of height, square, inward-projecting, brick piers with shallow stone pyramidal caps, at approximately 23m spacing to, longer, north and south sides. West wall breached, at some time in past, to form asymmetrically located main entrance with brick jambs and pair of wrought-iron gates.

Paths, originally stone cobbled with stone edgings, continuous perimeter path parallel to and separated from boundary walls by planting beds interconnecting with cruciform paths on north/south and east/west axes. All evidence of original planting plan lost except remnant of orchard to east.

Remains of former glasshouse centrally located on south side of north wall with only evidence of ashlar stone stall risers surviving, oblong on plan with lean-to flanking wings and central canted projecting bay with pitched roof backing unto gable rising above boundary wall and containing central chimneystack serving boiler house on opposite, north, side of wall. Regularly-spaced high-level rectangular openings in north wall contain horizontally-pivoted timber ventilation panels set in timber frames. Ashlar stone copings to wing wall heads with recumbent lions terminating east and west ends, similar verge stones to central gable. Remains of two smaller contiguous greenhouses, perpendicular to north wall, to east of main glasshouse.

Centrally located doorway in south wall, flat rubbed brick arch, timber framed vertically braced and painted timber vertically-sheeted replacement door with galvanised strap hinges. Elliptically-headed doorway in north wall between main glasshouse and greenhouses containing flat-headed painted timber framed and vertically-sheeted double gates with wicket in east panel. Further doorway to west of main glasshouse with square-headed brick arch, painted timber framed and vertically-sheeted door.

Two lean-to shed ranges abutting north side of north wall. West range containing potting sheds and boiler house, rubble stone walling, brick quoins and corbelled eaves, natural slate roofs largely collapsed with corrugated iron roofed section to east. Elliptically-headed rubbed-brick arches to blind openings to north elevation containing square-headed painted timber three-over-six sash windows on stone sills and painted timber vertically-sheeted doors. East range similar to west but with corrugated iron roof, eight-over-eight sash windows and four-pane fanlight over door. Corrugated iron lean-to shed abutting east gable of east range.

**Setting:**

Woodland setting, estate paths to north and west two-storey gardener's house abutting north-east corner, farmyard (HB05/08/005C) to north-east.

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**Interior Description**

Not applicable

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**Architects**

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**Historical Information**

Built in the mid 19th century, this walled garden to the north of Dundarave House (HB05/08/005A) is first shown as built on the second edition OS map (1855), having a substantial building lining the centre of the north wall.

The present Dundarave House was built c.1846, replacing a previous mansion house, which was captioned 'Busmills House' on the first edition OS map (1832). This earlier house, which was built in the early 19th century by Francis MacNaughten, was served by two large gardens to the south. Contemporary map evidence shows that fragments of these previous gardens remain evident in the landscape, particularly the walled garden to the far south, which is trapezoidal on plan.

It is likely that the present walled garden, located to the north of the house, was built to serve the newly constructed mansion house, however as the area is shown as cleared on the first edition OS map (1832), the development of this new walled garden had evidently been set in place prior to 1832.

The garden is not itemised on the Valuation Records (1862-1929), however by the early 20th century two additional buildings had been constructed along the north wall of the garden, as shown on the third edition OS map (1904). The Annual Revisions records show that in 1929 a gardener's house was added, having a rateable value of £2 10s. Although the associated maps are unclear, this is likely to be the building located outside the north-eastern corner of the of the walled garden.

Modern map evidence shows that whilst the brick walls of the garden remain, the actual vegetation and buildings within the perimeter have largely been removed or have fallen into ruin. The Estate was vacant

and for sale during the early 21st century, however it has been purchased and undergone refurbishment works in recent years.

In 1808 Francis MacNaghten, purchased the Bushmills estate, 'for a small price' from his brothers-in-law, the Dunkin's and in c.1830 he proceeded to have a new house constructed on site, which incorporated all (or parts of) an earlier house. This 'new mansion house' as described in the Townland Valuations (1835) comprised a two-storey castellated pile with an apparent three-stage tower to the rear, extensive outbuildings to the west, which were adorned with circular turrets, and a pair of walled or formalised gardens to the south (illustration c.1837 in Girvan).

Upon the death of Francis in 1843, the estate subsequently passed to his son Edmund MacNaghten. Through his father's connections, Edmund had been appointed the illustrious position of Registrar of the Supreme Court, first in Madras and then in Calcutta, when he was in his early twenties. Earning such a high sum meant that in 1825 at the age of 24, Edmund was able to retire and return to Ireland. Following his father's death and his inheritance of the Bushmills estate, MacNaghten proceeded to have the previous house demolished and replaced with the present mansion house, which was thought to have been built 1846-49, to the designs of Sir Charles Lanyon.

**References**

**Primary Sources**

1. PRONI OS/6/1/3/1 First Edition OS map (1832)
2. PRONI OS/6/1/3/2 Second Edition OS map (1855)
3. PRONI OS/6/1/3/3 Third Edition OS map (1904)
4. PRONI OS/6/1/3/5 Fifth Edition OS map (1921)
5. PRONI VAL/2/B/1/25A Griffiths Valuation (1862)
6. PRONI VAL/12/D/1/2D Annual Revision Maps (1907-35)
7. PRONI VAL/12/B/4/6A-C Annual Revisions (1895-1929)
8. HB File (HB05/08/005G)

**Secondary Sources**

1. Girvan, WD 'Historic Buildings Groups of Buildings Areas of Architectural importance in North Antrim including the Towns of Portrush, Ballymoney and Bushmills' UAHS, 1971
2. MacNaughton, James 'A History of the Clan Macnaghtan' Clan Macnaghtan Association Worldwide, 2013
3. Brett, C.E.B. O'Connell, Michael 'The Buildings of County Antrim' UAHS, 1996

**Online Sources**

1. DIA ([www.dia.ie/](http://www.dia.ie/))
2. [http://www.clanmacnaughton.net/docs\\_articles/Dundarave%20Estate%20Sold\\_CMAW.pdf](http://www.clanmacnaughton.net/docs_articles/Dundarave%20Estate%20Sold_CMAW.pdf)

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**Criteria for Listing**

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

**Architectural Interest**

- B. Proportion
- C. Ornamentation
- D. Plan Form
- H-. Alterations detracting from building
- K. Group value

**Historical Interest**

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

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**Evaluation**

The remains of a walled garden located on Dundarave Estate, which, although it has lost some key features including glasshouses, provides important historic and cultural context within the Dundarave estate group, having group value with Dundarave House and its outbuildings.

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

Removal of original glasshouses detracts from the historic character.

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**General Comments**

Second Survey Ref N05/08/007

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**Monitoring Notes – since Date of Survey**

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**Date of Survey**    13/07/2016

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Department for

**Communities**

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**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: HB05/10/016

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**BALLINLEA MILL, 34 KILMAHAMOGUE ROAD, BALLYCASTLE, CO. ANTRIM,  
BT54 6JJ**

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.

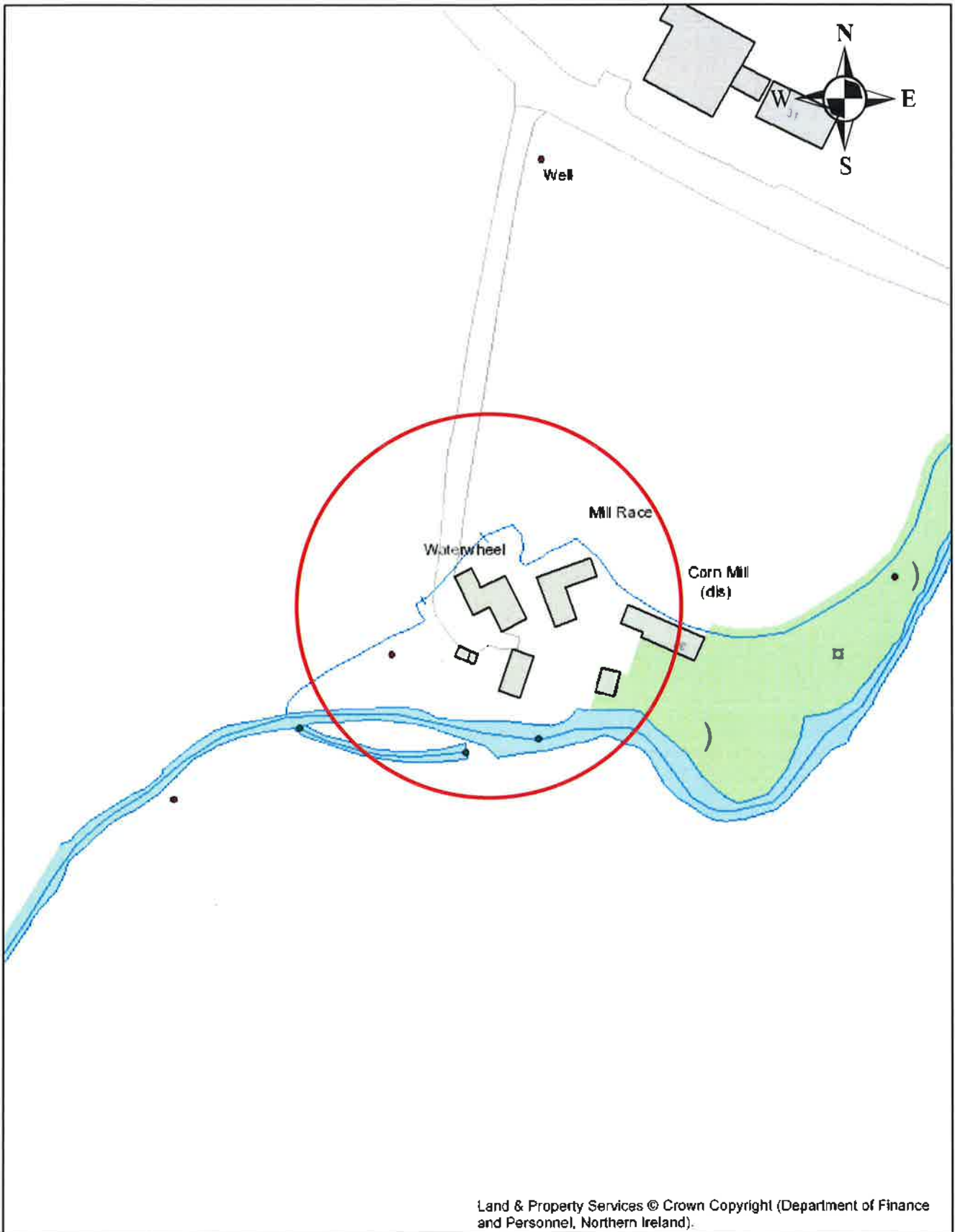
Grid Ref: D0438 3931

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map



Coordinates: 304,379 , 439,314



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

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**Title: HB05/10/016**

**Scale: 1:1,250**

**Drawn by: JM**


**Date: 17 November 2016**

**Description:**

**Listing Map**





<p><b>Address</b>                  Ballinlea Mill                  34 Kilmahamogue Road                  Ballycastle                  Co. Antrim                  BT54 6JJ</p>	<p><b>HB Ref No</b>    HB05/10/016</p> 
<p><b>Extent of Listing</b>                  Mill block and races, waterwheel and machinery</p>	
<p><b>Date of Construction</b>                  1860 - 1879</p>	
<p><b>Townland</b>                  Ballinlea Upper</p>	
<p><b>Current Building Use</b>                  Farm Buildings</p>	
<p><b>Principal Former Use</b>                  Mill</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	8/9SW
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D0438 3931
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	Partially				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A two-storey/ single-bay later 19th C water-powered corn mill, complete with waterwheel and ancillary machinery, with an abutting single-storey lean-to (seed house) and two-storey store/ saw mill.

Corn mill

The mill is aligned N-S with its entrance on its S gable; it measures 38ft 10in N-S by 22ft E-W and is two storeys high.

Pitched natural slate roof with plain verges and half-round plastic gutters. Walls are of random rubble

with a corbelled brick eaves course. Unless otherwise stated, all openings have flat brick heads and jambs.

The S gable has a double-leaf timber entrance door to GF, a loading door at FF (with projecting sloping concrete cill), and a 2/2 sliding sash window to its apex.

The W elevation is partly abutted by a two-storey store (which also housed a saw mill). The exposed section of the mill proper has two GF windows: at left is a 2x4-paned metal-framed window (with stone cill), and at right is a brick-infilled window ope. There is also a 2x4 metal-framed window to FF. The FF stonework on this elevation contrasts with that to the GF. The latter is randomly laid with very crude quoins, whereas the former is brought to courses and has large roughly-dressed quoin blocks. This suggests that the entire building was raised from one to two storeys.

The N gable has a 2/2 sliding sash window to FF. In front of it is an overshot 14ft in diameter x 5ft 6in wide waterwheel set in a 7ft 3in wide stone-lined wheelpit. The wheel's axle, hubs and rims are of cast-iron, and the tie bars between the rims are of wrought-iron. The two sets of eight arms, 40 angled buckets, and sole plate are all of timber. Although the wheel was restored by the present owner in the relatively recent past, it is now idle and some of its buckets and sole boards are rotten.

The wheel is fed by a timber launder supported on a brick pier at the end of a rubble masonry headrace. The launder is a modern replacement of an original riveted sheet-iron one. There is a concrete-lined opening on the side of the race which acts as an overspill for excess water. Once it had passed over the waterwheel, the water was conveyed along an open tailrace through the store and then along a short culvert to the river.

The E elevation of the mill is partly abutted by the single-storey lean-to (originally a seed house). There is a sheeted timber door into the mill at the S end of this elevation, with rudimentary porch (with corrugated iron roof) to front.

#### Seed house

This single-storey/ single-bay lean-to abuts the E elevation of the mill. Now empty, it was undoubtedly the seed house originally, into which the oats shells and weed seeds were blown during the oat shelling process. It measures 34ft 6in N-S x 7ft 6in E-W.

Monopitched natural slate roof with two metal-framed skylights but no RWG. Walls of random rubble with corbelled brick eaves, all in a similar style to the mill's FF. Brick-infilled windows to N and E elevations, and beaded t&g door to S end.

#### Mill store/ Saw mill

This two-storey/ single-bay building partly abuts the W side of the mill. It measures 35ft 6in N-S x 16ft 10in E-W. Its roof is detailed as the mill. The style of its stonework is identical to that of the mill's FF (including the corbelled brick course) and suggests that it was contemporary with the heightening of the mill.

The main entrance is on the S gable and comprises a double-leaf beaded t&g door (stone jambs). To its left is a brick-infilled ope. There is also a 2/2 timber casement window to FF (with concrete cill).

The W elevation has two GF shuttered opes, both with voussoired stone heads and stone jambs (no cills). Brick-trimmed loading door to FF (concrete cill).

The N gable has a doorway at GF (door missing; brick relieving arch and stone jambs), and a brick-infilled ope at left. There is also a 1/1 sash window to FF (slate cill).

The exposed E elevation spans the tailrace and is devoid of openings. Vestiges of cement flashing at its right-hand end indicate the former presence of an abutting single-storey building with a double-pitch roof.

Roofs: Natural slate.

Rainwater goods: None.

Walls: Random rubble stone.

Windows: Timber sliding sashes and multi-paned metal-framed casements.

There are also a number of mill-related buildings in the same complex.

#### Kiln

To the immediate E of the mill block is a two-storey former kiln. It is aligned N-S and measures 42ft 3in N-S x 18ft 3in E-W. It first appears on the 1857 OS map.

Replacement corrugated asbestos roof, vestiges of a gable chimney (presumably from the firehole), plastic RWG, and random rubble walls. There is a large sliding corrugated metal entrance door on the W elevation, and metal-framed window to left.

The drying floor has been removed and the interior is now used as a store for items of milling machinery salvaged from Clontyfinnan Mill. These include timber millstone furniture, cast-iron stone nuts and spindles, flat pulleys, shafts, bevel gears, and sluice gate pinions. Some original equipment from Ballinlea may also be present.

The kiln's S gable is abutted by a relatively modern greenhouse. The N end of its E elevation has a small two-storey random rubble return (formerly a store) which has been extended as a single-storey concrete block shed with monopitched corrugated metal roof.

#### Kiln man's house

On the opposite side of the laneway, S of the mill block, is a 1½-storey/ two-bay dwelling. It is aligned N-S and measures 34ft N-S x 17ft 9in E-W. There is also a small roofless single-storey/ single-bay extension on its S gable. This house was extant in the 1830s and is now derelict.

Pitched natural slate roof (in poor repair) and no RWG. The walls are of random rubble, but the S gable has been repaired with concrete blocks. On the W elevation is the central entrance door, flanked by infilled windows. All the openings have brick heads and jambs.

Just behind this house are four millstones: a pair of 60in diameter shelling stones and a pair of 52in dia grinding stones (possibly French burr). According to the owner, they are all original to Ballinlea.

#### Outbuilding 1

Just W of the above house is a small single-storey/ single-bay byre now very overgrown. It is first shown on the 1922 OS map.

Pitched corrugated iron roof and random rubble walls. No openings save for a doorway at W end of N elevation. A lean-to concrete block shed with monopitched corrugated metal roof has been built on to its E gable.

#### Outbuilding 2

East of the above house are the overgrown remains of a single-storey random rubble outbuilding. It is shown on the 1832 OS map.

#### Miller's house

At the NE corner of the complex is a substantial 1½-storey/ multi-bay dwelling. It is aligned E-W and measures 47ft x 18ft 6in (excluding single-storey return on W gable). This was the miller's house and was extant in the 1830s. It has been refurbished and is the only building in the complex which is still in use.

Pitched natural slate roof, three eaves dormers to its S pitch, plastic RWG, cement-rendered walls and entrance porch to its S elevation.

#### Setting

The mill is on the right bank of the headwaters of Moss-side Water and is approached down a tree-lined single-track lane from the main road. The complex is surrounded by fields to all sides and the river delineates its southern boundary.

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### Interior Description

#### Mill

From the entrance at the SE corner of the building, a concrete ramp slopes down to a concrete floor. Painted and plastered walls, and exposed ceiling joists over three transverse beams. A plain wooden stairway on the E side leads up to FF. Just beyond the stairs is a wide opening into the lean-to. At the N end of the floor, the waterwheel axle projects through the gable. At its inner end is a large cast-iron bevel pitwheel. It formerly drove a wallower and great spurwheel, both of which have been removed. Power was also taken off the pitwheel through a small pinion at the 9-o'clock position (when looking at the gable) at the inner end of a cast-iron layshaft. Mounted on the shaft just beyond the pinion is a flat metal pulley which drove a set of bucket elevators. Further along the shaft is a second flat pulley which drove a plate grinding mill on the FF and a roller mill mounted under the GF ceiling. The drive belts from the pulleys are now missing. The layshaft then passes through the wall into the store. At its end is a flat metal pulley (48in dia) which is linked to an electricity generator in that room. This layshaft and the grinding/ roller mills are undoubtedly 20th C insertions.

The millstones were on a mezzanine floor set slightly below FF level at the N end of the mill. When surveyed in 1990, vestiges of three sets of millstones survived on this floor: 60in dia shelling stones in the NW corner, 56in dia French burr grindstones for oatmeal at NE, and 54in dia French burr grindstones for wheat in the middle. They have all been removed along with the timber flooring and now lie outside behind the kiln man's house.

Scattered about this floor are assorted items of milling machinery salvaged by the current owner from a 19th C cornmill at Clontyfinnan East, on the River Bush between Armoy and Stranocum. The shafts and various bevel gears were configured in a lineshaft arrangement, in contrast to the great spurwheel set-up at Ballinlea.

The FF has a boarded floor, painted and plastered walls, and common rafters (with plastered undersides to the slates) over single purlins resting on two A trusses. A modern RSJ spans the gap over the former mezzanine floor. A doorway towards the N end of the W side leads into the FF of the adjoining store.

The elevator from the GF also rises through this floor. In the apex of the roof at the N end of the floor is a sack hoist comprising a cast-iron winding drum positioned over a trapdoor in the floor. It was seemingly belt driven, but the drive has been disconnected.

Lying loose on the floor is a small plate grinder, the cast-iron casing of which is inscribed "S. Corbett & Sons/ patent RAS prize/ grinding mill./ Wellington Salop". It was belt driven off the layshaft on the ground floor and was probably originally positioned over the roller mill.

At the SE corner of the floor are two hand-operated grain cleaners. Whether they are original to the mill or have been salvaged from elsewhere is uncertain. Also loose on the floor are two timber hoppers and a chute which belonged to Ballinlea.

#### Seed house

The floor of this section is of compacted earth. Painted stone walls and exposed common rafter roof. No fixtures or fittings.

#### Mill store/ Saw mill

The GF is accessible from both ends. Compacted earth floor, bare stone walls, and exposed ceiling joists. The tailrace cuts through the floor towards its N end; it was undoubtedly once spanned with timber planks but is now open.

As noted above, the layshaft from the pitwheel projects through the E wall of this room just S of the tailrace. The flat pulley wheel on its end probably powered a saw originally. The saw bench is long removed and the pulley was subsequently connected to an electricity generator which supplied d.c. Electricity to the mill and house. At the SW end of the room is a 50in dia French burr runner stone. The store's FF is accessible only from FF of the mill and would have been used to store grain and meal. It has a boarded floor, painted and plastered walls, and tied common rafter roof. It contains no fixtures or fittings.

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#### Architects

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#### Historical Information

A "mill and kiln" are captioned on the 1832 OS six-inch map. The 1835 Ordnance Survey Memoir describes it as a corn mill propelled by a 13ft diameter x 2ft wide breast-shot waterwheel.

The first Valuation book, also of 1835, notes its owner as James Stewart-Moore and that his tenants in two townlands were bound to it. The measurements of the buildings are given as follows: Corn mill - 39ft x 22ft x 8ft 6in, Corn kiln - 35ft x 19ft x 5ft 9in, Kiln man's house - 34ft x 17ft 6in x 6ft, and Miller's house - 33ft x 18ft x 6ft 3in. The mill was slated, but all the other buildings were thatched. There was only one set of millstones at that time (4ft 10in diameter). These would have been used for shelling and grinding oats, but were apparently only capable of producing one boll of meal per hour (140lb). The valuation also notes that there was sufficient water for almost five months in the year.

Interestingly, at a subsequent date unknown the heights given for the corn mill and kiln were increased to 16ft, the millstones from one to two sets, and the machinery revised from "middling" to "new". This suggests the raising of the mill from one to two storeys, and a reconfiguration of the machinery. The latter probably reflects a switch from a basic one-step gear change between waterwheel to millstones, to a two-step great spurwheel configuration. In all likelihood, the original waterwheel (13ft x 2ft) was replaced by the present larger one (15ft x 5½ft) at the same time.

The 1857 OS map shows a similar site layout as 1832, but with the addition of several more buildings



elsewhere on the premises, including the two-storey building adjacent to the mill which was formerly a kiln.

The 1859 Valuation notes James Stewart-Moore as the owner as before and describes the premises as "corn mill, three kilns, miller's house and offices, all with a rateable valuation of £26. It is also noted that "the mill was let at £30 some years ago". Unfortunately, the dimensions of the buildings and details of the machinery are not recorded in this instance, so it is uncertain whether the changes noted in the 1830s valuation had been carried out by then.

A Valuation revision book entry dated 1871 describes the complex as "corn and saw mill, kilns, miller's house and offices" and its rateable valuation increases by £10 to £36 (a 38% increase). A note in the margin also reads "saw mill and store house erected now". This suggests that the mill was enlarged around 1870/71 and the store added, the ground floor of which housed the saw. It is not impossible that the alterations to the mill and its machinery noted in the first Valuation book all took place at this time rather than in two separate episodes.

The 1904 OS map captions the complex as "Ballinlea Mill (corn)" and shows the site configured much as it is today. This is also in line with the mill having been refurbished some 30 years previously.

Interestingly, this map also shows an extension on the N gable of the store/ saw mill, just beyond the waterwheel. This is recorded in the 1901 valuation notebook as a slated rubble masonry building measuring 26ft x 18ft x 10ft, with a 38ft high chimney on its E gable. According to the valuation, it contained a "tatty engine and boiler". Given that there is a clean wall break on the NE corner of the store/ saw mill, the engine house must have been added sometime between 1871 and 1904 as a back-up to the waterwheel. The presence of the chimney indicates that it was a steam engine, but probably a very small one.

The 1901 valuation notes the mill as containing a pair of shelling stones and a pair of grinding stones, worked for half the year. However, the saw mill was only "working intermittently".

This valuation also records James S Moore as the mill owner, George Hutchinson as occupying the miller's house, and Robert Campbell the kiln man's house. By this time, the miller's house had assumed its current size, and both it and the kiln man's house were now slated.

The 1922 OS map shows a similar site configuration to 1904, but the engine house is now depicted as a roofless shell.

In 1926, Charles Glass took over the premises, which are now described as "corn mill, kiln and offices"; evidently the saw mill was now defunct. Mr Hutchinson was still living in the miller's house, but John Gillan had been in the kiln man's house since 1909.

Mr Glass was still milling in 1934, although the corn mill seems to have been defunct by then as it is not noted in the 1934 Valuation revision. The waterwheel is described as overshot and measuring 14ft x 5ft. The mill now contained three sets of millstones - two at 54in dia, and the third at 56in dia. It worked for six months in the year, with an average annual production of 3000 16-stone bags of meal (equivalent to 12 tons per week, a remarkably high output).

Mr Glass appealed to the Valuation Office in 1935 for a reduction in his rateable valuation. He wrote "I depend entirely on the neighbouring farmers oat crop and when that is all milled I have nothing to do the rest of the year". He continued "The buildings are all old and require considerable outlay yearly till keep in repair. Besides, the machinery is all old and expensive to keep running". His appeal resulted in a reduction of £4 to £18 in the mill's rating.

According to the present owner, Mr Glass continued to grind meal until the 1940s. It was he who installed the electricity generator using a power-takeoff from the pulley which originally drove the sawmill. This development probably took place in the mid-1900s but when precisely is uncertain.

When precisely the small plate and roller mills were inserted is also uncertain. Messrs Corbett were awarded first prize by the Royal Agricultural Society of England in 1890, so it must have been after this date, judging by the inscription on the plate mill.

The mill complex was subsequently repurchased by the Stewart-Moore family.

#### References - Primary Sources:

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2. 1835 Ordnance Survey Memoir for Ballintoy Parish. reproduced by A. Day & P. McWilliams, Ordnance Survey Memoirs of Ireland: Parishes of Co Antrim IX, 1830-39: North Antrim Coast and Rathlin, p.16 (Belfast: Institute of Irish Studies, 1994).
3. PRONI VAL/1/B/131. First valuation book, p.12 (1835).
4. PRONI OS/6/1/8/2. OS 1:10,560 map, Co Antrim sheet 8 (1857).
5. PRONI VAL/2/B/1/24A. Second valuation book, p.76 (1859).
6. PRONI VAL/12/B/2/6A-D. Valuation revision books, 1864-1929.
7. PRONI VAL/12/A/1/20. Valuation revision notebook, p.72 (1901).

- 8. PRONI OS/10/1/8/6/1. OS 1:2500 map, Co Antrim sheet 8-06 (1904).
- 9. PRONI OS/10/1/8/6/2. OS 1:2500 map, Co Antrim sheet 8-06 (1922).
- 10. PRONI VAL/3/D/1/3/D/1. Valuation revision boo, p.75 (1934-35).

References - Secondary Sources:

- 1. Report dated 19 Oct 1990 by Fred Hamond for Historic Buildings & Monuments Branch.
- 2. Messrs Corbett - Grace's Guide, <[www.gracesguide.co.uk/Samuel\\_Corbett\\_and\\_Son](http://www.gracesguide.co.uk/Samuel_Corbett_and_Son)>.

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**Criteria for Listing**

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

<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style	R. Age
B. Proportion	T. Historic Importance
D. Plan Form	S. Authenticity
J. Setting	Y. Social, Cultural or Economic Importance
	X. Local Interest
	Z. Rarity

---

**Evaluation**

Architecturally, the block comprising the mill, store and seed house are of interest in exhibiting at least two phases of development - a single-storey late 18th/early 19th C corn mill and 1870s enlargement to its present form and multiple functions. It is one of a number of vernacular buildings within this complex, and its rural riverside setting is largely unchanged.

The original fabric of the mill block exhibits minor alterations which reflect its continuing use up to the mid-1900s. Of special note is the survival of the races and waterwheel. Although the three pairs of millstones and most of the power transmission gearing have been dismantled, the surviving power transmission to the roller and grinding mills are of historical interest in reflecting how milling technology changed during the 1900s. The mill was of economic value to the agricultural economy of this area and is of local industrial heritage interest.

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**Replacements and Alterations**

None

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**If inappropriate, Why?**

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**General Comments**

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**Monitoring Notes – since Date of Survey**

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**Date of Survey**    17/07/2016

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Department for

**Communities**

www.communities-ni.gov.uk

**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: HB05/10/015

Date: 18/11/2016



Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**DWELLING HOUSE ON UNNAMED ROAD OPPOSITE NO 28, BALLINLEA ROAD,  
MAGHERNAHARE, BALLYCASTLE, BT54 6NL**

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.*

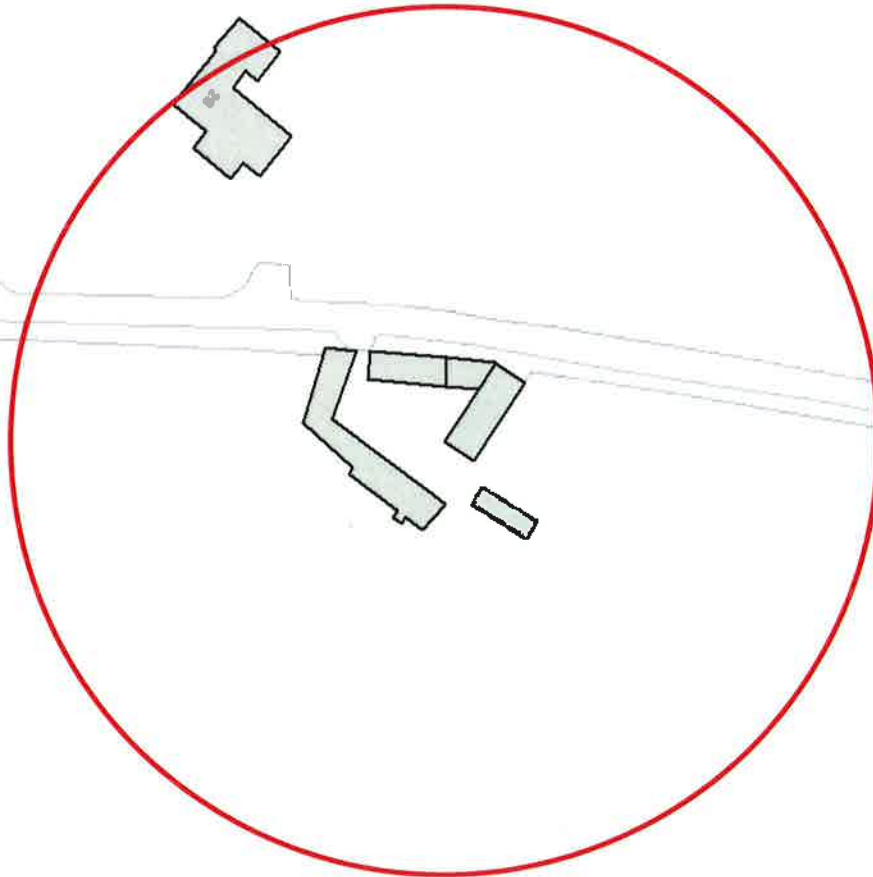
Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.

Grid Ref: D0454 4096

**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





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Department for

**Communities**

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**Title: HB05/10/015**

**Scale: 1:1,250**

**Drawn by: JM**


**Date: 17 November 2016**

**Description:**

**Listing Map**





<p><b>Address</b>                  Dwelling house on unnamed road opposite                  No 28                  Ballinlea Road                  Maghernahare                  Ballycastle                  BT54 6NL</p>	<p><b>HB Ref No</b>    HB05/10/015</p> 
<p><b>Extent of Listing</b>                  House, outbuildings, boundary walls and gates</p>	
<p><b>Date of Construction</b>                  1840 - 1859</p>	
<p><b>Townland</b>                  Maghernahare</p>	
<p><b>Current Building Use</b>                  House</p>	
<p><b>Principal Former Use</b>                  House</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	8/5NW
<b>Industrial Archaeology</b>	No	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D0454 4096
<b>Vernacular</b>	Yes	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

An asymmetrical one-and-a-half storey three-bay vernacular dwelling, built c.1850, located on the south side of an unnamed road running east from Ballinlea Road, Ballycastle. Rectangular plan, with gable to the road and complex of outbuildings to rear.

Pitched natural slate roof with angled ridge tiles and rendered brick chimneystacks to gables and party wall between bays. Gutters are missing but some drive-in brackets remain over corbelled eaves; cast-iron downpipe and hopper to south gable. Walling is lime rendered over rubble stone throughout,

limewashed to all elevations except south gable. Windows are generally exposed box 6/6 timber sliding sashes with horns, set in plain reveals on sandstone cills (except where otherwise stated).

Principal elevation faces east and has five equally spaced openings; second opening from left is the principal entrance, comprising a painted timber door of five raised panels (lower panels covered with metal sheeting); door furniture replaced; stone threshold.

South gable is abutted by a rubble stone garden wall at extreme right, and a later lean-to outbuilding. Replacement casement windows throughout.

Rear elevation has irregularly spaced and sized openings; two windows to ground floor and one to first floor (all fixed pane replacements). The rear entrance is located to right of centre, comprising a timber sheeted door recessed within a small porch; footings of a former projecting porch addition remain on the ground surface.

North gable has two windows to upper storey; the former ground floor window has been partially infilled and limewashed with a metal-framed casement added to the upper part.

Setting: Rural setting, set with north gable to the road, and a complex of outbuildings to rear, in informal courtyard plan. The north outbuilding also bounds the road. There is a small garden to the front of the house, enclosed by a limewashed rubble stone wall; accessed by a wrought-iron gate on circular piers, both wall and piers are finished with soldier coping. Outbuildings are limewashed (except south elevations) and are single storey with the exception of that to south-east corner, which is lofted. Variety of roof coverings, including fibre cement tiles, natural slate and tin. From south-east, in a clockwise direction is: pig house, byre, cart house, stables and piggeries, barn. Doors and loft openings are painted timber sheeted, and there are also metal casement windows. Yard has remains of cobbles and a partially canted corner to the northern outbuilding at the yard entrance.

Roof: Slate

Walling: Limewashed

Windows: Timber

RWG: Cast-iron (partial)

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### **Interior Description**

Variation on direct-entry. Entry to a lateral hall (G01) with straight-flight timber stair rising straight ahead, and three rooms off to left on entry, a dining room (G02) partitioned to rear to form additional small rear room (G03), a kitchen to centre (G04) and parlour to right (G05). First floor has a series of rooms; the left and right bays have large bedrooms (F02 and F08 respectively); the central bay is divided into two lobby areas, the first one (F03) is larger and has two stores (F04 and 05) towards the front of the house; the second, smaller lobby (F06) has a single store (F07). Finishes are generally original: original quarry tiled flooring to entrance hall (G01) and kitchen (G04). Walls have dado rails and remains of wallpaper. Original joinery comprises timber sheeted or panelled doors in simple moulded architraves, panelled shutters, stair with closed string having ramped handrail and turned newels, paired to upper level. First floor has three levels; F03 is accessed by two winders and there is a further timber stair to F08; bedroom F02 is accessed by a round-headed arch. Parlour G05 has a moulded plaster cornice large ceiling rose detailed with leaves and fruit. No chimneypieces remain, although the kitchen retains a stove and a ceramic 'jawbox' sink is set into the cill.

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### **Architects**

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### **Historical Information**

Built in the mid 19th century, the house is first shown on the second edition OS map (1859), along with the two detached outbuildings to the west and south-west. The house possibly was originally thatched, although no physical evidence remains that might confirm this - census records provide some evidence, but no certainty (see below). By 1904 a small abutment to the rear of the house had been removed and an additional western range had been added to the southern-most outbuilding, providing a western boundary to the yard at the rear of the house (third edition OS map 1904). Modern maps show that the footprint of the buildings has remained largely unchanged since at least the early 20th century, except for the addition of a curved tin canopy which abuts between the house and the northernmost outbuilding.



Griffith's Valuation (1859) states that the house and outbuildings were occupied by Patrick Black and were given a rateable value of £6, which remained unchanged until c.1930. In 1875 occupancy passed to Rev. Peter McGorrian, who was the priest of the RC Church of SS Joseph and Mary in Ballintoy, which was rebuilt c.1878 to the designs of O'Neill and Byrne. This marked the start of a period during the late 19th century when the house functioned as the parochial farm, passing to Rev. Mulcahy in 1883. Occupancy transferred to James Darragh in 1893, which appears to mark the end of its parochial function, and subsequently passed to Robert Baird in the early 20th century.

The date of Robert Baird's occupancy remains unclear; census information and departmental files suggest a date of c.1900 whilst the valuation records state 1925. The census records (1901 & 1911) support a date of c.1900 as no-one with the surname Darragh is listed within the townland of Maghernahar (nor in the electoral division of Ballintoy), whilst Robert Baird is recorded. The 1901 records show that Baird resided in a thatched house comprising 8no. Rooms and had 8no. Outbuildings, and it seems possible that this complex was the former parochial house and farm.

**References**

**Primary Sources**

1. PRONI OS/6/1/8/1 First Edition OS map (1832)
2. PRONI OS/6/1/8/2 Second Edition OS map (1857)
3. PRONI OS/6/1/8/3 Third Edition OS map (1904)
4. PRONI OS/6/1/8/4 Fourth Edition OS map (1922-31)
5. PRONI VAL/2/B/1/24B Griffiths Valuation (1859)
6. PRONI VAL/12/D/1/8A-F Annual Revision Maps (1859-c.1935)
7. PRONI VAL/12/B/2/2A-E Annual Revisions (1864-1929)
8. PRONI VAL/3/B/1/4A First General Revaluation Annual Revisions (1935-54)
9. HB File (HB05/10/015)
10. 1901 & 1911 Census

**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
- H-. Alterations detracting from building
- I. Quality and survival of Interior
- J. Setting

**Historical Interest**

- S. Authenticity
- R. Age
- T. Historic Importance
- Y. Social, Cultural or Economic Importance
- X. Local Interest
- Z. Rarity

**Evaluation**

An asymmetrical one-and-a-half storey three-bay vernacular dwelling, built c.1850, located on the south side of an unnamed road running east from Ballinlea Road, Ballycastle. The house has been exceptionally well maintained, retaining traditional finishes and fittings including exposed box timber sashes and limewashed walls. Internally, the plan form is of interest as a variation of direct entry typology, having a lateral hall accessing all ground floor rooms in a move towards a more gentrified layout, and having an unusual partitioned upper floor on a variety of levels. It is much enhanced by the retention of setting features including boundary walls and gate piers, and an informal courtyard complex of outbuildings which line the road. Occupying an elevated site, the group has a strong presence in the landscape, and is representative of the type of rural smallholding, once common in the Ulster landscape, which is now increasingly rare.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Window openings on one gable wall are too large and detract from the original historic character.

**General Comments**

Second Survey Scoping ref N05/10/003

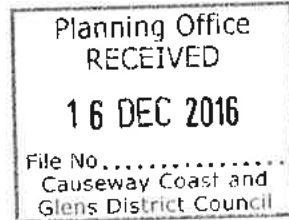
**Monitoring Notes – since Date of Survey**

**Date of Survey**    13/07/2016

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**ADVANCE NOTICE OF LISTING**

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Local Planning Office  
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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: HB05/16/010 A

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**LIGHTHOUSEFOG SIGNAL BUILDINGS AND STRUCTURES, EAST LIGHT,  
BALLYCARRY TD, RATHLIN ISLAND, CO. ANTRIM**

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: D1618 5205


*G Brown*

**GERALDINE BROWN**

Enc Second Survey HBC Report

*Location Map*



<p><b>Address</b> Lighthouse, fog signal buildings and structures East Light Ballycarry Td Rathlin Island Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/010 A</p> 
<p><b>Extent of Listing</b> Lighthouse, base lantern, boundary wall and entrance gateway, Explosives Store, Rocket House and Gun Platform</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Ballycarry</p>	
<p><b>Current Building Use</b> Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b> Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	3/4
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B+	<b>IG Ref</b>	D1618 5205
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03707:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A mid-19th C six-storey lighthouse tower, base lantern, associated boundary walls, and early 20C single-storey/ two-bay explosives store, rocket house and gun platform.

1. Lighthouse

A freestanding tapered tower surmounted by a metal lantern. The tower is of uncoursed and randomly-

sized stone blocks faced to the curvature of the tower and resting on a slightly advanced base course. It is painted white as up to the cill of the third floor and black above. There is a recessed painted timber entrance door at S, with metal security grille in front. All windows are 2x2-paned timber (with vents across their tops); the cills are painted (probably granite). Apart from the external door and an internal one into the adjoining base lantern, there are no other GF openings. Each floor above has two opposite windows, each pair being offset by 90 degrees from the ones above and below.

Around the top of the tower is a projecting dressed stone gallery supported on dressed granite brackets. The gallery encloses a 16-sided iron-framed lantern with a hemispherical metal roof with three rows of external handrails, bulbous ventilator, finial lightning conductor, and narrow metal gutter. Four diagonal metal struts anchor the lantern to the gallery. There are three rows of windows around the lantern; two cants (at W) are blanked off with over-painting.

Roof: Metal.

Rainwater goods: Metal.

Walls: Dressed stone.

Windows: 2x2 timber.

## 2. Base lantern

At the base of the E side of the tower is a second lantern atop a circular granite platform enclosed by a painted cast-iron balustrade. Except for the over-painting of its windows, it is identical to the one on the adjacent tower.

The top two of its three rows of windows are over-painted white, as are four windows on the bottom row nearest the tower. The makers' name 'I & R Mallet Dublin' is embossed on three of the cants below the windows.

A short corridor links this lantern with the GF of the tower. It has a flat roof (with two small skylights) and painted/rendered walls.

## 3. Boundary walls

The lighthouse premises are bounded by a c.1.5-2m high random rubble wall. At its SW corner is the entrance, comprising a pair of square dressed stone piers hung with replacement galvanised steel gates emblazoned with 'CIL' along their tops. From the gates, an unmetalled track leads up to the entrance into the single-storey keeper's house compound. An original rubble masonry wall partially survives along the W side of the track.

On the inside face of the boundary wall SW of the two-storey houses are vestiges of a long-demolished lean-to.

## 4. Explosives Store

An early 20C single-storey/ two-bay disused explosives store aligned E-W at the N end of the lighthouse premises.

Vaulted brick roof covered with white-painted tarred felt but no RWG. White-painted brick walls with advanced tarred and rendered base course. No openings to N, E and S elevations except for dogleg ventilation holes around the base. The W end is abutted by a slightly narrower entrance porch.

The porch has a flagged stone roof edged with an advanced course of brick and embellished with a small brick pediment. The walls are of tarred brick. Doorway to S elevation (door missing). W elevation has an over-painted 2x3 fixed timber window with protective wooden grille and concrete cill. No openings to N elevation.

Roof: Brick.

Rainwater goods: None.

Walls: Brick.  
Windows: Timber casement.

#### 5. Rocket House

A disused single-storey/ three-bay former Rocket House aligned E-W c.10m north of the explosives store. Both end bays are narrower than the middle one.

Flat oversailing concrete roof with low square upstands at NE and NW which supported the ends of two metal jibs from which rockets were launched; one jib was a standby but both are long removed. Painted rendered walls (fabric uncertain). All windows have been replaced with uPVC top-opening casements.

The S elevation has painted double-leaf wooden shutters at left (bay 1) with steel security grille to front and shallow concrete cill. To its right is a window (bay 2).

The W end is blank.

The N elevation is built tight against the perimeter wall around the premises. It has a t&g door at centre (bay 2), and two small casements to left (bay 3), both with shallow concrete cills.

Roof: Concrete.  
Rainwater goods: None.  
Walls: Uncertain.  
Windows: uPVC casements.

#### 6. Gun Platform

10m east of the explosives store is the substantial concrete base of a former gun emplacement. It measures c.7m N-S x 4.5m E-W. Inset into its floor are three wooden platforms which presumably marks the positions of three guns. The structure probably originally had a timber or corrugated roof and walls (but open to the seaward E side), no traces of which survive.

#### Setting

The lighthouse and base lantern are part of a more extensive complex encompassing a single-storey keeper's house at SW (HB05/16/010B), a pair of later semi-detached keepers' houses at S (HB05/16/010C and D), and fog signal buildings at SE. A concrete footpath connects the lighthouse with these other buildings. The premises are strategically located on an exposed rocky headland just east of Altacorry, at the NE corner of the island, and commands wide views across the North Channel to Islay and the Mull of Kintyre.

The premises are accessed from the public road along a 660m long unsurfaced track. At the start of this laneway is another entrance gate (grid D15588 51689). It comprises two circular random rubble gate piers with conical tops and between which is a galvanised steel gate. This entrance was rebuilt in the 1970s.

Just outside the lighthouse grounds, in the plot immediately S of the two-storey houses, are three concrete blocks set into the ground. (HB05/16/010E) They appear to have been anchor stays for a mast erected by Lloyds of London, the shipping insurers. The mast was associated with a watch house from which transatlantic shipping was observed. This intelligence was then wirelessly communicated to Lloyd's London headquarters.

Block 1 is 13m S of the gated entrance to the lighthouse grounds (at grid D16167 51928), block 2 is 24m beyond that (D16178 51906), and block 3 a further 35m on (D16199 51878). All are c.60cm x 60cm in plan and originally had 'LLOYDS' cast into their tops. All are now weathered to such an extent that only 'LOY' is readable on block 1 and 'LLOYD' on block 2; block 3 is indecipherable.

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#### Interior Description

## 1. Lighthouse

All rooms have finely dressed sandstone floors, painted walls (with stucco skirting) and radial granite ceilings. A curving cantilevered granite staircase rises between floors. Each has a varnished wooden handrail, plain wrought-iron spindles, and scrolled newel. A square timber casing also rises between the floors. It formerly contained weights hung from a turning mechanism inside the lantern but now houses electrical cables.

All the original room contents are long replaced with modern equipment such as batteries and chargers. The top floor is the lantern room containing the lamp and lenses. The underside of the lantern dome is painted black to cut out any reflections.

The lenses are mounted on an octagonal metal frame which rotates in a mercury-filled trough (frictionless) around the top of a sturdy cast-iron curb. The latter is supported on six cast-iron columns bolted to the floor and can be levelled with three brass tenting screws. The inside face of the lens, lamp and standby emergency bulb are accessed up vertical metal ladder inside this mounting.

A Fresnel-type lens is mounted on each of the frame's cants, but the tops and bottoms of four of them have been substituted with metal panels, thus making them ineffectual and giving the light its unique optical signature (four white flashes every 20 seconds).

The frame on which the lenses are mounted is driven by an electric motor through a pinion engaging with an in-facing spur gear fixed to the bottom of the frame. It was originally driven by means of weights descending by gravity inside the casing down the centre of the tower. The hand-operated winding mechanism to raise the weights back up to the top is still in place but was disconnected when the motor was installed.

An open-treaded cast-iron staircase rises from the floor up to a cantilevered metal balcony around the inside of the lantern at window cill level and enables the outsides of the lenses and insides of the lantern windows to be accessed for cleaning and maintenance.

An ogee-headed doorway also gives access from the floor out to a narrow gallery around the exterior of the lantern so that the outsides of the windows can be cleaned. This gallery has a cast-iron balustrade identical to the one around the base lantern and on which modern navigation equipment is now mounted.

## 2. Base lantern

The interior of the lantern is accessed through a sheeted timber door and linking corridor from the tower's GF. It has a concrete floor and painted metal walls (also embossed with Messrs Mallet). A narrow perforated metal balcony is carried around the bottom row of windows on cantilined brackets. The insides of the two upper rows and underside of the domed roof are painted black.

All the original optical equipment is long replaced with modern electrical metering and switch panels. In the middle of the room is a Lister diesel generator connected to batteries.

## 3. Explosives Store

The porch (GF1) has a flagged stone floor, painted brick walls and ceiling, and a doorway into a small antechamber (door missing). The latter room (GF2) has a concrete floor and painted brick walls and vaulted ceiling. A heavy steel door (by Chubb, London) gives into a vaulted strongroom (GF3) where explosives such as 'Tonite' (a mixture of nitrocellulose and barium nitrate) were stored. This room is detailed as GF2.

## 4. Rocket House

All the rooms have concrete floors, and painted/ plastered walls and ceilings. The ceilings of bays 1 and 2 are supported by a continuous longitudinal RFC beam.

GF1 is now empty except for a small hand-operated fuel pump on the W wall. This was associated with a plastic fuel tank, now, gone which was installed in the 1980s to supply a standby electricity generator



in the lighthouse. It was originally accessed from GF2 but this doorway was infilled when the tank was installed

GF2 was subsequently refurbished as a mess room (with sink, cooker etc) and GF3 contains a modern washbasin and toilet bowl. Both rooms are now disused.

---

**Architects**

Halpin, George

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**Historical Information**

This lighthouse and adjoining base lantern are part of the East Light complex which was designed by George Halpin Senior, Inspector of Works and Lighthouses for the Dublin Ballast Board from 1810 until his death in 1854. Work began in May 1849 and their lights were first exhibited on 1 November 1856. Halpin was also responsible for many of Ireland's lighthouses, including Haulbowline and St John's Point (Co Down). The lanterns were manufactured by John and Robert Mallet of Dublin (the lantern marks read 'I & R', but the I is probably a rusted and over-painted J).

The tower is shown on the 1856 OS map; presumably the base lantern was not yet in place at the time of survey).

The 1859 Valuation records the tower as 60ft high and as 65ft in the c.1935 Valuation. According to CIL, it is 88ft to the top of the lantern. The tower light is 243ft above mean spring water level and originally had a 50-second bright/ 10-sec dark flashing character. It also displayed a red sector over Carrick-a-vaan Rock, off Kenbane Head on the mainland. The base lantern is 182ft above sea level and had a fixed light. A second light is uncommon but was used in this instance to distinguish the station from others around this part of the North Channel. The paintwork on the tower was also a distinguishing feature. Originally it was a red band-over-unpainted stone, then red-over-white, and from 1933 or '34 black-over-white. The lower light was discontinued on 1 July 1894 and the upper one intensified at the same time.

On 6 July 1898, George Kemp and Edward Glanville, assistants to the Guglielmo Marconi, demonstrated the latter's invention of wireless telegraphy to officials from Lloyds of London, the shipping insurers. A Morse signal was successfully transmitted wirelessly from an aerial strung from the tower and picked up by a receiving mast in Ballycastle. Lloyds subsequently built a signal station (watch house and mast) on a plot beside the lighthouse. (HB05/16/010E).

The 1904 OS map shows the base lantern as well as the tower. It captions the lighthouse as "white and red occulting" (i.e. shining for a longer period than it was cut off). The adjoining Lloyd's Signal Station is also explicitly captioned.

(See below history and references for Fog Singalling Buildings C 1904)

The present 920mm catadioptric annular lens in the top lantern was installed in 1912, along with a vaporised paraffin burner for illumination. It was probably then that its signature was changed to its present flashing character, i.e. dark for a longer period than shining. The 1922 OS map captions it as "White group flashing light". The red sector component of the flash (i.e. towards Kinbane) was discontinued in 1938.

The illuminant was changed from a vaporised paraffin burner to an electric bulb on 1st October 1981.

The lighthouse was automated on 28 March 1995 and since November of that year flashes day and night - four white bursts every 20 seconds. It currently has a range of 26 nautical miles (30 miles).

A radar beacon ('racon') also came into operation on 1 March 1995. This electronic device is triggered by a ship's radar and returns a signal. Using racons elsewhere, a ship could thus determine its exact position irrespective of visibility. This and other electronic equipment is now monitored from Irish Lights' Dun Laoghaire headquarters.

Since being demanned in 1995, the East Light has been looked after by a part-time attendant on behalf of CIL.

References - Primary Sources:

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI VAL/2/B/1/29. Second valuation book, p.21 (1859).
3. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
4. National Museum Northern Ireland photographic archive BELUM.Y.W.01.83.7. Photograph of lighthouse complex from SW by R.J. Welch. Date unknown but probably c.1900.
5. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
6. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
7. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).

References - Secondary sources:

1. Mr Noel McCurdy, CIL East Light Attendant.
2. Technical panel in lighthouse.
3. Forsythe, W. And McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 305-306 and 418. Belfast, NIEA.
4. Bill Long, 1997. Bright Light, White Water: the Lighthouses of Ireland. Dublin, New Island Books, pp 179-180.
5. CIL website, <[www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx](http://www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx)> and <[www.irishlighthouses.weebly.com/altacarry-lighthouse.html](http://www.irishlighthouses.weebly.com/altacarry-lighthouse.html)>.
6. On-line Dictionary of Irish Architects, 1720-1940, for details of G Halpin Snr and J & R Mallet (<[www.dia.ie](http://www.dia.ie)>).
7. Marconi Radio Group website, <[www.freewebs.com/mn0mrg/](http://www.freewebs.com/mn0mrg/)>.

### Fog Singalling Buildings

No buildings or structures are shown in the area now containing the rocket house and store on the 1859 OS map apart from a sun dial. In January 1866, a fog signal comprising an 18lb canon was established at the lighthouse. It was originally fired every 20 minutes to give an audible warning during foggy conditions, but this interval was subsequently decreased to 15 minutes and then eight.

Two uncaptioned buildings and the gun platform are depicted on the 1904 and 1922 OS maps. The c.1935 Valuation book entry describes the tonite store as a small brick magazine, and the rocket house as a small rubble masonry firing shelter.

In 1918, the canon was replaced by a more powerful audible signal comprising two tonite explosions every five minutes. The tonite (a nitro-based high explosive) was stored in the magazine and the detonators in the S annex of the single-storey keeper's house.

The two small piers on the Rocket House roof supported the ends of two metal jibs (one a standby). A charge and detonator were placed on the end of the jib. It was then winched up and the detonator set off electrically. It is likely that the present reinforced-concrete roof was constructed at this time. Whether the rest of the building was also rebuilt is uncertain (detailed investigation of its wall fabric is necessary to determine whether it is of stone or concrete).

From September 1965 onwards, the audible fog signal was accompanied by a brilliant flash of light.

In 1972, the use of explosives was superseded by a radio signal for security reasons. Thereafter the explosives store was used for more mundane purposes such as the storage of gas cylinders.

In the 1980s, the W bay of the rocket house (GF1) was used to house a fuel tank which supplied a standby electricity generator in the base lantern beside the lighthouse. In the 1990s, the rest of the building was internally refurbished as a mess room and toilet for maintenance crews. However, with the refurbishment of the single-storey keeper's house in the mid-2000s to accommodate such crews, the rocket house was abandoned.

References - Primary Sources:

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
3. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
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**Criteria for Listing**

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

**Architectural Interest**

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

**Historical Interest**

- R. Age
- S. Authenticity
- W. Northern Ireland/International Interest
- Y. Social, Cultural or Economic Importance
- Z. Rarity
- T. Historic Importance
- V. Authorship

**Evaluation**

This slightly tapered tower is carefully built of dressed stone blocks, into the inside faces of which the floors and staircases are keyed. Its vertical floor arrangement is typical of all lighthouses, each room originally having a different function and all linked by cantilevered spiral staircases. The windows on each floor are also deliberately offset to minimise the risk of vertical cracks developing in the walls. The canted cast-iron construction and continuous fenestration to the two lanterns is also typical of lighthouses.

The lighthouse's original setting also survives - the perimeter wall and entrance piers. It also has group value with the buildings and structures therein - the single-storey keeper's house (HB05/16/010B), semi-detached keepers' houses (HB05/16/010C and D), and the nearby remaining signalling blocks (HB05/16/010E). Further group value is generated by its association with Rathlin's later West Light (HB05/16/016) and South Light (HB05/16/022).

Although this is one of three lighthouses on the island, it is the earliest by over 60 years. Moreover, whilst one of eight such towers still in use around the coast of Northern Ireland, it is unique in originally having had two lanterns to improve its visibility in foggy conditions, and was designed by George Halpin Senior, who also designed lighthouses at Haulbowline (HB16/04/009) and St John's Point (Co Down)(HB18/10/048).

The tower's fabric is entirely authentic and is a fine example of the work of George Halpin Snr. The two lanterns are likewise authentic and at least one of them bears its makers' name (J & R Mallet). The lighthouse was, and still is, of economic importance in terms of maritime travel and trade.

In short, the East Light is of architectural and historical significance in the context of Northern Ireland.

**Replacements and Alterations**

Appropriate

**If inappropriate, Why?**

**General Comments**

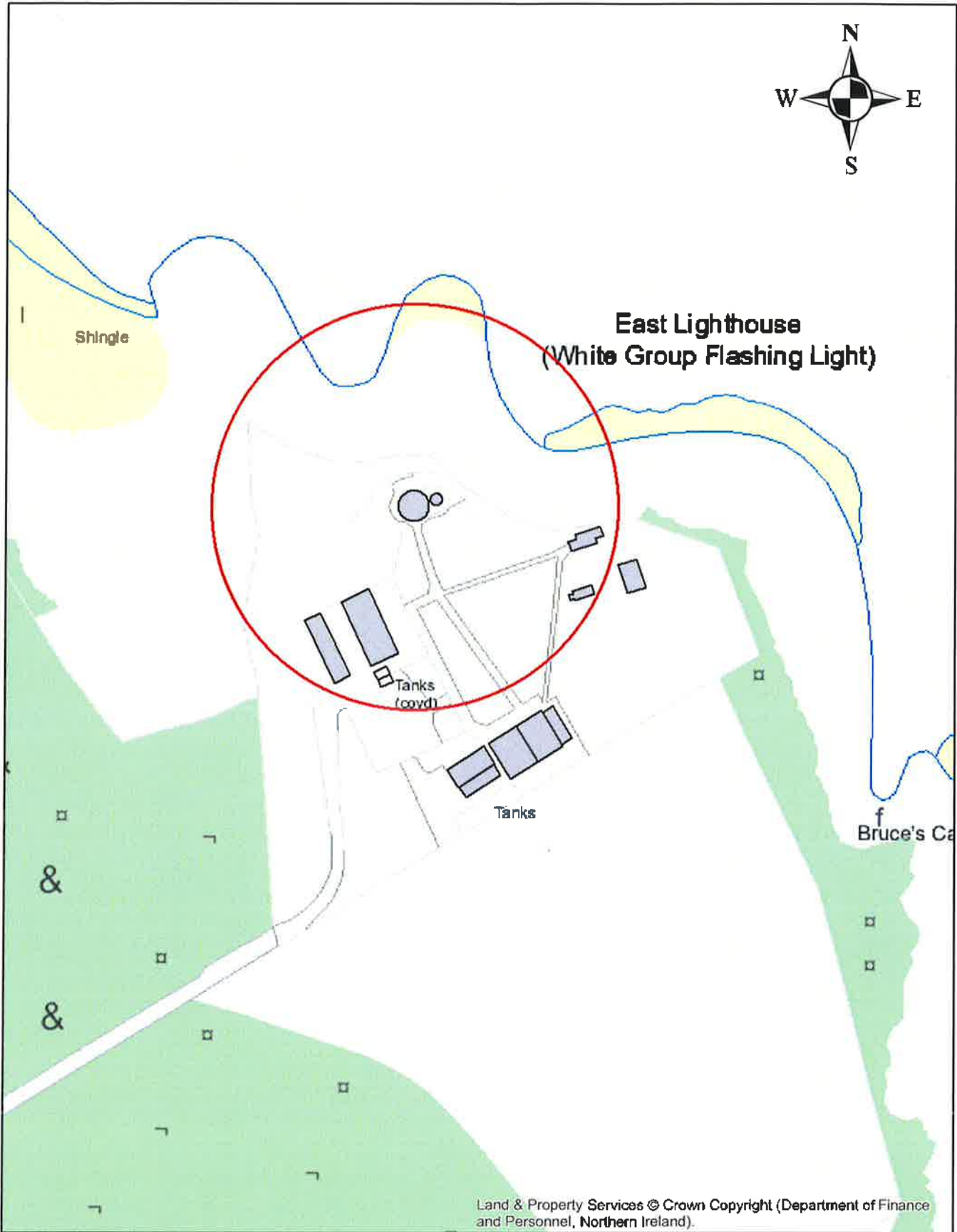
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**Monitoring Notes – since Date of Survey**

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**Date of Survey    28/07/2016**

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Department for  
**Communities**  
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**Title: HB05/16/010 A**

**Scale: 1:1,250**

**Drawn by: JM**

**Date: 09 December 2016**

**Description:**

**Listing Map**





**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: HB05/16/010 B

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**LIGHTKEEPER'S HOUSE, EAST LIGHT, BALLYCARRY TD, RATHLIN ISLAND, CO. ANTRIM**

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: D1619 5204




**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map





<p><b>Address</b>                  Lightkeeper's house                  East Light                  Ballycarry Td                  Rathlin Island                  Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/010 B</p> 
<p><b>Extent of Listing</b>                  Lightkeeper's house, outbuildings, water tank, enclosing walls and gateways</p>	
<p><b>Date of Construction</b>                  1840 - 1859</p>	
<p><b>Townland</b>                  Ballycarry</p>	
<p><b>Current Building Use</b>                  Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b>                  Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	3/4
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D1619 5204
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03707.000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A refurbished mid-19th C lighthouse keeper's house and associated outbuildings, water tank and enclosing walls.

1. House

A 1½-storey/ two-bay house with single-storey annexes at both ends, all aligned N-S at the W end of the lighthouse premises.

The house has been refurbished in the relatively recent past and is periodically occupied by

maintenance crews. It has a replacement pitched natural slate roof with advanced granite block verges, rendered and banded gable chimneys, and modern skylights to both pitches. Half-round metal gutters. The walls are of locally-quarried random rubble brought to courses and are embellished with imported granite for a chamfered base course and advanced eaves.

The principal elevation faces E. It is symmetrical with a plain painted timber door to centre (with five-pane rectangular overlight and granite threshold) and flanking 8-over-8 timber sliding sash windows (with granite cills). These openings have flat heads and jambs of granite, all slightly projecting. There is an electric light over the door head, a satellite dish over the right-hand window, and an aerial on the SE quoin.

The S gable is abutted by a single-storey annex. The exposed upper part of the house's gable is cement rendered and has a 6-over-6 timber sash window to its apex. The window head and jambs are rendered and the cill is granite.

The W elevation and N gable are identical to the E and S elevations respectively.

The annex on the S gable is contemporary with the house. In later years, it was used for the storage of detonators for the fog signal (for safety, these were stored separately from the explosives). It is presumed to have had a monopitched roof originally, but this was replaced with a flat concrete one. Half-round metal gutter along S elevation which formerly discharged into a detached water tank to south (described below). Walls detailed as the house in all respects except for absence of an advanced base course along S side.

The E elevation of this annex has a painted t&g door set in an opening with RFC head, dark-brown brick jambs and granite threshold (formed by cutting out part of the granite base course). The door head was undoubtedly modified when the building was reroofed. The S elevation is blank. The N elevation originally had a doorway at left but its surround has been removed and the void infilled with random rubble; the door's former position is marked by a slot cut out of the base course for the threshold.

The annex on the N gable was also built at the same time as the house and has recently been refurbished and internally incorporated within the house. It has a replacement monopitched natural slate roof with granite verges and walls detailed as the house. Half-round metal gutter along N elevation.

The E elevation of this annex has a doorway, the head and jambs of which are of dark-brown brick. It was infilled and rendered over during the internal refurbishment. A plastic soil pipe runs up the wall at right. The N elevation has two 3-over-6 timber sliding sash windows. The W elevation has a doorway detailed as that to E but which is infilled with random rubble.

There is a flagged stone path all around the house (except at N). To the front is a patch of grass with footpath down the middle from a pedestrian entrance gate to front door. This frontage is enclosed by a random rubble wall, part of which is coped with dressed granite blocks. The gate is of painted wrought-iron and hung between square dressed stone blocks embellished with advanced footings and oversailing caps of granite.

Behind the house is an unsurfaced yard delineated by a rubble wall at its N end and outbuildings at W. Immediately south of the house is a water tank.

The yard was accessed through a gateway at the SW corner of the enclosure around the house. The N gate pier abutting the SW corner of the outbuilding but its opposite number and gate are long gone. The pier is of random stone blocks and detailed as the piers on the E wall.

Roof: Natural slate.  
Rainwater goods: Metal.  
Walls: Random rubble stone.  
Windows: Timber sliding sashes (various).

## 2. Outbuildings

Directly W of the house is a single-storey/ four-bay row of outhouses. This block is largely contemporary

with the house and some of the rooms are still used as stores.

Monopitched natural slate roof covered with tarred felt. There are granite verges at each end and between bays 1-2 and 2-3 (numbered from S to N). The roof line to bay 1 is slightly higher than the others. Half-round plastic gutters along E elevation. Unembellished random rubble walls.

The principal elevation faces E towards the house. There was formerly a window opening to bay 1 at left, since infilled with random rubble. Bay 2 has a painted t&g door (with timber head and red-brick jambs); this is an infill wall. Bay 3 has a painted t&g door (with granite head and dark-brown brick jambs) and a 3x2 timber casement window (trimmed in dark-brown brick and concrete cill). Bay 4 has a pair of painted t&g doors.

The S gable has two door openings, each into a separate room in bay 1 (no door frames). Both opes have flat granite heads and dressed stone jambs.

The W elevation has no openings. Quoin stones embedded in the wall indicates that bay 2 was inserted between bays 1 and 3, its W side on top of a pre-existing perimeter wall. A dressed granite coping survives along the top of bay 1 at right. Old maps and photographs show that this elevation continued northwards to enclose a yard at the back of another single-storey house (long demolished) to the immediate north of the existing one.

The outbuilding's N elevation forms part of the boundary to the house enclosure and is devoid of openings. However, the NW quoin has been rebuilt (doubtless when the rest of the wall was demolished) and there is the ghost of a lower building shown on an old photograph but long since removed.

### 3. Water tank

Just S of the house is an upstanding covered tank which supplied the keepers' houses with water collected off the roofs (it is only recently that there has been mains water). It had two internal cisterns - one for the house just described and another for a second house to S, now demolished.

The tank has a flat concrete roof with two raised square access covers and intakes for rainwater pipes (only the pipe off the S annex of the surviving house survives). The walls are cement-rendered and have no openings except on the W elevation which has two overflow pipes at top and two recessed drain taps at bottom (one per cistern). The dividing boundary wall between the two keepers' house enclosures abuts the structure's E elevation. This wall originally continued to W and terminated in a gate pier shared by the two houses.

The tank is now defunct and water is now pumped up from a nearby lake directly to the houses.

### 4. Walls

As already noted, the house is enclosed to three sides by a random rubble wall, part of which is coped with granite. There was an almost identical enclosure abutting at south around a second keeper's house. The valuations, maps and an old photograph show this house to have been identical to the surviving one; it is long demolished and now survives only as a surface footprint.

The rubble stone wall to the E frontage of the former house is similar to that on the existing one, although its gateway is slightly wider and the gate is missing. There is also a taller vehicular gateway along its S side, the piers of which are cement rendered; gate also missing. There was also a gateway at the N end of the W wall, only the S pier of which now survives; it is detailed as the N pier of the gateway to the surviving house.

### Setting

The house and associated outbuilding and water tank are part of a more extensive complex encompassing the lighthouse itself to N (HB05/16/010A), a pair of later semi-detached keepers' houses

to S (HB05/16/010C and D), and fog-signal buildings to E. A concrete footpath from the house connects these various buildings and structures. All sit on an exposed rocky headland commanding extensive views across the North Channel to Islay and the Mull of Kintyre.

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### Interior Description

#### House

The front entrance door leads into a hallway (GF1) which extends to the back door. Varnished timber flooring, painted and plastered walls (with moulded skirting but no picture rail), and painted and plastered ceiling. Rooms GF2 to GF4 are similarly detailed. At the back door is a wooden coat hanger (probably original). All doors off the hallway have six-panel painted timber doors and moulded architraves.

At left is a doorway into GF2. This room's window reveal has two-panel timber linings (the only ope in the house thus lined). Painted stone fireplace (probably slate) surround on the S wall (defunct as house now centrally heated). This room is now used as a bedroom

GF3 is also accessed from the hallway and is now used as an office. It also has a fireplace on its S wall. At the NW corner of this room, a narrow quarter-turn painted wooden staircase (with swan-neck handrail, plain spindles and moulded newel post) rises to FF. It has an under-stair cupboard.

A doorway at right on the hallway leads into the sitting room (GF4). Fireplace on N wall, complete with glazed tile inset.

GF5 was originally a separate room accessed off the hallway, but the door is now blocked and a new entrance opened through the party wall with GF4. It has been completely refurbished as a kitchen (glazed tile floor, partly-tiled walls and modern fittings).

GF6 and GF7 are in the N annex and were originally accessed from outside. Both have been completely refurbished as a utility room and toilet/ shower room respectively (all with glazed tile floors). A new doorway has been made in the N wall of GF5 to access GF6. GF7 is accessed from GF6. All these opes have plain sheeted timber doors and architraves.

The stairs in GF3 lead up to a landing (FF1) lit by a skylight and at the E end of which is a modern hot press. The exposed floorboards are painted. An opening at left (an original doorway with moulded architrave but door removed) gives into a small lobby with doors into two bedrooms (FF2 and FF3). This lobby and the two rooms it serves were probably a large single room originally, but have been subdivided with stud walls in the relatively recent past. This space has been completely refurbished, with plain timber doors (with plain architraves), new varnished timber floorboards (narrower than the originals), painted/ plastered walls (with painted moulded skirting) and painted/ plastered ceiling (with single purlins and skylight to each room). Both rooms share the single window on the N gable.

Returning to the landing, a door at right gives into another bedroom (FF4) separated from the landing by a stud wall. It retains its six-panel door (with moulded architrave) and original timber floorboards, but its walls (with moulded skirting) and ceiling (with single purlins but no skylight) have been plastered and painted. It is lit by the window on the apex of the S gable.

GF8 and GF9 are in the S annex and retain their original character: flagged stone floors, and painted walls and ceilings. GF8 now contains an oil-fired central heating boiler. GF9 was used to store detonators (for the fog signal explosives) and is accessed by a heavy steel door (by Chubb, London). There is wooden shelving around three sides. Its former use as a secure store for detonators may not be its original use as there was originally a doorway on its W side (which was subsequently infilled).

#### Outbuilding

Bay 1 is sub-divided into two rooms (GF1 and GF2), both of which have concrete floors, exposed walls and common rafter roof. There is an opening on the N wall of GF1 so that long ladders could be accommodated in this and GF3. Both rooms are now disused.

Bay 2 comprises GF3 and is now used as a store and is identical to the above rooms. A single purlin runs N-S under the common rafters. As noted previously, this is an infill building between bays 1 and 3.

The building at the N end of the block is divided into two bays (GF4 and GF5). There was no access, but

external observation indicates that GF4 is currently used as a workshop.

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#### Architects

Halpin, George

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#### Historical Information

This house and its associated buildings and structures are part of the East Light complex which was designed by George Halpin Senior, Inspector of Works and Lighthouses for the Dublin Ballast Board from 1810 until his death in 1854. Work on the lighthouse began in May 1849, but it was not until November 1856 that its light was first exhibited. Halpin was also responsible for many of Ireland's lighthouses, including Haulbowline and St John's Point, both in Co Down.

Two houses are shown on the 1856 OS map. Their associated outbuildings and enclosing walls are not shown as they were probably still under construction. All had been completed, however, by 1859 as the buildings are cited in the Valuation of that year. Each house comprised three parts: 13yds x 8yds x 1½ storeys (the house proper) and two annexes, each 3yds x 8yds x 1 storey. These dimensions accord with the present situation. The outbuildings belonging to each house are also noted (14yds x 4yds x 1 storey and 7yds x 4yds x 1 storey).

The two houses, outbuildings (including the infill middle section of the outbuilding under review) and enclosing walls are all depicted on the 1904 OS map. By this time there were actually four keepers' houses in use, two having been erected since 1859: the two under review, a third to W of the surviving single-storey house (43ft x 16ft x 10ft 6in), and a fourth along the inside of the wall around the premises (35ft x 21ft 9in x 14ft 6in).

By 1922, a pair of two-storey semi-detached houses had also been built at the SE corner of the premises (HB05/16/010C). These particular houses were built to provide accommodation for the families of the keepers of the West Light which began operations in 1919). In practise, the families were allocated housing as and when it became available, irrespective of whether the keepers had been assigned to the East or West Light.

The annex on the S gable of the single-storey house under review was probably converted to a detonator strong room at the same time as tonite fog signalling was adopted in 1918 (the internal steel doors in this annex and the explosives store are identical).

The single-storey house and associated outbuildings in the S enclosure had disappeared by the 1971 OS map (as had the two other single-storey houses), having succumbed to the CIL's building rationalisation programme in the late 1960s.

With the automation of the East Light in March 1995, the keepers in the remaining two remaining blocks of houses were withdrawn. The one under review was subsequently refurbished by CIL in the mid-2000s to provide temporary accommodation for maintenance crews. It is still in use for this purpose.

#### References - Primary Sources:

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI VAL/2/B/1/29. Second valuation book, p.21 (1859).
3. PRONI VAL/12/B/2/18A-D. Valuation revision books, 1868-1929.
4. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
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4. On-line Dictionary of Irish Architects, 1720-1940, for details of G Halpin Snr (<[www.dia.ie](http://www.dia.ie)>).

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**Architectural Interest**

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

**Historical Interest**

- S. Authenticity
- Y. Social, Cultural or Economic Importance
- Z. Rarity
- V. Authorship
- X. Local Interest

**Evaluation**

Although modest in scale, this house is of robust construction to withstand its exposed headland situation. Locally-quarried rubble masonry is used in its construction, enlivened with finely-dressed granite in its basal course, trims, eaves and roof verges. Its symmetrical façade also reflects its internal room configuration. Although the interior has been refurbished, much original character survives, notably the fireplaces, flooring, doors, architraves, and staircase.

The house's original setting also survives - the enclosing walling, rear outbuilding, water tank and enclosing walls. It has group value with the rest of the premises - the lighthouse (HB05/16/010A) and fog signal buildings and the semi-detached keepers' houses (HB05/16/010C and D).

The house and its associated outbuilding and tanks are part of the East Light complex, the earliest of three lights on the island. It was designed by George Halpin Senior, the foremost Irish lighthouse designer of the day. It is of local historical interest and a reminder of pre-automation days.

**Replacements and Alterations**

Inappropriate

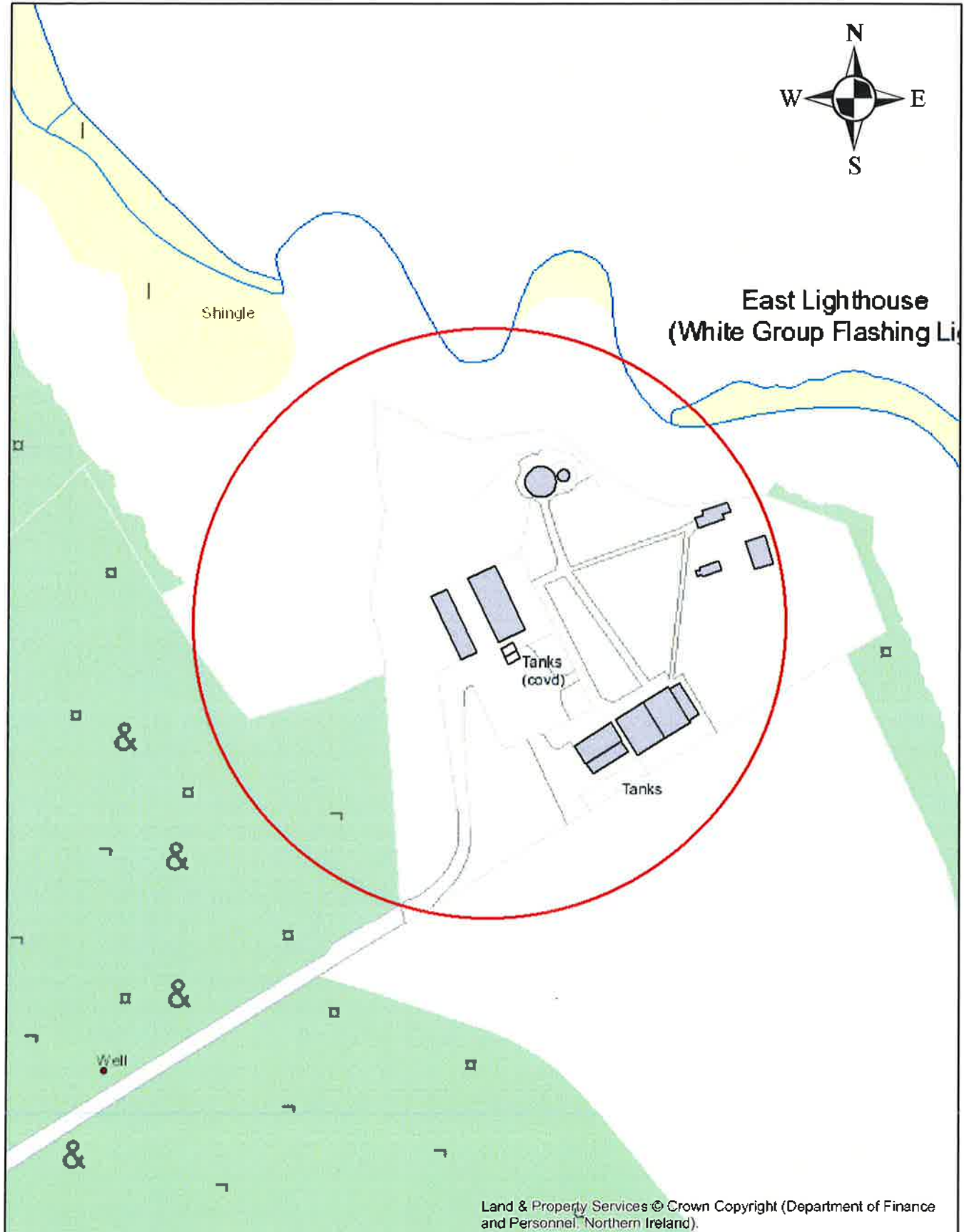
**If inappropriate, Why?**

Replacement ridge to roof, some interior detailing removed

**General Comments**

**Monitoring Notes – since Date of Survey**

**Date of Survey**    28/07/2016



East Lighthouse  
(White Group Flashing Li

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Department for  
**Communities**  
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**Title: HB05/16/010 B**

**Scale: 1:1,250**

**Drawn by: JM**

**Date: 09 December 2016**

**Description:**

**Listing Map**







**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: HB05/16/010 C

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**SEMIDETACHED LIGHTKEEPERS' HOUSES, HOUSE 2 (NE), EAST LIGHT,  
BALLYCARRY TD, RATHLIN ISLAND, CO. ANTRIM**

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: D1619 5204



**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map



<p><b>Address</b>                  Semidetached lightkeepers' houses                  House 2 (NE)                  East Light                  Ballycarry Td                  Rathlin Island                  Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/010 C</p> 
<p><b>Extent of Listing</b>                  Lighthouse keepers' house</p>	
<p><b>Date of Construction</b>                  1900 - 1919</p>	
<p><b>Townland</b>                  Ballycarry</p>	
<p><b>Current Building Use</b>                  Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b>                  Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	3/4
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D1619 5204
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03707:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

One of a pair of c.1916 semi-detached two-storey/ two-bay former lightkeeper's houses, this dwelling having a two-storey/ single-bay annex at one end. The block is aligned E-W at the S end of the lighthouse premises. This record refers to the house to the North East (left from front elevation)

Flat weatherproofed reinforced-concrete roof with low parapet, rendered chimneys to centre and gables, and raised skylight to each house. Smooth cement-rendered random rubble walls brought to courses (the stonework is only visible in GF3.1) and embellished with banded stucco quoins, advanced base course, shallow platband at FF cill level, and moulded eaves course. All openings have flat heads and

stucco architraves. Unless otherwise stated All window openings have 2-over-2 timber sliding sashes and dressed granite cills.

The principal elevation of the block faces N. As each house elevation is identical, they have an asymmetric rather than symmetric composition. At left on each house is a projecting single-storey porch with t&g door (and granite threshold) to its right cheek and 1-over-1 sash window to its N elevation; the left cheek is blank. On top of each porch is a water cistern, originally fed with rainwater collected on the roof. Both porch and tank have moulded eaves and the latter has a low blocking course around a flat lid to the tank's interior. On the N face of each tank is a blank stucco roundel. The FF wall of each house is set slightly back from the tank and has a narrow 1-over-1 sash window. Each floor is also lit by a 2-over-2 window to the right of the projecting sections.

The S elevation has the same asymmetry as the façade. At GF left on each house is a projecting single-storey porch with pitched glazed timber roof and walls over a rendered base. On the left cheek is a t&g door. Left of each porch is an original window and left again is a smaller top-opening timber casement (with narrow concrete cill); the latter is evidently a later insertion. To the right of each porch is another original window and there are also two to FF. All the window surrounds to this elevation are plain (i.e. No stucco architrave) and some are now sheeted over.

The W elevation has no openings.

The annex at the W end of the block is slightly lower than the main block. It was originally one storey high but was raised to two in the 1970s. Except for the moulded string course between GF and FF (which was the original eaves course), it detailed as the main block in respect of its roof and walls.

The N elevation has a t&g door to GF and 2-over-2 sash window to FF. The E elevation has two windows to GF (with granite cills) and three to FF (with concrete cills); all are 1-over-1 sashes. The S elevation is detailed as N but has a wider doorway with plain surround.

Roof: Reinforced concrete.

Rainwater goods: None (water discharged into cisterns).

Walls: Rendered random rubble.

Windows: 1-over-1 and 2-over-2 timber sliding sashes.

### Setting

A flagged concrete path runs around the block and there is a shared concrete yard at rear.

Just W of the block is a single-storey former standby generator house dating from the 1970s. Flat oversailing concrete roof, rendered walls and square-headed openings. The windows have timber casements and shallow concrete cills. The generators have been removed and the building has since been refurbished as a store.

This building is abutted to its S side by a sheeted-metal lean-to which contains two plastic fuel tanks and a two-wheeled bowser.

The area in front of and to the E of the houses is grassed over. A concrete footpath leads to the lighthouse at N (HB05/16/010A) and another to fog signal buildings at NE. A single-storey keeper's house lies to NW (HB05/16/010B). The yard behind is bounded by the rubble masonry wall around the premises. There are extensive views over the North Channel to Islay and the Mull of Kintyre.

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### Interior Description

#### Houses

The interiors of both houses are broadly identical. Unless otherwise stated, all rooms have suspended timber floors, painted/plastered walls and ceilings, and painted four-panel timber doors.

The porch (GF1) has a glazed tile floor and semi-glazed door at right into the hall (GF2). Stairs (with single plain handrail) rise at left to FF and a door at right leads into a continuation of the hall (GF3). At left in this hallway is a door into an under-stair cupboard. At right, at the end of the hall, a door leads into the living room (GF4). This room has a built-in wall dresser and corner fireplace. The latter is sheeted

over in GF2.4.

Returning to the hall, a door ahead leads into a kitchen (GF5) with glazed tile floor and sheeted-over corner fireplace. A door at right leads into a refurbished room (GF6) with lino floor and hot press, shower cubicle and toilet. Another door at right leads from the kitchen into a pantry (GF7) with glazed tile floor and wooden shelving. A t&g door leads through to the concrete-floored porch (GF8) on the S elevation of each house.

A quarter-turn carpeted staircase rises from GF2 to first floor landing (FF1) with sky-lit concrete ceiling supported on a concrete transom. There are doors off to either side into bedrooms, all of which have corner fireplace - FF2.2, 2.3 and 2.4 are later replacements. There is a fitted wardrobe in every bedroom and all the back rooms also have fitted bed lights beside their windows.

FF2.5 is a small bedroom-cum-store. A doorway leads through to FF3.1.

#### Annex

The entrance door on N elevation leads into GF3.1, an office detailed as the rooms in the main block and with a corner fireplace. GF3.2 is entered from the S elevation and has a concrete floor and exposed painted walls. It contains a modern oil-fired central heating boiler.

FF3.1 is accessed from FF2.5 and has been refurbished as a watch room. It also once housed equipment for monitoring the West and South (Rue Point) Lights, but this role is now carried out from Dun Laoghaire.

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#### Architects

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#### Historical Information

The East Light began operations in 1856 and the keepers and their families were accommodated in single-storey houses in the grounds (and one of which still survives, HB05/16/010B). The present pair of two-storey houses dates from c.1916 and is first depicted on the 1922 OS map. They were used to accommodate the families of the keepers who manned the West Light (1919), although in practise the families could be allocated any of the houses. The appearance of these new houses (including their porches and single-storey annex) is reflected in the 1916 Valuation revision book when the premises' rateable valuation increases from £21.10s.0d to £46. They are first depicted on the 1922 OS map and subsequent editions. The annex at the E end was heightened from one to two storeys in the 1970s to accommodate equipment to monitor the West Light and at Rue Point.

#### References - Primary Sources:

1. PRONI VAL/12/B/2/18D. Valuation revision book, 1913-1929, p.4.
2. PRONI VAL/12/A/1/25. Valuation revision notebook, p.53 (1916).
3. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
4. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
5. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).
6. Irish Lights, 'Plan of Central Heating Installation, Rathlin Light East', dated 12 July 1972 (in annex GF office at time of inspection).

#### References - Secondary sources:

1. Mr Noel McCurdy, CIL East Light Attendant.
2. Forsythe, W. and McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 305-306 and 418. Belfast, NIEA.
3. CIL website, <[www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx](http://www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx)> and <[www.irishlighthouses.weebly.com/altacarry-lighthouse.html](http://www.irishlighthouses.weebly.com/altacarry-lighthouse.html)>.

---

#### 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**

H-. Alterations detracting from building  
 I. Quality and survival of Interior  
 J. Setting  
 K. Group value  
 A. Style  
 B. Proportion  
 D. Plan Form  
 G. Innovatory Qualities

**Historical Interest**

Z. Rarity  
 X. Local Interest  
 S. Authenticity  
 Y. Social, Cultural or Economic Importance

**Evaluation**

This half of a pair of asymmetrically arranged semi-detached houses is of particular architectural interest for its in-built water supply system, namely the flat parapeted roof which collected rainwater and from which it was fed into an external tank on top of each front porch. Although some of the rooms have been modernised, the original room plan survives intact, as do the original fireplaces, and built-in cupboards and wardrobes. A relatively modern addition has been made to the annex, but this is in keeping with the original architectural style.

The block's original setting also survives, albeit marred somewhat by the generator house. It also has group value with the rest of the premises - the lighthouse (HB05/16/010A), and fog-signal buildings and single-storey keeper's houses (HB05/16/010B).

The fabric of the houses is original and they are of local historical interest, not only in accommodating the East Light keepers and their families, but also in reflecting the accommodation needs of the families of the keepers manning the West Light (which began operations in 1919) (HB05/16/016).

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Window frames of Rocket House are double-glazed uPVC and internal refurbishment of same has resulted in loss of all original detail.

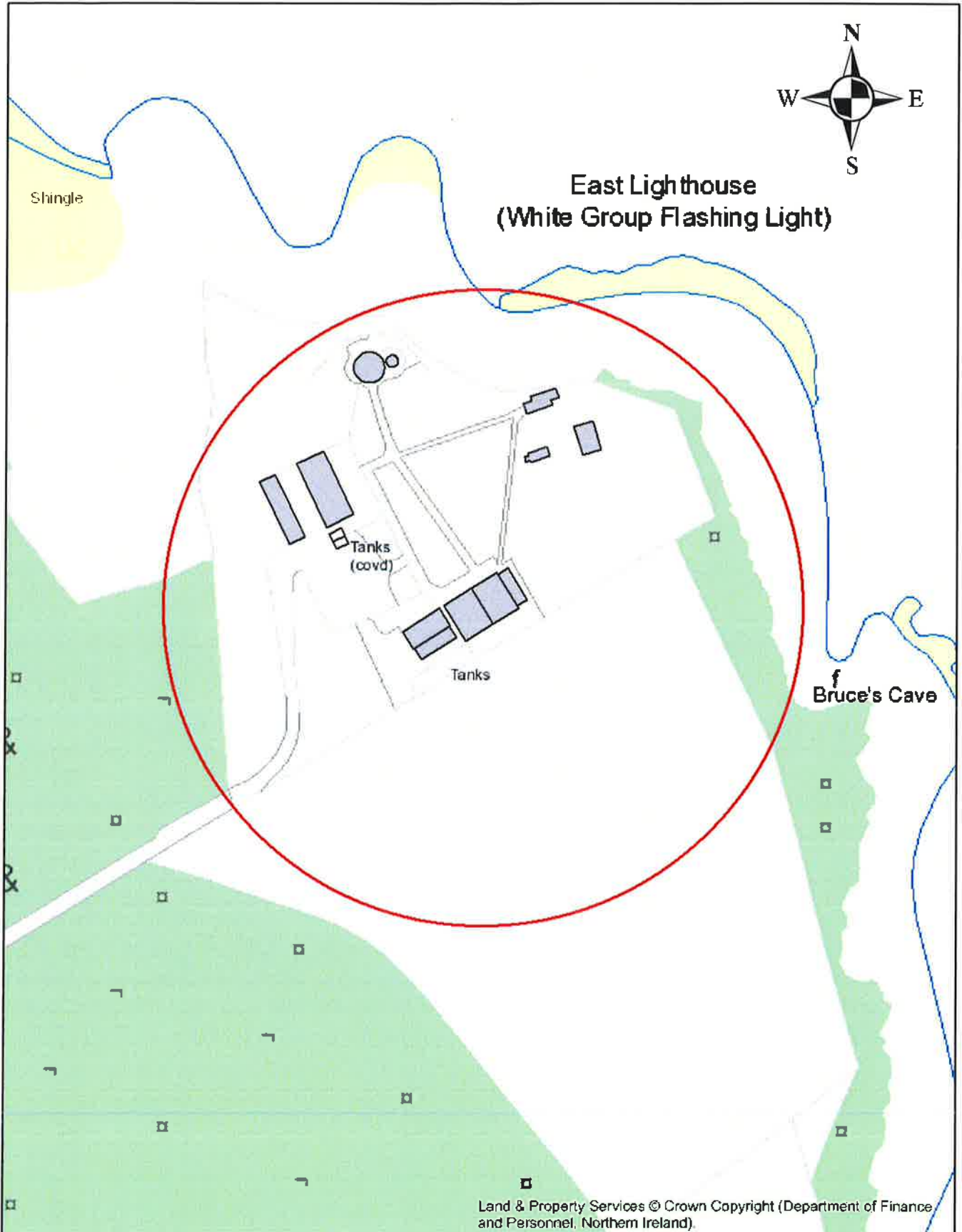
**General Comments**

**Monitoring Notes – since Date of Survey**

**Date of Survey**    28/07/2016



### East Lighthouse (White Group Flashing Light)



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Department for  
**Communities**  
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**Title: HB05/16/010 C**  
**Scale: 1:1,250**  
**Drawn by: JM**  
**Date: 09 December 2016**  
**Description: Listing Map**







**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: HB05/16/010 D

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**SEMIDETACHED LIGHTKEEPERS' HOUSES, HOUSE 1 (SW), EAST LIGHT,  
BALLYCARRY TD, RATHLIN ISLAND, CO. ANTRIM**

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: D1619 5204

*G Brown*

**GERALDINE BROWN**

Enc Second Survey HBC Report  
*Location Map*



<p><b>Address</b>                  Semidetached lightkeepers' houses                  House 1 (SW)                  East Light                  Ballycarry Td                  Rathlin Island                  Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/010 D</p> 
<p><b>Extent of Listing</b>                  Lighthouse keepers' house and annex</p>	
<p><b>Date of Construction</b>                  1900 - 1919</p>	
<p><b>Townland</b>                  Ballycarry</p>	
<p><b>Current Building Use</b>                  Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b>                  Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	3/4
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B1	<b>IG Ref</b>	D1619 5204
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03707:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

One of a pair of c.1916 semi-detached two-storey/ two-bay former lightkeeper's houses, the other having a two-storey/ single-bay annex at one end. The block is aligned E-W at the S end of the lighthouse premises. This record refers to the house to the South West (right from front elevation)

Flat weatherproofed reinforced-concrete roof with low parapet, rendered chimneys to centre and gables, and raised skylight to each house. Smooth cement-rendered random rubble walls brought to courses (the stonework is only visible in GF3.1) and embellished with banded stucco quoins, advanced base course, shallow platband at FF cill level, and moulded eaves course. All openings have flat heads and

stucco architraves. Unless otherwise stated All window openings have 2-over-2 timber sliding sashes and dressed granite cills.

The principal elevation of the block faces N. As each house elevation is identical, they have an asymmetric rather than symmetric composition. At left on each house is a projecting single-storey porch with t&g door (and granite threshold) to its right cheek and 1-over-1 sash window to its N elevation; the left cheek is blank. On top of each porch is a water cistern, originally fed with rainwater collected on the roof. Both porch and tank have moulded eaves and the latter has a low blocking course around a flat lid to the tank's interior. On the N face of each tank is a blank stucco roundel. The FF wall of each house is set slightly back from the tank and has a narrow 1-over-1 sash window. Each floor is also lit by a 2-over-2 window to the right of the projecting sections.

The S elevation has the same asymmetry as the façade. At GF left on each house is a projecting single-storey porch with pitched glazed timber roof and walls over a rendered base. On the left cheek is a t&g door. Left of each porch is an original window and left again is a smaller top-opening timber casement (with narrow concrete cill); the latter is evidently a later insertion. To the right of each porch is another original window and there are also two to FF. All the window surrounds to this elevation are plain (i.e. no stucco architrave) and some are now sheeted over.

The W elevation has no openings.

The N elevation has a t&g door to GF and 2-over-2 sash window to FF. The E elevation has two windows to GF (with granite cills) and three to FF (with concrete cills); all are 1-over-1 sashes. The S elevation is detailed as N but has a wider doorway with plain surround.

Roof: Reinforced concrete.

Rainwater goods: None (water discharged into cisterns).

Walls: Rendered random rubble.

Windows: 1-over-1 and 2-over-2 timber sliding sashes.

#### Setting

A flagged concrete path runs around the block and there is a shared concrete yard at rear.

Just W of the block is a single-storey former standby generator house dating from the 1970s. Flat oversailing concrete roof, rendered walls and square-headed openings. The windows have timber casements and shallow concrete cills. The generators have been removed and the building has since been refurbished as a store.

This building is abutted to its S side by a sheeted-metal lean-to which contains two plastic fuel tanks and a two-wheeled bowser.

The area in front of and to the E of the houses is grassed over. A concrete footpath leads to the lighthouse at N (HB05/16/010A) and another to fog signal buildings at NE. A single-storey keeper's house lies to NW (HB05/16/010B). The yard behind is bounded by the rubble masonry wall around the premises. There are extensive views over the North Channel to Islay and the Mull of Kintyre.

---

#### Interior Description

##### Houses

The interiors of both houses are broadly identical. Unless otherwise stated, all rooms have suspended timber floors, painted/plastered walls and ceilings, and painted four-panel timber doors.

The porch (GF1) has a glazed tile floor and semi-glazed door at right into the hall (GF2). Stairs (with single plain handrail) rise at left to FF and a door at right leads into a continuation of the hall (GF3). At left in this hallway is a door into an under-stair cupboard. At right, at the end of the hall, a door leads into the living room (GF4). This room has a built-in wall dresser and corner fireplace, its pressed-metal surround and mantelpiece is exposed.

Returning to the hall, a door ahead leads into a kitchen (GF5) with glazed tile floor and sheeted-over corner fireplace. A door at right leads into a refurbished room (GF6) with lino floor and hot press, shower

cubicle and toilet. Another door at right leads from the kitchen into a pantry (GF7) with glazed tile floor and wooden shelving. A t&g door leads through to the concrete-floored porch (GF8) on the S elevation of each house.

A quarter-turn carpeted staircase rises from GF2 to first floor landing (FF1) with sky-lit concrete ceiling supported on a concrete transom. There are doors off to either side into bedrooms, all of which have corner fireplaces. Those to rooms FF1.3, FF1.4 are original (as GF1.4), but that in FF1.2, is a later replacement. There is a fitted wardrobe in every bedroom and all the back rooms also have fitted bed lights beside their windows.

FF1.5 is a small bedrooms-cum-store.

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**Architects**

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**Historical Information**

The East Light began operations in 1856 and the keepers and their families were accommodated in single-storey houses in the grounds (and one of which still survives, HB05/16/010B). The present pair of two-storey houses dates from c.1916 and is first depicted on the 1922 OS map. They were used to accommodate the families of the keepers who manned the West Light (1919), although in practise the families could be allocated any of the houses. The appearance of these new houses (including their porches and single-storey annex) is reflected in the 1916 Valuation revision book when the premises' rateable valuation increases from £21.10s.0d to £46. They are first depicted on the 1922 OS map and subsequent editions. The annex at the E end was heightened from one to two storeys in the 1970s to accommodate equipment to monitor the West Light and at Rue Point.

References - Primary Sources:

1. PRONI VAL/12/B/2/18D. Valuation revision book, 1913-1929, p.4.
2. PRONI VAL/12/A/1/25. Valuation revision notebook, p.53 (1916).
3. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
4. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
5. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).
6. Irish Lights, 'Plan of Central Heating Installation, Rathlin Light East', dated 12 July 1972 (in annex GF office at time of inspection).

References - Secondary sources:

1. Mr Noel McCurdy, CIL East Light Attendant.
2. Forsythe, W. and McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 305-306 and 418. Belfast, NIEA.
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**Criteria for Listing**

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

**Architectural Interest**

- H-. Alterations detracting from building
- I. Quality and survival of Interior
- J. Setting
- K. Group value
- A. Style
- B. Proportion
- D. Plan Form
- G. Innovatory Qualities

**Historical Interest**

- Z. Rarity
- X. Local Interest
- Y. Social, Cultural or Economic Importance
- S. Authenticity

---

**Evaluation**

This half of a pair of asymmetrically arranged semi-detached houses is of particular architectural interest for its in-built water supply system, namely the flat parapeted roof which collected rainwater and from which it was fed into an external tank on top of each front porch. Although some of the rooms have been modernised, the original room plan survives intact, as do the original fireplaces, and built-in cupboards and wardrobes.

The block's original setting also survives, albeit marred somewhat by the generator house. It also has group value with the rest of the premises - the lighthouse (HB05/16/010A), and fog-signal buildings and single-storey keeper's houses (HB05/16/010B).

The fabric of the houses is original and they are of local historical interest, not only in accommodating the East Light keepers and their families, but also in reflecting the accommodation needs of the families of the keepers manning the West Light (which began operations in 1919) (HB05/16/016).

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

Modern generator house built to S detracts

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**General Comments**

This record formally referred to the Fog Signalling buildings which now been amalgamated into the HB05/16/010 A record.

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**Monitoring Notes – since Date of Survey**

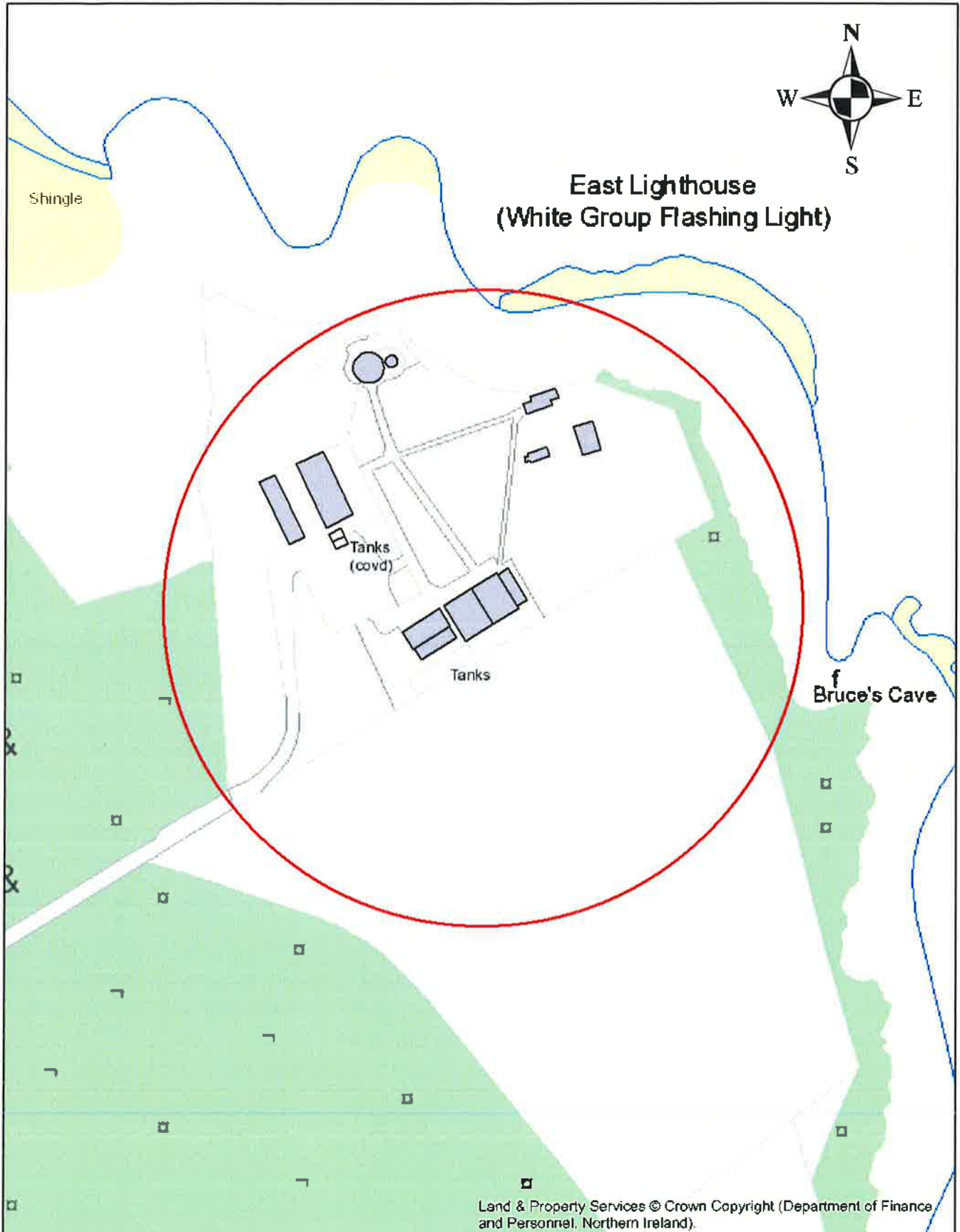
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**Date of Survey**    28/07/2016

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### East Lighthouse (White Group Flashing Light)



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Department for  
**Communities**  
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**Title: HB05/16/010 D**

**Scale: 1:1,250**

**Drawn by: JM**

**Date: 09 December 2016**

**Description:**

**Listing Map**







**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: HB05/16/016

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**RATHLIN WEST LIGHT SEABIRD CENTRE, KEEBLE TD, RATHLIN ISLAND, CO. ANTRIM**

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: D0927 5178



**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map



<p><b>Address</b> Rathlin West Light Seabird Centre Keeble Td Rathlin Island Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/016</p> 
<p><b>Extent of Listing</b> Lighthouse tower, lantern, engine house, oil store, fog signal house, ancillary buildings, water tanks, platforms, glacis, entrance and perimeter railings.</p>	
<p><b>Date of Construction</b> 1900 - 1919</p>	
<p><b>Townland</b> Keeble</p>	
<p><b>Current Building Use</b> Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b> Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	03-01
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B+	<b>IG Ref</b>	D0927 5178
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03704:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A lighthouse tower, lantern, engine house, oil store, fog signal house, ancillary buildings, water tanks platforms, glacis, entrance and perimeter railings, all erected by the Commissioners of Irish Lights in the period 1912-16. For descriptive purposes, the site will be described from bottom to top according to its vertical divisions.

1. Tower, lantern, platforms and store

The tower stands six storeys high and formerly accommodated the lighthouse keepers and workmen. It is accessed from the engine house platform and the lantern and associated platforms, at the very bottom of the complex, via the tower's internal staircase.

The entire building is built of mass concrete. Its flat roof is covered with a waterproof membrane, with a low parapet around. There are rendered chimneys along the roof's N and S sides, both with narrow string courses and oversailing caps. The roof oversails and is edged with a moulded bracketed cornice.

The walls are painted white and have band-rusticated quoins. The tower's four lowermost floors are built against the vertical cliff, the fifth connects with the engine house, and only the top one is exposed on all four sides. The top floor is demarcated by a wide string course which continues eastwards as a cornice around the roof of the engine house. There is also a moulded cill course around the top floor.

All the openings have flat heads; those to all but the top floor also have stucco architraves. All the floors except at top floor have a 2-over-2 sliding timber sash to each of their exposed sides (to light the main rooms). There are also smaller 2-over-2 sashes at the right-hand side of the S elevation (to light the landings) and ditto up the left of the N elevation (to light the half-landings). The only exceptions are (1) on the S elevation, the main windows on the second and third floors are 4-over-4 sashes and there is no ground floor landing window; and (2) on the N elevation there is no half-landing window between the second and third floors.

The lantern sits at the base of the W side of the tower. It was positioned here, rather than at the top of the tower, to reduce the risk of its light being obscured by sea fog. The structure is of cast-iron construction, painted white, and sits atop a low 16-sided concrete black-painted base. The bottom half of the metal section is also 16-sided and around its top are circular ventilation holes, adjustable from inside. The only other opening on this section is a small projecting observation window on the cant facing W out to sea.

The upper half of the lantern is circular. It is vertically divided into 16 sections, 12 of which are fenestrated with three rows of curved window panes facing N, W and S. The four rear segments (facing E into the tower) are blanked off to prevent the beam from reflecting off the tower. A stage at cill level gives access around the windows for cleaning purposes. The stage is accessed from N and S by vertical steel ladders. There are also brackets on the window frame mullions to hold on.

The lantern is surmounted by a conical metal roof topped by a raised ventilator with decorative wrought-iron finial which also doubles as a lightning conductor. Around the rim of the roof is an ogee cast-iron gutter which empties into a small down pipe at the back. The roof itself can be accessed via a vertical steel ladder from the top of the linking porch. There are circular hand- and foot rails affixed to the roof to enable safe access around for maintenance purposes.

The tower and lantern are linked by a small mass concrete porch with flat-roof and painted timber door on its S elevation.

N and S of the lantern are concrete platforms delineated to E by a high mass-concrete wall built against the vertical cliff face, and to W (seaward) by a single strand of wire rope on metal posts. The N platform has a red emergency light (in case the lantern lamp failed). At the N end of the S platform is a small flat-roofed concrete store with painted timber door on its N elevation.

## 2. Engine house, platforms, tanks and store

These features are on the next level up from the lantern platform and are accessed via the staircase up inside the tower and also by steps down the glacis or ramped platform.

The engine house abuts the tower's fourth floor on its E side. It is a single-storey/ two-bay building aligned NW-SE and is of reinforced-concrete construction.

It has a flat roof covered with a waterproof membrane and has two small ventilators and a low parapet around. The painted walls have a slightly advanced base course, band-rusticated quoins, and moulded cornice. All openings have flat heads and stucco architraves. There are painted timber doors to its S, SW and NE sides, single windows to W, SW and SE, and three windows to NE. All window opens have 2-over-2 sliding timber sashes and concrete cills. A small timber lean-to shed abuts the NE elevation. There are platforms on the E and W sides of the engine house. A concrete wall runs along their W sides and a replacement modern steel railing runs along the E side of the E platform.

At the N and S ends of the E platform is a small concrete water tank. There are also larger tanks directly behind the SE end of engine house. All stored water off the glacis for general purpose use and also for cooling the engines and for the central heating system (in later years). Drinking water came from a spring at the base of the glacis and was stored in a galvanised metal cistern (long removed). The four compressed-air tanks on this platform are also long gone.

The W platform has a small flat-roofed concrete building at its SW end. It has a single painted timber door and is used for general storage purposes.

### 3. Glacis

This shuttered mass-concrete structure is built against the 45-degree slope between the engine house platform and top platform.

There are two sets of steps up the glacis. The first runs straight up from the engine house platform to a balcony on the glacis and has an intermediate landing. From the balcony three staggered staircases run diagonally up to the top platform. The first staircase has two-bar tubular metal railings on both sides, and the three staggered ones a railing to their outer edges. There is also a three-bar railing around the intermediate balcony.

From the balcony, a concrete path also runs up the W side of the upper h of the glacis and then makes a dogleg turn to the S end of the oil store. A two-bar railing runs along the outside edge of this path.

### 4. Oil store, fog signal house and platform

These buildings and structures are at the top level of the complex and accessed by a single-land unsurfaced track from the public road.

The former oil store is situated at the top of the glacis, just below the top platform. It is a single-storey/ three-bay building aligned N-S with its principal elevating facing W.

It is of reinforced-concrete construction throughout. The flat oversailing roof has five raised skylights (with modern metal grilles over), a two-bar tubular steel railing around, and three cast-metal downpipes along its W side.

The S end has a double-leaf door, and the W elevation two doors and four windows. The doors are all painted timber and the windows have 2x3-pane metal frames with concrete cills and stucco architraves. The N end is blank, and the E elevation likewise as it is cut into the slope. A narrow walkway runs along the frontage.

The fog signal house is at a slightly higher level than the oil store and projects north-westwards from the edge of the top platform. It is a single-storey/ single-bay reinforced-concrete building with flat roof. Its only opening is a double-leaf painted timber door on its SE elevation (no internal access).

There is a narrow platform on the NW side of the building enclosed by a two-bar tubular metal railing. A painted metal fog horn imported from elsewhere was mounted on a circular concrete plinth in 2015 for visitor display purposes. An original painted cast-iron compressed air pipe runs up the face of the glacis and into the base of the platform from the engine house below.

The top platform is bounded along its W edge by a concrete wall. There is a gap in part of it (now glazed over) which was where goods and materials were hoisted up and down the glacis by means of a hand-operated winch mounted on the platform (long removed).

Along the E side of the platform is a modern single-storey RSPB visitors' centre of stone, concrete and glass. The area between this and the edge of the platform has been newly concreted.

#### 5. Entrance gates and perimeter fence

An unsurfaced single-lane track runs SE from the top platform to the site entrance. This comprises a concrete wall and two square gate posts, all of rendered concrete.

The premises are delineated by a two-bar tubular metal railing on concrete posts.

#### Setting

The West Light is located halfway up the side of the cliff at Bull Point, at the western tip of Rathlin Island. It is surrounded to N, W and S by inaccessible sea cliffs and to E by undulating moorland.

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### Interior Description

#### 1. Tower

The tower is externally accessible from the ground and via the engine house on the fourth floor. The original functions of these rooms were as follows: GFL - service room, 1FL - keepers' bedroom, 2FL - keepers' kitchen, 3FL - workmen's bedroom, 4FL - workmen's kitchen, 5FL - general store. The original room configurations survive at each level: a reasonably-sized room at W and a staircase at E. Although the larger rooms were refurbished in 2015 to house interpretative displays relating to CIL and RSPB, all retain many of their original features.

All the main rooms are very plain. The floors are of concrete and most of the main rooms are sheeted with timber; the ground floor has glazed tiling. The walls are painted and plastered, with a skirting band and narrow coving around the plain ceilings. Most doors are four-panelled painted timber, but several are glazed to their top half. The windows in some of the main rooms also have internal secondary glazing (probably a later addition). Excepting the top floor, there are windows to N and S on all floors, and also to W on the second, third and fourth floors. The top floor has two small windows to N, W and S. At E is an identical window and also a small door out to the roof of the engine house.

There is a corner fireplace in each of the main rooms apart from the top floor. All are long defunct and have been sheeted over except on the first floor, which has been opened up to expose its cast-metal surround and mantel piece. Those on the ground, second and fourth floors are at the SW corner of the rooms, whereas those to the first and third floors are at NW. All have built-in cupboards over.

Running up the W wall of all the rooms is a narrow recessed duct which formerly contained a chain and weight which rotated the lantern lens.

The third floor contains a device for measuring visibility and the main room of the fourth floor has been fitted out as a modern kitchen for RSPB staff use.

Turning to the stairwell, the actual stairs are of cast-iron, with metal spindles and mounded timber handrails. The walls are painted and plastered (with skirting) and the ceilings are painted concrete without coving. Each landing is lit by a small window on its S side.

There are half-floors between the main ones. Those between the first and fourth floors have been partly enclosed to form small rooms. That between the first and second floor contains a modern toilet. The half-landing above is totally enclosed for use as a coal bunker, fed from a manhole in the half-landing above. A chute discharged from this bunker into a coal cupboard in the main room on the second floor (2FL2). Each half-landing (except the coal bunker) is lit by a small window on its N side.

#### 2. Lantern

Although the outside of the lantern has 16 sides, it is circular inside. The floor is covered with decorative mosaic tiles and the walls have glazed white tiles with smaller green tiles round the top and bottom. Around the top of the wall are circular turn wheels to adjust the external ventilators.

The lantern's lens is mounted on a metal frame which rotates around a curb containing a trough of mercury. This curb is supported on six cast-iron columns fixed to a circular floor plinth and can be levelled by means of tentering wheels and screws on alternate columns. As well as the mercury, the bottom of the frame also runs on horizontally-mounted metal rollers and is also kept centred by a set of vertically-mounted guide wheels.

The frame is rotated by an electric motor mounted on the floor via a shaft and spur gear which engages with a rack around the inside of the bottom rail of the frame. However, the original turning mechanism was driven by gravity using a chain and weight running down the inside of the tower. A small spur gear within the frame may well be a remnant of this earlier mechanism.

The space inside the curb is sheeted over to form a platform inside the lens frame and is accessed up a vertical steel ladder. At the centre of the lens assembly is the actual lamp, mounted on top of a slender column affixed to the platform. There is also an auxiliary light which springs into position should the first one fail.

The actual lens comprises four circular lenses of catadioptric design, each comprising multiple curved glass prisms mounted in the frame.

There is also a narrow metal walkway around the inside of the lantern at cill level, accessed by vertical metal ladder. Transparent red plastic panels have been fixed to the inside of the window in the recent past. From the walkway, a curved ladder rises to the underside of the black-painted roof.

The linking porch has a glazed tiled floor and painted concrete walls and ceiling. There is a semi-glazed single-leaf connecting door with the ground floor of the tower (it was originally double-leaf), semi-glazed double-leaf doors into the lantern, and a timber door to the external platform. At the N end of this room is the drive control unit for the lens and an optic control cabinet.

### 3. Engine house

There are two structural bays to the engine house and four rooms. All have concrete floors, painted and rendered concrete walls and ceilings (with exposed RSJs). The entrance door at the W end of the building gives into a lobby (4FL1) from which there is a door at left into the lighthouse tower (4FL2) and at right into a room containing electronic equipment (4FL4). From here, another door gives into a small battery room (4FL5). The other bay is accessible from outside only and comprises a single room now refurbished and fitted out as an RSPB display area (4FL6).

### 4. Oil store

The building was originally a single bay internally, but has been subdivided with concrete blocks into three bays (the middle one was intended for RSBP use, but this never came about). All the bays have concrete floors and cement rendered walls and ceilings.

The N bay contains a 12.7kW Lister Petter diesel engine which charges stand-by batteries in the event of the mains electricity supply failing. At the SE end of the room are four disused vertical riveted metal fuel tanks (numbered 5-8). There is also a low concrete platform on the opposite side of the room which may once have carried tanks as well.

The middle bay has been sub-divided by a stud wall into a mess room and sleeping area.

The S bay is used as a store and also contains three fuel tanks. These are not in their original positions and may have come from what is now the N bay.

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### Architects

Scott, Charles William

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### Historical Information

The West Light was designed by Charles William Scott, Engineer to the Commissioners of Irish Lights (CIL) from 1900 to 1930. The idea of a lighthouse hereabouts was first explored in 1902 but it was not until 1912 that actual construction work began. It was also necessary to build a pier and inclined tramway at Cooraghy, 1.2km SE, for the off-loading of construction materials delivered by boat (HB05/16/017) (MRA 003:075) and also a single-track to connect the two locations.

Because of the height of Bull Point (over 100m above sea level), a conventional lantern at the top of the accommodation tower would have run the risk of being obscured by sea mist. The lighthouse was therefore erected halfway down the side of the cliff with the lantern at the base of the tower. Moreover, because of the limited space available around the tower and restricted access thereto, it was not possible to accommodate the lighthouse keepers' families and separate housing was therefore built at the East Light (HB05/16/010C and D).

Locating the light on the headland also necessitated substantial engineering works, notably the re-profiling of the face of the cliff and facing it with a massive concrete glacis.

Although building work was completed in 1916 (at a cost of £400,000), the First World War delayed the light's exhibition until 10 March 1919. The light is captioned 'West Lighthouse (red light revolving) on the 1922 OS map.

On 15 July 1925, a diaphone (compressed-air) fog signal also came into operation - a 15-second blast every minute at times of low visibility. The compressed air was stored in four external metal tanks mounted on the platform to the north side of the engine house and piped up the face of the glacis to the signal house on the top platform. The engine house contained several Ruston & Hornsby engines which operated the compressors.

The light initially used vaporised paraffin as an illuminant. The paraffin oil was stored in vertical cylindrical tanks in the oil store at the top of the glacis.

The oil light was replaced by an electric lamp on 15 June 1986 and the Ruston & Hornsby hot-bulb engines superseded by Lister diesel engines linked to generators which charged batteries to power the lamp. The fuel was stored in the same tanks as were used for the paraffin oil. These tanks were latterly also used to store oil for the tower's central heating boiler.

The character of the light is a 0.4-second red flash every five seconds across a 210 degree arc. It is 62m (204ft) above mean high water spring level and has a nominal range of 22 nautical miles (c.25 statute miles). In the event of the lamp and its back-up both failing simultaneously, there is also an emergency light at the edge of the lantern platform (0.5 sec red flash every 5 secs).

On 17 April 1982, the diaphone fog signal was replaced by an electric one. This was triggered during misty conditions by a fog detector in the tower. This signal was eventually discontinued on 30 November 1995. Although the light originally operated only in the hours of darkness, henceforth it also operated in daylight at times of reduced visibility. The present fog horn is a recent import from elsewhere and was mounted in front of the fog signal house in 2015 for visitor display purposes (the original was inside the building).

The lighthouse was de-manned on 30 November 1983 and became fully automated thereafter. It was initially monitored remotely from Rathlin East Light but this is now carried out from CIL's Dun Laoghaire headquarters. The premises are still looked after by a part-time Attendant.

Mains electricity was installed in November 1996 and the engines and generators scrapped. In their place, a small Lister-Petter engine was installed in the now-defunct oil store to charge back-up batteries in case the mains supply failed.

For a number of years, the engine room has been occupied by the Royal Society for the Protection of Birds as a visitor exhibition space. The platforms either side of this building were also used by the public to observe the nesting birds on the cliffs.

In 2015, a new visitor centre was built at the top of the glacis and the entire premises (with the exception of the interior of the lantern) opened up to the general public. This is a joint venture between CIL and



RSPB (who now staff the building) as part of CIL's 'Great Lighthouses of Ireland' all-Ireland tourism initiative.

**References - Primary Sources:**

1. PRONI OS/10/1/1/1/2. Second edition OS 1:2500 map, Co Antrim sheet 1-01 (1922).
2. PRONI VAL/3/D/1/3/N/2. Valuation revision notebook, p.109 (1932).
2. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).

**References - Secondary sources:**

1. Mr John McFaul, CIL West Light Attendant.
2. Technical panel in lantern house.
2. Forsythe, W. And McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 306-307 and 418-419. Belfast, NIEA.
4. Bill Long, 1997. Bright Light, White Water: the Lighthouses of Ireland. Dublin, New Island Books, p.180.
5. CIL website, <[www.irishlights.ie/tourism/our-lighthouses/rathlin-west.aspx](http://www.irishlights.ie/tourism/our-lighthouses/rathlin-west.aspx) >.

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**Criteria for Listing**

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

**Architectural Interest**

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

**Historical Interest**

- V. Authorship
- S. Authenticity
- T. Historic Importance
- W. Northern Ireland/International Interest
- Y. Social, Cultural or Economic Importance
- Z. Rarity

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**Evaluation**

This lighthouse complex is unusually complete and retains all its original fabric. The tower is of architectural interest in terms of its utilitarian design enlivened with modest embellishment. The use of reinforced-concrete for all the buildings and structures (except the lantern) was innovative for its day. The tower is peculiar (indeed now unique in N. Ireland) in having its sole lantern at its base rather than top. The canted cast-iron construction and continuous fenestration of the lantern is also of functional and technical interest.

The internal spaces largely retain their original character, whilst the vertical configuration of the rooms in the tower is typical of all lighthouses (each room originally having a different function and all linked by staircases).

The East Light is testimony to the work of Charles William Scott, CIL's Chief Engineer. It was, and still continues to be, of strategic economic value to maritime shipping. Its breathtaking situation halfway down a cliff is an integral part of its setting and it also has group value with Cooraghy Pier (HB05/16/017), and with the South Light (HB05/16/022), East Light and ancillary lighthouse buildings to the Eastern shore of Rathlin (HB05/16/10A-E).

The West Light - still in use - is one of the finest intact examples of a 20th century lighthouse in Northern Ireland, and is therefore of particular special architectural and historical significance and national importance.

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**Replacements and Alterations**

None

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**If inappropriate, Why?**

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**General Comments**

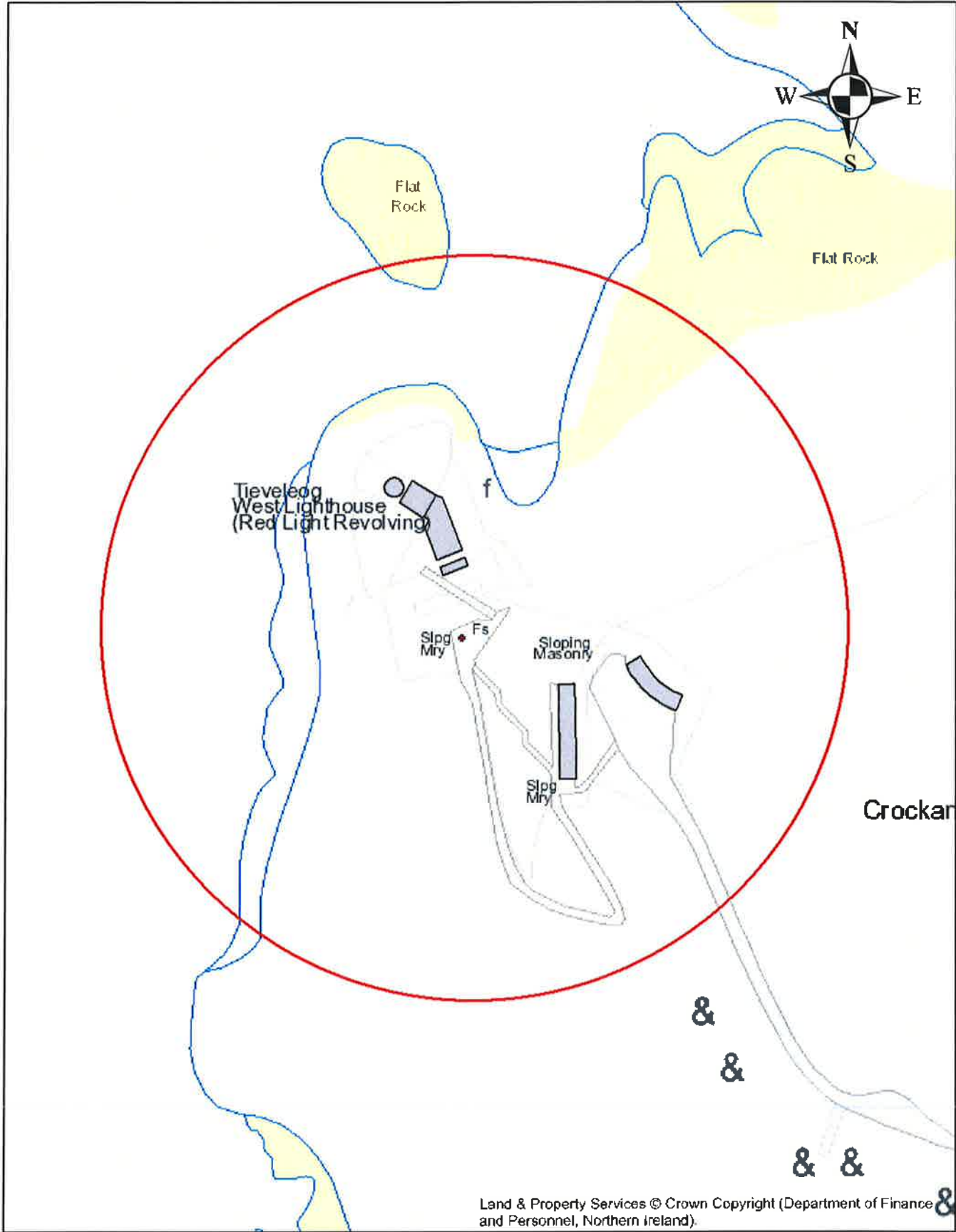
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**Monitoring Notes – since Date of Survey**

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**Date of Survey    05/08/2016**

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**Title: HB05/16/016**

**Scale: 1:1,250**

**Drawn by: JM**

**Date: 09 December 2016**

**Description:**

**Listing Map**





**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: HB05/16/022

Date: 14/12/2016

Dear Sir/Madam,

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**SOUTH LIGHT, RUE POINT, RATHLIN ISLAND, CO. ANTRIM**

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: D1505 4724



**GERALDINE BROWN**

Enc Second Survey HBC Report  
Location Map



<p><b>Address</b>                  South Light                  Rue Point                  Rathlin Island                  Co. Antrim</p>	<p><b>HB Ref No</b>    HB05/16/022</p> 
<p><b>Extent of Listing</b>                  Lighthouse</p>	
<p><b>Date of Construction</b>                  1920 - 1939</p>	
<p><b>Townland</b>                  Roonivoolin</p>	
<p><b>Current Building Use</b>                  Light House/ Navigation Mark</p>	
<p><b>Principal Former Use</b>                  Light House/ Navigation Mark</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	03/16
<b>Industrial Archaeology</b>	Yes	<b>HED Evaluation</b>	B2	<b>IG Ref</b>	D1505 4724
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	03711:000:00
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	N/A				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

South (or Rue Point) Lighthouse is a four-stage octagonal concrete lighthouse dating from 1921. It is accessed down a grassy/concrete footpath from the end of the public road down the E side of the island.

The four-stage 35ft high octagonal concrete tower sits on a low concrete platform cast directly on top of the rocky foreshore. Each stage is delineated by a shallow string course and alternately painted black and white to give a banded effect. The base of the tower is slightly advanced and painted black.

Flat concrete roof with two-bar metal handrail around. A low parapet runs atop a plain cornice around the edge of the roof, on which is mounted a two-bar metal handrail. There are small rectangular openings in the parapet for rainwater run-off. An omni-directional light rises 17ft from the centre of the roof (no protective lantern). It makes two white flashes every five seconds and has a range of 14 nautical miles (16.1 miles). A small radio aerial sits beside it.

The landward (N) cant has a vertical metal ladder up to a cantilevered concrete platform in front of a sheeted timber door (with small louvred ventilator) at stage 2 level (stage 1 being GF). The top of the ladder can be pulled out to facilitate access to the outer end of the platform. The doorway is flanked to each side by a projecting curved metal handrail. Above the doorway is a window opening at stage 4 level. It has slightly advanced jambs and horizontal stucco head; the string course doubles as its cill. There are identical window openings at this stage to the E, S and W cants. All four opes have been blanked off and are painted black.

Just SE of the lighthouse is a low concrete platform on which was originally mounted a fog gun. It was reused between 1917 and 1921 for a temporary light whilst the present one was being constructed.

#### Setting:

The lighthouse is located on the wave-swept rocky shore at the very SE tip of Rue Point, the southern-most extremity of Rathlin Island. The access track down to it passes a modern single-storey standby block housing a back-up electricity generator (grid D1511 4738). This building is aligned NE-SW and has a pitched roof with painted eaves boards and boxed eaves; no rainwater goods. Cement-rendered walls and flat-headed painted t&g door to NE gable and modern one-pane window (with shallow concrete cill) to NW elevation. The SW gable is blank. A galvanised metal ventilation duct and pipe project from its SE elevation.

Concrete floor platforms in the vicinity of this building indicate the positions of the wooden huts, one of which was used by the keepers until the site was demanned in the mid-1900s. The other housed two diesel engines for generating electricity.

On its final approach to the lighthouse, the path becomes a slightly raised concrete footpath as it crosses the rocks. Along one side of it is a modern plastic/wire handrail supported on regularly-spaced painted original metal posts.

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#### Interior Description

The interior was not accessed but the lighthouse keeper states that the batteries which power the lighthouse are located in stage 2 and the electronic equipment in stage 3. Access to the light on the room is via a hatch in the ceiling of stage 4.

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#### Architects

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#### Historical Information

The present lighthouse at Rue Point is one of three on Rathlin Island and the last to have been erected; the East Light was the first in 1856, followed by the West Light in 1919. The present structure dates from 1921 and replaced a previous one of 1915.

The original Rue Point lighthouse was a temporary structure erected by the Board of Trade on behalf of the Admiralty following a petition from the Londonderry Chamber of Commerce in 1914. It was first exhibited on 19 November 1915. It was augmented by an adjoining acetylene-powered fog gun from 12 April 1917.

A storm in November 1917 washed the temporary light away, so a replacement was erected on the fog gun platform.

It was not until 1920 that the Board of Trade began the construction of the present permanent lighthouse. It was probably designed by Charles William Scott, Engineer to Commissions of Irish Lights from 1900 to 1930. It was completed the following year and had an acetylene lamp and fog gun on its roof. The gas was generated by an internal calcium carbide plant (when water is added to the carbide, inflammable acetylene gas is produced). As there was no room for them in the actual lighthouse, the two men who apparently looked after the lighthouse were accommodated in a wooden hut on less exposed ground to NE.



The lighthouse is first shown on the 1922 OS map, being captioned "Southern Lighthouse (white light flashing)".

The fog gun proved unreliable and was withdrawn on 1 January 1931; it was subsequently transferred to Barr Point, at the entrance to Larne Lough.

On 9 October 1955 the acetylene lamp was replaced with an electric one which was monitored from the East Light. The electricity was supplied by batteries located inside the lighthouse. They were recharged using electricity generated by a diesel engine housed in a building some 160m NE.

On 25 March 2004, a new optic was installed.

Since the inception of the National Grid cable from the mainland in 2008, the batteries powering the light have been recharged using mains electricity rather than a diesel engine. However, an emergency back-up generator is still maintained in a purpose-built standby block in the vicinity of where the previous generating station once stood.

**References - Primary Sources:**

1. PRONI: OS/6/1/1/4. Fourth edition OS 1:10,560 map, Co Antrim sheet 1 (1922).

**References - Secondary Sources:**

1. Forsythe W. & McConkey R. 2012. An Archaeological Survey of a Maritime Landscape, pp 305-307 and 444-445 (Belfast: Northern Ireland Environment Agency).
2. Commissioners of Irish Lights website, <<http://www.cil.ie/safety-navigation/our-lighthouses/rue-point.aspx>>.
3. Irish Architectural Archive, Dictionary of Irish Architects, 1720-1940, <[http://www.dia.ie/architects/view/6517/SCOTT-CHAR\\_LESWILLIAM#tab\\_biography](http://www.dia.ie/architects/view/6517/SCOTT-CHAR_LESWILLIAM#tab_biography)>.
4. Mr Noel McCurdy, Keeper of Rue Point Lighthouse (1 June 2015).

**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
- K. Group value

**Historical Interest**

- X. Local Interest
- Y. Social, Cultural or Economic Importance
- R. Age
- S. Authenticity
- T. Historic Importance
- V. Authorship

**Evaluation**

The small size and shape of this structure makes for an unusual style of lighthouse compared with most others, which are taller, wider, and round. It painted horizontal banding also accentuates its distinctive appearance. Its fabrication in concrete reflects its post World War 1 date (dressed masonry was the norm before this) Its setting, at sea level on exposed wave-swept rocks, underscores its purpose in warning passing ships of the presence of Rue Point.

The fabric of this structure is completely authentic. It is the last of the three lighthouses to have been built on the Island; the others are East Light (HB05/16/010A) and West Light (HB05/16/016). Until the recent inception of GPS navigation, it was also of social and economic importance in safeguarding passenger and cargo ships passing between Rathlin and Fair Head en route to and from Britain. Finally, it is also of local interest.

**Replacements and Alterations**

None

**If inappropriate, Why?**

**General Comments**

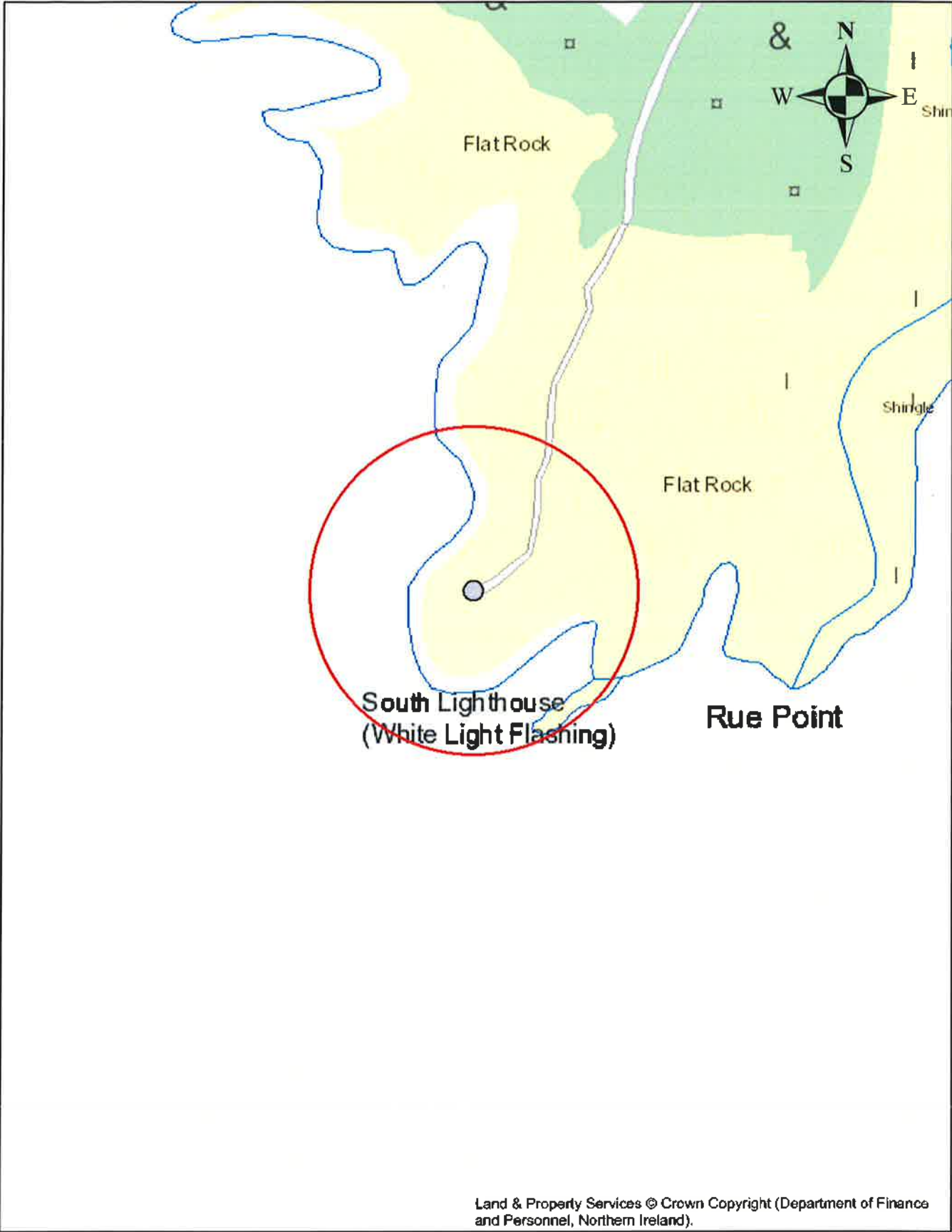
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**Monitoring Notes – since Date of Survey**

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**Date of Survey**    04/03/2015

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**Title: HB05/16/022**  
**Scale: 1:1,250**

**Drawn by: JM**  
**Date: 09 December 2016**  
**Description:**  
**Listing Map**





**Appendix 3: Table 1; Proposed Listings**

Item No.	Reference	Address	Proposed Listing	Details of replacements/alterations
1	HB05/16/010A	Lighthouse Fog Signal Building and structures, East Light, Ballycarry TD, Rathlin Island	B+	<ul style="list-style-type: none"> <li>• Appropriate.</li> <li>• Earliest on island.</li> <li>• Of economic importance (maritime travel and trade) then and now.</li> <li>• NI historical &amp; architectural interest</li> <li>• This building has group value with items 2, 3, 4, 5 &amp; 6.</li> </ul>
2	HB05/16/010B	Lightkeeper's House, East Light, Ballycarry TD, Rathlin Island.	B1	<ul style="list-style-type: none"> <li>• Inappropriate replacement ridge to roof, some interior detailing removed.</li> <li>• Of local historical interest (pre-automation days).</li> <li>• This building has group value with items 1, 3 &amp; 4.</li> </ul>
3	HB05/16/010C	Semi-detached Lightkeepers' Houses, House No.2 (NE) East Light, Ballycarry TD, Rathlin Island	B1	<ul style="list-style-type: none"> <li>• One of a pair of semis.</li> <li>• Of local historical interest (reflecting Lightkeepers family needs).</li> <li>• This building has group value with items 1, 2 &amp; 5.</li> <li>• Inappropriate window frames of Rocket House are double glazed uPVC and internal refurbishment of same has resulted in loss of all original detail.</li> </ul>
4	HB05/16/010D	Semi-detached Lightkeepers' Houses, House No1 (SW) East Light, Ballycarry TD, Rathlin Island	B1	<ul style="list-style-type: none"> <li>• One of a pair of semis.</li> <li>• Of local historical interest (reflecting Lightkeepers family needs).</li> <li>• This building has group value with items 1, 2 &amp; 5.</li> </ul>

**Appendix 3: Table 1; Proposed Listings**

				<ul style="list-style-type: none"> <li>• Inappropriate modern generator house built to the south detracts.</li> </ul>
<b>5</b>	<b>HB05/16/016</b>	Rathlin West Light Seabird Centre, Keeble TD, Rathlin Island	B+	<ul style="list-style-type: none"> <li>• No replacements/alterations.</li> <li>• Still in use.</li> <li>• One of finest examples of a 20<sup>th</sup> Century Lighthouse in NI.</li> <li>• National importance; architecturally &amp; historically.</li> <li>• This building has group value with items 1, 2, 3, 4 &amp; 6.</li> </ul>
<b>6</b>	<b>HB05/16/022</b>	South Light, Rue Point, Rathlin Island	B2	<ul style="list-style-type: none"> <li>• No replacements/alterations.</li> <li>• Was of social and economic importance in safeguarding passenger and cargo ships to and from Britain.</li> <li>• Of local interest.</li> <li>• One of 3 lighthouses on island (others are items 1 &amp; 5).</li> </ul>
<b>7</b>	<b>HB05/02/049</b>	18 High Street, Cushendall	B1	<ul style="list-style-type: none"> <li>• Exterior retains most of its distinctive features.</li> <li>• Positively contributes to its setting and to the Cushendall Conservation Area.</li> <li>• Inappropriate replacement of timber top-hung windows to rear, fibre cement roof tiles to rear elevation and uPVC rainwater goods detract from the original historic character.</li> </ul>
<b>8</b>	<b>HB05/04/013</b>	Lime Kiln, Torglass TD, Murlough Rd, Torr, Ballycastle	B2	<ul style="list-style-type: none"> <li>• Of local interest.</li> <li>• Has group value with a second lime kiln along Murlough Road.</li> <li>• Façade has been repointed with cement (may not be recent) which detracts from original historic character.</li> </ul>

**Appendix 3: Table 1; Proposed Listings**

<b>9</b>	<b>HB05/08/005B</b>	Coach Yard, Dundarave Estate, Bushmills	B+	<ul style="list-style-type: none"> <li>• No replacements/alterations.</li> <li>• Close proximity to main house – key part of its setting.</li> </ul>
<b>10</b>	<b>HB05/08/005C</b>	Farm Yard, Dundarave Estate, Bushmills	B2	<ul style="list-style-type: none"> <li>• Same time period as item 9.</li> <li>• Although in poor condition, survives relatively intact with high proportion of original fabric.</li> <li>• Makes strong contribution to the estate group.</li> <li>• Provides historic context relating to the economic functioning of the estate.</li> <li>• Inappropriate concrete brick infills to openings and loss of windows detract from the historic character.</li> </ul>
<b>11</b>	<b>HB05/08/005D</b>	Ice House, Dundarave Estate, Bushmills	B2	<ul style="list-style-type: none"> <li>• No replacements/alterations</li> <li>• Relatively rare survivor in Ulster context.</li> <li>• Enhances understanding of a 19<sup>th</sup> Century estate, having group value with Dundarave House and its surrounding buildings.</li> </ul>
<b>12</b>	<b>HB05/08/005G</b>	Walled Garden, Dundarave Estate, Bushmills	B2	<ul style="list-style-type: none"> <li>• Remains of a walled garden within Dundarave Estate.</li> <li>• Although loss of some key features, it provides important historic and cultural context, having group value with Dundarave House and its outbuildings.</li> <li>• Inappropriate removal of original glasshouses detracts from the historic character.</li> </ul>
<b>13</b>	<b>HB05/10/015</b>	Dwelling House on unnamed road opp. No.28 Ballinlea Rd, Maghernahare, Ballycastle	B1	<ul style="list-style-type: none"> <li>• Exceptionally well-maintained house.</li> <li>• Interesting internal plan form.</li> </ul>

**Appendix 3: Table 1; Proposed Listings**

				<ul style="list-style-type: none"> <li>• Enhanced by the retention of setting features including boundary walls and gate piers and an informal courtyard complex of buildings which line the road.</li> <li>• Elevated site - strong group presence in landscape.</li> <li>• Representative of once common rural smallholding in Ulster (now increasingly rare).</li> <li>• Inappropriate window openings on one gable wall are too large and detract from original historic character.</li> </ul>
<b>14</b>	<b>HB05/10/016</b>	Ballinlea Mill, 34 Kilmahamogue Rd, Ballycastle	B1	<ul style="list-style-type: none"> <li>• No replacements/alterations</li> <li>• Races and waterwheel survive.</li> <li>• Power transmission to the roller and grinding mills are of historical interest in reflecting how milling technology changed during 1900's.</li> <li>• Of local industrial heritage interest - mill was of economic value to the agricultural economy.</li> </ul>