

DRAPERSTOWN

CONSERVATION AREA

The aims and policies set out in this booklet are for the guidance of District Councils, public bodies, local residents, landlords and tenants, intending developers and amenity and other groups.

PART I . . . sets out the general objectives of designating Conservation Areas and the principles of designation.

PART II . . . describes and delineates the Conservation Area of Draperstown.

PART III . . . contains a developers' brief for the designated area.

The booklet should be regarded as **but a first step** in securing the special architectural or historic interest of the designated Area. It is anticipated that local initiative and discussion will give rise to proposals for repair and restorative works and developments which will not only preserve but will positively enhance the Area's special character. Designation will be of little practical value without this local support.

October 1979

Part 1

A. Introduction

1. The Planning (NI) Order 1972 provided legislation for the first time in Northern Ireland for the protection of the Province's heritage of buildings of special architectural or historic interest and for the designating of whole areas of similar interest the character or appearance of which it is desirable to preserve or enhance.
2. While responsibility for the statutory listing of Historic Buildings and for the designating of Conservation Areas rests with the Department of the Environment for Northern Ireland one vitally important principle needs to be established at once. The task of conserving the heritage of Ulster cannot be left solely to Government Departments, a sprinkling of voluntary bodies and a band, albeit a growing one, of responsible conservationists.
3. The message that "conservation in Northern Ireland is the concern of everyone" must find its way into board rooms of every kind, into public and voluntary bodies with diverse aims and objectives, into schools and universities, into factories and shops and into the homes of every citizen whether it be in large conurbations or in lonely rural settings.
4. The aim of conservation must not be confined simply to keeping areas and buildings pleasant to look at or as a record of some aspect of history. It must additionally involve the continuing life and function of the areas in a present day context.

B. Development Control

Development within a Conservation Area will be controlled with the primary aim of ensuring the retention and importance of the Area's character. Every possible effort will be made to preserve the individual buildings and groups of buildings on which that character depends.

This control will be exercised as follows:—

1. Where permission is sought to demolish or alter a building which has been listed under the Planning (Northern Ireland) Order 1972 as of special architectural or historic interest it will be necessary to demonstrate that such works would in themselves be an enhancement or that they are required for overriding and exceptional reasons relating to the development of the Area.

2. New buildings will be expected to take account of the character of their neighbours. They should, in mass and outline, continue (where applicable) the rhythm of a street scene.
3. Materials should generally be sympathetic in texture, colour and quality to traditional local usage.
4. Changes of use necessitating a planning application which are likely to have an adverse effect on land or buildings which contribute significantly to the character of Conservation Areas will not normally be permitted.
5. The siting of new open spaces will be carefully considered to ensure that they make a positive contribution to the Conservation Area and that proper provision is made for their maintenance.
6. It is desirable that applicants should consult informally with the Divisional Planning Office, before the preparation of detailed plans, to avoid unnecessary expense because the Divisional Planning Office will normally expect planning applications, submitted in respect of sites or buildings within Conservation Areas, to be submitted with full details in order to ensure at the initial planning stage that the development is satisfactory in all respects to the needs of the Conservation Area.
7. Development near, but not inside a Conservation Area and visually related to it, should be sited and designed in size, form and materials, to be in harmony with the buildings and general appearance of the Conservation Area.
8. Under the Planning (General Development) Order (Northern Ireland) 1973 certain types of development do not require specific planning permission. However, the Department has power to direct that in any particular area these types of development should require planning permission. Such directions could be applied in Conservation Areas.
9. Under The Planning (Amendment) (Northern Ireland) Order 1978, Part II Article 4, applications for consent to demolish buildings (not protected by other means as specified) in a Conservation Area must be made to the Department.

C. Positive Action

Schemes will be encouraged to initiate and, where appropriate, to undertake works for the visual improvement of buildings and sites. It is anticipated that District Councils may play a leading role in the formulation of such schemes. These would include the re-painting of neglected buildings, the removal or replacement of rusted and broken fences and the clearing away of rubbish.

Appropriate steps will be expected to be taken by those responsible to tidy up, improve and enhance the appearance of Conservation Areas by the control of street furniture, overhead transmission lines of all kinds and to ensure the removal of undesirable examples of the latter where at all possible.

Existing advertisements and signs of all types displayed in the Area will be the subject of special consideration and it is hoped that with the co-operation of local business men the number of advertisements displayed within a Conservation Area could be reduced to a discreet level.

Preservation Orders will be made to protect trees or groups of trees which form an essential feature in the Character of the Conservation Area. The general appearance of many of these will be further enhanced by the selective planting of additional trees and sowing of grass areas.

In some conservation areas, schemes for pedestrianisation might be appropriate and as such would be carried out by the Department. Present security arrangements have accustomed people to the concept of vehicle-free areas and it is widely accepted that the opportunity should now be taken to create permanent pedestrian zones. It will be the intention of the Department to carry out works for the improvement of the amenity of such areas.

The Roads Service will take all possible action to ensure the management of pedestrian and vehicular traffic movement in the interests of the amenities existing in a Conservation Area. Action will also be taken wherever possible to ensure that the parking of motor vehicles and the location of car parks is carried out in such a manner as to have the minimum effect on the character of an Area.

The use of floodlighting at night could in many cases be particularly effective.

If, before designation of an Area, individual listings of buildings of special architectural or historic interest have not already been

considered early action will be taken by the Department, after consultation with the Historic Buildings Council and the appropriate District Council, to consider appropriate listings.

D. Financial Assistance

In considering schemes for conservation the potential for self-financing operations should not be lightly ignored and the fullest consideration should be given at an early stage to the use of voluntary contributions, gifts, income from sales and leases etc, — see under "other grants" below.

Department of the Environment (NI)

The Department may give financial assistance towards the cost of repairs or maintenance of buildings which have been listed as being of special architectural or historic interest. There is no fixed rate of grant and each case is considered on its merits. Grants are made on the recommendations of the Historic Buildings Council for Northern Ireland. Churches in use for ecclesiastical purposes are not eligible for grant-aid.

The Department may also, on the recommendations of the Historic Buildings Council, consider for grant-aid expenditure to be incurred in connection with the preservation or enhancement of a conservation Area. Such expenditure is normally expected to be part of a co-ordinated scheme.

Details from

Historic Monuments & Buildings Branch
Department of the Environment (NI)
1 Connsbrook Avenue
Belfast BT4 1EH (Telephone No. 653251)

Department of Education

District Councils have a duty to secure for their areas adequate facilities for recreational, social, physical and cultural activities and the approved expenses of a District Council for such purposes may be grant-aided under the Recreation and Youth Service (Northern Ireland) Order 1973.

The acquisition of land for public open spaces for these purposes may also be grant-aided by the Department of the Environment (Northern Ireland).

Grants of up to 75% may be made under Section 16 of the Local Government Act (Northern Ireland) 1966.

Details from

Sports and Recreation Branch
Department of Education
"Londonderry House"
Chichester Street
Belfast BT1 4JJ (Telephone No. 32253)

Conservation Branch
Department of the Environment (NI)
Castle Grounds
Stormont
Belfast BT4 3SS (Telephone No. 768716)

**Northern Ireland
Housing Executive**

The Housing (Northern Ireland) Order 1976 enables the Northern Ireland Housing Executive to pay grants of 75% of the approved cost of improvement and conversion subject to a maximum grant of £3,750 for improvement and £4,350 for conversion.

Grants may also be paid to help meet the cost of improving houses by providing for the first time such standard amenities as a fixed bath, wash-hand basin, water closet, hot and cold water supply at certain fixed points.

Grants towards repairs may also be paid subject to a maximum grant of £1,125. All grants are subject to certain conditions and full details may be obtained from any office of the Northern Ireland Housing Executive.

Headquarters Address

10 Linenhall Street
Belfast BT2 8EN (Telephone No. 28411)

Magherafelt District Office 89 Glenburn Park
Magherafelt BT45 58Q (Telephone Magherafelt 31121)

Other Grants

Charitable Trusts are sometimes willing to help with conservation of buildings in charitable or other non-profit making ownership. The Pilgrim Trust may be prepared to give grants of this sort. The Landmark Trust is interested in purchasing properties of historic or architectural interest which can be converted into lettable holiday homes. They particularly favour buildings of individual character. The Carnegie United Kingdom Trust makes grants to support countryside projects of various kinds. These include schemes for practical conservation but not for the preservation of buildings. Details may be had from:—

- (a) Pilgrim Trust, Fielden House; Little College Street, London SW1P 3SH, England;
- (b) Landmark Trust, Shottesbrooke, White Waltham, Berkshire, England;
- (c) Carnegie United Kingdom Trust, Comely Park House, Dunfermline, Fife, Scotland.

For details of other grant-giving bodies, reference may be made to "the Directory of Grant-Making Trusts" published by the National Council of Social Services.

BIBLIOGRAPHY

DRAPERSTOWN

- Arnold R.M. *N.C.C. Saga – The L.M.S. in Northern Ireland*, 1973
- Brett C.E.B. *Court Houses and Market Houses of the Province of Ulster*, UAHS, 1973 p 84
- Camblin G. *The Town in Ulster*, 1951, p 78
- Casserly H.C. *Outline of Irish Railway History*, 1974
- Coulter Rev. J.A. *Ballinascreen*, 1953, p 59
- Currie J.R.L. *The Northern Counties Railway 1845–1903*, 1973, Vol I, pp 197–203
- Ordnance Survey Memoir, Ballinascreen, c. 1835*
- Drapers' Company *Reports of the Drapers' Company of London 1817–1884*
- Ulster Journal of Archaeology 1941*, 3rd Series, Vol 4, pp 57–63
- Leslie Rev. Chancellor J.B. *Derry Clergy and Parishes*, 1937, p 110
- Lewis Samuel *Topographical Dictionary of Ireland*, 1837, 1st Edit. pp 158, 496
- Topographical Dictionary of Ireland*, 1846, 2nd Edit. pp 151, 480

GENERAL

- Caldwell P. & Dixon H. *Building Conservation in Northern Ireland*, 1975: includes a directory of Conservation Organisations in Northern Ireland
- Civil Trust *Conservation in Action*, 1972: A progress report on Britain's Conservation Areas
- Civic Trust *Pride of Place*, 1972: A manual of environmental improvement
- Dixon H *Introduction to Ulster Architecture (1800–1900)*, UAHS, 1976
- Gresswell P *Environment: An alphabetical handbook*, 1971: Guide to environmental Conservation
- HMSO *The Planning (Northern Ireland) Order 1972*
- HMSO *The Planning (Amendment) (Northern Ireland) Order 1978*
- Rankin P.J. *Irish Building Ventures of the Earl Bishop of Derry*, UAHS
- Rothery S *Shops of Ireland*, 1978
- Scottish Civic Trust *Policies for Conservation Areas*, 1969: A digest of Scottish local authority planning statement
- Shaffrey P. *The Irish Town: An approach to survival*, 1975, a study of the problems of planning in Irish towns
- Ulster Countryside Committee *Buildings in the Countryside*, 1976 (HMSO): a guide to the design of buildings in Ulster's countryside with reference to appropriate materials and detail
- Walsh J.V. *Historic Buildings: Preservation policy (bibliography)*, 1977.

Part 2



DRAPERSTOWN

History and Description

Draperstown, a post and market town situated on the south side of the upper Moyola River valley near the Sperrin foothills, centres on a cross roads 75 kilometres north-west of Belfast; 45 kilometres south-east of Londonderry and 40 kilometres west of Ballymena. Formerly a small hamlet variously known as Borbuoy, Moykeeran, Cross of Ballynascreen (in the barony of Loughinsholin) it had a population of 412 in 1818 AD. Following the expiration of a land lease granted to Sir William Rowley in 1756 it was refounded as Draperstown Cross in 1818 by the Drapers' Company of London. Plans for rebuilding were prepared by Mr W.J. Booth the Company's Surveyor (based on a Mr McGavigan's former plan) and these were largely carried out by 1838-9. The new Draperstown as it became known consisted of a large triangular space flanked by terraces of stone and slate buildings in the Classical style to the east and south with the parish church on the north side.

Ballinascreen district was originally served by an isolated church which was still roofed with oak shingles in 1700 AD but this roof had largely perished by 1776 although the bell hole in the gable was still visible in 1794. St Columba's was erected in the village in 1760 gifted by the Drapers' Company and Sir William Rowley. Its tower and octagonal steeple were added in 1792 by the Bishop of Derry but the edifice was in ruins by 1847. The church was rebuilt as a gift of the Hon R.T. O'Neill in 1887 and consecrated 1 November 1888. In 1831 Draperstown School had 76 pupils and was taken over by the Board of National Education. A replacement school for this and others was proposed on Church Green by the Drapers' Company. By 1838-9 the Drapers' Company had built the Market House and its two flanking terraces (even nos 2-34 High Street) and the Presbyterian Meeting House was completed on the south side of the triangle. All buildings were faced with dressed sandstone blocks and had pitched slated roofs with large pediments on the Meeting House and Market House also a balustraded, square clock tower on the latter. Building uses included an inn, police barracks, post-office, dispensary and surgeon's residence.

Three terraces in the south side of the triangle (odd nos 1-43 High Street) were to be set back from the road later. The Market House later had grain stores added in the rear yard but the market was never a success while the less formal and older Ballynascreen village (which straddled St Patrick's Street) ran a market in competition. This was run by a Mr Gregg who held the property known as Caughor (Cahore) from the

Skinner's Company. Besides this market there were also 2 or 3 public houses, a grist mill and a pork market established in 1856. In 1867 Mr James Henry offered the Ballynascreen market to the Drapers' Company for £12,000 but the offer was not accepted. The Fair Green in front of High Street was extended and eventually became known as The Shambles. By 1862 most of the buildings in St. Patrick's Street were rebuilt privately in stone and slate and set back so that there was a greater unity between Draperstown-Cross/Ballynascreen.

The old pump at Cross was due to be replaced in 1867 and a cattle trough added in 1873. The 1½-storey Moyheeland Cottages also known as Cottage Row (Odd nos 57-75 High Street) were built in pairs with gabled front porches prior to 1859 with a forge added at No. 73 in 1881.

In 1884 Mr E. Johnston extended a recently-established steam-powered sawmill in a house and former bar in Desertmartin Road.

Draperstown Railway was incorporated on 22 July 1878 to connect Desertmartin and Draperstown as an 11 kms spur to Magherafelt. Line construction started in late 1881, a station site at Maghera Road was decided in February 1883 and the first passenger service started 20 July 1883. Engine and carriage sheds were completed 1883-4 when the Northern Counties Company accepted official responsibility for the line. This spur line was never financially successful so passenger services were eventually withdrawn on 1 October 1930 and all other services by 3 July 1950.

The Designation

Notice is hereby given that the Department of the Environment (NI) in pursuance of powers conferred upon it by Article 37 of the Planning (Northern Ireland) Order 1972 has designated the area outlined on the attached map as a Conservation Area being an area of special architectural or historic interest the character of which it is desirable to preserve or enhance.

A map of the designated area has been deposited at the Borough Council Offices, District Development Office and Divisional Planning Office at the addresses indicated below . . .

Magherafelt District Council Council Offices, 43 Queen's Avenue, Magherafelt BT45 6BY (Telephone No. Magherafelt 2151)

District Development Office Crown Buildings, 44 King Street, Magherafelt BT45 6BL (Telephone No. Magherafelt 2308)

Divisional Planning Office County Hall, 182 Galgorm Road, Ballymena BT42 1QF (Telephone No. Ballymena 3333).

Part 3

**Brief for Developers
within the village and
environs of Draperstown**

Design

The characteristic building form of the village, which is very clearly-defined, consists of terraces of houses having stone walls and dark slate roofs with gabled ends. The attraction of the village is collective and derives not so much from individual buildings, although a considerable number of these do display distinctive architectural merit, as from the compact grouping of dwellings and their overall scale and proportion in relation to the street pattern. The composition of buildings in terraces in High Street/Shambles provides a focal point to the remainder of the village and is compatible due to the elevational treatment and finishes used throughout.

Elevational treatment, particularly with regard to fenestration, is of Classical proportions and some very fine examples of this work exist. It is of the utmost importance that renovations, new buildings and extensions within the village structure should be in sympathy with the building form of the village. Roof shapes and chimneys are most important in this type of work and the use of a flat roof on an extension to an existing pitched roof building should be avoided. It is a solution that is unacceptable except on a very minor projection clearly subservient to the main structure and hidden from general public view.

Materials

If the existing roof has natural slates and is readily visible in association with the new, then it will be well worthwhile to seek out some good new or second-hand, natural slates for the new work as they will blend much better than a modern, concrete slate or tile. Existing buildings in the village centre tend to have sandstone wall finishes. Black basalt stone, in use throughout the village also makes a pleasant and acceptable form of walling material.

The use of the right kind of wall finish and roofing material are vital factors, for these impart to a building its overall colour as seen from a distance and the texture of its external surfaces as seen close at hand. Plaster wall-finishes can be used to provide an acceptable facade. The quoinstone, which is a frequently-used traditional detail throughout the village should be retained, (or replaced where necessary) in the renovations and restoration of existing buildings. All traditional decorative features and stone and plaster work surrounding archways, windows or



1.



2.



3.

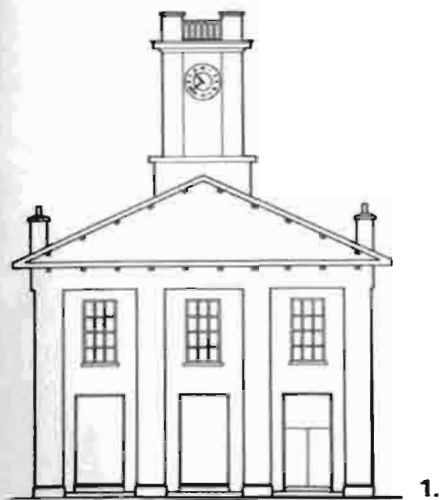


4.

1. St Columba's Church from Magherafelt Road.

2. Looking due west from the Magherafelt Road.

3. Ballinascreen from the Tobermore Road.



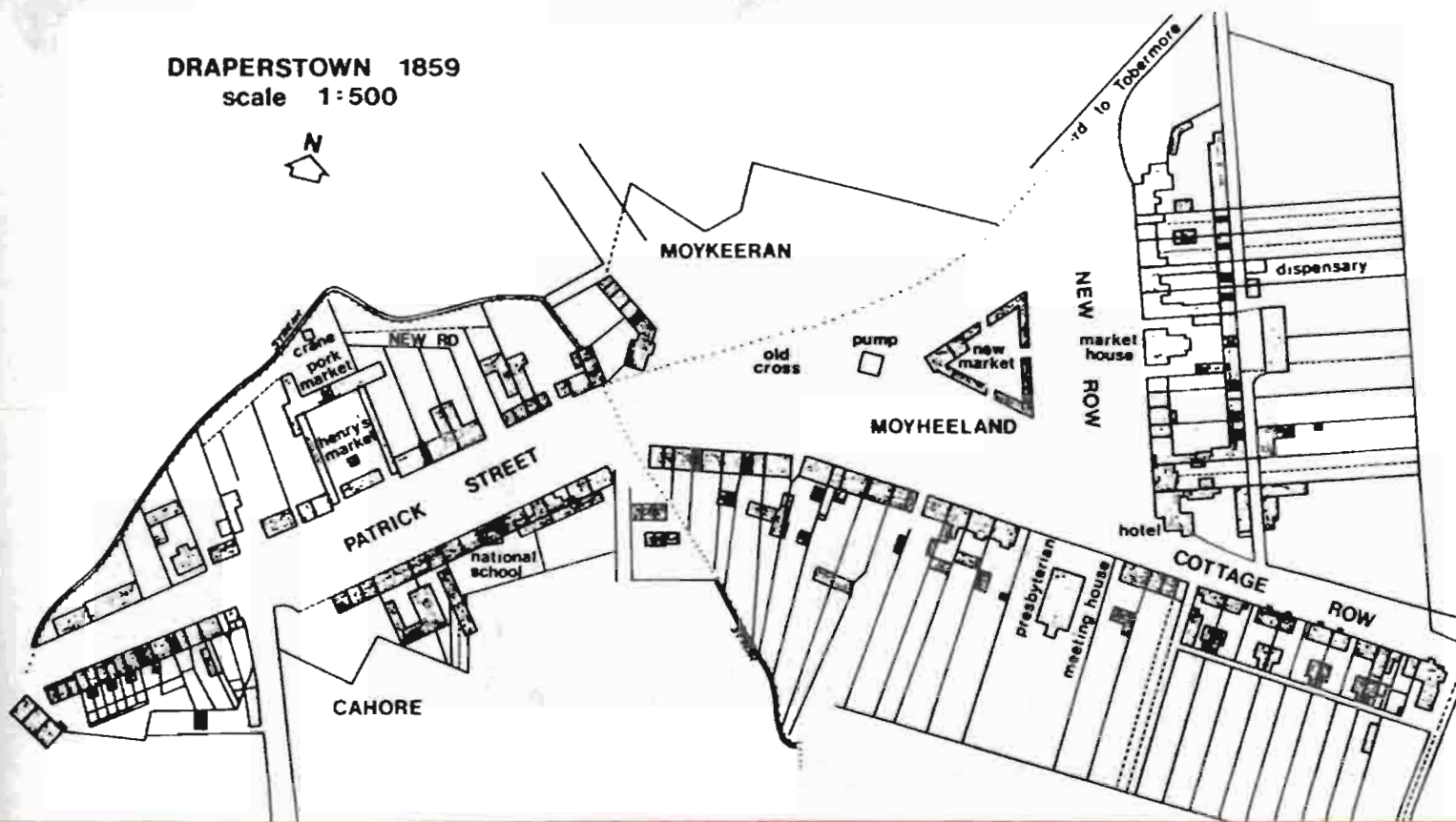
THE DRAPER'S COMPANY

COAT OF ARMS

1613



DRAPERSTOWN 1859
scale 1:500



1. & 2. Market House,
No. 20, High Street.



1.



2.



3.

1. St Columba's Church.
2. Presbyterian Church, No. 47, High Street.
3. No. 55, St. Patrick's Street.



1.

SHIELD OF
MAGHERAFELT DISTRICT COUNCIL



OFFICAL SEAL OF THE
DRAPERSTOWN RAILWAY COMPANY
1880



1. No. 6 St. Patrick's Street

4. The Pump at "The Shambles"



4.

