



CUSHENDALL VILLAGE

Conservation Area



Department of the Environment (NI)

Department of Housing, Local Government and Planning

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

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

PART II describes and delineates the Conservation Area of Cushendall.

PART III contains a developers brief for the designated area.

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

This is a joint publication by the Department of the Environment (NI) which is responsible for the designation of Conservation Areas and the Department of Housing, Local Government and Planning whose Divisional Planning Offices are responsible for development control.

August 1975

Part 1

A. Introduction

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

B. Development Control

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

This control will be exercised as follows:—

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

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

C. Positive Action

Schemes will be encouraged to initiate and, where appropriate, to undertake works for the visual improvement of buildings and sites. It

is anticipated that District Councils may play a leading role in the formulating of such schemes. These would include the re-painting of neglected buildings, the removal or replacement of rusted and broken fences and the clearing away of rubbish.

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

Existing advertisements and signs of all types displayed in the Area will be the subject of special consideration and it is hoped that with the co-operation of local business men the number of advertisements displayed within a conservation area could be reduced to a discreet level. Preservation Orders will be made to protect trees or groups of trees which form an essential feature in the character of the Conservation Area. The general appearance of many of these will be further enhanced by the selective planting of additional trees and sowing of grass areas.

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

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

If, before designation of an Area, individual listings of buildings of special architectural or historic interest have not already been considered by the Department of the Environment (NI) early action will be taken by the Department after consultation with the Historic Buildings Council and the appropriate District Council to consider appropriate listings.

D. Financial Assistance

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

Department of the Environment (NI)

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

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

Details from Historic Buildings Branch, Department of the Environment (NI), Stormont, Belfast, BT4 3SS.

Department of Housing Local Government and Planning / Department of Education

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

The acquisition of lands for public open spaces for these purposes may also be grant-aided by the Department of Housing, Local Government and Planning.

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

Details from Sports & Recreation Branch, Department of Education,
Londonderry House, Chichester Street, Belfast, BT1 4JJ
Conservation Branch, Department of Housing, Local Government and Planning,
Stormont, Belfast, BT4 3SS

**Northern Ireland
Housing Executive**

The Housing Act (NI) 1971 enables the Northern Ireland Housing Executive to pay grants of one-half of the approved cost of modernisation subject to a maximum grant of £1,600 for each house improved. Where however new dwellings are provided by the conversion of a house or building, the upper limit of grant is £1,850 for each dwelling provided. In certain circumstances these maxima may be increased where higher costs arise through the conversion or improvement of buildings of historic or architectural interest.

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

Details from any office of the Northern Ireland Housing Executive.
Headquarters Address 10 Linenhall Street, Belfast, BT2 8BN

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

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

BIBLIOGRAPHY

General

- Buildings in the Countryside The Ulster Countryside Committee – *A guide to materials and detail*; to be published by HMSO
- Conservation in Action Civic Trust – *A progress report on Britain's Conservation Areas*
- Environment: An Alphabetical Handbook Peter Gresswell – *Guide to the type of action that can be taken*
- Future of the Village Council for the Protection of Rural England – *Guide to development in villages*
- The Planning (NI) Order 1972 HMSO
- Policies for Conservation Areas Scottish Civic Trust – *Digest of Local Authority planning statements*
- Pride of Place Civic Trust 1972 – *A manual for those wishing to improve their surroundings*

Cushendall

- G H Bassett The Book of Antrim 1888 pp 129–137
- Estyn Evans. Prehistoric and Early Christian Ireland pp 49–50 *Lurigethan, Promontory Fort*; p 52 *Tievebulliagh, Neolithic Axe Factory*.
- Rosemary Garret The Glens of Antrim Chapter 2, plus pp 19, 21, 56 *Account of the social development of Cushendall and discussion of the origins of buildings of particular interest in and surrounding the village.*
- W Shaw Mason Parochial Survey 1819 Volume I pp 17–20 *Description of the topographical situation and general appearance of the village, i.e. buildings (public and private), ancient buildings, agriculture, trade and manufacture, etc.*
- James Boyle Ordnance Survey Memoir. Layde Parish 1835 (Published by Glens of Antrim Society). *General account of situation and appearance of Cushendall in early 19th Century*
- Ulster Architectural Heritage Society Glens of Antrim pp 30–38. *Historical account and description of principal buildings*

Part 2



Early History of the Glens of Antrim

Cushendall is part of the area known as the Glens of Antrim; the town is associated with two of the nine glens, Glenballyeamon to the south-west and Glencorp to the north. The Glens are places of legend, the children of Lir spent part of their time in the form of swans on the Sea of Moyle between Ireland and Scotland and the sons of Usna passed through the glens on their way from Scotland to betrayal and death at Emania near Armagh, the rocks where they landed may still be seen.

More positive are the rows of ramparts across the spur of Lurigethan, above Cushendall, fortified over 2,000 years ago, the factory on Tievebulliagh where stone axes were manufactured (and exported) 2,000 years before that and the remains of early stone graves throughout the area. The monuments of the Christian period are in the shape of stone castles and the remains of churches and graveyards; the period is brought up-to-date by the gaps where Cushendall's hotels once stood. The Glens formed part of the kingdom of Dalriada founded in the 4th or 5th centuries. The area had close associations with Argyllshire and the Isles which were freed from the Norsemen in the 12th century by the McDonnells who lost control of the Irish territories in or around 1242 to the Bisset family. About 1399 John Mor McDonnell of Islay married Margery Bisset and re-established the family as principal landowners. In 1602 Randal, son of the famous Sorley Boy who was party to the death of Shane O'Neill, surrendered to James I and was granted his lands the following year. In 1620, Randal was created Earl of Antrim and the present Earl is 13th to hold the title.

Description of the Conservation Area

Cushendall, formerly Newtown-Glens, developed in the vicinity of a corn mill at the western end of the town. The settlement consists of two streets intersecting at centre and marked by a curfew tower built as part of a redevelopment of the early 19th century by Francis Turnly formerly of the East India Company. It was at this time that the River Dall was altered back to its original meandering course to make it more picturesque. The town was opened up in the 1840's by the completion of the Coast Road and travellers were accommodated at the hotel (now demolished by explosion) which had been added about 1820 at the end of Shore Street.

In 1835 the early settlement of 6 or 8 cabins had become a town of 113 houses over half of which were two or three storeys high. The population at this time, 481, had reduced by 1881 to 386 a little less than half the present numbers for the area.

Cushendall was selected in 1974 as one of the four model schemes for European Architectural Heritage Year 1975. A co-ordinated repainting scheme is being undertaken for the town and a riverside walk is to be created. Special attention will be paid to gable ends and back walls open to view from the river. It is hoped that the court house will be rehabilitated. The scheme will be completed by a tidying-up of the curfew tower by the relocation of signs and lamp standard.

The Designation

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

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

Moyle District Council, Dalriada House, Coleraine Road, Ballycastle, BT54 6EY, Co. Antrim.

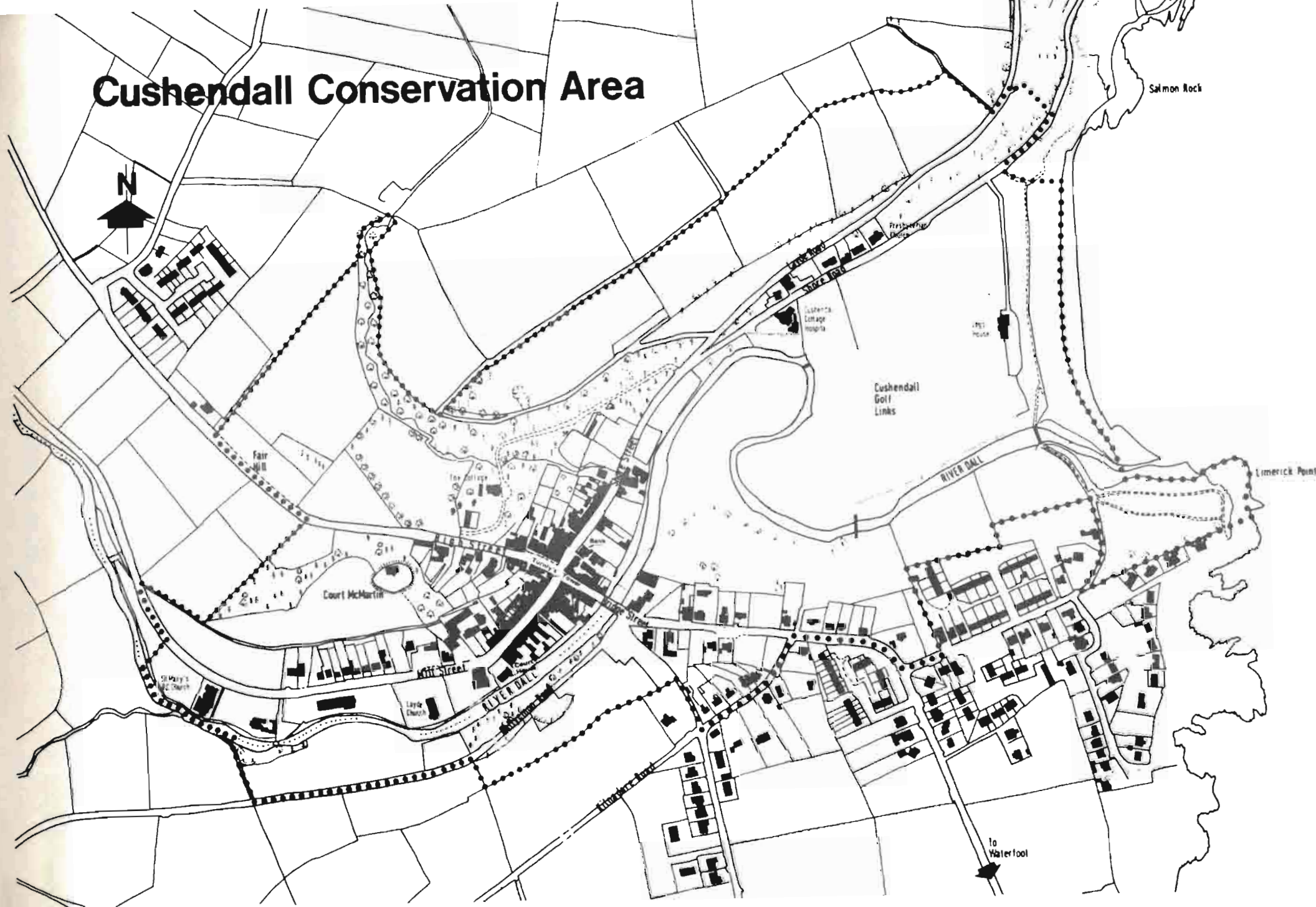
Development Office, Dalriada House, Coleraine Road, Ballycastle, BT54 6EY, Co. Antrim.

Divisional Planning Sub Office, County Hall, Coleraine, Co. Londonderry.

Copies of the map may also be seen at the offices of the. . . .

Department of the Environment (NI), Historic Buildings Branch, Stormont, Belfast, BT4 3SS.

Cushendall Conservation Area



Part 3

**Cushendall Village
Brief for Developers
within the village and
environs of Cushendall**



1. View from High Street
2. Bridge Street
3. No. 23 Mill Street





1. High Street
2. Impression of Cushendall by David Evans
3. Shop front, No. 4 Shore Street





1

1. Northern Bank, Shore Street

2. High Street



2

1. General

There are two main elements which constitute the Conservation Area in Cushendall:

- i. **The intensively built-up area:** This comprises mainly 2 and 3 storey terraced buildings which line the two main axes of Mill Street-Shore Street and High Street-Bridge Street pivoting around the romantic "Turnly's Tower". The emphasis in this "urban core" will be on appropriate renovation and improvement rather than demolition and replacement. Where demolition is unavoidable or where infilling occurs between buildings, new development will be in character with the existing. With a return to normality in the Province, there is the danger that pressure for commercial development could endanger the very qualities in the built-up area of the village which attract the holiday visitor to Cushendall.

- ii. **The urban/rural fringe area:** Cushendall has a dramatic woodland-parkland setting which is largely a legacy of the 19th century. Limited 20th century development has "spilled over" from the urban core, particularly on the eastern, western and southern extremities of the axes. Trees and woodlands of significant landscape value will be covered by Tree Preservation Orders with the objective of achieving continued and improved management of the woody vegetation within the Conservation Area. Planning approvals will be subject to the retention of existing vegetation and be accompanied by Tree Preservation Orders as necessary. New planting and replanting of suitable tree species may be a condition of planning approval.

2. Existing Situation

The village contains a unified domestic style of mainly 19th century Regency terraces; it is likely that some buildings date from the 18th century. Later 19th and 20th century development, beyond the urban core, has taken the form of detached one and two storey dwellings; the southern edge of the Area includes several substantial 19th century "villa" type properties and to the east and west single storey development predominates.

Design and Scale

Terraced buildings are a vernacular form of Georgian and Regency character. Fenestration follows the Georgian pattern with diminishing heights in successive storeys although door and window openings are not, in every case, vertically aligned. Mill Street, being mainly 3

storeys, provides an impressive western approach to Cushendall. Outside the urban-core, buildings include a miscellany of styles, including Victorian villas and 20th century bungalows and houses.

Materials

Elevations are generally finished in smooth render and painted but sometimes have a natural finish. Locally-quarried red sand-stone occurs in some of the more prestigious buildings, e.g. the Courthouse, Turnly's Tower and in Ecclesiastical buildings. Sand-stone was the common building material, now rendered over, in the remainder of the buildings in Cushendall, although there is no tradition of brick in the village. Roofs are usually of blue/grey slate but blue asbestos "slate" has been used where roofs have been recently re-slated.

Details

Windows are mainly sliding sash being Georgian multi-paned or Regency-type with four panes, horizontally divided. In some instances, casement windows have been substituted for the original sash, occasionally involving a widening of the window opening, to the detriment of the appearance of facades.

A number of original shopfronts still remain in the Area, contributing greatly to the visual quality of the village; they are simple in form but decorative in detail with shop windows divided by mullions and transomes. Fascias are fairly narrow with hand painted signs or applique lettering and usually incorporate a roller-blind box.

Wrought iron railings, atop a low front wall, occur in houses in High Street which are set back from the road. Incongruous horizontal wooden fencing has occurred around some gardens.

Limited moulding details occur in the form of architraves around window openings and, particularly, quoins at the end of terraced developments.

Painting

Elevations are, in most cases, painted in white or other pastel colours.

Uses

The predominant use in the village is residential. However, small shops and pubs, sometimes with living accommodation on the first and second floors, occur randomly along the Mill Street, Bridge Street and Shore Street frontages.

3. Future Development

It is envisaged that 5 main types of "activity" will occur in the Conservation Area:

i. Improvement/Conservation

Buildings in good structural condition, requiring no significant work, will come into this category. Original facade treatment will be generally adhered to and opportunities should be taken for painting and the restoration of original features, e.g. sash windows, wrought iron railings. This also applies to properties backing onto the river which are open to view from the new Mill Street car park adjoining the river.

ii. Renovation

This category will include buildings in less good condition and the rehabilitation of properties which are unoccupied or unused above ground floor commercial uses.

iii. Replacement

Buildings in poor structural condition or sites which have been cleared will involve replacement buildings.

iv. New Development

Limited new development will occur on infill plots or on virgin land in proximity to the village.

v. Woodland and Parkland

Owners of woodland and parkland areas which are subject to Tree Preservation Orders will manage their holding in accordance with the conditions of the Order which will normally include the controlled replanting and felling of trees. (see Appendix)

Design and Scale

The design of new buildings within the village core should normally incorporate proportions, fenestration and roof pitch of the existing buildings and be 2 or 3 storeys high.

On the urban/rural fringe, single storey development might be permitted with window openings of traditional proportions and roofs of traditional pitch. Planning approval will be subject to the retention of existing trees and new planting of locally occurring vegetation, in order to give continuity to the village's landscape setting.

Materials

Rendered and painted elevations will be most suitable for new development, in the Conservation Area. Locally quarried sandstone may be used in prestige buildings but it is anticipated that the expense of this material will limit the occasions for its use. Slate will be the most acceptable roofing material although other suitable types of manufactured "slates" may be used where the location is less critical. Since there is no local tradition of the use of facing brick in Cushendall, this material will not normally be accepted.

Detail

New buildings might include vernacular detail and the retention of this will be expected in existing buildings. Wide ground floor windows can be inserted without recourse to casement windows; the insertion of one or more mullions in the window opening will enable the rectangular proportions and sash window type to be maintained.

Where fencing is required around the boundary of a new or existing building, post or rail or horizontal boarding should be avoided. Wrought iron railings, with a simple vertical emphasis will be most suitable although hedges, of indigenous vegetation will be acceptable.

New shopfronts should be simple and endeavour to adopt the form of earlier designs. Traditional hand-painted signs or applique lettering is preferable to manufactured signs although departures from the prevailing type will be carefully considered. Roller blinds can be incorporated into fascias since fixed canopies will not be considered suitable.

Painting

White will normally be the most suitable colour for glazing bars and window and door frames; this gives good definition against what is normally a darker background. Rendered facades should be painted white or other pastel colours. Fall pipes and gutters can be painted white or other pastel colours. Fall pipes and gutters can be painted so as to be sympathetic with the main elevational colour i.e. contrasting in black, or blending in a similar pastel colour.

Uses

Cushendall is, characteristically, a village in which residential and small scale commercial uses co-exist side-by-side and it is hoped that this mix will continue without long and continuous frontages of shopping use. Rear servicing facilities are not generally available so that high turnover shops and other uses generating large amounts of service traffic will not normally fit into the village environment. The rehabilitation of the abandoned upper floors of commercial premises could be realised by their development as holiday flats, particularly where rear access is available as on the south side of Mill Street.

A summary of the present facilities, characteristics and possible future development of each street is available to intending developers from the Town and Country Planning Service, Department of Housing, Local Government and Planning, County Hall, Coleraine. It should be noted that relaxations of the Building Regulations, to preserve the character of the Conservation Area, may, in special circumstances, be permitted.

APPENDIX

The Conservation of trees – Arboricultural Policy within Cushendall

The numerous mature trees around and within the Conservation Area are a vital component of the landscape of Cushendall. Trees represented are usually the common forest species, the majority of which are either indigenous or are naturalised in the locality. To maintain and ensure the continuity of the woodland character of the landscape it is desirable that species for significant new planting or for replanting be selected from the list below, which includes not only species which are successful in Cushendall but also others which will be compatible with the character or ecology of the area. Where Tree Preservation Orders have been made or planning approval given in respect of land outside the urban village core, conditions will be included to ensure the planting of appropriate species.

Suggested tree species:

Oak	<i>Quercus petraea</i>	Alder	<i>Alnus glutinosa</i>
	<i>Quercus robur</i>	Holly	<i>Ilex aquifolium</i>
Ash	<i>Fraxinus excelsior</i>	Yew	<i>Taxus baccata</i>
Beech	<i>Fagus sylvatica</i>	Juniper	<i>Juniperus communis</i>
Sycamore	<i>Acer pseudoplatanus</i>	Scots Pine	<i>Pinus sylvestris</i>
Birch	<i>Betula pendula</i>	Hazel	<i>Corylus avellana</i>
	<i>Betula pubescens</i>	Hawthorn	<i>Crataegus monogyna</i>
Elm	<i>Ulmus procera</i>	Rowan	<i>Sorbus aucuparia</i>
	<i>Ulmus glabra</i>	Willow	<i>Salix species various</i>
Cherry	<i>Prunus avium</i>	Blackthorn	<i>Prunus spinosa</i>
	<i>Prunus padus</i>		

Further information and advice can be obtained from the Landscape Section, Town and Country Planning Service, Department of Housing, Local Government and Planning, Limavady Road, Londonderry.

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