
HISTORIC BUILDING COUNCIL

for Northern Ireland

2007- 2010



17th
Report

This Report is dedicated to the memory of Richard Oram

SEVENTEENTH REPORT

Historic Buildings Council for Northern Ireland 2007-2010



(Report prepared by the Historic Buildings Council for submission to the Department of the Environment in accordance with the provisions of article 105 (3) and Schedule 3 of the Planning (NI) Order 1991)

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Front Cover: Internal view of Meter House Dome, Belfast

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Membership

2007-2010

CHAIRMAN

Mr Frank Robinson

MEMBERS

Mrs Iona Andrews

Mr Richard Bennett

Dr Anne Casement

Mr William Darby

Professor Joseph Fitzgerald

Mr Brian Green

Mr Anthony Griffith

Mr Paul Harron

Mr Ian Hill

Mr Donal MacRandal

Mr Stratton Mills

Dr Frederick O'Dwyer

Mrs Ursula O'Hare

Mr Richard Oram, MBE (*Deceased December 2008*)

Mr Marcus Patton, OBE

Mrs Agnes Peacocke

November 2009, 383rd HBC Meeting



Hosted by the Mayor of Armagh City and District Council, Cllr Thomas O'Hanlon, in the Council Offices, The Palace Demesne, Armagh

Members absent from the photograph: Mr Anthony Griffith and Mr Donal MacRandal



Dick Oram

1938-2008

Not many Englishmen would have felt comfortable chatting in the pubs of South Armagh at the height of the Troubles, but Dick Oram never let politics get in the way of architecture - or indeed in the way of a congenial drink. It took courage, good humour and enormous enthusiasm to win hard Ulster farmers over to the beauties of historic buildings, but through his unflagging optimism and boundless delight in architecture of all sorts Dick made many friends for himself and for the cause of Ulster's historic buildings.

Richard Oram (universally known as Dick) came to Northern Ireland to work as an architect on the Craigavon new town, but soon found himself cataloguing the numerous thatched cottages and old farm buildings that were to be wiped out in its development. Soon he was involved in the fledgling Ulster Architectural Heritage Society, and co-wrote several of its early lists. That led to his career as an historic buildings architect with the DoE from 1977 to 1998, during which he was heavily involved in what has since become known as the "First Survey" of historic buildings in the province. During some of those surveys he drove the immaculately maintained 1933 Humber which was his pride and joy.

In his retirement Dick remained very active despite the debilitating illness of his last years, putting many younger men to shame with his energy and determination, and a dogged persistence in maintaining principles that may have seemed quixotic to his more pragmatic successors in the DoE. He served nearly five years on the Historic Buildings Council, where the depth of his knowledge of buildings and his fund of stories enlightened and often amused us.

Hexagonal Tower - one of Lord Limerick's follies - near Bryansford, Co. Down

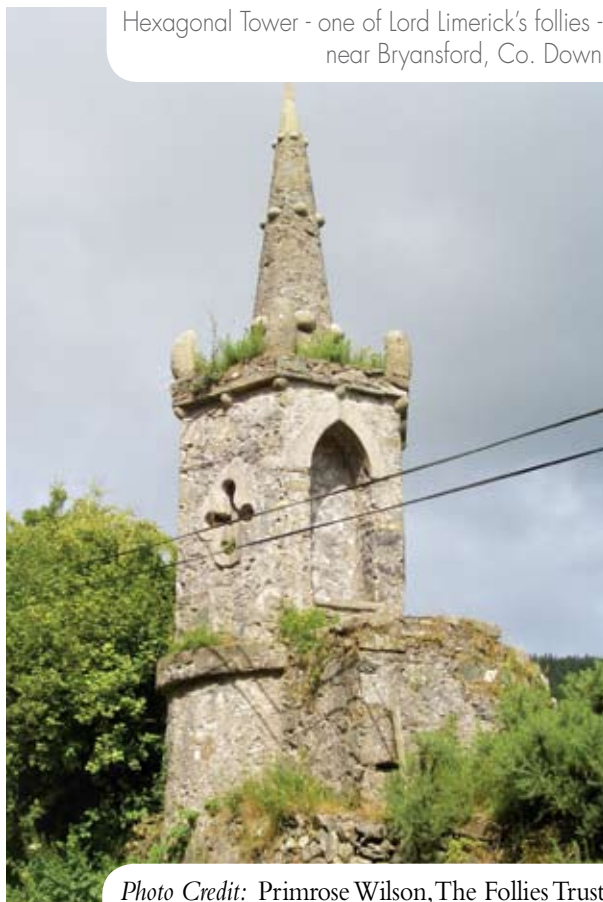


Photo Credit: Primrose Wilson, The Follies Trust

The Follies Trust have agreed to restore Lord Limerick's follies at Tollymore on the Bryansford-Hilltown Road in memory of Dick

His achievements and service to numerous committees have been recorded elsewhere; this article records the friendship, scholarship and high ideals which he provided to his colleagues on the Historic Buildings Council. He is much missed, and our deliberations have been the poorer and much less fun without him over the last year.

FUNCTIONS



Helen's Bay Railway Station

The Council is required to be consulted:

1. under Article 42(3) of the Planning (Northern Ireland) Order 1991 on the listing of buildings of special architectural or historic interest (or amendment of lists so compiled);
2. under Article 50(3) of the Planning (Northern Ireland) Order 1991 on the designating of conservation areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance;
3. under Article 105(2)(a) of the Planning (Northern Ireland) Order 1991 to keep under review, and from time to time report to the Department on the general state of preservation of listed buildings;
4. under Article 105(2)(b) of the Planning (Northern Ireland) Order 1991 to advise the Department of such matters relating to the preservation of buildings of special architectural or historic interest as the Department may refer to it;
5. under Article 105(2)(c) of the Planning (Northern Ireland) Order 1991 such other functions as are conferred on it by any statutory provision;
6. on applications for the exemption of listed buildings from Capital Transfer Tax, under Part IV of the Finance Act 1976;
7. under Article 43(3) of the Planning (Northern Ireland) Order 1991 on the issue of certificates stating that buildings are not intended to be listed.



Meter House Dome, Belfast

CHAIRMAN'S REPORT

2007-2010

On 29 March 2007 the new Historic Buildings Council (HBC) for Northern Ireland held its first meeting in the historic Clifton House, Belfast. The Council members had been selected following public advertisements and an interview procedure. Twelve members returned to serve a second or third term, while six new members joined, together with a new Chairman. A total of seventeen members and a Chairman, coming from a wide variety of backgrounds, all dedicated to the protection and preservation of the historic built environment, gave freely of their time and expertise to further this end. Five architects and a structural engineer with a particular bias towards historic buildings, a surveyor, an educationalist, architectural historians, retired DoE planners, legal professionals, historians, building owners and the media were all represented on a very well-balanced Council.

During the term of the Council, one member resigned following his appointment to the DoE, which could have caused a possible conflict of interest, and sadly a member died at Christmas 2008. Mr Richard Oram MBE struggled with a debilitating illness for quite a few years, attending as many meetings as he could, often accompanied by his wife. When he could no longer travel, he kept in touch with me by letter and latterly I visited his home prior to our monthly meetings, to which he always offered valuable advice. He will be remembered by a wide circle of friends and colleagues as a gentleman, generous in sharing his architectural knowledge with others and in promoting conservation policies throughout

the province and particularly in his beloved 'Kingdom of Mourne'. HBC members and many beyond sadly miss him. This seventeenth report is dedicated to his memory.

To accept the Chair of such an august body was indeed a privilege but also a very onerous task. In February 2007 few could have envisaged what lay ahead – least of all the Chairman. In the three years covered by this Council, the governance of Northern Ireland has moved from direct rule to a Legislative Assembly, has given DoE three successive ministers, and has replaced the Environment and Heritage Service (EHS) with the Northern Ireland Environment Agency (NIEA). In this same period a boom in building, unprecedented numbers of planning applications (and the request to EHS/NIEA for their response when Listed Buildings were involved), all came to an abrupt halt in the mid to latter end of 2008. The credit crunch debacle halted new works and slowed, if temporarily, ongoing building contracts. Following the acceptance of the Review of Public Administration, Planning Service is spending time preparing to devolve planning duties to the new Councils, themselves struggling to come to terms with merging. PPS 14 – Sustainable Development in the Countryside, was replaced by PPS 21, and a new planning policy was released for consultation.

HBC is tasked, by Statute, to be consulted by the Department of Environment on matters concerning listing of buildings deemed to be of special architectural or historic interest, and on designating Conservation Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to report to the Department on the general state of Listed Buildings. (Planning (NI) Order 1991). Council applaud the new approach to the Second Survey adopted by NIEA, which has speeded up the revisitation of existing Listed Buildings, and has found buildings missed during the first survey, which are now considered

worthy of listing. The First Survey was carried out in the 1970s and was restricted to a single photograph of the front of the building, and included very little information pertaining to the remainder of the building. There were very few details of the interior, certainly no photographs compared with the Second Survey which is revisiting all of the buildings initially surveyed. Some Listed Buildings were found to have been inappropriately altered, and where prosecution was not viable they were de-listed. The first area to be surveyed under the new procedure was Cookstown, an area that was subsequently visited by HBC who inspected some of the buildings which EHS/NIEA had referred to them for further comment. The new approach is to put survey contractors into an area and then NIEA architects assess their reports in a more contiguous manner. New contracts have been let to survey twice as many records as in previous years, covering the following Council areas, which include Newtownabbey, Carrickfergus, the final part of Antrim, Omagh and Strabane. The Agency hopes to cover Northern Ireland by 2016. The total number of Listed Buildings in 2009 is 8,248 of which 418 are 'Buildings at Risk'.

Conservation Areas, the responsibility of the Planning Service, still give the Council cause for concern, particularly the lack of protection of older buildings from demolition. Many of these buildings were considered 'safe' as they lay within a Conservation Area and therefore did not need any kind of listing status. Recent information from the Planning Service indicates that over 90% of applications within a Conservation Area requesting demolition or partial demolition of buildings were granted. Conservation Area officers are now in place in all districts, keeping a watch for illegal demolition or modifications to buildings in their areas, but the Council's level of concern is at the planning stage. As a Statutory Advisory Council, within the Planning (NI) Order 1991 HBC should be consulted, particularly where total demolition is requested, and the replacement development is not in keeping with the remaining environment. Unfortunately, there has been a marked failure on the part of Planning Service to consult Council in significant cases. No new Conservation Areas have been designated in the period under report, although guidance documents have been produced for both Londonderry and Holywood. Both of these documents are well produced and have been welcomed in their areas.

The Council was well represented at the 'Windows of Opportunity' Conference in 2008 hosted by the then Minister of the Environment, Mrs Arlene Foster MLA, with the chief guest speaker, HRH Prince Charles. Mrs Foster announced an increase or reintroduction in grants

for B+, B1 and B2 Listed Buildings, raising them to 35% in line with the higher grades. Grants for Listed Churches in the upper categories of B+ and A were raised to 35%, other church listings are still exempt from grant aid. Thatched roofs remain eligible at 75% and associated fees. The whole subject of Ecclesiastical Exemption, whereby Listed Churches are currently exempt from Listed Building Consent controls, is currently being explored, and changes in the grants regime may result. In a recession, the cost of repairing and reinstating Listed Buildings using traditional materials and skills becomes much more competitive as contractors' costs and profit margins fall. This scenario, coupled with changes to the grant regime, allows more grant-aided work to be addressed by owners, so much so that NIEA's entire budget for 2008-9 (£3.9m) was completely spent and applications almost doubled in 2008/09 to 185. The resultant cap to manage spend on larger schemes is a clear indication that a bigger grant is needed in coming years. Money spent on maintaining our built heritage is never wasted, if the works are postponed today, it will cost more tomorrow, assuming that in 'the tomorrow' the building is still retrievable. The Department reported a leverage factor of 1 to 5.7 ie £1.00 spent in grant aid was matched by £5.70 spent by the developer/client. Larger schemes are not just repairs but extensions and improvements which benefit the 'construction sector' economy at this time.

On 1 July 2008, the new Environment Minister, Mr Sammy Wilson MLA, launched the Northern Ireland Environment Agency to replace the Environment and Heritage Service. This new Agency aims to modernise and strengthen the environmental regulations and forge an effective partnership with businesses, producing a stronger protection for the natural and built heritage. Since the launch, the NIEA's architectural team in Hill Street has increased in numbers with a new team of 6 HPTO architects who have helped to speed up its response times to planning consultations - an important aim of the new Agency.

The European Heritage Open Days, instigated over twelve years ago by the HBC, have continued to gain in popularity from 16,000 visitors at the beginning to 46,000 in 2007, 52,000 in 2008 and 56,000 in 2009. These events have opened doors in both private and government buildings which normally would be closed to public access, and raised awareness of our built heritage. Promotional literature from NIEA and the Northern Ireland Tourist Board has also highlighted the potential to capitalise on our 'almost taken for granted' existing buildings, not only for tourism but also for future generations to enjoy.

In July 2009, the Council visited the Belfast City Hall and were given a full tour of the almost completely refurbished building. The whole building has been restored to its former décor with all the new services carefully hidden. The work has been painstakingly carried out by skilled craftsmen, and the City Hall has again the appearance of what one would have expected to see 102 years ago! Council expressed their delight in the way the building had been restored with minimal intervention to the historic fabric, congratulating the architects, project manager and contractors. A breath of fresh air following a period of sustained destruction of our built heritage in the name of progress – or greed.

During the Council's term, we were fortunate to be joined by a member of staff from the Planning Service (PS) at all our meetings, which was appreciated given that PS is understaffed in many of its areas. This gave us a first-hand account of the efforts being made by PS to apply the rigours of law to those who flagrantly violated the planning legislation, and in particular where Listed Buildings were involved. Our deliberations were greatly helped by the advice available from PS with reference to the state of applications, appeals, judicial reviews and other matters where Listed Buildings were concerned. Instances where court action was pending were never discussed in detail.

When a developer or owner wants to demolish a Listed Building, or if an unlisted building is being considered for listed status, quite often a Structural Engineer's report on the condition of the overall structure or its stability is requested, and this frequently becomes a deciding factor in the future outcome of any decision. Structural Engineers have a 'default' programme which recommends to their client the most cost effective method of capitalising on or restoring their assets – and, driven only by such considerations, the answer may be to demolish and rebuild in modern materials. In cases of Historic Buildings or possibly important parts of Conservation Areas the Structural Engineer should be asked, 'how can the structure be refurbished when cost is not the driver?' Had this question failed to be asked there would be no Grand Opera House in Belfast, no museum in Downpatrick, no Guildhall in Londonderry and many more. Structural Engineers are very versatile beings and possess the expertise to hold up decaying buildings and return them to overall stability, repairing, reinforcing and renewing only where necessary – ask the right question.

Council was pleased to see some movement on raising the level of fines issued by the Courts on those who succeed in destroying our built heritage especially Listed Buildings.

The general public often do not notice or appreciate an important building until the diggers arrive to remove it – and then it is too late! Public awareness of our heritage is something we call all to address. Other countries are very good at promoting their heritage, such as England, Italy, France, Germany, all of which have had their fair share of 'troubles' in the lifetime of their built heritage stock. Why not Northern Ireland? If there is a groundswell of public opinion in favour of retention of our built heritage then surely the fines issued to perpetrators will increase.

During the term of this Council we advised on the re-issue of PPS14 renamed PPS21, and the Revised Criteria on Listing, and submitted consultation papers on Rural Design Guides and the Review of Environmental Governance, Northern Ireland. Advice was also given to EHS/NIEA on over 20 Building Preservation Notices served on buildings at risk of development which could possibly satisfy listing criteria, or where work had started illegally on Listed Buildings. In both cases this represents a large increase on numbers served compared with those in previous Councils.

Council also visited Barbour mills at Hilden in July 2008, with the developer's architect, and passed on advice to NIEA, together with a similar visit to Armagh Gaol in October 2009 where the conservation/restoration was clearly visible.

Council was pleased to note that Maritime Heritage, up to recently in a legislative vacuum, was to be considered in a cross-departmental committee, which included DoE, chaired by the Permanent Secretary of the Department of Culture Arts and Leisure. This brought about a 'joined-up' government approach to the protection of harbours, slipways, shipyards, lighthouses, plant and craft both large and small around our coast.

At the end of this Council's life, I would like to thank all the members of NIEA in Hill Street for their help and encouragement over the last three years, the Secretariat for their support and patience through what was a difficult time for them, the Planning Service representative at our meetings, and finally the members of Council who gave selflessly of their time and expertise advising the Agency as they strive to promote the Built Heritage Directive Strategic Plan highlighting the need to Value, Understand, Protect and Care for and Enjoy our built heritage.

■ **Frank Robinson**
Chairman



Thompson Pump House

Joint Committee for Industrial Heritage

The Joint Committee for Industrial Heritage (JCIH), established under Article 105 of the Planning (NI) Order 1991, comprises representatives of the Historic Buildings and Historic Monuments Councils, each of whom has a particular interest in industrial heritage. It deals mainly with issues referred to it by the Northern Ireland Environmental Agency (NIEA) or by either of the Statutory Councils; these issues encompassing transport infrastructure, defence, water supply and other utilities as well as industry.

During the three-year period covered by this report the Department of the Environment received the Burke Report reviewing environmental governance. JCIH members played an important part in providing evidence to the Burke team and in the subsequent discussions leading to the setting up of the NIEA.

Northern Ireland has a rich industrial history stretching from the early water and wind powered mills through the era of improved canal, road and rail transportation to the intensive industrialisation of the 19th and early

20th centuries, and the often phenomenal growth of the textile and engineering industries. Although this history is well documented earlier generations have not been particularly attentive to its preservation and presentation. There is a less than widespread knowledge of the efforts and achievements of individuals with local associations such as John Boyd Dunlop, Samuel Davidson (Sirocco), Gustav Wolff, Edward Harland, William Pirrie, Harry Ferguson, James Mackie, James Martin (Martin Baker Aircraft), William Dargan, Francis Workman or the Thomsons (James and his brother William, later Lord Kelvin). These people and their achievements and companies contributed much to the history and economic development of the local and wider world. Sadly there is disproportionately little tangible evidence of the contributions or even of their existence beyond a sprinkling of Blue Plaques, welcome as they are.

This lack of a more widespread awareness may be down to the preponderance of public interest in the cult of media celebrity and sensational events and to the decline in popularity of scientific and engineering education.

The wealth generated by industrialisation produced many of the fine public and private buildings protected today by Listing. It also produced an evolving and changing mixture of industrial premises, too often regarded as expendable as redevelopment opportunities arose. Sadly many of these interesting buildings and, just as



Arrol Gantries, Titanic Slipway

importantly, their contents have been lost, often with little record. One thinks of the older buildings of Harland and Wolff such as the great engine works with its fascinating machine tools, all gone, or Belfast Rope Works with its centralised steam engine driving the factory and its mammoth rope walk. Against that the textile industry, which prospered and grew when the American Civil War cut off cotton supplies, has some recognition in museum terms and there has been commendable effort in finding uses for the legacy of large redundant mills.

The committee has dealt with many issues arising from the pressures and the effect of change on our industrial heritage. These have included a focus on the redevelopment of the former shipyard land and, working with a number of government departments, seeking a coherent plan for what has become known as Titanic Quarter. Other topics have included defence buildings, factory buildings, canals, harbours and preservation of elements of the railway and maritime heritage, together with advice to NIEA on the choice between Listing and Scheduling legislation in heritage protection.

In the case of HMS *Caroline*, JCIH has taken an interest in efforts to secure a local future for this historic ship now that the Royal Navy has ceased using it for training. HMS *Caroline* is the second oldest commissioned warship in the Royal Navy. Built by Cammel Laird of Birkenhead and commissioned in 1914 she served in WW1 (including the Battle of

Jutland) and for many years has been the Northern Ireland naval reserve base. She came to Belfast in 1924 minus boilers and guns and has been here ever since. Her early Parsons reaction turbines (40,000 shp) do give her some Irish connection as their inventor Sir Charles Parsons was the youngest son of the Earl of Rosse who lived at Birr, Co Offaly and built the great telescope there. HMS *Caroline's* turbines flowed directly from Parsons' revolutionary *Turbinia*, which in 1897 shocked the Admiralty with its unheard of turn of speed at the Diamond Jubilee Spithead review and now safely rests in the Newcastle-upon-Tyne Discovery museum.

The Committee looked into the history of the former government listening station on the Castlereagh Hills at Gilnahirk to see what its wartime heritage value might be. In the event NIEA took the decision that it should not be Listed particularly as the present fabric was of the Cold War rather than the WW2 period. This again highlighted the dilemma arising when a building is not significant but may occupy an important historical site.

A recent survey of the many wartime airfields in Northern Ireland highlighted the lack of knowledge of the surviving elements, their history, condition and possible threats to their survival. In the case of Long Kesh, although it was a very important WW2 site used by a variety of air forces, it was largely destroyed by the construction of HMP Maze. Happily the committee was able to assist in identifying the two remaining hangars as WW2 structures and to facilitate the relocation there of the Ulster Aviation Society historic aircraft collection when it had to be removed from the Langford Lodge site.

On canal infrastructure the Committee has liaised with NIEA on the development of policy, and we have noted the wider interest in restoring elements such as the Ulster Canal (formerly linking Lough Neagh with Lough Erne) and the Lagan Canal. In this context the Committee provided comment on the consultation document produced by Waterways Ireland on Interim Environment and Heritage Policy. Here we were disappointed that the policy was confined to currently functioning canal systems and noted that the many abandoned and non-functioning systems have great heritage value. Sadly, of course, the local canals were often too narrow and too late to be commercially successful before being overtaken by the railways.

Not a great deal of railway infrastructure came to our notice over the recent period but we did respond to redevelopment pressures on some of the now Listed elements such as Templepatrick and

Saintfield stations and noted the redevelopment of Cookstown's two former railway stations.

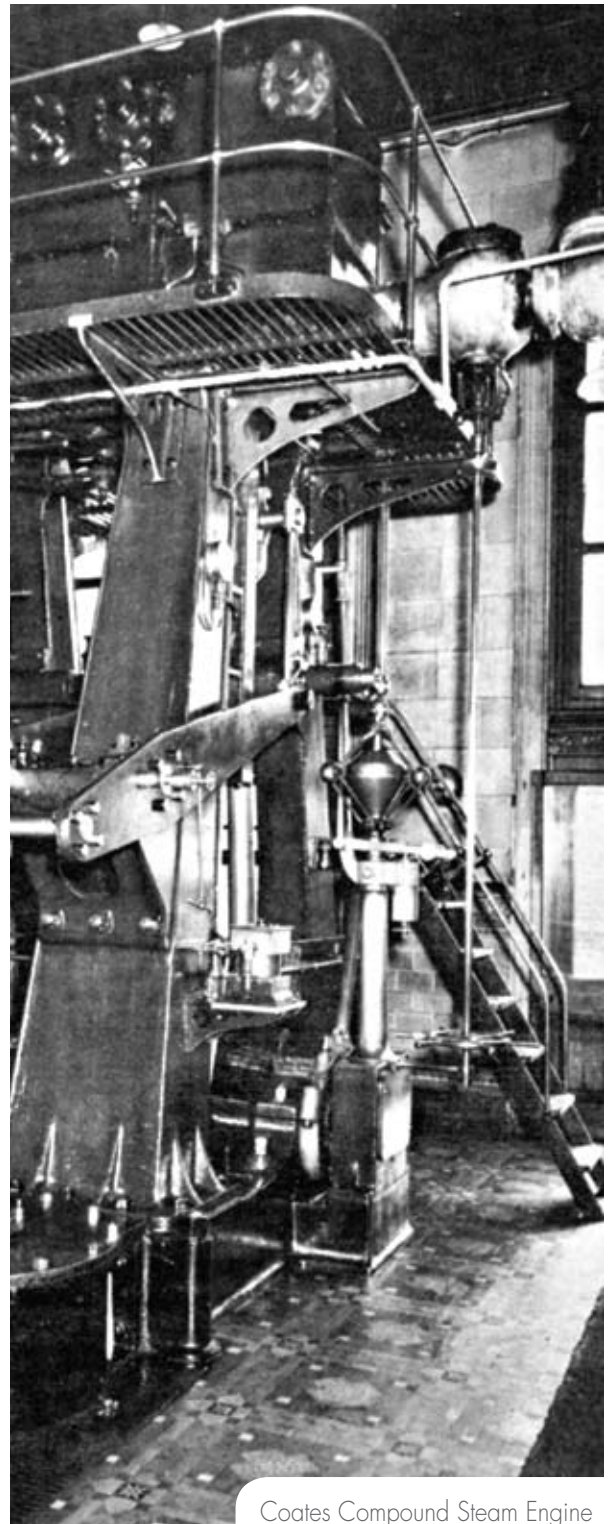
Of the great mill complexes we visited the Barbour mill at Lambeg to assess the Listing potential and problems and to hear of proposals for development. We also took a continuing interest in the Listing of the Clark mill at Upperlands with its many interesting buildings and historic generating and workshop equipment still in situ.

The preservation of mill and factory chimneys as heritage structures continues to pose difficult questions. Although these chimneys are often important historic landmarks they have a finite life and their maintenance is difficult with a potential to be a major strain on grant-aid resources. The Committee has participated with NIEA in the continuing development of policy.

The Committee has been able to advise and assist on other conservation projects from time to time. Of late it has played a part in highlighting the value of what remains of the beam engine at the former Caledon mill. It is hoped that this locally unique plant can be restored and preserved. Another recent task was assisting in the search for a new home for redundant foghorn equipment from Mew Island lighthouse, a Listed Building. In this case success continues to elude us.

JCIH continues to enjoy a good working relationship with NIEA. As a government agency NIEA should be experiencing a greater freedom of action and ability to redeploy resources; that at least is the theory. Feeding from the public purse NIEA is of course limited in the resources that it can bring to bear on heritage preservation, often difficult in industrial cases. We have sought to support them with advice and encouragement in their quest for adequate resources, and happily the quest seems to be bearing fruit.

Finally, JCIH has taken an interest in the redesign and reopening of the Ulster Museum. We were disappointed to learn that the large industrial exhibits removed at the recent closure were not to be replaced and we had fears for their survival. While we were reassured to learn that they were in safe storage we were disappointed at the apparent lack of firm plans for their future display. The reopened museum has rightly won praise for the interesting and informative nature of the new displays, but one is left with the feeling that the message from the industrial past of Belfast and the region is less than adequately presented. Indeed one could come away with the impression that the industrial growth left mainly memories of poor housing and poor working conditions. The short film shown



Coates Compound Steam Engine

in the History Zone of the museum goes some short way to fill the gap left by the removal of more tangible exhibits. There is a great legacy of industrial innovation and achievement on which to draw and the museum, with the potential for a more scholarly approach, could have an important part to play if it so chooses.

■ **William R Darby**
Chairman JCIH

Items of Special Interest to Historic Buildings Council over the past three years

The Second Survey

Sustainable Development in the Countryside

New Rural Design Guide for NI

*Conservation Area Design Guides
& the Built Heritage*

Our Built Heritage at Risk

The Second Survey

a period of change 2007-2010

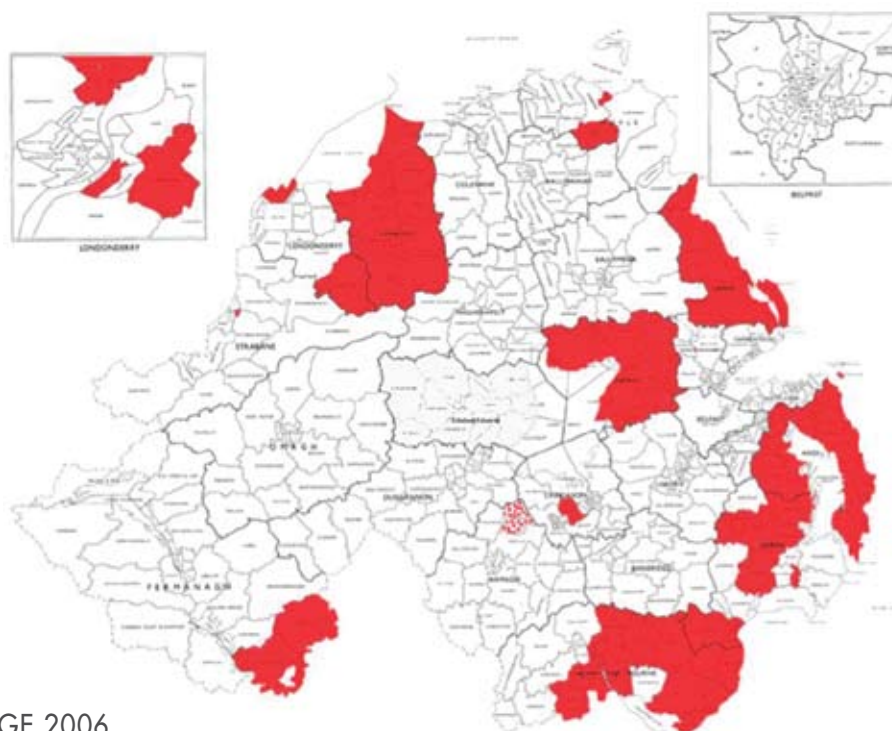
In 1997 the Environment and Heritage Service set out to conduct a new holistic survey of the historic buildings of Northern Ireland. Its main aim was to improve significantly the quality of listed building records to ensure that the most appropriate decisions could be made in the future. Knowledge, combined with clear evaluations based on standard listing criteria, it was argued, would provide the best foundation for future action. The results would be published on line to contribute to owner and public awareness, and the opportunity would be taken to ensure that the Department's list included all appropriate buildings in the region.

The aim was, and remains, important. It is only with knowledge that we can be sure that the most appropriate decisions are made for our built heritage. However, the project quickly hit delays because the Agency was not sufficiently resourced or prepared for the huge workload that resulted. There was also public controversy as concerns were expressed in regard to the delisting of buildings following the new holistic assessment of special interest. Many buildings previously listed upon the evidence of a single photograph of a front façade were found not to justify listed status when interiors,

sides and rears, detailed historical research, and alterations since listing were taken into account. Much of the resulting debate is reflected in previous HBC reports.

At the launch of the last report the outgoing chairman stated: *'Heritage needs to be recognised, the best protected, and then managed - this is not happening - there are endemic failures in resourcing and in systems. The timetable to complete the Second Survey of historic buildings will mean the loss of many buildings before it is complete, while the performance of Planning Service in resourcing Conservation Areas (Staff and Grants) is simply shameful. The inability to spend allocated funds on historic building grants and indeed to extend the grants scheme to B2 buildings - 50% of our listed buildings - asks questions of the systems and processes currently in place. Development pressures across the Province in areas where the Second Survey is unlikely to reach for a decade or more need urgent attention. Perhaps a greater use of BPNs (spot listing) would arrest the haemorrhaging to some extent.'*

This is strong stuff and, thankfully, while all is not yet perfect, most of these issues have been significantly addressed in the intervening period. Planning Service has set up and resourced a team of conservation officers to deal with Conservation Areas (many trained at the RSUA conservation course and members of the Institute of Historic Buildings Conservation). The NIEA grant has been revised, increased, and extended to grade B2 secular buildings, and the increased associated budget has been fully expended. There has been a major increase in the use of BPNs by the Agency, and the Second Survey – the focus of this article – has also been significantly speeded up.



The progress with the Second Survey resulted from a detailed review carried out by the Historic Buildings Unit during 2006 and formally presented to HBC and the EHS Board (following earlier discussions and refinements) in June 2007. This considered all aspects of the survey from its aims to its procurement and eventual processing. It also looked at the lessons that could be learned from neighbours. A key requirement of the EHS Board was that the project should be significantly speeded up to achieve completion by 2016 as part of a 10-year vision for the Agency. At the time, completion, based upon the existing approach, was estimated at 2028.



Tirwinny Methodist Church, Co Fermanagh – listed 2007



The review concluded that the project remained worthwhile. Detailed knowledge provided in a systematic way by the survey must underpin all other decisions. It identified two main issues however, which had emerged in the first nine years: speed of coverage and outreach. As the former chair of HBC had pointed out, lack of progress potentially put buildings worthy of protection at risk in an era of major change. Lack of significant outreach also meant that the survey was gaining a negative reputation based upon public reporting of delistings. This threatened

to overshadow its important work in protecting and increasing knowledge of the Built Heritage. Sustained criticism, it was argued, could also have an impact upon the reputation of the Agency and the trust invested in it.

To improve the speed of coverage, the review suggested that the survey should be targeted more efficiently thus reducing overall record numbers, and that individual reports should become shorter and more focused upon explaining architectural and historic value thus reducing proof reading time. It also proposed staff be reorganised and allocated to dedicated posts to maximise processing efficiencies, and a moving away from processing electoral wards to individual records thus avoiding hold ups for groups of records. Processing anomalies such as the practice of delisting and relisting structures to clarify revisions were also to be dropped and replaced with updated schedules. Consultations with Roads Service and Water Service and the deposit and retrieval of current listing documents with PRONI were also to be reformed. Alternative methods of survey such as a thematic or risk based approach were considered by the Review but discounted as being less efficient, though an improvement of one-off listing capability was recommended. Procurement methods were also examined and recommendations made. The bottom line in regard to speed was that, with existing resources, a survey which delivered the aims of the project could be completed by 2020 using two dedicated teams. This would result in an eight-year reduction in the existing programme. Employment of a third team (including surveyors) would allow a 2016 target or a twelve-year efficiency in the programme to be achieved.

To improve outreach it was suggested that full council areas should be surveyed as single batches. This would increase engagement with, and the awareness of, District Councils and local planning officials. Revision of the reports to make them clearer and more accessible was recommended. Publications were also put forward as an aid to highlighting the knowledge gained in an area, as well as improvements to the website. In the Republic of Ireland, County Councils take the final decision on the designation of 'protected structures' and the resulting discipline of ensuring that non-professionals are clear why a structure should be protected was felt to be a good benchmark. Improvements to owner consultation were also recommended (all owners should see the record of their building before posting on the web) but this had to be balanced against speed. In Scotland, six consultations with owners between survey and listing had so increased processing times that their Second Survey

had effectively ended as a systematic project. Improvement to processes such as enforcement, as well as works to highlight the high standard of current decision-making were also suggested as ways of assuring the public that delisting would be less of an issue in the future.

The Board accepted the recommendations of the report and set a completion target of 2016.

In advance of a bid for the required extra resources the Historic Buildings Unit set out to thoroughly test the new approach. A contract for the single District Council Area of Cookstown was let in 2007. This was a region of high planning activity and had been surveyed early in the First Survey. 14 electoral wards or c.250 records were to be surveyed in a 5-month period – a reduction of almost two thirds on the 14 months that would previously have been expected. The District Council was given a presentation in advance of the survey and asked to nominate buildings which might be of interest.

The resultant survey was carried out on programme and within a 10% margin of error. The quality of its records remained high and HBC was fully consulted in the following processing. Much better engagement with the District Council than in previous areas occurred as a direct result of the sheer volume of consultations, though this required staff revisiting the council on a number of occasions to re-explain the process – a workload not anticipated in the Review. A well-attended public lecture summarising the knowledge gained was held in the town in February 2009, and a book summarising the knowledge gained has since been prepared for publication. The results of the survey were that 113 buildings remained listed, 7 were delisted and 47 were added to the list in the Cookstown Council Area. As elsewhere in Northern Ireland, these structures covered the full range of our built heritage from fine country houses such as Killymoon Castle to industrial buildings such as Welbrook Beetling Mill and small vernacular houses.

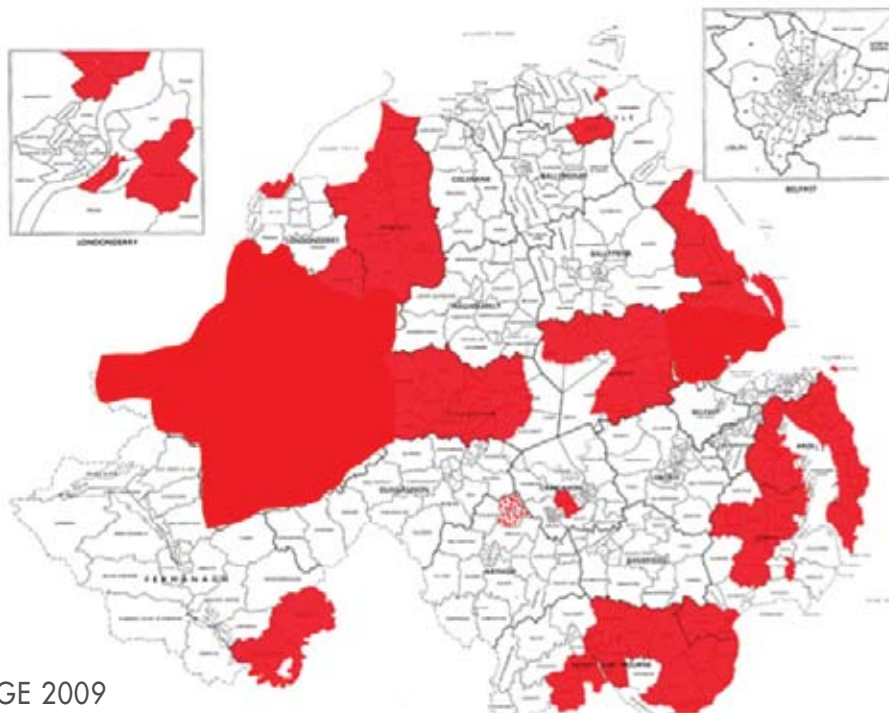


17 Ballyneill Road, Ballyronan - listed 2008

In 2008 a second, larger, test contract was let. This aimed to test the revised procedures for two batches of council areas of approximately 450 records – the annual volume estimated to be required to be completed to meet a 2020 target deadline. As surveyed areas are identified based upon criteria of planning activity, time since first survey and geographical spread across Northern Ireland, a number of smaller council areas (in terms of existing listed buildings) rather than single areas were picked for the test. One batch, in the North East, comprised Carrickfergus, Newtownabbey and the previously un-surveyed part of Antrim and the second, in the West, comprised Omagh and Strabane. The contract was tendered to allow small local teams to compete for a single batch by including mileage costs in the tender. The two batches were however won by a single contractor who elected to complete them sequentially rather than in parallel as expected.

As in Cookstown progress was swift and close to the expected programme. Engagement with Councils was also good. Essays on each target area to help in outreach have recently been submitted.

Also in 2008 pressures in areas outside the targeted areas were addressed by letting a dedicated contract to carry out ad hoc surveys out of sequence of the main approach. Procedures to deal with listing queries were also significantly improved and responsibility was transferred from Area Architects to a dedicated Second Survey team. A backlog of requests was dealt with and a risk assessment process instigated to ensure that the resource is well targeted. The resource has been very useful in the prompt assessment of an increased number of Building Preservation Notices (24 since the start of this council's term in 2007 as opposed to 2 during the previous period)



SS COVERAGE 2009



Frames - a BPN and listing in 2008



Glenmakieran House, Co. Down - ad hoc listing in 2008

Enforcement procedures were also refined during the period using Cookstown as a test case. Each listed building was examined and either signed off due to lack of evidence or low impact upon character or forwarded for more action. Such a systematic and targeted overview should ensure that available resources are efficiently allocated. The process also helps increase clarity that buildings are retained on the list where there is potential that enforcement could restore special architectural or historic interest. Similar procedures are being followed for the subsequent areas surveyed.

A third development in 2008 was the review of the listing criteria. Minister Foster requested this following a number of cases where historic associations were raised as an argument for listing. The criteria were reviewed and benchmarked against neighbours with proposals presented to HBC at their December meeting. The criteria have been subsequently developed into a public consultation document and prepared for publication. To add to efficiencies the opportunity has been taken to suggest that the main part of the official listing schedule change to an electronic database.

With two test contracts successfully let the Unit met the Construction Procurement Directorate (CPD) to develop a proposal for a long-term project based upon the tests. The result was a proposal for a three-year contract utilising existing resources. A similar parallel contract would be developed to achieve the 2016 target - subject to a successful bid for resources - ensuring no delays if unsuccessful. The proposal was tested by a full economic appraisal process and tender documents prepared. It was signed-off by the Chief Executive in May 2009. In June a formal bid was made to the NIEA Board for extra resources based upon clear evidence of a thoroughly tested and appraised project.

Unfortunately the Board, while sympathetic, were facing changed financial circumstances. They were not able to vote the extra resources required to achieve the 2016 deadline.

Despite this set back, we have since let a contract for the survey for the next three years. This is ambitious in its scope and will be a strong test of our resources. If followed to programme it will allow us to achieve completion of the project by 2020. This will still be eight years earlier than the date envisaged in 2006.

Reviewing the progress of the past few years, there has been a significant change in emphasis as well as speed. The overall built heritage section of the NIEA website was updated in 2009 and work is advancing on improvements to the Buildings Database and related articles. Though

there is still much left to do, this, combined with other outreach activities is hopefully providing a good resource that will provide a strong baseline and clear explanation of architectural and historic value to all those considering change to this important part of our built heritage.

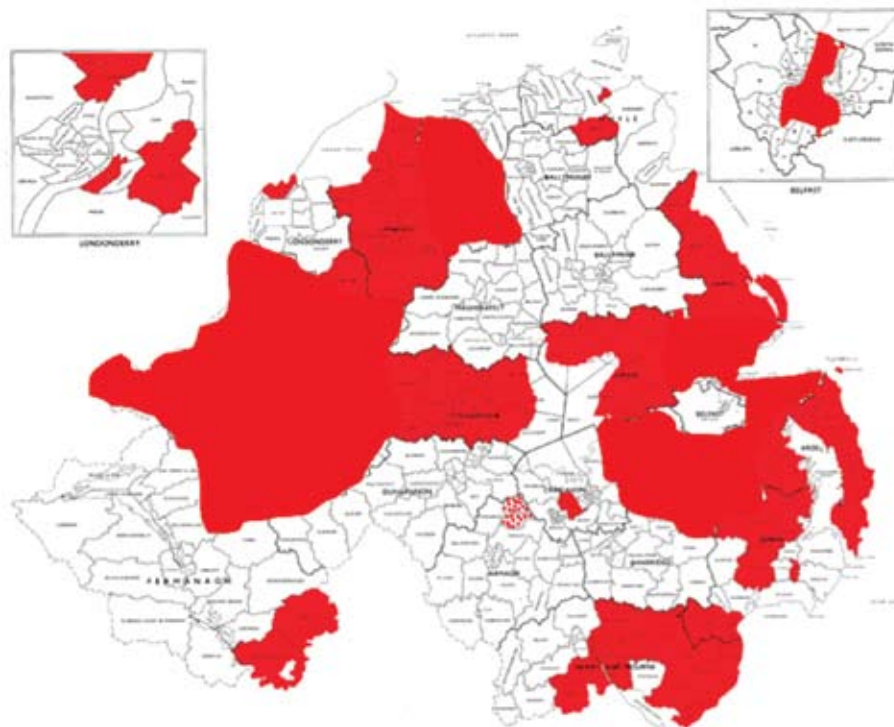


Mortuary Chapel North Road Carrickfergus - listed 2009

■ **Manus Deery**
Principal Conservation Architect

WARDS SURVEYED

1997-2006	2006-2009
102 wards	89 wards



Sustainable Development In The Countryside PPS 21

The countryside of Northern Ireland is changing. Rapid development is putting our countryside and the quality of our environment under greater and greater pressure. It is in the interests of both the environment and the economy that we manage our countryside so that people can make a living without causing lasting damage.

In the financial years from 1990/1 to 1995/6, planning approvals for new single dwellings in the countryside across Northern Ireland hovered around 2000 per annum. During the four years from 1996/7 to 1999/2000 there was a steady year on year increase of approximately 250 resulting in the figure of 3000 annual new dwelling approvals by the end of the decade. Over the next four years the figures increased substantially, from over 4250 in 2000/2001 to 9500 in 2004/5. Anecdotally it was claimed that in the latter year there were more approvals for single dwellings in the Northern Ireland countryside than in the whole of England and Scotland put together.

A number of factors combined to bring about this unprecedented increase, but it is likely that the primary causes were related to increased personal and economic confidence arising locally from the peace process, and nationally as a response to rising economic growth. A concurrent downturn in farming incomes no doubt also played a part. Another contributing factor may have been slippages in the area planning and planning policy review process which meant that planning refusals on the basis of older policies, previous designations and settlement limits in out-of-date area plans were more easily challenged by way of planning appeals. Planning appeals decisions in favour of appellants would, in turn, have influenced future Planning Service decisions.

By 2003, the effect of this increase in approvals became visible in the countryside across Northern Ireland. Concerned local groups began to lobby for a cessation of what was seen as a 'laissez faire' planning situation which, if unhindered, would result in unsustainable, random development which was expensive to service and likely to threaten tourism potential.

Government's response, in March 2006, under the auspices of Direct Rule Ministers, was to introduce with immediate effect draft policy PPS 14, also entitled

'Sustainable Development in the Countryside'. This policy which took immediate precedence over existing rural planning policies, extended to the whole of rural Northern Ireland the presumption against development in the countryside which had previously applied only to Greenbelts and Countryside Policy Areas. The new policy generated a good deal of hostile and negative reaction, particularly from the construction and farming industries, but was welcomed by environmental groups and those concerned with the protection of heritage assets, both natural and built. The Historic Buildings Council's response to consultation on the draft policy was generally favourable although the view was expressed that there was an urgent need to review PPS6 in line with the objectives of PPS 14.

Following the return to power of the present Assembly, the DOE Minister, Arlene Foster, noting that some 4500 'PPS 14' applications had been received in the interval since the introduction of the policy in March 2006, acknowledged that the threat to the countryside still existed. In giving an undertaking to review PPS 14, she stated that she wished to develop 'a policy based on the principles of sustainability that strikes a balance between the need to protect our countryside from unnecessary development, but that supports and allows our rural communities to flourish, socially and economically'.

An Assembly sub-committee was set up to carry out the review and following publication of its emerging findings an extensive consultation exercise was undertaken with stakeholder groups across Northern Ireland. Council contributed to these meetings through the presence of individual members. Draft PPS21, the successor to PPS 14, was published on 25 November 2008 and took immediate effect, applying to all relevant applications received after 16 March 2006. A four-month consultation period was announced and it was made clear that applications for development in the countryside would not be refused until the consultation period had ended.

In responding to the consultation on 5 March 2009, HBC chose to comment on the entirety of the draft policy rather than on those elements which had specific relevance to its remit. Thus, it stated its belief that the over-arching policy should emphasise the presumption against development in the countryside and that for the avoidance of ambiguity, it should be made clear that statements of conditions in other policy statements, which were necessary to allow development to be permitted, were not in themselves sufficient for the granting of permission.

With regard to Dispersed Rural Communities, Council felt that the policy was too loosely defined and needed tightening. For example, greater definition was required in the criteria to ensure that development would be permitted only where it would unambiguously contribute to the welfare of the existing community. Some terminology was loosely used, such as equating the term 'small cluster' to 'clachan', which originally referred to groups of old style rural buildings, and using 'focal point' where 'communities' would be more precise.

In relation to dwellings on farms, it was felt that the emphasis on farming activity implied that the additional dwelling was to support the farming activity and that this should be clearly stated with strict conditions imposing an agricultural occupancy condition. The 10-year period (which would allow one new dwelling to be provided on the farm every 10 years) should be replaced by once in a generation (i.e. once every 25 years) and permission for a new dwelling should only be granted if there is no existing building suitable for renovation, adaptation or extension on the farm. Council suggested that this policy should be kept under review and a report prepared after 5 years operation.

Commenting on the proposals for ensuring the integration and design of buildings in the countryside, Council welcomed the recommendation to commission a new Design Guide for Rural Northern Ireland.

Council also commented on those policies and annexes which had direct relevance to its remit. In general, Council welcomed the approach in relation to listed and non-listed vernacular buildings together with the clarification in Annex 2 of the latter category taking the view that the balance of housing in the countryside between modern and traditional was unsustainable, and that there was a need to encourage more upgrading of older dwellings. It agreed that the focus should move from new build to sympathetic renovation and continued use and Council wished to see the supremacy of this policy in considering applications for dwellings on farms where vernacular buildings were available.

In considering the policy applicable to the conversion and re-use of existing non-residential buildings Council sounded a warning against excessive exploitation of this provision, and expressed the hope that inappropriate conversion would be prevented by other policies and statutes. It also pointed out that the long available relaxation in planning control for the creation of agricultural buildings had the potential to become a source of abuse.

Concern was also expressed about the effect of the increased housing to be permitted in small settlements, or within dispersed rural communities or in Conservation Areas. Such policy relaxations tended to conflict with sustainability objectives, and their impact on issues such as travel requirements, sewerage systems, schooling, medical provisions etc, needed to be addressed.

In conclusion, while Council recognised that PPS 21 would do less to reduce the pressure of development in the countryside than its predecessor, PPS 14, it reluctantly accepted the compromise it represented. In doing so, however, it repeated its concerns about the policy on dwellings on farms and the conditions which should be attached to such permissions, and looked forward to the continuing search for improved means of preserving what was left of our rural environment.

In assessing the success or failure of PPS 21 in delivering a sustainable approach to development in the countryside, much will depend, as it always does in planning matters, on the interpretation of the various criteria which must be met if permission is to be granted. In relation to dwellings on farms, there is already some evidence of a worrying laxity in the interpretation of criteria such as siting the new building to cluster and integrate satisfactorily with an established group of farm buildings. In the case of replacement dwellings, there are signs that the requirement that the new building be sited within the established curtilage of the existing building is being given the widest possible interpretation.

Council will watch the outcome of the introduction of PPS 21 with interest, and will continue to monitor the effect of this new policy in promoting the preservation and economic use of both listed buildings and non-listed vernacular buildings in Northern Ireland.

■ *Agnes Peacocke*



Farm workers' cottage, 70 Coaghrim Road, Florence Court (Copyright UAHS)

A New Rural Design Guide for Northern Ireland

The Findings Emerging from the Review of Draft Planning Policy Statement 14 (PPS 14), Sustainable Development in the Countryside, published in February 2008, included a recommendation for a revamping of the existing Design Guide for Rural Northern Ireland (1994) to take account of contemporary design and materials, drawing upon local building traditions and styles, while clearly indicating what style of development is not acceptable. In November 2008, PPS14 was replaced by PPS 21, which in Planning Policy CTY13 stated that the planning context of the existing guide was superseded by PPS 21, and drew attention to the specific guidance for the design of buildings in a number of Areas of Outstanding Natural Beauty (AONB) provided in existing design guides for these areas. In his statement to the Northern Ireland Assembly when introducing PPS 21, the then Minister of the Environment, Sammy Wilson, informed Members of the Local Assembly that he had commissioned work on a new design guide for Northern Ireland, to address such issues as the design of new dwellings and refurbishment of existing properties.

In its comments on specific proposals contained in PPS 21, the Historic Buildings Council requested that the opening statement of CTY13 should be modified to clarify the status of the new design guide, by stating that permission will be granted for building in the countryside where it can be visually integrated into the surrounding landscape and respects the recommendations of the guide. Council also welcomed PPS21's acknowledgement that favourable consideration will be given to contemporary or innovative design which results in the provision of high quality more environmentally friendly buildings, provided the location, overall design and orientation are acceptable. Council feels that at present few buildings of sufficient quality to merit Listed Building status in future are being constructed in rural locations.

In addition to these comments, Council also submitted a separate paper to the Minister outlining its views on the nature of the new guide, and the need for additional ones. Council was of the opinion that a generic design guide was necessary for Northern Ireland as a whole, explaining the core principles of good design as they apply to the rural area, and seeking to encourage good quality new

design. It might usefully include advice concerning the design process; site selection; site layout; and building, landscape and sustainable design. This generic guide should be accompanied by specific guides tailored to meet the needs of individual regions. These could be commissioned for individual counties, but county boundaries have no relevance in planning terms, and encompass a wide range of geophysically and culturally distinct areas. Alternatively, they might be organised according to the revised local government boundaries decided upon as a result of the current Review of Public Administration; or according to existing (and future) Areas of Outstanding Natural Beauty. The RPA boundary option permits guides to be tailored to the planning authority responsible for the area in question, but has the disadvantage that these units lack cultural and geophysical integrity, and are not perceived by the public at large as distinctive areas. This disadvantage would be overcome by the choice of the AONB model, AONBs having the added advantage of being statutorily designated areas. Nine AONBs have already been designated - Ring of Gullion, Antrim Coast and Glens, Causeway Coast, Binevenagh, Lecale, Mourne, Strangford Lough, Lagan Valley and Sperrins, whilst two more are proposed for Fermanagh Lakeland and Fermanagh Caveland. Some of these already possess their own management bodies and staff. Similar guides could also be considered for other distinct rural areas, as warranted. Council thus felt the AONB model to be the most appropriate.

The format of these specific guides should reflect those already produced by Colin Buchanan and Partners of Belfast for counties Cork and Kilkenny, namely an attractive, concise, copiously illustrated document interpreting the principles of good design in terms of the characteristic landscapes and vernacular traditions of each specific area. These area guides would supplement and work in tandem with the generic guide. They might usefully include information relating to the local geology and geomorphology; traditional building materials; historic settlement patterns; traditional housing types; site selection; and landscape design. Primarily the aim should be to identify traditional 'signature patterns', and seek to encourage developments which respect and reinforce them, thus preserving a 'sense of place'. The production of such guides might initially focus on AONBs for which management bodies are already in place, and be commissioned by these bodies, possibly in conjunction with the Planning Service, NIEA or Royal Society of Ulster Architects.

It will be important to consult widely prior to the production of such guides. Input from local

Integrated scheme

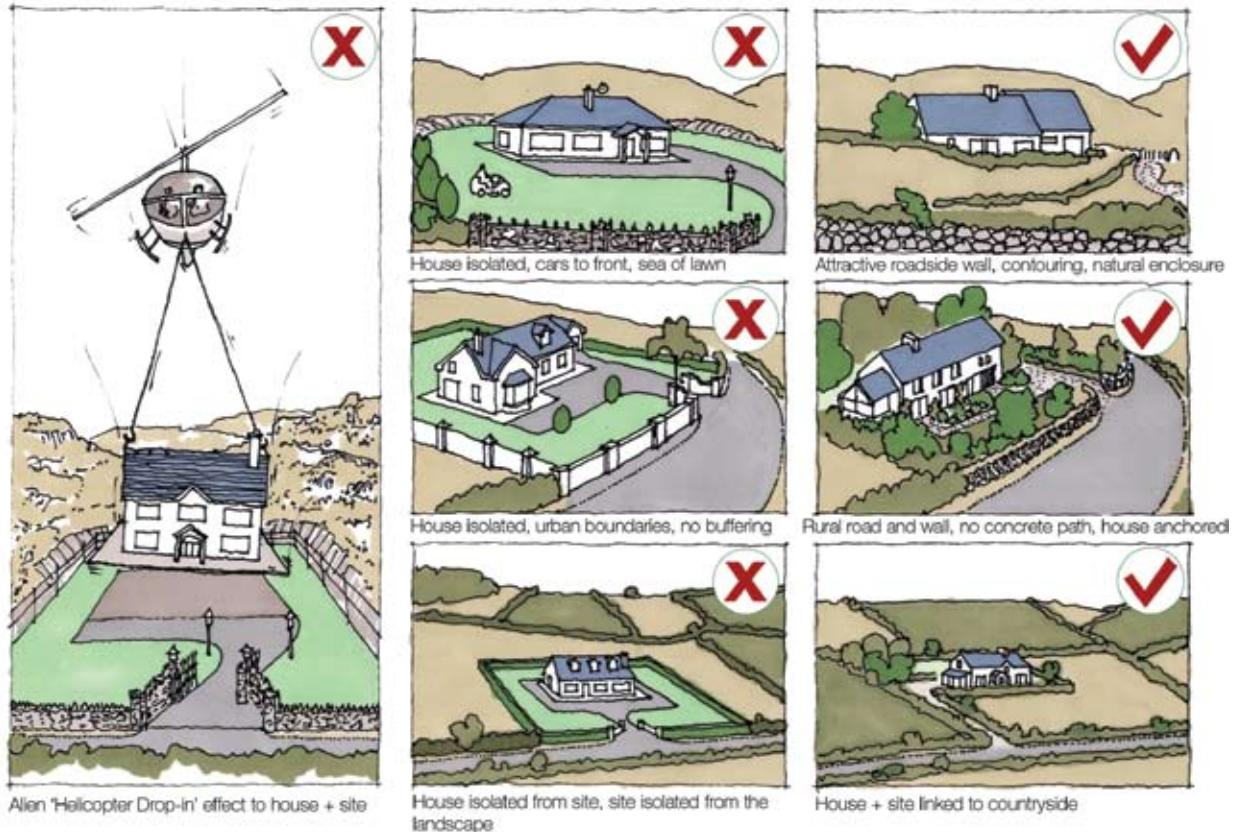


Standard house dropped onto site



Old Approach - Scheme Design

(Design Guide for Rural Northern Ireland, 1994 - Crown Copyright 2010)



New Approach - Linking with the Land

(Cork Rural Design Guide - Colin Buchanan & Partners Ltd & Mike Shanahan & Associates, Architects)

councillors and planning officials, AONB management groups, the Ulster Architectural Heritage Society, National Trust and local heritage societies might be sought with respect to the regional guide; whilst a successful formula for consulting interested non-governmental bodies and residents within an AONB has already been identified, and was used, for instance, in conjunction with the preparation of the Antrim Coast and Glens AONB Management Plan.

In January 2009, a workshop was organised by the Planning and Environmental Policy Group of the Department of the Environment (PEPG) to canvass the views of wide variety of stakeholders, including HBC, on the meaning of good design in the countryside, and the format and content of new guidance. Delegates welcomed the provision of such guidance, provided

it was in an attractive and user-friendly format, the Cork Rural Design Guide being repeatedly cited as an appropriate model. Participants were also attracted to the idea of web-based guidance, with the potential to create a 'living' document, featuring examples of good practice, successful and unsuccessful applications, traditional materials and techniques, and innovative design.

There was consensus amongst delegates that there had been a dramatic loss of landscape and environmental quality as a result of inadequate control of building in the countryside in recent times; and that improvements in the quality and siting of rural developments were urgently needed. A successful application would be one where location, design and setting were all satisfactorily addressed to produce a development in harmony with its surroundings. Although siting was



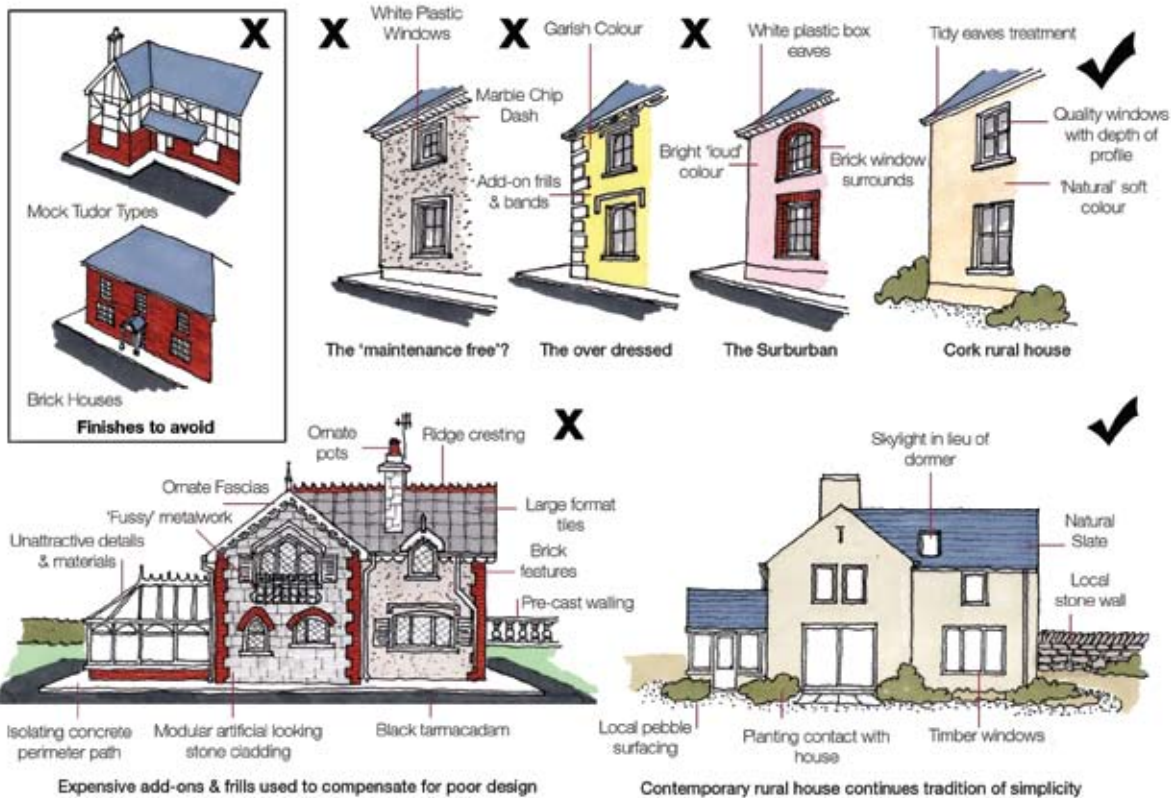
Inappropriate solid: void ratio. Inappropriate proportion to opening in dormer.



Large flat roofed, or numerous poorly proportioned dormer windows are not acceptable.

Old Approach - Rural Elevations & Details

(Design Guide for Rural Northern Ireland, 1994 - Crown Copyright 2010)



New Approach - External Finishes

(Cork Rural Design Guide - Colin Buchanan & Partners Ltd & Mike Shanahan & Associates, Architects)

crucial to success, poor design should not be tolerated in a well-concealed location. The recommendation of PPS 21 for an application to be accompanied by a design concept statement was welcomed. The need to consider the sustainability of each application in terms of the reuse of existing buildings, use of recycled and traditional materials, and elimination or limitation of the need for mains services was also seen to be essential.

Delegates also stressed that a 'one size fits all' approach was totally unacceptable, and that new guidance should at all costs avoid being prescriptive. Planning staff should be given the freedom to evaluate each application on its own merits and in its individual context, and not according to whether it 'ticked all the boxes'. A site visit was considered to be essential, in order for the impact of each development to be assessed in situ, and modifications to its design, siting and landscaping discussed and agreed. It

was accepted that Planning Service staff frequently lacked the skills to undertake such a role, and would need to be trained accordingly, and that new design guidance would facilitate their discussions with applicants. There might also be a need for a special architectural panel to which unusual or controversial applications might be referred.

At the January workshop, Minister Wilson indicated that the new guide would be commissioned within six weeks, and ready nine months thereafter. It was thus with considerable dismay that HBC learnt in August 2009 that that the commissioning of a new design guide had been delayed, and was not expected until autumn 2009, to allow PEPG to evaluate design-related responses received in conjunction with the public consultation on PPS 21.

■ *Dr Anne L Casement*

Conservation Area Design Guides & the Built Heritage

On two occasions during this period in office, Council has benefited from presentations which have highlighted the importance of design guides to the protection of the built heritage. In 2008, the team responsible for the Holywood Conservation Area Design Guide (Manogue, Kerry & Brown) presented Council with the draft Guide. Also in 2008, architect, Mary Kerrigan, provided an insight into the role of design guides in a rural context. Both presentations underscored the potential impact which design guides can play in assisting planners in facilitating innovative new design that integrates well with the 'old' within the surrounding urban or rural contexts.

In December 2008, Council wrote to Planning Service to highlight the need for new generic design guidance for buildings in the countryside. Council also called for individual guides to cover Areas of Outstanding Natural Beauty to support Planning Service's Development Control in assessing design quality as a material consideration in the planning process. Council's comments on the need for design guides in rural areas – to 'lift the level of debate about building design and give design guidance to increase the extent to which design can be taken as a material consideration in a planning application, without the planning authorities becoming unduly prescriptive' – apply equally to the urban context and, in particular, to new Conservation Areas.



Mc Brien's Cornahoule, Derrylin

DESIGN GUIDES IN NEW CONSERVATION AREAS

Council's previous Report drew attention to the designation of new Conservation Areas in Holywood and Lurgan, and the designation of the Magee Area and the extension of the existing Historic City and Clarendon Street Conservation Areas within the City of Derry. At that time, Council welcomed the preparation of detailed design guidance for these Areas. Since then, the Holywood Conservation Area Design Guide has been completed and was launched in March 2009. Design guides are now in hand for the three Conservation Areas in Derry: Clarendon Street Area; the Historic City Area and the new Magee Area.

Like so many other cities and towns across Northern Ireland, the City of Derry has undergone significant regeneration over the last decade. The built heritage of the city is of particular note, encompassing within the Historic City the landmark Cathedral Church of St Columbs and the best example of Plantation city walls in Ireland. The areas making up the three designated Conservation Areas comprise a significant proportion of the total footprint of the city centre on the west bank. The extended Clarendon Street Area comprises fine Georgian terraces and spreads out to a number of streets of Victorian terraces, while the newly designated Magee Area consists of a range of distinctive mid to late-Victorian terraces, Aberfoyle House and the Gothic-style Magee College building itself.

The commissioning of design guides for the new and extended Conservation Areas is welcome because of the important role that design guides can play in protecting the integrity of these areas. As demographic changes lead to new social and economic circumstances, urban centres face increasing challenges. Pressure will come for development in Conservation Areas, either by way of new building, or through alteration of existing building stock. In its recent consultation on planning reform, the Department of the Environment indicated that it 'does not wish to stifle development in Conservation Areas' but that this should be such as to enhance the Conservation Area.

Design guides in Conservation Areas should provide helpful guidance on the principles of best practice in conservation and innovative new design to help Planning Service Development Control manage these Conservation Areas in a pro-active way to both protect and enhance the distinctive characteristics that made these areas worthy of designation in the first place. Conflicting forces often co-exist in Conservation and Heritage Areas across the country. Ultimately, new

design guidance should assist in resolving the sometimes competing pressures of development and conservation.

HOW CAN DESIGN GUIDES PROTECT THE BUILT ENVIRONMENT IN CONSERVATION AREAS?

By virtue of Article 50 of the Planning (Northern Ireland) Order 1991, the Department of 'may designate areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.' Moreover, Article 50(5) of the Order requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of the Conservation Area. Planning Policy Statement (PPS) 6 (Planning, Archaeology and the Built Heritage) amplifies the policy approach to Conservation Areas. PPS 6 provides that development will normally only be permitted in a Conservation Area where, inter alia, it preserves or enhances the character or appearance of the area; is in sympathy with the characteristic built form of the area and where the scale, form, materials and detailing of the development respects the characteristics of the adjoining buildings in the area. The Policy guidance further provides that development must conform to the guidance set out in the Conservation Area document. The Department will attach 'great weight' to the need for new development to accord with the specific guidance for each Conservation Area.

Design guidance for Conservation Areas should have the status of supplementary planning guidance so that it can be taken into account as a material consideration in determining planning applications in a Conservation Area.

Interim Conservation Area Designation Documents were produced in 2006 for the new Magee Conservation Area and for the extension of the Clarendon Street and Historic City Areas pending the completion of detailed design guidance. The design guides which have been commissioned by Planning Service adopt an innovative approach. Each new guide is accompanied by a baseline audit for the area under consideration. These three audits provide an extensive analysis of the Conservation Areas. The character of the area; the architectural quality of the buildings in the area, including listed buildings; the topography of the area and the vistas afforded from different sites within the area are all considered, as is the influence of previous development in the area. The audits form the background for and complement the design guides. The guides themselves are intended to be highly visual documents. Materials, walls, gardens, eaves, the open spaces in the area etc are all considered in the

overall character appraisal of the Conservation Areas. This level of detail is significant and it is this which should ensure that the guides have real impact in assisting the Planning Service in future decision-making in these areas.

Sadly, the newly designated Magee Conservation Area has lost some of its historic fabric in recent times – the demolition of the fine Georgian Claremont Manse to make way for a new development of townhouses on the site is of particular note. A greater sense amongst stakeholders and the public of the value of our built heritage, coupled with strong enforcement powers and robust enforcement action, would go some way to minimising such losses. As a tool for informing stakeholders about the unique characteristics of a Conservation Area and contextualising the setting and design in the area, design guides should raise awareness of the rich and distinctive character of the built heritage of the area. As supplementary planning guidance, detailed design guidance is also a tool for planners to manage change in Conservation Areas so as to enhance the area. The commissioning of the design guides for the City of Derry Conservation Areas is timely and Council looks forward to their publication with interest in 2010.

CONCLUSION

This note has commented on the value of design guidance in Conservation Areas with reference particularly to the new and extended Conservation Areas in the City of Derry. It is hoped that the publication of the new guides for the City of Derry Conservation Areas will act as a catalyst for the Department to set in train a structured approach to managing its Conservation Areas by developing proactive conservation management plans for each Conservation Area in Northern Ireland.

■ *Ursula O'Hare*

See Council letter of 3 December 2008 to Planning Service

Reform of the Planning System in Northern Ireland, Department of the Environment, July 2009 at para. 4.90
Para. 7.12 BH12 PPS6

Our Built Heritage At Risk

Listed Buildings classified as 'at risk' from deterioration or demolition in Northern Ireland, are recorded on the Northern Ireland Environment Agency's (NIEA) online database - Built Heritage at Risk in Northern Ireland (BHARNI). The Government's Sustainable Development Implementation Plan (SDIP) introduced in 2007 sets a demanding target of removing 200 buildings from this register by 2016. By March 2009, 51 structures had been saved and removed including two monuments (22 structures in 2007/08 and 29 in 2008/09), many through the efforts of a project developed in partnership with the Ulster Architectural Heritage Society (UAHS) over a number of years.

This significantly exceeded our published target of 22 buildings (10 in 2007/08 and 12 in 08/09) for this period and is a testament to the efforts of this partnership but also to; the encouragement of our network of area conservation architects; the impact of our new grant scheme introduced in 2008; to the targeting of part of this scheme at encouraging voluntary societies to purchase buildings at risk, and to the work of our colleagues in the Historic Monuments Unit in conserving monuments.

The new grant scheme introduced in May 2008 provides support (for the first time since 1986) to grade B2 buildings. This is almost 50% of the total number of listed buildings in Northern Ireland and includes many buildings at risk. Assistance was also significantly increased from 20% to 35% for grade B1 buildings, many of which are also at risk. This resulted in a 170% increase in grant applications to NIEA in its first year, and appears to be having a significant impact upon buildings at risk.



Fincarn Cottage, demolition proposal

The UAHS and the NIEA have co-operated on their Buildings at Risk project for around 16 years. Both organisations share very similar mission statements and through the means of a formal agreement, renewed on a number of occasions, the Society has undertaken various research and publication tasks, funded by NIEA.

The initial focus of the agreement was the compilation of baseline information, and Seven Buildings at Risk (BAR) catalogues were produced before the current HBC term. All were well received by individuals and groups involved with conservation projects. A Funding Directory and two 'Directory of Traditional Building Skills' were also published during this period, to increase the information available to owners seeking to restore such buildings.

In 2004, the Minister for the Environment, Angela Smith MP, launched the first on-line register of listed Buildings at Risk in NI: the BARNI database. This database sought to highlight the importance of our vulnerable legacy of historic buildings at risk, and to act as a catalyst for their restoration. It was considered complimentary to - rather than a replacement of the catalogues, and was compiled by the UAHS under NIEA (then EHS) direction and financial support.

In 2006 the project was again reviewed, and developed to focus upon solving the inherent problems faced by these buildings, while continuing to maintain and update the database and continue the project's awareness raising function. The opportunity was also taken to expand the scheme to include historic monuments for the first time, and consequently the database changed its name to the Built Heritage at Risk in Northern Ireland (BHARNI) register. This review coincided with the adoption by EHS for the first time of a ten year target to remove 200 buildings from the register.

Over the period of the current Historic Buildings Council, the Agency has encouraged the UAHS to



Fincarn Cottage, restored with NIEA grant assistance



Laurel View Villa



Laurel View Rescued 2009

liaise directly with owners, to address the specific issues faced by individual buildings. In this they have complemented the efforts of NIEA's existing network of architects to encourage owners to find sustainable uses for their buildings, and have been supported since 2008 by the introduction of the new grant scheme for the repair and acquisition of buildings.

Central to the approach has been the production of mini-options appraisals for owners. These have sought to draw together a wide range of information on individual buildings and have also allowed suggestions to be made on possible uses and funding sources, as well as highlighting – through case studies – successful schemes on similar building types.

Rural buildings under private ownership have provided a particular focus for this phase, as following analysis these were highlighted as the most intractable building type and a large proportion of register entries.

In 2007 21 owners were contacted, largely relating to rural buildings in County Fermanagh and County Tyrone. Six options appraisals were completed, and in addition, a free seminar for owners was organised in Caledon.

In 2008 Sixteen owners were written to as part of the mini-options appraisals process but

a further 56 letters were sent to owners of buildings and monuments featured in a new edition of the printed BHARNI Catalogue.

In 2009 Eleven letters were sent to owners and four appraisals completed by September. Significant attempts were also made to trace owners of other properties as a lack of contact details for the owners of some of these buildings has emerged as a significant issue.

Though the impact of this part of the process was more limited than initially expected – due a low level of response from owners – it is initiatives such as this which will help to address the more difficult buildings which have been on the register for many years. Up to one-fifth of register entries currently have planning approval in place for re-use, but it is the remainder that present more acute long-term problems. Options appraisals will therefore continue to be a key tool in addressing these issues.

Highlighting the issue has however, remained a key task and over the period the Agency – along with the UAHS – has continued to update its database and improve access. It published a volume of selected entries as an eighth Built Heritage at Risk Northern Ireland catalogue in February 2009. This was launched by the then Minister



Magherally Cottage, Kilmacrew Road Banbridge, before & rescued



1 Bridge Street, Antrim, before



1 Bridge Street, rescued

for the Environment, Sammy Wilson MP MLA, at the Crumlin Road Gaol – a very high profile listed building.

As well as the seminar in Caledon in 2007, the Agency also supported a seminar in Londonderry on the issue in October 2009, as part of the UAHS's successful 'Home and Dry' series of events. All of this helps to ensure that owners and the public become more aware of the issues and the potential solutions. In addition, a leaflet was produced highlighting the website and detailing several local case studies of recent restoration schemes. Three thousand copies were printed for distribution through the UAHS and also through NIEA to listed building owners and community groups.

In parallel, the Agency also helped the Architectural Heritage Fund expand its sources to the Funds for Historic Buildings website (www.ffhb.org.uk) to cover Northern Ireland. This was carried out in 2008 and replaced the previous Directory of Funding Sources with an online resource which can now be constantly updated.

The Agency has also increased its efforts to tackle dereliction through the use of the powers available to it in the Planning Order. This has most notably been the vesting of a listed building in perilous condition in Sion Mills following the issue of a Repairs Notice in July 2008, but the threatened use of Urgent Works Notices in regard to a number of buildings over the period has also been

very successful in ensuring that many listed buildings at risk are kept secure. Of course Departmental Policy is always to engage with owners and consider legal powers as a last resort. It makes sense to be supportive of owners who often find themselves in difficult situations, and this will remain the key focus of the NIEA approach.

Finally the Agency has worked with a number of Building Preservation Trusts to support them in the acquisition of buildings at risk. Two buildings were supported in this way in 2008/09 and a further two will be supported this year.

Thus, with partners, NIEA has tried to address the long term issue of the redundancy and potential loss of listed buildings (currently around 5% of the total list of buildings of special architectural or historic interest in Northern Ireland) in many ways. It has employed a wide range of initiatives and there has been much resultant success over the three years of the current Historic Buildings Council.

■ **Brian McKervey**
Principal Conservation Architect

Photo Credits:

Fincarn Cottage: NIEA

All other photos: Andrew McClelland/UAHS

Topical Issues

The Gushing of Gargoyles - Historic Buildings and Climate Change

The Legal Aspects of 'Spot Listings'

Protection of Conservation Areas

From Maligned to Magnificent

*Christopher Myers: An Architect/
Engineer in 18th Century Ulster*

Mending Modernism

A Engineer's Experience of Historic Buildings

Book Ends?

The Gushing of Gargoyles - Historic Buildings and Climate Change

Re-reading Tony Wright's article 'Rainfall, Roofs and Ramifications' in the HBC Report 1997-2000, I was immediately struck by how pertinent his remarks were in relation to the current focus on the likely effects of climate change on our built heritage, and the need to safeguard our buildings against them. As he so sensibly observed, the relationship between climate and architecture is an important one, and problems arise when forms and details suited to one set of climatic circumstances are reproduced in another location with markedly different ones.

Many of Ireland's finest and most architecturally significant buildings date from the 18th century. These often owe their inspiration to the works of the architect Andrea Palladio, located in the Veneto in Northern Italy where there are fewer than 100 days of rain and more than 300 days of sunshine annually. The rain often falls in short, heavy bursts, and the water is shed from the roofs in the most casual fashion via huge gargoyles and spouts.

This approach was not necessarily adopted by such masters of the Classical form as James Wyatt who although he developed a considerable Irish practice is only known to have made a single visit to the country to experience its climate first hand, and that to relatively dry County Meath. For instance, Wyatt's Castle Coole is provided with only two 4" diameter rainwater pipes to drain the entire half an acre of roof, both of which are located internally to preserve the external purity of the building. Although Wyatt's design also includes a magnificent cornice which provides some shelter to the external wall surfaces, internal moisture levels remain stubbornly in excess of 30% in parts of these same walls where they are shaded from the sun. Decay may be anticipated, as dry rot flourishes in timber environments where moisture content exceeds 20%. Elsewhere in the same building aesthetics dictated a roof pitch of less than 14%, which mitigates against effective rainwater disposal. The complex roofscapes which characterize the Gothic Revival and Arts and Crafts Movement were similarly difficult and awkward in terms of rainwater disposal, and the flat roofs of



Blicking Hall, Norfolk

the subsequent Modern and the International Styles were a case of 'out of the frying pan into the fire'.

Depending on the emissions scenario, by the 2080s annual temperatures in Northern Ireland are predicted to increase by between 1.5 degrees and 2.5 degrees Celsius on the east coast and by 1 degree to 2.5 degrees Celsius on the north coast, the greatest warming occurring in autumn. Winter rainfall is likely to increase by up to 20%, and summer rainfall to decrease by more than 40%. Reductions in soil moisture content of 20% may be expected on east and north coasts in summer, with an autumn decrease of 30% on the north coast. Our



Coughton Court, Warwickshire

winters will become more westerly in nature, with a slight increase in the likelihood of severe storms. Sea levels are forecast to rise by at least 0.85m by 2100. Weather patterns will become increasingly erratic, our traditional pattern of sweeping rain being replaced by one of convected rain; and localised deluges of rain, as experienced in 2007, are to be expected.

Many of our historic buildings are centuries old, and their robust construction and sympathetic materials have proved resilient and flexible enough to withstand the effects of past 'mini ice-ages' and heatwaves. Nonetheless, global warming presents them with a new or more extreme set of climatic conditions, and in particular exposes them to a greater risk of flooding. All of us will have been struck by the dramatic pictures of Tewkesbury Abbey almost entirely surrounded by flood water in 2007, and it is imperative that we address the effects of localised flooding and other results of climate change on our historic fabric. Fortunately many of our historic sites are situated in prominent elevated positions, either in order to be seen or to afford the occupants a vantage point over the surrounding countryside. On the down side, many historic settlements are located close to water in order to avail themselves of a convenient and plentiful water supply or for communication and commercial purposes.

The National Trust has attempted to prioritize the risks to its buildings, and has concluded that flash flooding, intense periods of rainfall, and the spread of mould, pests and

disease through milder, wetter winters pose the greatest threats to buildings and their interior fixtures and fittings; whilst storm damage is seen to impose far less a risk.

Various measures have already been successfully implemented by bodies responsible for the care of our historic buildings to reduce the effects of climate change upon these structures. For instance:

- improving the drainage provisions or perhaps creating a bund around the building;
- enlarging the size of rainwater hoppers and/or providing spouting above them;
- removing valuable items from attics;
- positioning all mains services well above floor level;
- painting wall services below dado level with an impermeable finish, or using lime mortar which is more tolerant of saturation than other finishes;
- installing moveable rather than fixed seating in churches and relocating the organ to a loft.

Changes in our climate are also likely to be reflected in the nature and activity of species capable of damaging the fabric and contents of our houses, such as the clothes moth, and regular monitoring of the presence of such creatures will be required.

In some cases such measures have proved contentious: English Heritage successfully relocated a small coastal

building slightly inland - a project which would have been anathema to the Society for the Protection of Ancient Buildings, which would sacrifice a building rather than have it removed from its proper context.

History teaches us to respond sensibly to the prevailing climate. The Roman architect, Vitruvius, urged that 'If our designs for private houses are to be correct, we must at the outset take note of the countries and climates in which they are built...'.¹ Setting aside the Palladian legacy, examples can be found where his advice was heeded. The Italian villas which appear to have been the role models for the compact, double-pile, two-storey above a basement houses characteristic of early 17th century domestic architecture generally had shallow-pitched roofs, and the addition of a steeper roof with dormers which distinguishes the early Stuart houses seems to have been a conscious adaptation to Northern European conditions. This adaptation may not have been entirely successful, however, as Wright suggested that the rapid decline in the popularity of roof dormers in the late 18th century pointed to the susceptibility of predominantly timber components to decay during prolonged exposure to excessive wetness. Another, more subtle, adaptation to the prevailing climate may be observed in historic city centres such as Dublin and Edinburgh where, with the advent of central heating, windows formerly painted a serviceable green to mask the grime generated by countless open fires were repainted the now predominant white.

The introduction of in many cases reversible measures to improve the drainage and rainwater goods or safeguard the contents of a building, or, in extreme cases redesign, isolate or relocate it, must be carefully considered; and the potential loss of character or setting weighed against the failure or loss of the structure altogether.

The other buzz word in today's world is 'sustainability'. Historic buildings are also extremely well-placed to fulfil this objective of Government. Their conservation and re-use not only enables embodied energy (i.e. energy used to produce the materials with which they are built and in their construction) to be retained, but saves the energy required for demolition and reconstruction. Furthermore, unlike like many modern buildings, their robust construction facilitates energy conservation. The amenability of historic buildings to both conserve energy and withstand climate change provides two compelling reasons, if reasons were required, for their conservation and successful adaptation to be a Government priority.

■ *Dr Anne L Casement*



Craggside, Northumberland, Billiard Room before flooding



Craggside, Northumberland, Billiard Room under water

Photographs copyright Sarah Staniforth

¹ Vitruvius, *The Ten Books of Architecture*, ed. M.H. Morgan (New York, 1960) 170.

THE LEGAL ASPECTS OF 'SPOT LISTING'

INTRODUCTION

A fine building which is not listed but which is perceived as being of architectural or historical interest is suddenly threatened with demolition or alteration – these are the circumstances where the Department may 'spot list' a building and serve a building preservation notice (BPN) to give temporary protection. These powers are implemented within the Department of the Environment by the Northern Ireland Environmental Agency (NIEA). In this article I intend to explore the legislation and the procedures required to implement it. I will also look at some of the buildings that have been saved by spot-listing in Northern Ireland, and circumstances where compensation may arise.

To summarise, a BPN – ('spot listing' as it is known) – may be served by NIEA in respect of a non-listed building perceived as being of architectural or historic interest, the effect of which Notice is to give the building a temporary listed status lasting for six months, during which time the NIEA decides whether or not to confirm the building's listed status. This is essentially an emergency power which has to be used carefully because of the possibility of compensation should listing not be confirmed.

LEGISLATION

The legislation for Northern Ireland is contained in The Planning (Amendment) (Northern Ireland) Order 2003 (No.430 (N.I.8)) – Article 25 (inserted after Article 42 of the principal Order). It will be noted that the criteria is that the building is 'of special architectural or historic interest' and is 'in danger of demolition or alteration'. At that stage a BPN is served by the NIEA which shall come into force as soon as it has been served on both the owner and occupier of the building to which it relates, and shall remain in force for six months. While the BPN is in force it shall have effect in relation to the building as if it were a listed building. This is an emergency measure and the BPN remains in force for six months, but shall cease if the NIEA a) lists the building or, b) notifies the owner and the occupier of the building in writing that it does not intend to so list the building.



View of Little Donegal Street

TEMPORARY LISTING IN URGENT CASES

There are provisions in Article 42B that if it appears to the NIEA to be urgent that a BPN should come into force instead of serving the notice on the owner and occupier it may itself fix the notice conspicuously to some object on the building. This is obviously a valuable power in special circumstances.

PROCEDURE

If a BPN is considered likely, further research is urgently undertaken by Departmental architects and historians to satisfy the statutory criteria in advance of presenting a final recommendation to the Director of Built Heritage. The Director may determine to consult other Departmental colleagues or, in certain circumstances, the Minister, before proceeding with the issue of such a notice.

Action often has to be taken speedily where a building is at risk.

EXAMPLES OF 'SPOT LISTING' IN NORTHERN IRELAND

Since the introduction of legislation in 2003, the majority have resulted in the building subsequently becoming listed. The following examples illustrate some of these case histories.

1. 115 The Rock Road, Armagh, dating from prior to 1835, is an increasingly rare example of a two-storey, lobby entry, vernacular house and attached outbuildings in an unspoiled rural setting. The building had been threatened with demolition as part of a planning application which proposed to remove the building and replace it



Templepatrick Railway Station



Portrush Coastguard Cottages

- with a new dwelling and garage. A BPN was issued and the building subsequently listed.
2. 15-17 Ballyneill Road, Ballyronan, Magherafelt is a good example of an inter-war police station, neo-Georgian style, which has been converted to a private residence. Despite the change of function it remained virtually unaltered externally, with all essential elements attached, thus retaining its original character. The building had been threatened with demolition as part of a planning application which proposed to remove the building and replace it with townhouses and apartments. A BPN was served and the building subsequently listed.
 3. 50-52 Plantation Road, Lisburn is a mid-18th century house and former mill-owner's dwelling. The premises had been advertised for sale, the site having been described as having potential for eighteen apartments. A BPN was served and the NIEA had an opportunity to evaluate the buildings. After detailed consideration, it was eventually decided to list no. 52 but not no. 50.
 4. Templepatrick Railway Station is one of several distinctive station buildings designed by the engineer/architect John Lanyon in the 1870s. As well as decorative polychromatic brickwork and timber detailing, it displays an imaginative approach to the difficulties presented by a steep site. A BPN was served and the building was subsequently listed.
 5. 'Frames', 2-14 Little Donegall Street, Belfast is an Edwardian warehouse constructed in the early twentieth century, and is one of Belfast's best surviving example of commercial premises of the time. The building had been threatened with demolition as part of a planning application which proposed to remove the building and replace it with a new development. A BPN was served and the building was subsequently listed.
 6. Vernacular house near Kinawley, Co. Fermanagh is a very old building which is indicated on the Ordnance Survey for 1830 but is likely to be very much older. While the outside of the structure is not of particular interest, the interior has a number of special features, possibly early eighteenth or even seventeenth century. A BPN was served and HBC recommended that a decision be made before the six-month period expired. The building has now been listed.
 7. The Coastguard House and Cottages, Portrush comprise a late-Victorian coastguard station which has retained much of its original form and appearance. In June 2009 a BPN was issued protecting the Station as the boundary and integrity of the site had been threatened. Part of the garden is owned by a developer, who was proposing a car park on the site. In September 2009 the buildings were listed by NIEA, following a review of their architectural and historic interest.
 8. No. 2, Station Road, Sydenham, Belfast was a good example of an Arts and Crafts half-timber house, albeit with rather idiosyncratic internal detailing. A BPN was served on 16th July 2008.

This is a curious case in that it was decided following representations by the developer that the premises did not meet the legislative test for protection by listing. The BPN was due to expire on 16th January 2009 and the following day the premises were demolished.

ENFORCEMENT PROCEEDINGS

Market yard, Main Street, Fivemiletown is a significant case.

A recent example of enforcement proceedings resulting from non-compliance with a BPN occurred in relation to buildings that formed part of a Market Yard in Fivemiletown. The yard was constructed c 1840 –as well as of local interest it was of architectural significance. In February 2008 a BPN was served by NIEA on the owner, as well as being fixed to the door of the premises. The building was subsequently demolished, despite the legislation providing that while the BPN is in force it shall have the effect in relation to the building as if it were a listed building. Enforcement matters are for the Planning Service Divisional Office, and after consideration of the evidence a decision was taken to prosecute both the owner and the demolition contractor.

At Dungannon Court on 9 November 2009 both defendants pleaded guilty. The Judge in his summing up criticised the action of both defendants in that they disregarded the protection afforded by the BPN and rushed to demolish these important buildings before the planning system had been able to process the planning application current at the time.

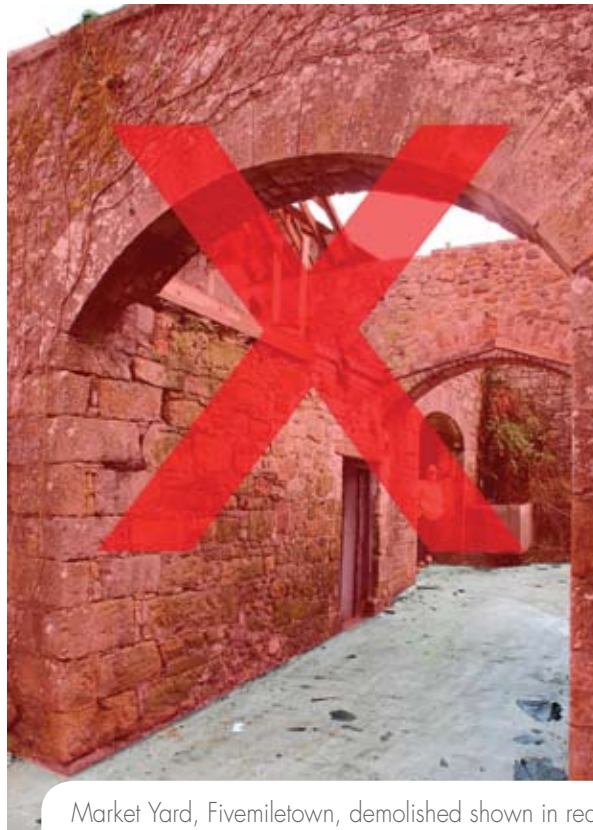
The Judge considered the defendants actions to be so serious that he indicated he was considering a custodial sentence for the owner and would reconvene the case on 8 February 2010 after considering a Pre-Sentence Report. He said he would sentence both defendants at the same time.

The Judge can impose a jail sentence of up to 6 months; a fine of up to £30,000 or both for each defendant. The Judge praised NIEA staff for their actions.

I believe this is a very significant case in that the Court is clearly indicating that those who destroy buildings subject to a BPN will be dealt with severely and may face a prison sentence!

COMPENSATION

The NIEA, must exercise considerable caution when considering whether or not to issue a BPN – which is essentially an emergency power, because



Market Yard, Fivemiletown, demolished shown in red

of the possibilities of compensation should it not be confirmed by a full listing of the premises.

In the Planning Order 2003 referred to above, there are provisions for compensation as follows:

Compensation for loss or damage caused by service of building preservation notice

- 67a – (1) This Article applies where a building preservation notice ceases to have effect without the building having been included in a list compiled by the Department under Article 42 of the Planning Order.
- (2) Any person who at the time when the notice was served had an estate in the building shall, on making a claim to the Department within the prescribed time and in the prescribed manner, be entitled to be paid compensation by the Department in respect of any loss or damage directly attributable to the effect of the notice.
- (3) The loss or damage in respect of which compensation is payable under paragraph (2) shall include a sum payable in respect of any breach of contract caused by the necessity of discontinuing or countermanding any works to the building on account of the building preservation notice being in force with respect to it.



Market Yard, Fivemiletown, demolished shown in red

It will be noted that the Planning (Claim for Compensation) Regulations (Northern Ireland) 2006 came into effect on 3 July 2006 and provide that a claim for compensation shall be made in writing within six months from the date on which the BPN ceases to have effect.

I understand to date there has been no claim for compensation in Northern Ireland under the above legislation. However the possibility has always to be carefully considered. Probably the most likely circumstance would be if a building had been 'spot listed' where Planning Consent had already been granted, and perhaps demolition/building was about to commence. In these circumstances it would be necessary to show in accordance with Article 67, a 'breach of contract caused by the necessity of discontinuing or countermanding any works to the building on account of the building preservation notice'.

To my knowledge, there has been no reported case in England where a claim for compensation has been pursued, and I am told that there are no cases where monies have been paid.

An Internet search revealed a number of cases where a BPN was being considered, and these are of particular interest in revealing the way the issues are approached. Of particular significance is a report

of 5 March 2009 by the South Area Development Control Sub-Committee in relation to Trimley

St. Mary Railway Station, near Felixstowe, where the Head of Planning Services set out his reasons for considering the building to be of special architectural and historic merit. The paragraph dealing with 'Risk Assessment' is of particular interest for those involved in the subject.

CONCLUSION

The use of a BPN is a useful tool in terms of protecting historic buildings threatened with demolition or alteration. The Notice gives NIEA some time to evaluate whether the building is of special architectural or historical interest, and is of particular value where it is necessary to act speedily. I have described a number of buildings in Northern Ireland which might have been demolished, but have been saved by the speedy and effective use of 'Spot Listing' by NIEA, to whom all those interested in conservation should be grateful.

Protection Of Conservation Areas

When listing was first introduced in Northern Ireland, it was recognised that there was a need for protection of groups of buildings and buildings of townscape value which did not quite merit the description of 'special architectural or historic interest'. They were generally accorded the status of a Grade C listing, which suggested that they should be protected in any redevelopment schemes and that they would not be demolished without first being flagged up for further consideration or recording.

Such listing was however non-statutory and did not provide real protection. In the event many were demolished, but looking back on those early records it is apparent that a large number would now have been statutorily listed. The loss of many similar or better buildings due to redevelopment, the Troubles and acts of God means that those which survive now have rarity value, while our appreciation of Victorian and vernacular buildings has in any case increased greatly over the years.

When conservation areas were first designated here it was seen as necessary to list many buildings, first at grade C level and subsequently as statutory listings, in order to preserve the integrity of the neighbourhoods. When control of demolition in conservation areas was later introduced there was less pressure to do this, and in the course of the Second Survey the HBC agreed that many such buildings could be de-listed if Article 4 controls were introduced to supplement the demolition control with similar protection of architectural detail. Some de-listings have gone ahead but Article 4 controls have still not been brought in, with the result that some buildings of considerable townscape value have been lost or severely altered.

Article 4 controls are in essence the removal of specified permitted development rights in an area or over a building. Listing removes the normal rights to alter the character of a property, including details of chimneys, doors and windows, and can even include paint treatment. Without such controls the famous terraces of Edinburgh and Bath would lose much of their coherence - even the wrong colour of paint used on the windows of one house in such a terrace would have a jarring effect on



Governor's Place, Carrickfergus (Copyright UAHS)

all its neighbours. They can be tailored to suit the needs of specific areas, protecting elements like hedges and railings, fenestration or roof pitch, and until such controls are implemented listing remains the only effective protection for good buildings in our conservation areas.

Although the Northern Ireland legislation provides for Article 4s they have never been implemented in conservation areas. A pilot exercise by Planning Service some years ago found that while most people in a conservation area wanted their neighbours' desire for plastic windows and large extensions to be curtailed, most did not want to be put under such controls themselves. As a result the measures were not introduced - as if all legislation had to be popular before being implemented. But, as a member of a residents' group I was involved with at one time said, planning is there to protect us from people like ourselves - we all want freedom, but resent the result of uncontrolled activity by others. Planning should not have to seek popularity - it is about seeking a common good.

Well, we can hope for the implementation of Article 4 controls following the outcome of a forthcoming study Planning Service has commissioned on the legislation, but at least buildings in our conservation areas can't be demolished easily...

Or so you would think. The level of approval of planning applications generally is slightly over 90%. Naturally, given the stringency of demolition controls in conservation areas, the success rate for applications for LBC to demolish is, er, about 90%. Out of 329 applications to demolish in conservation areas in the five years up to 2008 the vast majority, around 90%, were approved. One can only conclude that the protection against demolition afforded by conservation area designation is virtually nil.



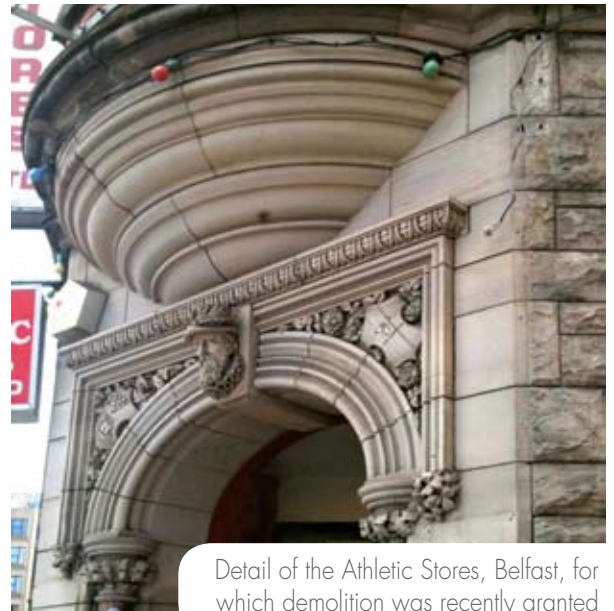
Governor's Place following demolition of the MacNeice house (Copyright UAHS)

Given that many more controversial applications are withdrawn and often resubmitted in a slightly different form, effectively around 95% of applications are eventually approved, and about half those which are refused and put to the Planning Appeals Commission are successful in that arena.

The planners point out that many applications for demolition are made in respect of small or inconsequential buildings, outbuildings or later extensions that are not significant. They also point to the notorious South Lakeland precedent from English case history which requires them to assess not whether an application enhances a conservation area but merely whether it does 'not harm' it. On that basis an ugly or inappropriate building may be permitted merely because it replaces another ugly one. There is also the argument that they should not be biased against good modern development in conservation areas.

Where should Planning Service draw the line in assessing the merits of an application for demolition in a conservation area? Consider why such an area is designated: it will have a consistency of architectural character, and usually be defined by a historic period and often the social characteristics that go with that. It will normally be of strong and attractive architectural character and will have identifiable local characteristics, whether of design, construction or materials. The point of designation is to protect those characteristics for the enjoyment of future generations.

By no means all of the 329 demolition applications quoted above were for later buildings or minor extensions, and nearly every one of our sixty conservation areas has suffered from demolition of buildings that contributed to that character. In some cases the demolition has left a gap



Detail of the Athletic Stores, Belfast, for which demolition was recently granted

site, but in many cases decent buildings have gone and been replaced by modern buildings of doubtful aesthetic value. It is not enough to say that new buildings have to be permitted under certain circumstances, because any new building will lack one of the essential characteristics of a historic neighbourhood – age and its associated patina. Whether the new building is an excellent pastiche or a high quality new design it will inevitably have harmed the area in that respect, and demolition should only be permitted where the design is excellent and the old building is insignificant or demonstrably incapable of economic repair. Given the extent of conservation expertise now available, repair will almost always be possible and adaptation should always be encouraged.

Recent conservation area demolitions have ranged from the house in Carrickfergus where Louis MacNeice was brought up to key buildings in Dromore conservation area whose demolition led to collapse



View of Lisburn Road Methodist Church (Copyright UAHS)

of the local THI and its associated economic benefits. Other demolition approvals have not yet (as we go to press) been implemented and hopefully will not be followed through, such as the Lisburn Road Methodist Church and the Athletic Stores warehouse in Belfast.

To say that such buildings do not contribute to the character of their conservation areas is patently wrong. Conservation areas are not about exceptional buildings – that is what listing is for – but about the houses and shops that make up the general grain and character of an area, and which contribute to its identity and history. There should be a strong presumption in favour of keeping such buildings, and they should not lightly be allowed to go. I would suggest the following checklist be followed:

- It should be borne in mind that while the applicant may not have a use for the building, someone else may, and he should be encouraged to sell it rather than pursue demolition.
- The views of the Conservation Area Officer should be sought.
- If there is any doubt about the value and feasibility of keeping the building, or about the quality of its replacement, advice should be sought from a conservation architect.
- If the applicant claims the building is structurally unsound, an independent report should be sought from a conservation engineer into the measures necessary to make the building safe.
- In the case of demolition of an entire building or a significant part of one, the views of the HBC should be sought at an early stage.
- If it is agreed that the building cannot be kept, then retention of its facade or external envelope should be explored.
- The applicant should be asked to provide costings for the repair of the building, and these should be compared with the cost of any replacement building.
- Consideration should be given to whether the building is of the general character and/or age of the area. Even a small or unattractive building of the appropriate age may contribute to the social history and context of the conservation area.
- If there is any doubt about the merits of the application, permission to demolish should be refused. We can build 21st century buildings any day, but we are not building any more Georgian or Victorian ones, and if our conservation areas are to survive with any level of coherence over the next fifty years demolition must become a rare event.

We have an excellent planning system on paper, but in practice it seems to be little more than a rubber-stamping exercise. The system may be tedious and convoluted, but ultimately no one can claim that it gets in the way of development. And, funnily enough, that is sometimes exactly what it should do.

■ **Marcus Patton**

From Maligned to Magnificent

Examples of Good Working Practice, Creative Conversions, and Successful Partnerships

While the message that our built heritage is an asset still seems to fall on deaf ears dishearteningly often in Northern Ireland – can it really be 2010 and the point still has to be so frequently made? – recent (further) lively examples of creative re-use of historically and architecturally significant or interesting buildings prove the point (again), offer exemplars of good practice and usually dynamic partnership working, and provide beacons of hope for those who argue for imaginative, thoughtful re-use of the built heritage as a sustainable and rich approach to shaping the built environment for today. It should also be mentioned at the outset, that this is not at the expense of creative contemporary architectural practice; in fact, if anything, quite the contrary.

Space does not permit an exhaustive account of examples of conversions of buildings that have outlived their original functions but found happy new ones, so, like a preacher with a three-part sermon, I offer a trio of very different projects: snapshots of what is possible when committed, skilled people put their minds to

giving buildings of character which have fallen on hard times new life: one large, multi-faceted public building; one small but perfectly formed industrial ‘gem’; and one redundant church re-fashioned for domestic use.

THE PLAYHOUSE, DERRY

The Playhouse, ‘on’ Londonderry’s historic city walls at Artillery Street, acquired fame when it won the regional heat of the 2004 BBC ‘Restoration’ television series. Director Pauline Ross, who founded the organisation and rescued the buildings in the early 1990s, and her team have not only built an international reputation for a strong multi-disciplinary, community-led arts and education programme of activities there, but they have also provided an example of extraordinary partnership-working.

The two buildings which make up the Playhouse were formerly St Mary’s and St Joseph’s schools attached to the Convent of the Sisters of Mercy. In 1986 they were threatened by a demolition order; however, DoE spot-listing gave them a reprieve and they were subsequently Listed (B1). St Joseph’s was designed by E.J. Toye, who also designed other buildings in the city including the distinguished spire of St Eugene’s Catholic Cathedral.

With vision and perseverance, Ross (with a grant of just £300) and others acquired the dilapidated buildings, seeing in them a catalyst for change in their community. They proved to be an appropriate site for arts practice and performance space – Artillery Street being the site of Talbot’s Theatre of 1774.

In 2009, after a 15-month programme of work, and some £4.5million of fundraising later – with



View of The Playhouse, Derry

the assistance of thirteen separate funding bodies including the Arts Council of Northern Ireland and the Heritage Lottery Fund – it has re-opened its doors, promptly winning the Royal Institute of Town Planning's Sustainability and Regeneration Award.

Andrzej Blonski Architects undertook a reconfiguration, refurbishment and extension of the Playhouse (with Frank Harkin as local site representative). The challenge started with the highly sensitive site: two distinct but adjoining Listed Buildings within Derry's Walled City Conservation Area. However, beyond this, the buildings were of course not originally intended to function as an arts centre, so there were inherent problems with the way they worked and with universal access.

Blonski reconfigured the use of spaces within the existing buildings and introduced a discreet but significant contemporary new build to the rear of the premises which has solved the major deficiencies and introduced a new gallery space, a light and airy foyer hub, offices and workshops. Circulation problems have been resolved and the theatre improved.

The overall impression of the completed project is of craftsmanship, light, warmth and openness. Strikingly, the existing historic buildings feel revived and renewed, retaining a patina of age while clearly updated for present requirements, while the new build through a careful choice of materials and colours feels both contemporary and warm. The façade has been repaired and re-rendered and the buildings re-roofed, with three copper lanterns on the roof of St Joseph's retained and refurbished. The windows have all been repaired and re-installed and highly unusual blind-like shutters with integrated rope-and-pulley mechanisms put back into working order.

The entrance from the street is distinctive, through big old wooden doors to the St Mary's building and up a unique inclined passageway of wooden cobbles (it is believed that the only other wooden cobbles in Ireland are at Trinity College, Dublin) to the main doors of the foyer.

Internally, off the reception area, steps lead to a large multi-purpose flexible space, remarkable for its sense of height and depth. What had been the original exterior back walls of the school are now re-rendered with lime render and form a feature wall for an atrium space, replete with a statue of the Sacred Heart in a niche high up and looking down surveying all, a reminder of the building's history. Beyond the gallery and into the St Joseph's building a room which has kept its original cast-iron columns and floor (re-sanded) forms a café space. Beyond this, a Victorian-tiled passageway

leads to toilets (which retain detailing for idiosyncratic effect) and a large back staircase, lit by unusual historic windows featuring as sash and casement combination.

On the upper floor of the St Joseph's building, a new dance studio maximises its potential. Here an original large classroom has been stripped out leaving tongue-and-groove panelling and a mirrored back wall, with the windows to the front giving excellent views across the city and allowing light to stream in. Above is a fine trussed roof which incorporates the building's original ventilation system. In what was the old science room, the administrative staff of the Playhouse enjoy what must be one of the most pleasant office spaces in the city in a room which retains many of its original features.

The Playhouse is a project about the art of the possible: achieving a successful blend of old and new, of reviving the built heritage and valuing it as a cultural asset, while trusting contemporary architects to use their expertise to make buildings work for present needs.

BELFAST'S METER HOUSE

At the heart of Belfast's Victorian Gasworks site, the Meter House has been put to stylish new use as a function space, as a result winning the 2008 Royal Society of Ulster Architects (RSUA) Conservation Design Award and a 2008 Royal Institute of British Architects (RIBA) Design Award for the practice twenty two over seven (Elliott, McGrath, McGonigle).

The Listed Meter House was designed by Robert Watt in 1888, who, Larmour notes, was a leading local architect also responsible for the main redbrick



External View of The Meter House , Belfast

Gasworks buildings, including the Gas Office range with 'one of the most sumptuous late Victorian interiors in Ulster' and a distinctive clock tower, as well as the Retort House (Larmour, Paul, 'Belfast: An Illustrated Architectural Guide', 1987).

The 'sumptuousness' of the interior of the Gas Office building is worth noting, for the Meter House, too, is nothing less than a sumptuous space, especially considering its original industrial function: simply to house industrial machinery (now removed).

The building is beautifully detailed with terracotta panels, good plasterwork, coloured glass central dome and elaborate timber wall and ceiling panelling.

For twenty-five years the building's remarkable character was unappreciated and it lay empty, falling into dereliction. Doug Elliott saw its worth and potential, purchased it and in three distinct phases between 2002 and 2006 brought it back to life, restoring and reinstating the building; integrating an isolated historic fragment within the site to the other historic buildings, the contemporary ones and a new public realm as part of wider regeneration; and, taking account of the project's physical, cultural, and economic context, providing a meeting, exhibition, and small events venue, with new ancillary space for support facilities and plant.

The original materials of the external envelope – red brick, terracotta block, red sandstone dressings and a lead-clad roof – and the building interior were comprehensively restored or re-instated. The RIBA and RSUA judges noted the approach taken to the project as one of 'intelligent restoration', so that the interior combines the rigour of both conservation and contemporary design. The interior elements comprise a raised access black granite floor with honed finish; painted timber wall panelling, ceiling panelling and window and door sets; and smooth painted plaster walls with decorative plaster elements to the wall surfaces and the base of the roof dome. The judges also noted that the double-glazed windows enjoyed particularly intriguing curved fenestration detail. They also considered that in its volume and façade treatment it echoed the work of Glasgow's Alexander 'Greek' Thomson.

The dome of the building is a delight. Constructed of cast-iron, its coloured glass design was painstakingly recreated from historic photographs and tiny surviving fragments of the original glass. Conservation advice was provided by Consarc Conservation, the practice which, in collaboration with Ormeau Gasworks Ltd, restored and now inhabits the Gas Office building.



Internal view of The Meter House, Belfast

The Meter House is now fully accessible and is made available to local business, cultural, professional and community groups for events and meetings, with non-profit making bodies making regular use of it without charge: HBC launched its last Report there shortly after the building was opened. The Meter House stands out as an example of what is possible when built heritage is treated as a primary asset for regeneration rather than a hindrance.

TATTYKEERAN CHURCH CONVERSION AND NEW BUILD, CO. FERMANAGH

Fellow HBC member, Marcus Patton of Hearth Housing Association and Revolving Fund, has argued strongly for retaining the irreplaceable patina of age that comes with historic buildings, noting that deconsecrated churches in particular can provide excellent new accommodation for a variety of purposes (BBC Radio Ulster 'Sunday Sequence', 30/11/2008). Ulster-born but now Japan-based architect Nathan Armstrong showed one way how this might be achieved by transforming a disused 'Board of First Fruits' Church of Ireland church of 1814 and adding an adjoining wing, thereby creating a contemporary family home in rural Co. Fermanagh. This new residence respects the past while being wholly of the present, is culturally insightful and is firmly rooted in the local landscape.

The church, inoperative from 1984, was bought by Armstrong's father in 1996, in a state of disrepair. Rowan described it as 'A pretty three-bay hall, harled, with quoins and stone surrounds to slender Gothic lancets. Bellcote and porch. Finials on the gables. A stone on the E gable is inscribed "Erected by the Rev. B. Brooke 1814". Pretty miniature gallery inside, and E window with red, white, blue and yellow glass in square panes.' (Rowan, Alistair, 'The Buildings of Ireland: North West Ulster', Harmondsworth, 1979)

Armstrong recognised that the church provided an opportunity to provide a unique dwelling, and that the single volume of the former place of worship could



External view of the Tattykeeran Church Conversion

be a dramatic domestic space. He chose to locate the bedrooms and bathroom in an entirely new wing accessed via a wood-clad link corridor, leaving the church volume to accommodate daily living spaces with a cantilevered oak-clad mezzanine structure providing an upper studio. While some may consider that the mezzanine might be at the expense of enjoying the full airiness of the church volume and partially obscures the view of the east window, it has been restricted in size to one third of the floor-plate area, and can ultimately be seen as a temporary accretion. The architect describes the mezzanine as 'a tidy swallows' nest apparently suspended from the internal roof soffit'. The living and dining areas are double-height, benefitting from three deep, tall and low bays with Gothic lancet lights. These plain glass windows have been carefully restored, their fine window bars forming a simple, delicate tracery, allowing light to flood in.

The sleeping wing – which is externally clad in cedar – is reached by a transition 'link' space where there is a distinct change of materials from hard to soft and natural – Irish oak used throughout internally. To keep this wing volume below the shoulder of the church the eaves-line is less than head height. A steeply pitched roof creates a dramatic yet respectful composition perpendicular to the church: a juxtaposition of gables and rooflines at once both restrained and bold. The architecture of the sleeping wing is that of a contemporary barn, the barn-like form expressed by its simplicity of eaves detail, a zinc clad roof, an uninterrupted vertical cedar cladding and full height slit windows to the gable. The archetype sits comfortably on this site bounded by wooded pastureland.

With repairs to stonework and re-plastering, the church building retains its original outward appearance and commands an element of authority over its new and more humbly clad neighbour. While the proportion of the volumes is similar, a slight difference in size creates a comfortable hierarchical relationship and the materials make a clear distinction between new and old. Tattykeeran Church is a scheme of imagination, an example of what is possible when planners, the NIEA (advising on built heritage), an architect and engaged clients with a passion for a building work together in partnership.

Individually, these buildings have their own unique stories; collectively, they are vibrant examples of what can be achieved in terms of restoration/revival/renewal of the built heritage. The fabric of Northern Ireland is the richer for passionate people valuing buildings of character, having a creative vision for their future and applying considerable and commendable effort in seeing such projects through.

■ *Paul Harron*

This article draws on previously published case studies of these building in *Perspective* Vol.18 No.4 (Playhouse); *Irish Arts Review* Vol.25 No.3 (Meter House); *Perspective* Vol.18 No.1 (Tattykeeran)

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Playhouse: *Frank Harkin*

Meter House: *Aidan McGrath*

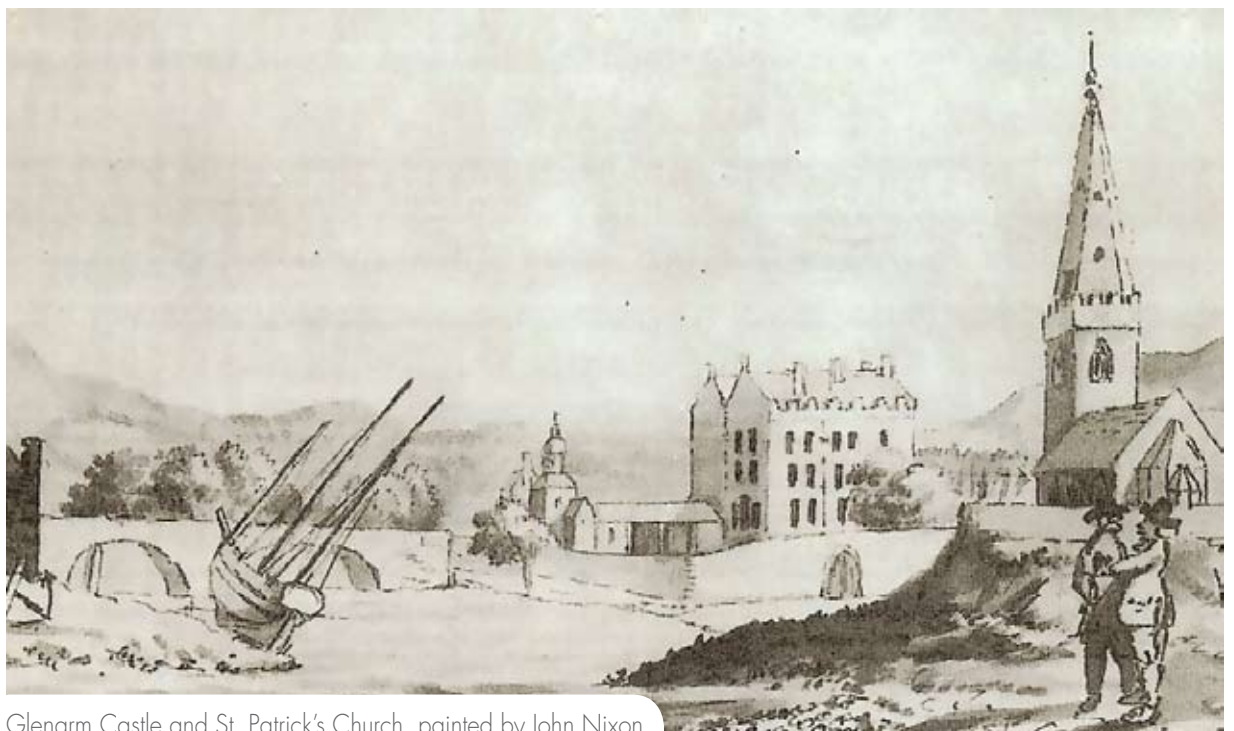
Tattykeeran: *Darren McLoughlin*

Christopher Myers: An Architect/Engineer In 18th Century Ulster

In June 1766, the Freeman's Journal announced the appointment of Christopher Myers as the new architect to the Barrack Board in Dublin, replacing the English absentee Henry Keene. The appointment occurred just as the lord lieutenant, Francis Seymour-Conway, Earl of Hertford, concluded his eight-month visit to Ireland. Hertford, however, had more than a passing interest in Ireland for he was proprietor of the town of Lisburn (though resident in England) and indeed a member of a powerful clique of Ulster peers that had assisted Myers's rise from modest beginnings to what was effectively the King's architect in Ireland.

Soon thereafter, Myers secured the separate appointment of architect to Trinity College. He was to remain in Dublin until his death in the suburb of Monkstown in 1789 at the age of seventy-two. Not long after his arrival in the city he built himself a new house (which still stands) at a fashionable location on the corner of Grafton Street and Suffolk Street. Here he lived until the move to his Monkstown villa around 1781.

To many Dubliners Myers was a man of mystery; in 1770, the Freeman's Journal suggested in a satirical piece (replete with libel-avoiding hyphens) that he had begun his career as a cabinetmaker in Liverpool and had arrived in Ireland (to work on a lock on the Shannon) after a spell in the Fleet, the debtors prison in London, before finding an aristocratic client, 'the earl of D—', in the north of Ireland. There, 'by great assiduity and skill, in clipping bills, and otherwise imposing on tradesmen, he soon gained the goodwill of his newfound patron, (whose natural inclination similar to his own, pays his debts only where there is a view of more extensive credit) and by his assistance became an engineer, and shortly afterwards was made an Ar—ct by R—P—t'. Myers took the piece in good spirit, replying that he never lived a single day in Liverpool and had been properly trained in the professions. Usefully, he identifies his first Ulster patron as the fifth earl of Antrim, who had employed him on the rebuilding of Glenarm Castle, 'in which he acquitted himself with reputation'. The works there appear to have been underway by 1753 and to have continued until at least 1759. As the rebuilding left Glenarm with both a classical and a Gothic front (*Plate 1*), it can be seen as a predecessor to the architectural schizophrenia of Castle Ward a decade later. The article, which referred to Myers only by his initials, was part of a general attack on contemporary engineers, but in each case there were deliberate inaccuracies, probably as a device against libel. Thus, Myers's work as an engineer was not really on the Shannon but in Ulster, where he was employed on the Newry ship canal and the Tyrone navigation. The



Glenarm Castle and St. Patrick's Church, painted by John Nixon

reference to the design of a house for the Earl of D— can be linked to the rebuilding of Belvoir Park outside Belfast, by Arthur Hill (later Hill-Trevor), Viscount Dungannon, where the money did indeed run out, before his lordship came into an inheritance in 1759. Lord Dungannon was instrumental in involving Myers with both the extension of the Tyrone navigation (from 1762) and with the related Drumglass colliery (outside Coalisland), of which he was part owner and which the canal was intended to facilitate. Myers leased the colliery between 1763 and 1765 and had an experimental sailing ship built to transport the coal via the Tyrone and Newry navigations and Lough Neagh. In 1764 he completed construction of a seven-arch masonry bridge at Portadown, which he had designed three years earlier. Myers also received the patronage of Dungannon's nephew, Wills Hill, second Viscount Hillsborough, who had him recommended to a parliamentary committee in 1760 as 'someone of good character'.

Myers told the same committee that 'he was born in Lancashire; that his usual place of residence has been at Whitehaven [in Cumberland]; that he is well acquainted with works built on water, and was for several years employed in such works at Whitehaven and Ramsgate [in Kent]'. A search through Lancashire parish records indicates that the only Christopher Myers to be baptised in the county in 1717 was the son of a John Myers of Backbarrow who was christened in the Priory church in Cartmel (now in Cumbria). The area was part of the estates of the Lowther family who also owned the town of Whitehaven, then a thriving port and industrial centre. The mines there supplied most of the coal used in Dublin and north-east Ireland. In an effort to break this monopoly and to support local enterprise and employment, the Irish parliament had been encouraging the development of the Ulster collieries at Drumglass and at Fair Head, Ballycastle. The latter was on the estates of the Earl of Antrim but was held on a long lease by the Boyd family. Colonel Hugh Boyd, the proprietor in the 1750s, had done much to develop the mines and other industries on the estate, including the rebuilding of Ballycastle harbour, on which Myers was employed from 1758; this was also subvented by parliament. Boyd also built a new chapel of ease in the town, Holy Trinity, completed in 1756 and attributable to Myers (*Plate 3*).

Myers was already living in Whitehaven at the time of his marriage there to Jane Graham in 1744. His profession was described as 'joiner' when their first child, Graham, was christened just over a year later. The marriage, into a merchant family, helped him up the social ladder, though he seems to have already made an impression on Sir



View of St. James's Church, Whitehaven

James Lowther's agents, the Spedding family. In 1752, work was begun on a new parish church in the town, St. James's (*Plate 2*), built on a site donated by the proprietor, but financed by local subscriptions. The design of this building, in a style influenced by an earlier church in Penrith, has been ascribed to Lowther's colliery steward and harbour trustee, Carlisle Spedding, but seeing as it resembles Holy Trinity, Ballycastle in several respects (including both form and some internal details), it is tempting to attribute it to Myers, who is listed as one of the aforesaid subscribers to the building fund (he gave the maximum individual contribution, £50). There are other Irish connections with St. James's; the accounts list Robert West as the stuccodore responsible for the spectacular ceiling roundels, while Andrew Brown, who supplied the stone columns of the nave, was working in Glenarm and Ballycastle from 1753; Myers had to bail him out financially in 1759. Andrew was probably closely related to James Brown, who worked as a mason on both Whitehaven and Ballycastle harbours.

A deposition by Myers in the National Archives at Kew implies that he was employed in rebuilding Hillsborough Fort for Viscount Hillsborough from 1757, including the construction of a Gothic gazebo over the sally port (*Plate 4*). He probably also supplied the plans for Hillsborough Castle (now Government House), begun at this time. It is

more difficult to ascribe the design of the reconstructed parish church of St. Malachy to him (built c.1760-72), but he may have provided some assistance. Its spire may be derived from that at St Michael's, Dumfries (1744), where Myers had family connections. Hillsborough is often described as the first church of the Gothic revival in Ireland, but it is predated by St. Patrick's, Glenarm (parish of Tickmacrean), built by Lord Antrim in 1763/64 and attributable to Myers. The church at Hilltown, Co. Down (parish of Clonduff), built by Viscount Hillsborough in 1766, was probably also his work.

After his long sojourn in Ulster, by 1765 Myers was ready to make the move to Dublin where an opportunity had arisen to recreate himself as architect/developer. This was a property speculation on Grafton Street engineered by Lords Antrim and Dungannon in an effort to rescue the latter's son-in-law Lord Mornington, who had got into severe financial difficulty. It proved successful, assisted no doubt by the influence of the lord lieutenant, the Earl of Hertford, who appointed Myers to the post that moved him onto the national stage. Myers was happy to leave Ulster behind; he had doubts about the efficacy of the Tyrone navigation, which was to prove a disaster for his successor, the Franco-Italian engineer Davis Duckart.

■ *Dr Frederick O'Dwyer*



View of Holy Trinity Church, Ballycastle

Photo Credits:

Glenarm Castle and St. Patrick's Church - *Collection, Ulster Museum*

The Gazebo, Hillsborough Fort - *W.A. Green Collection, Ulster Folk and Transportation Museum*



The Gazebo, Hillsborough Fort

Mending Modernism

'Recommending modern buildings for listing causes more controversy than any other English Heritage activity.'

This forthright statement forms part of an article about listing 20th century buildings on the English Heritage web site. There is no doubt that a similar situation pertains in the case of Post-1900 buildings in Northern Ireland. Whereas English Heritage has at least formally recognised that it is important for society to debate issues surrounding the listing of modern buildings, there has been limited recognition of this need in Northern Ireland.

Modernism, it has been said, can now be regarded as a distinct historical style, with a philosophy and a conservation dimension of its own. Furthermore, good examples of modern architecture, like their predecessors, are also capable of change, and thus of equal value in sustainability terms. This article therefore, looks at the conservation of Post-1900 buildings in the same way as the conservation of buildings of earlier periods.

There is little evidence in Northern Ireland that the importance of modern buildings has been given anything other than modest consideration, in spite of the thirty-year rule which should allow the Historic Buildings Council the chance to involve itself in the debate. This new cut off point allows buildings dating from between 1965 to 1979 to be considered for listing, and thus to add to the very small number of buildings already listed.

It is generally accepted that if a Post-1900 building is to be list-worthy it should not only be elegant but also logical, and should demonstrate these characteristics throughout its construction. The long-accepted Vitruvian principles of Commodity, Firmness and Delight are as relevant for buildings today as they were in the past.

In 1991, the architectural historian Dr Paul Larmour was commissioned by the Historic Buildings Branch of DoENI (now NIEA) to compile a report on the 'State of post 1900 listings'. Dr Larmour was selected for this task because of his expert knowledge of the period, which had also formed the subject of much of his personal research. His report included details of the background of the Post-1900 survey and its methodology with respect to the selection of modern buildings for listing. It began



Ashby Front, 2006

by stating: *'When survey work for statutory listing started in 1969, buildings of the 20th century appear to have been generally disregarded by the Branch. It appears to have been only gradually by phases that the cut off date extended into the 20th century.'*

Dr Larmour subsequently held detailed discussions with the Branch and a list of modern buildings was presented for consideration. Gradings were agreed for each building, and in some cases decisions were made to defer, pending further survey work. The buildings finally selected by the Branch were then further written up by Dr Larmour, and presented to the Historic Buildings Council for consideration in 1993.

Due to the perceived newness of the task for the HBC and their unfamiliarity with the international context in which modern architecture could be seen, Dr Larmour arranged an illustrated talk for the HBC entitled 'International influences on the 20th century architecture of Northern Ireland'.

Dr Larmour's 1993 report was resubmitted in two parts to the Branch in 2002. It identified the problem associated with Listing modern buildings and separated the era into two periods - Pre-1939 and Post-1939. The Listing of thirty-eight Post-1939 buildings had taken place in 1995, and included The Ulster Museum and Transport House, Belfast, St Thomas Church at Sion Mills and a house at 198 Strand Road, Portstewart. A schedule of buildings which Dr Larmour



Craigavon Technical College



Ulster Museum, Belfast

also thought worthy of Listing was included, and considered in terms of their individual importance.

Dr Larmour recommended that Post-1900 buildings should be resurveyed so that a fuller picture of local achievements at this time and a closer insight into precise authorship of some buildings and additions might be gained. This research would include an examination of the available drawings and interviews with surviving architects of the period. As far as is known, this research proposition has never been authorised to proceed.

It is hard not to conclude that the historical importance of Post-1900 buildings in Northern Ireland has yet to receive serious consideration, despite the fact that the thirty-year rule makes these buildings eligible for Listing. The need for debate regarding the merits and value of modern buildings in Northern Ireland could be seen as an urgent aspect of the HBC's work.

20th century buildings, unlike vernacular cottages or Georgian and Victorian architecture etc., all of which are all widely accepted as part of our established architectural heritage, do not have the benefit of age to recommend them. Modern buildings may have special virtues which arguably required explanation, and therefore do not conform to the popular perception of listed buildings.

How then does English Heritage deal with the vexed problem of the listing of 20th century buildings? In 1987, it established the principle that Post-1900

buildings could be Listed, and by the end of 1995 the importance of the period had been recognised by the listing of 189 separate buildings. In the same year the listing of Post-1900 buildings was opened up to public debate and consultation, in recognition of the strong views many people held on the subject in general, and individual buildings in particular. English Heritage then arranged a series of consultations for listing during 1995-1996 which explained the basis on which Post-1900 Listing recommendations are made. Amongst those Listed Buildings were The Firestone Factory and Bracken House in London, Lubetkin's Penguin House at London Zoo, The Willis Faber and Dumas offices in Ipswich, Coventry Cathedral and the Severn Bridge. In the twelve years since 1996, in excess of 620 Post-1900 buildings in England have been listed.

English Heritage has adopted four values as the basis for evaluating the historic significance of a place, and thus the buildings associated with it: Evidential Value, Historic Value, Aesthetic Value and Communal Value. These can be weighed against a building of any age when deciding what to keep, what to adapt and whether to repair and if so, in an authentic manner.

The Modern Movement was partly the intelligent pursuit of functional requirements and partly the dramatic treatment of space, made possible by the introduction of new materials and structural techniques. Technical innovation qualifies some buildings for Listing, particularly those associated with significant historic 'firsts', such as the Lloyds Insurance Building in London where the mechanical services are exposed to the exterior. In some cases, buildings which contribute to an important architectural and / or historic group can also be considered for listing.

Among those Post-1900 building types which English Heritage considers now contribute to our heritage are:

1. Dwellings where the new materials of concrete and glass permitted the possible re-appraisal of traditional forms.
2. Public housing where high density planning brought new ways of designing residential areas for the betterment of the community at large. Unfortunately, attention has tended to be on the bad rather than the good examples.
3. Educational buildings where, it can be argued, the greatest investment was made during the period after Second World War. Schools for instance, were successfully designed to



Collegiate School, Enniskillen



The Waterfront Hall, Belfast



Dungannon Council Offices

create a child-centred environment, and new university buildings in cities such as Oxford and Cambridge were built to last for 500 years.

4. New libraries which have been developed as a result of the greater public interest in leisure.
5. Places of worship where modern liturgical needs require the celebrant and congregation to be brought closer together. Whilst sometimes causing problems in the re-ordering of older churches, this has often been carried out with great sensitivity. In modern buildings, exciting spaces have been produced, enriched by the introduction of contemporary art of a high quality.

Other modern building types are also ready to be considered for Listing, and we now have the benefit of all sorts of information, including articles and correspondence, to allow a better understanding of what the architect was thinking of when designing a structure. What is more, many architects and designers are still alive and could be asked to explain the rationale behind their work. The proliferation of architectural journalism since Victorian times is a wonderful archive, permitting a better understanding of the changing tastes in architecture.

There must be reasons for this increase in the acceptance of Modernism in England, and it can be argued that it has now become normal to see modern architecture

as fashionable. The National Trust, for instance, has recognised this by opening many modern buildings to the public, whilst the Landmark Trust has twentieth-century properties to rent. A current series on BBC highlights the importance of Listing whatever the period, and programmes such as *Grand Design*, and awards such as the Stirling prize, have put the modern architecture on the map, but only in England it seems!

And so to conclude this polemic, how does Northern Ireland deal with the same difficult problem apparently successfully faced by English Heritage?

The Ulster Architectural Heritage Society's recent book, *Modern Ulster Architecture*, is surely a landmark publication which describes in detail many of Northern Ireland's modern buildings. The conservation and appreciation of such buildings could be encouraged by returning to Dr Paul Larmour's recommendation for a research survey update on Post-1900 buildings, particularly for the Post-Second-World-War period, to tie in with the present thirty-year rule. His 1993 report, which was re-submitted in 2002, has been forgotten, but this should be resurrected and used to re-ignite the debate concerning the Listing of modern buildings, and why some buildings should be considered for Listing and others rejected.

■ **Professor Joe FitzGerald**

An Engineer's Experience of Historic Buildings



Russell Court Hotel, 2008

Having graduated with a degree in Civil Engineering in 1961, I joined a small local consulting engineering practice which in those days specialised in structural engineering and soil mechanics. I retired as a partner of the same much larger practice in 2001.

As an enthusiastic young engineer in a small developing firm, I found myself involved in the design, in conjunction with architects, of many construction schemes throughout the province, the Hospitals Authority, Education and Library Boards, Department of Commerce, Queen's University and Housing Trust being the main clients at that time.

The first encounter I had with an historic building was in the early 1960s when a proposal to increase the accommodation in The Belfast College of Technology was considered but not implemented. The foundation under a large internal brick pier supported by timber piles was exposed by creating a large underground cavern through which some 25 piles passed. Two of these piles were tested to failure by inserting hydraulic jacks. A unique experience for a young engineer!

My next recollection of involvement with historic buildings was in the late 1960s when an insurance company required advice on the structural integrity of what had been a significant terrace of Georgian houses known as Royal Terrace on the Lisburn Road in Belfast. As a first step in the creation of the new four-star Russell

Court Hotel, CIE, the Irish Transport Company based in Dublin, had acquired all the houses in the terrace and stripped them back to the bare essentials of main brick walls and timber joists. I carried out a thorough inspection of the remaining structure and concluded that it would be inappropriate to subject it to the extensive high cost alterations proposed and recommended demolition. I was not aware of any preservation conditions at that time!! Within a few weeks I commenced work on the structure of the present building. It is worth noting that the Europa Hotel was being built at the same time.

In the years that followed, while I spent most of my time working on the design and construction of new buildings of all kinds, from time to time I would be engaged to work on the restoration of old buildings. Gradually my enjoyment of this part of my job developed into an interest in old property. I became involved in the reinstatement of many well known buildings including Robinson and Cleavers, Anderson and McAuleys, Montalto Ballynahinch, Portrush Railway Station, Austins of Derry, Lisburn Linen Museum, The Buttermarket Enniskillen, 21 Linenhall Street Belfast, the Lanyon Building and Old Library at Queen's University, and many others.

From 1969 onwards during the extensive period of the 'Troubles' I undertook many inspections of bomb-damaged buildings throughout the province on behalf of the Northern Ireland Office and a range of private clients. Whereas many of these visits were somewhat harrowing from the point of view of the victims, I gained a wealth of experience of the ways in which different types of property reacted to explosive forces and the ravages of fire, all of which has assisted me in my later role of inspecting historic buildings.

During the 1990s, as a partner in the firm, I became involved on a regular basis with the inspection of Historic Buildings on behalf of the Environment and Heritage Service providing them with opinions on a range of structural problems due, for example, to inappropriate actions by the owners of listed buildings, ingress of rainwater or gale force winds. An example is Craigdarraigh House at Helen's Bay, a very fine house in the palazzo style, designed around 1850 by Charles Lanyon. It had been in use as an old people's home but was closed down some years ago on health and safety grounds. Pieces of masonry were falling off the soffit of the eaves to the roof construction which projected beyond the walls by up to a metre. Lanyon felt that the aesthetic effect of this overhang would be spoiled by the introduction of complicated guttering and down



Craigdarragh House, Helen's Bay

pipe arrangements and thus he designed a concealed gutter system with outlets through the building. This gutter was located some 900mm up the sloping roof. It was not large enough to deal with heavy downpours, so from the time the house was first built water would sometimes leak into the complicated cantilevered eaves construction, causing damage to structural timbers and rusting to steel reinforcement which, after more than 100 years, began to spall. As a temporary measure the concealed gutter was covered over so that the rainwater could run off the edge of the roof. I am not aware that any permanent solution has yet been introduced.

Some time after I had retired from practice, the firm was successful in obtaining a contract from EHS to carry out inspections of some 300 B2 listed buildings across the province whose condition had not been recorded since the 1970s. I was allocated the counties of Antrim, Londonderry, Fermanagh, Tyrone and Armagh, where about half of these buildings were located. For a period of about 2 years, I enjoyed the privilege of travelling the province (sometimes accompanied by my wife and dogs) examining a wide variety of properties ranging from country cottages and gate lodges to institutional buildings. I evaluated the risk to the integrity of these structures, and recorded them photographically. A small sample is included here showing the condition

of cottages which have deteriorated badly due to lack of maintenance of their thatched roofs. The article in the 16th Report of HBC entitled 'Living Under Thatch' clearly indicates the regular care and attention required for thatched buildings to survive.



Listed building in Sion Mills



Listed building in the wilds of Fermanagh



Listed Building in Ballinderry

I see my appointment to the Historic Buildings Council as the culmination of my professional career, a large part of which has been associated with old buildings in various ways which has given me considerable pleasure. Now, at the conclusion of my third year on Council, I can say that I have enjoyed the experience of contributing where I can to discussion of the many issues concerning listed buildings.

There are two aspects of the role of the Council which I feel warrant serious consideration.

Firstly, I have been aware, even before my three-year term on HBC began, that some listed properties owned by various developers across the province have been, and continue to be, subjected to rapid demolition following partial or full destruction by fire. I am also aware of buildings which have been demolished on the basis of rather inadequate structural condition reports. Whilst legislation is such that financial penalties of some substance now apply in circumstances where guilt can be proved, the sums are comparatively small in the context of overall development costs, and therefore perhaps not a very effective deterrent. I wonder whether professional advice habitually favours redevelopment over restoration and repair.

Secondly, I consider the number of new listings, mostly at B1 and B2 levels, to be excessive. Whilst I appreciate that our links with the past are very important, the ultimate financial implications of having a large number

of similar types of vacant buildings, which can only be renovated to modern standards with financial help, are considerable. Is it conceivable that the numbers of similar types of property could be capped, perhaps, on a regional basis designated by the six counties?

I conclude by showing a photograph of a well known terrace of listed buildings in Hillsborough. I lived in the house with the white door, known as Blundell House, from 1988 until 2004. No significant repairs were necessary during our sixteen years in this house, which was built in 1780.

■ *Brian Green*



The Square, Hillsborough

Book Ends?

The late C.E.B. - and even later Sir Charles - Brett has a lot to answer for. There were his seminal books, beginning, in my experience, with 'Belfast Architecture' and continuing, over the decades, with such more elegantly printed, studiously researched, quirkily annotated and provocatively and passionately partial volumes of record including 'Historic Buildings': 'of' County Antrim'; 'of County Armagh' and 'of North Down', plus 'Georgian Belfast' of 2004.

In the aetiology too of my fascination with the architectural impact of historic buildings were the typed and arcanelly bound monographs of the Ulster Architectural Heritage Society, amongst them, still dusty and foxed on my library shelves, Hugh Dixon's 'Historic Buildings Groups Of Buildings Areas Of Architectural Importance In The Town Of Enniskillen'.

This slim volume informed on many of the fascinating buildings - the Tuscan Doric columns of Farrell's remodelled Court House, the Northern and Munster & Leinster Banks, William Scott's 1898 Town Hall,

the early and late Georgian and Victorian houses of East Bridge Street, Darling Street and Willoughby Place in my home town. These were buildings I passed on my way each term to the 1777 central block, and 1837 wings, of Portora Royal School.

Then there was Lisnaskea's Derryree House where I'd been born, plus the overt mysteries of that town's Corn Market, its composite "High Cross", its old Moat School, the handsomely sedate houses in its Main Street, plus the yard-high limestone B2 Listed Post Office milestone at Drumcru crossroads on the old mail-coach road. This had been carved, early in the 1880s, with the various legends, in miles, to Crum (sic) Castle, Cavan, Lisnaskea and Monaghan.

Seaside holidays, in my great-grandfather's cottage, proffered the fusty elegances of the tall - and since B1 Listed - houses of Ardglass's Castle Place, Crescent and Kildare Street, each a tribute, I learnt later, to landlord William Ogilvie's 19th-c aspirations to subvert the seven castled 15th-c port into a fashionable spa resort.

Over the years I added to my groaning shelves many more books including Kathleen Rankin's The Linen Houses of the Lagan Valley, the Environment and Heritage Service's incomparable 'An Archaeological Survey Of the Maritime Cultural Landscape Strangford Lough', Professor Emeritus James Stevens Curl's A Dictionary of Architecture and a further UAHS publication, Marcus



View of Willoughby Place, Enniskillen (Copyright UAHS)

Patton's diverting Central Belfast. Where else, but from the pages of this last would I have learnt that at the confluence of Exchange Place and Donegall Street once lay the six beds, in 1794, of the city's Lying-in Hospital?

So, when I saw the advertisement seeking applications for membership of the Historic Buildings Council, a body as I soon discovered, of conservation architects, engineers, lawyers, owners - like myself - of listed buildings, plus architectural preservationists of many's the hue which offers its advice, on the suitability or otherwise of Listing, De-listing or Recording historic buildings, to the professionals of the Northern Ireland Environment Agency, I was hooked.

Now Marcus Patton, of HEARTH, the Historic Environmental and Architectural Rehabilitation Trust Housing association, sits across the table from me, a fellow Councillor at HBC's peripatetic meetings - in Hillsborough's refurbished Court House, Belfast's past Poorhouse aka Clifton House, Armagh's historic council chambers, or Lisburn's new and stylishly landscaped Island Civic Centre which sits above a refurbished Lagan Navigation lock.

When I now wish to embellish an article for the Irish Times, the News Letter, Irish News or the Belfast Telegraph with a swirl of studiously learned references to a building's past - or to its previous occupiers - I

can, thanks in part to technological advances, plus the untiring efforts of the professional conservation architects toiling within the Northern Ireland Environment Agency, add these in little more than a trice.

Before, whilst researching the texts for several of my books Northern Ireland, OS Leisure Guide Ireland, From Down to Donegal, Ireland County By County, Strangford - Portrait of an Irish Lough, compiled with photographer Alain le Garsmeur, Lecale - St Patrick's Country or My Lagan Love, I'd have spent months in the Linen Hall, or midst files in the old Environment and Heritage Service's Hill Street repository.

My membership of, and information collated by, the Ulster Architectural Heritage Society are invaluable for any author working in this field, particularly their necessarily harrowing annual 'Built Heritage at Risk Northern Ireland' which in 2009 alerted me to the parlous condition of - amongst many others - Gortnacarrow's Ulster Canal Warehouse, Lisnaskea's Poor House and Beleek's Farnacassidy House.

But now, for my new book on the Erne basin I'm more often than not at the keyboard of my trusty iBook.

First I Google NIEA at www.ni-environment.gov.uk, the website of the newly named Northern Ireland Environment Agency. From that I click on the



View of Lisnaskea Workhouse, (Copyright UAHS)

Built Heritage panel from which, on screen, I'll be temptingly diverted, by, say, the Site and Monuments Record, a resource much admired by members of the Historic Monuments Council. I've chosen it from a range of panels including the Built Heritage At Risk Northern Ireland (BHARNI) supplied by the provocatively concerned Ulster Architectural Heritage Society (UAHS), the Industrial Heritage Record, the province of another interested body, the Joint Council for Industrial Heritage. There's also Maritime Archaeology Record, Defence Heritage Record, Photographic Collections and Drawing Collections.

The Photographic Collections include Sir Charles Brett's and Professor James Stevens Curl's, plus of those icons of early Ulster photography R. J. Welch (1870 - 1939) and W.A. Green (1870 - 1958). These heritages may be examined, by appointment, in the Agency's Pat Collins Reading Room along with the works in the Drawing Collections which are enlivened by the details devised by those distinguished local architects John McGeagh, Robert McKinstry, Philip Bell and the staff of the old Ministry of Finance.

From the Site and Monuments Record I would have clicked either on the Northern Ireland Sites and Monuments Record (NISMR) database, or perhaps the more detailed Monuments & Buildings Record confident in the knowledge that all the sites on the NISMR can also be located on the accessible Map Viewer, through this, with a little practice, you can search the specific locations of, say, items of Defence Heritage, Heritage Gardens, Townlands or Sites and Monuments on aerial photographic maps which can be focused in to, roughly, 1 inch to every 30 metres.

Thus, as we were working on our River Erne book - from its source just east of Crosskeys in county Cavan as it crosses the Border at the Bloody Pass before it runs north and west to enter the wide Atlantic ocean through Belleek and below Ballyshannon - I spotted what looked like an empty 'tin church' on the road leading to Cleenish Island and photographer Alain le Garsmeur noted an intriguing ruin atop a hill north of Wattle Bridge and south of the beginning of the Lough Erne to Lough Neagh course of the Ulster Canal.

Richard Bennett, HBC member and a retired headmaster of my beloved Portora Royal, generously knocked on doors to identify the 'tin church' as having been a form of Methodist church at Tonyregan.

Such is the interaction of Council members, and had I consulted them, Iona Andrews, Anthony Griffith and

Agnes Peacocke would have offered me information on local examples of the 'Big House' for my Strangford Lough book just as the late Dick Oram did for my Lecale volume. Stratton Mills would have done likewise for my slim volume on the river Lagan. Chairman Frank Robinson will no doubt have engineering information valuable for the Ulster Canal section in the Erne book, as indeed will Bill Darby who is both an HBC member and Chair of the JCIH, the Joint Council for Industrial Heritage. Frederick O'Dwyer, an HBC member from the Republic has directed me to architectural conservation reference sites for the county Cavan stretch of the Erne.

The OS map, Sheet No 27, scale 1:50 000, an essential for our researches, offered little information bar the familiar black cross +, symbol for the word Church which is printed in red in a somewhat gothic font. Driving the narrow lane from the B533 to the A3 seemed to place us in the townland of Clonarroo, but, under a harvest of ripe wild plums, the wrought-iron church-gate names the spectacularly sited and romantically ivy-clad tower of this ecclesiastical pile on a plaque erected by Fermanagh Council, as Drumcrin Church. Drumcrin, the 'Ridge (drum) of the Tree (crann) is in the parish of Drummully - the 'Ridge of the Summitt (mullach)' - in the barony of Coole, in the county of Fermanagh.

Uncertain whether this was a Scheduled Monument or a Listed Building (a distinction which still baffles/puzzles many a tyro conservationist), a first website trawl proffered nothing in the NISMR, the Northern Ireland Sites and Monuments Record either under 'Drumcrin' alone, or 'church' in what we'd taken as Clonarroo townland. A Built Heritage map search, using the same parameters, failed when the normally reliable Server quit.

There was more luck with the NI Buildings Database (which currently receives around 40,000 hits a year) whereupon, having agreed to the various conditions, the entering, under 'townland', of the word Drumcrin - which is not credited on the usually faultless OS map - produces a number of 'Record Only' bridges, plus Drumcrin Church Tower, Drumcrin, Newtownbutler BT92 2GJ. This hit leads to two pages of detailed information marked 'True' as it has been updated during the Department's Second Survey, in 2002.

So now I know that this tower of random rubble with sandstone dressings was once attached to a small 'damp and wretched' 'Protestant church-house' of circa 1785 in the parish of Drummully. Though it could hold 200 worshippers, the building was soon abandoned for it stood too far to the west of its parish. Also it was liable to



View of the Canal Warehouse, Gortnacarrow N' Bulter (Copyright UAHS)

be cut off from its parishioners by winter floods which necessitated holding services in the schoolhouses of the townland islands of Annaghmore and Rabbit, themselves also both uncredited on the 1:50 000 OS map.

Later, Paul Harron, another Historic Buildings Councillor and Press Officer with the Church of Ireland, narrows the church's construction down to 1771, its first rector, in 1772, author Thomas Campbell, Chancellor, Diocese of Clogher .

Thus this led us, eventually, via website and local query, to Annaghmore Glebe with Drummully's elegant and Listed Old Rectory whose arcane bell-pull still peels, and to Drummully's Listed graveyard 'much used by all parties', and known locally as a monastic outlier of Galloon Friary. Situated at the end of a tree-lined path, the burying ground contains many memorial inscriptions of which the oldest reads 'Pray for ye soul of Bryan McDonal who dyed ye 4 of January 1625 aged 71 years', a fitting end to even an online search amongst antiquities.



Farrancassidy House, Belleek (Copyright UAHS)

