



Cushendun Village

Conservation Area



Department of the Environment (NI)
Town & Country Planning Service.

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 Cushendun.

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.

June 1980

Part 1

A. Introduction

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

B. Development Control

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

This control will be exercised as follows:—

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

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

C. Positive Action

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

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

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

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

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

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

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

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

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

D. Financial Assistance

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

Department of the Environment (NI)

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

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

Details from

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

Department of Education

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

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

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

Details from

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

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

**Northern Ireland
Housing Executive**

The Housing (Northern Ireland) Order 1976 enables the Northern Ireland Housing Executive to pay grants of 75% of the approved cost of improvement and conversion subject to a maximum grant of £3,750 for improvement and £4,350 for conversion. Grants of 100% are available where the N.R.V. is less than £60 with a maximum of £5,000 for an improvement grant.

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

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

Headquarters Address

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

Ballycastle District Office 17 Market Street
Ballycastle BT54 6DS (Telephone No. Ballycastle 62014)

Other Grants

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

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

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

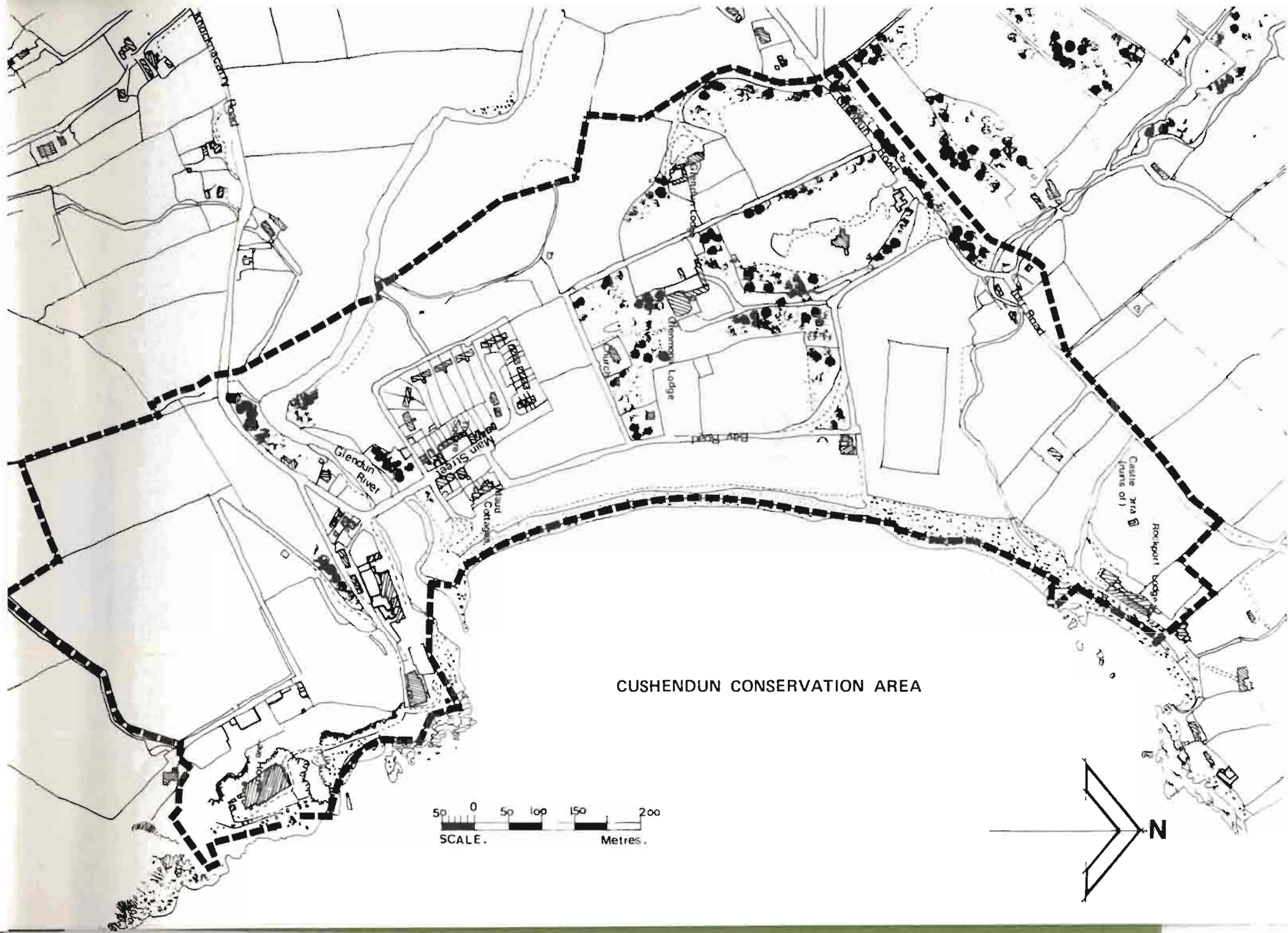
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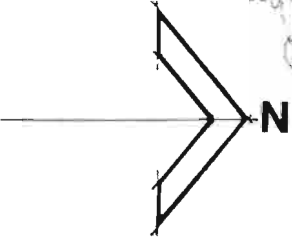
CUSHENDUN

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CUSHENDUN CONSERVATION AREA

50 0 50 100 150 200
SCALE. Metres.



Part 2

CUSHENDUN

History and Description

Cushendun is situated at the foot of Glendun, one of the nine Glens of Antrim. The Glens is an area steeped in legend and history. In legend the small bay to the south of Torr Point is the landing place of Deidre and the sons of Usnach on their journey from Scotland to the court of King Connor. There is evidence of early settlement throughout the area, the most notable being at Tievebulliagh where a stone axe manufactory (2000 BC) was discovered; these axes were for export as well as local use. Within the same area a horned cairn or segmented gallery (2500–2000 BC) reputed to be the grave of Ossian is found. In the Cushendun Conservation Area itself standing stones occur north of Glenmona House and north of Mill Town burn. In the Inispollen Woods (now called the Craigagh Woods) the Gloonan stone, where according to tradition St Patrick prayed, is located.

The Glens area, from earliest times had strong associations with Scotland, particularly Kintyre and the Western Isles. This was due to the physiography of the area and proximity of Scotland. Uplands running south from Fair Head isolate the area from the rest of Ulster, whereas the Mull of Kintyre is only 13 miles east of Torr Head. There were strong cultural links originating from the formation of the Dalriada Kingdom (4th – 5th century) which included the Dalriada Principality of North-East Antrim, (this extended from the Bush River to the village of Glynn, north of Larne) parts of mainland Scotland and the Western Isles. It gradually fell under the sway of the Norse who later lost control to the McDonnells in the 12th century. The Glens part of Dalriada passed from the McDonnells into the Bisset family but with the marriage of Margery Bissett to John Mor McDonnell in 1399, the McDonnells were re-established.

This association with Scotland was important in the origin and development of Cushendun. The harbour was well suited for ferry traffic to and from Kintyre, and this appears to have been its primary function. It was at Cushendun Harbour that Shane O'Neill was purported to have met the McDonnells before going to Castle Carra where a reception was to be given. Shane O'Neill was attacked and died, his grave now marked by a Celtic Cross near Torr Head. In 1843 William Bald's coast road stretching from Larne to Ballycastle was completed. This road opened up the Glens area decreasing its dependence upon Scotland and leading to a decline in the ferry trade. The road, in fact, by-passed both Cushendun and Cushendall. The ferry ceased operation in 1843.

The McNeills, one of the major families in Cushendun contributed much to its present day appearance. Originally a Scottish family, they were land agents for Sir George and John White of Broughshane and owned a small amount of land including Cushendun. Cushendun House, Glenmona House and Glendun Lodge all belonged to the McNeill family. Ronald McNeill took an active part in politics becoming eventually Lord Cushendun. In 1912 and 1925, respectively, he had the Square and the Maud Cottages built for his tenants and servants. These were designed by the architect Clough Williams Ellis (1883–1977), an ardent conservationist and authority on Town Planning who is best remembered for Portmeirion, N Wales. He also designed Glenmona House. In 1921 Cushendun House was burnt down during the political "troubles". In 1954 the National Trust acquired most of Cushendun. In the mid 1960's and 1970's small developments of public housing have taken place.

Cushendun and its setting has inspired poets and artists in the past. Moira O'Neill (pseudonym for Nesta Higginson) who lived in Rockport Lodge wrote many poems about the Glens, and particularly Cushendun and its environs.

Louis McNiece and John Hewitt, two more modern poets found Cushendun similarly inspiring.


Maurice Wilks, Theo Gracey and James Craig are three artists of national repute who have enjoyed and painted the landscape of Cushendun.

The Designation

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

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

Moyle District Council Dalriada House, Coleraine Road, Ballycastle BT54 6EY County Antrim
Development Office Dalriada House, Coleraine Road, Ballycastle BT54 6EY County Antrim
Divisional Planning Sub-Office County Hall, Coleraine, County Londonderry



Part 3

Brief for Developers within the village and environs of Cushendun

Introduction

The Conservation Area of Cushendun is composed of two major areas, (i) the built up area (ii) the surrounding countryside and coastal area. The two are closely integrated by areas of woodland. Much of the surrounding hill land is not included in the Conservation Area, but complements Cushendun's setting. Hence any development taking place outside the Conservation Area should be related in design and scale not only to its own location but also to its visual effect on Cushendun.

Existing Situation

Built-Up Area: Cushendun is located to the south of the bay and approximately follows the coastline. The Glendun River bridge links the northern and southern parts. The northern part which clusters around the Main Street is mainly residential and includes the Maud Cottages, the Square, Housing Executive properties as the Post Office, grocery, confectionery shop and public house. The southern part, which follows the line of the bay, curves outwards to finish almost at right angles to the Main Street and includes three hotels, a few dwellings, derelict houses, and looks onto a small harbour. Approaching the village from north or south, the feeling of enclosure is evident, particularly in the northern part where the eye travels easily from the Maud Cottages, to the Square, to the bridge, and then to the southern part of the village where the hills form a natural back drop. If one turns north again at the Square the eye is arrested by the Church set in woodland. The continuity of the street is broken by the gap between dwellings on Main Street, and Housing Executive property. Even though similar in height and colour the plan form of the Housing Executive properties (linear with two gables fronting onto the street) is at variance with the terrace housing on Main Street.

Major Buildings: The Maud Cottages and the Square give Cushendun its character and style. The Cottages form a terrace of five white painted two-storey houses with pitched slated roofs. There is slate-hanging on the upper storey and the lower storey has recessed arcading; windows are Georgian-glazed with shutters on the outer bays. The Square is composed of seven white painted two-storey houses set around three sides of an enclosed garden. The houses which have mansard roofs, are linked by arches at the corners. On either side of the Square are older two-storey houses.

Design and Scale: Throughout Cushendun the Georgian concept in architecture dominates. Buildings are generally terraced two-storey high with traditional proportions in doors, windows and elevations. This gives an homogeneous appearance.

Materials and Detailing: Most of the properties are plaster rendered and finished with paint, white-wash or are roughcast. Roofs are generally slated or dark grey tiles. Walls in the village are smooth rendered and painted though the Glendun River bridge has the original stone finish.

Windows are mainly sashed or mullioned – those in the Square having a greater number of very small panes. Doors and windows are not always vertically aligned. The grocers shop (built 1932) differs from the general architecture of the area having two large display windows, but these blend quite well due to the recessed character of the shop front. A wrought iron gate of plain design is positioned in front of the Square. Some mouldings and quoins occur on buildings along the Main Street. The predominating colour scheme on elevations is white with dark roofing and detailing.

Rural and Coastal Environs: Cushendun lies on a flat coastal area encircled by hills with the sea in the foreground. Settlement is scattered throughout the area with a small cluster of dwellings at Milltown. The Moyle District Council's Caravan Site located on Glendun Road is well landscaped and almost hidden from view.

Major Buildings: The major buildings in the rural area are:– Rockport Lodge, Glendun Lodge, Glenmona Lodge, Cave House and the Church.

Rockport Lodge : About 1815 A two-storey house on the edge of the bay. Projecting canted bay windows are set under the main hipped roof.

Glendun Lodge : About 1810 A four-bay, two-storey house with roughcast white-washed walls. Windows are Georgian glazed. The house faces up the Glen.

Glenmona Lodge : 1923 Designed by Clough Williams Ellis as a neo-Georgian house for Lord Cushendun. A seven-bay front with hipped roof and portico with Tuscan columns.

Cave House : 1820 A three-bay, three-storey house which has the unusual feature of sole access through a cave tunnel. Built for Nicholas de la Cherois Crommelin.

The Church : 1838 Built of red rubble sandstone, with tall slim pointed windows and square pinnacled tower.

Design and Scale: The scale of building varies from small houses to large residences (old and modern) and a church. The major design theme for the older dwellings is Georgian, with pitched dark roofs, typical windows, doors and elevations. Along the coast there are a number of new dwellings reflecting modern architecture – flat roofs, large picture windows. Some of these houses while perhaps interesting in architectural form do not blend very successfully into the landscape.

Materials and Colour: The older houses are generally roughcast or smooth rendered with slate/tile roofs. A smooth cement render is used on newer houses. Hedges and stone walls have generally been used to form boundaries. Buildings on the hill areas over-looking the Conservation Area are either white or grey with dark roofs. On the flat coastal area, most of which lies within the Conservation Area, buildings are white in colour, though Glenmona Lodge is pink.

Future Development

The Planning policy for Cushendun can, in general be summed up by the statement “conservation of its picturesque coastal qualities”. Any development which takes place must be sympathetic in scale and design, although it is more likely that future development in this general area will occur further up the Glen in Knocknacarry. Within Cushendun, therefore, most development will take the form of improvements, renovations or replacements.

Plan Form: With little or no further extension to the built up area of the village the existing form will remain.

Design and Scale: The design of improvements, renovations or replacements within Cushendun should be of similar proportions, fenestration and roof pitch to existing buildings and the general street scene. When altering or extending a building attention needs to be paid to the detailing of the existing building. In a replacement situation care must also be taken that the new building fits well with the street scene. In general, however, new development of any kind should be subdued, as it is considered that the Maud Cottages and the Square provide sufficient variety for such a small area. Windows should be sash or mullioned with Georgian proportions.

Materials, Detailing and Colour: Materials used should be sympathetic in colour and texture to the existing village fabric. The use of materials salvaged from old buildings will, where appropriate, be encouraged. Hence the normal requirement will be plaster rendering or roughcast for

elevations with roofing of blue-grey slate; plain grey concrete tiles have already been successfully used. Colour schemes should be adopted with careful reference to the Maud Cottages and the Square colour scheme, and should be in keeping with the area as a whole.

Landscaping: The rural area immediately around Cushendun is relatively well wooded. It enfolds the village and as a valuable scenic asset should be retained. This aspect is particularly evident around the caravan park. Hedges and natural stone walls presently exist along roads and paths and this should continue. Post and wire fencing should be discreetly used.

The declaration of a Conservation Area in Cushendun should result in the area retaining its individuality and charm. The retention of this will help to ensure a worthwhile heritage for the enjoyment of future generations.

The Glendun River Bridge.



The Pier.



Main Street.



Glendun House



Main Street.



Maud Cottages.



The Square.

