

Ballycastle Museum

Design & Access Statement

Conservation Plan

Heritage Impact Appraisal



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1. Executive Summary

This document accompanies an application for planning permission, listed building consent, and conservation area consent with regards to proposed Conservation and refurbishment of the Grade B+ listed former Market and Courthouse at no.59 Castle Street, currently operating as Ballycastle Museum alongside the extension of the museum facilities into the neighbouring commercial premises at no.57 Castle Street. A small extension is proposed to the rear of no.57 to provide vertical circulation, resolve varying existing floor levels and achieve level access for the public at Castle Street. We also seek the provision of a disabled parking space at Castle St to provide universal accessibility.

The application also requests a change of change of use for no.57 from a commercial premises to a museum / community facility.

Hall Black Douglas Architects / Conservation Architects have been appointed to assist the Museum and CCGBC in achieving their vision for an attractive and adaptable space to welcome visitors from the local area and tourists alike, showcasing the rich heritage of Ballycastle and the Causeway Coast. The museum will welcome all communities, creating an accessible and inclusive environment where people can come together to experience and celebrate shared local heritage.

The proposals aim to conserve the important local heritage embodied in the fabric of existing museum by preserving the significant architectural features of original building. By extending these museum facilities into the neighbouring vacant shop, the proposals utilise the existing structure which could easily have fallen into dereliction like many other properties along the street. Our proposals for the refurbished shopfront seek to reinstate and complement the traditional proportions found along Castle Street whilst providing a fully accessible, welcoming public entrance, which clearly relates to the museum. The design proposals have benefited from extensive consultation with the Museum Staff, CCGBC as well as meetings and consultation with Historic Environment Division and National Lottery Heritage Fund.

This document establishes a conservation-led strategy, ensuring that proposed works enhance public access, interpretation and sustainability while protecting the special architectural and historic interest of the site.

Site Overview

The site comprises:

No.59 Castle Street – Former Market House, Courthouse and Gaol (Listed Building)

No.57 Castle Street – Former commercial premises (Craig's Homewares and Funeral Directors) (Not listed building)

Associated rear curtilage and outbuildings

Methodology

The document draws upon historical research, statutory listing information, Historic Buildings Database records, oral history research and consultation with museum stakeholders and Historic Environment Division.

It establishes the heritage significance of the building, identifies risks and opportunities affecting its long-term conservation and establishes policies to guide future management and development. The preparation of this document supports proposals to extend the current museum facilities into the adjoining property at No.57, improve accessibility, sustainability and secure the long-term viable use of the historic building.

This statement has been prepared through:

- A review of historic research and social history documentation
- Extensive condition surveys and site inspections / investigations
- Stakeholder consultation
- Review of planning policy and conservation guidance
- Conservation-led development of design proposals

1. Executive Summary



No.59 Castle Street - Ballycastle Museum

HB Ref No: HB05/15/016

Extent of Listing: Former market and Court house

Date of Construction: 1740 - 1759

Survey 2: B+

Current Use: Gallery/ Museum

Former Use: Court House

Conservation Area: Yes

No.57 Castle Street - Craig's Shop (Vacant)

HB Ref No: HB05/15/015

Extent of Listing: Not listed

Date of Construction: 1740 - 1759

Survey 2: Record Only

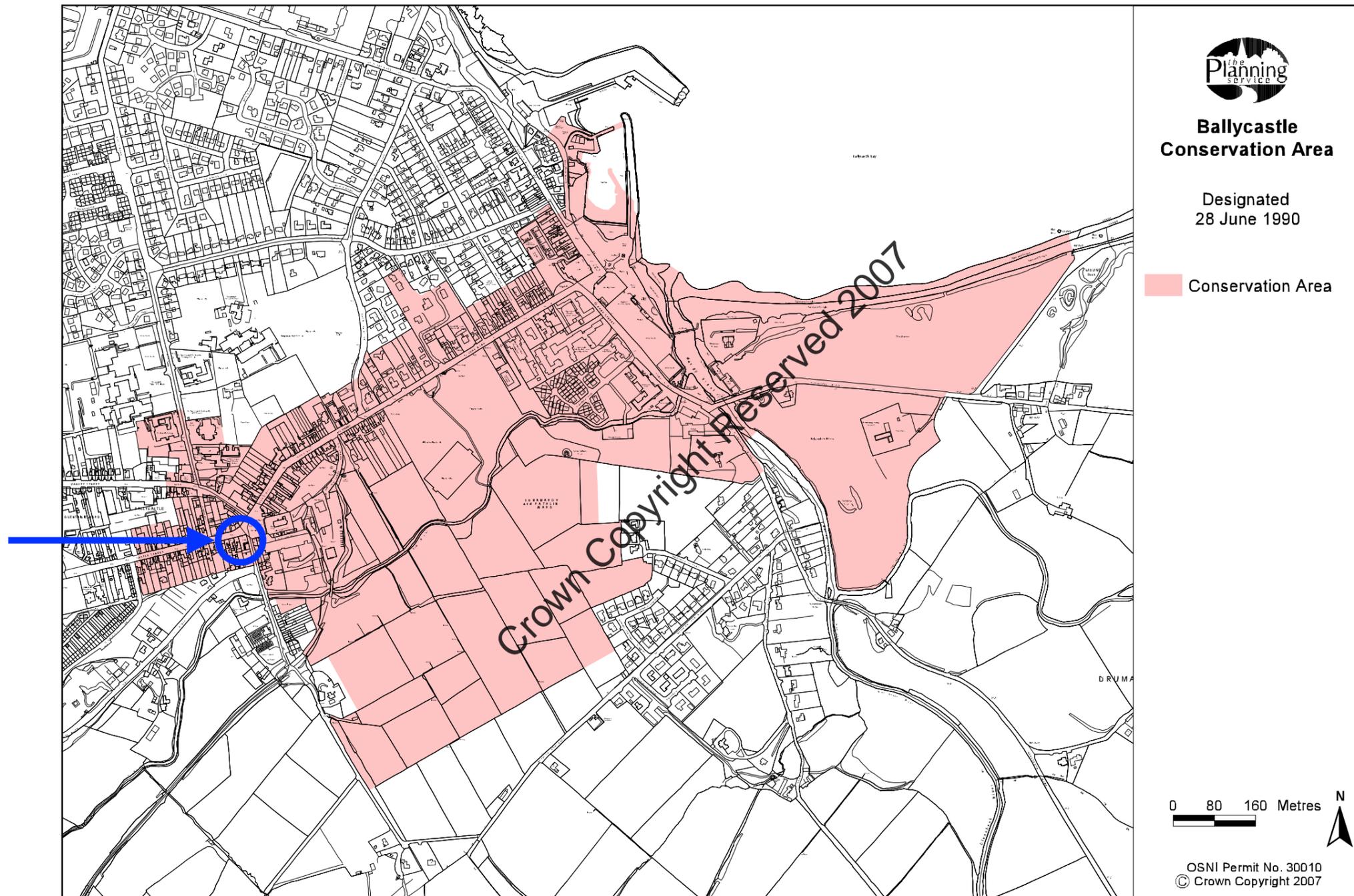
Current Use: Shop

Former Use: House

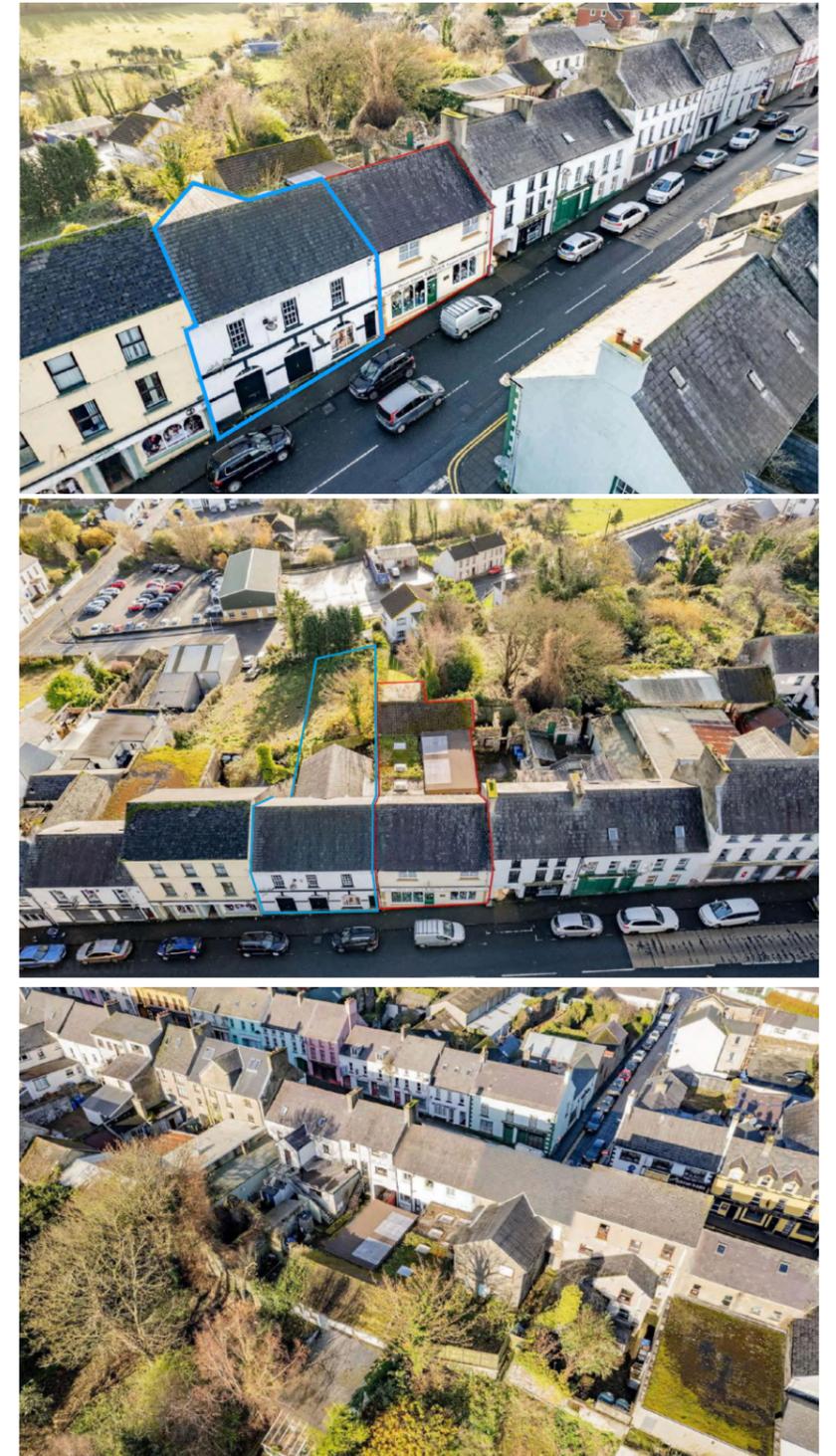
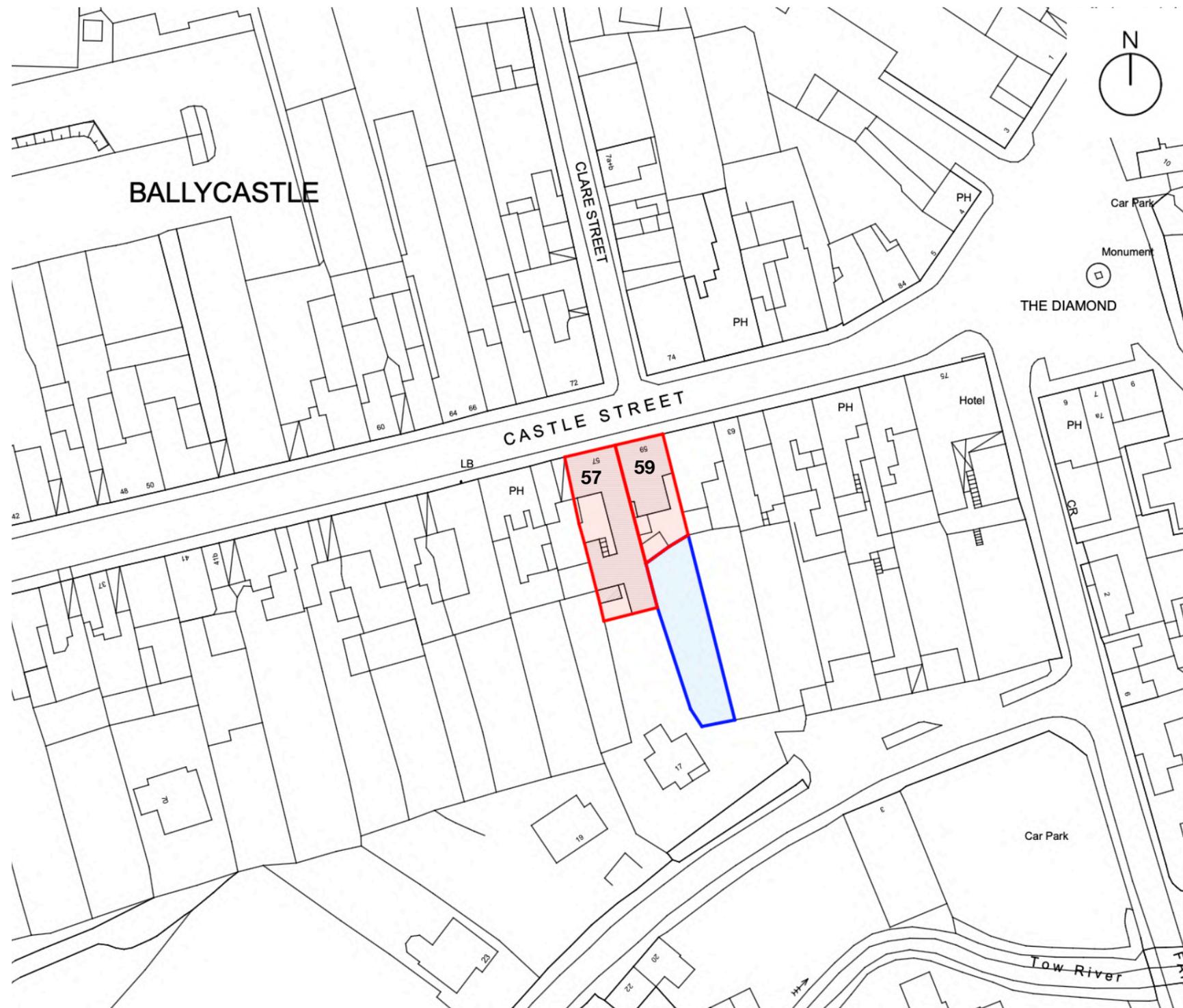
Conservation Area: Yes

2. Location & Context

The buildings are located on Castle Street within Ballycastle town centre and form part of the designated Ballycastle Conservation Area. The street contains a mix of eighteenth and nineteenth century commercial and civic buildings and represents an important historic commercial thoroughfare within the town.

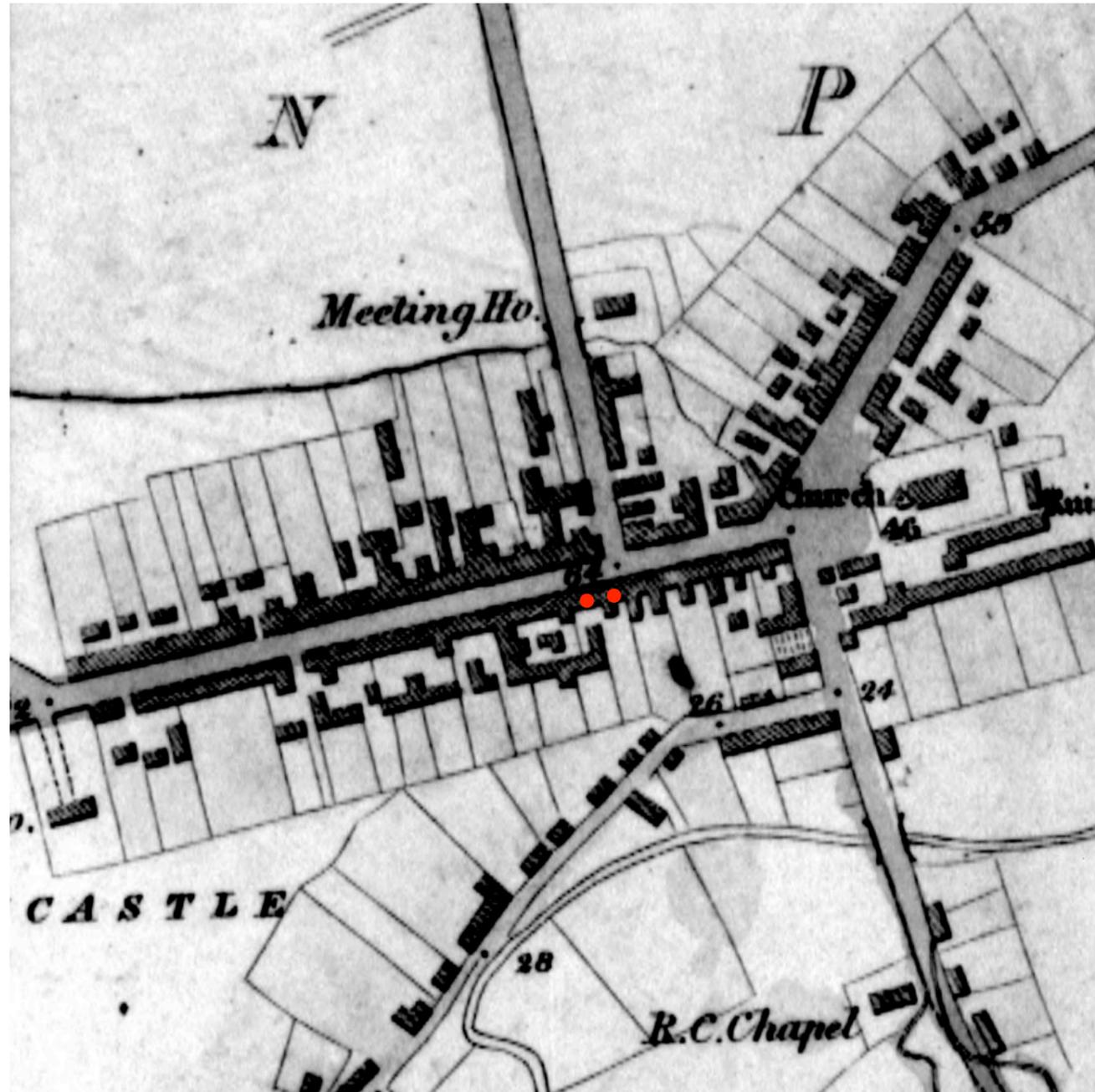


2. Location & Context

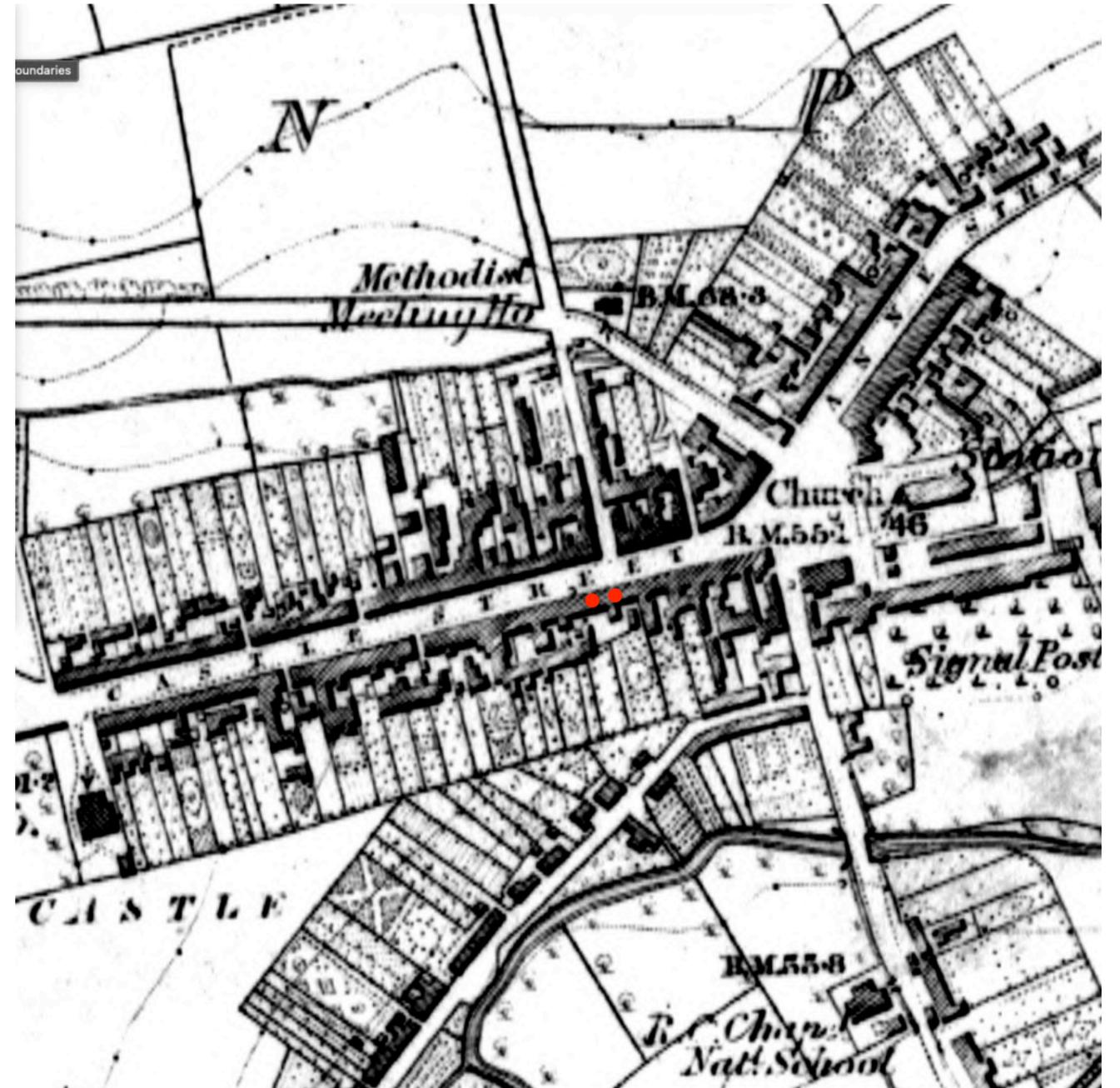


Both premises are situated on the southern side of Castle Street, a busy commercial area and key thoroughfare near the historic Diamond.

3. Heritage Context
Historic Map Records

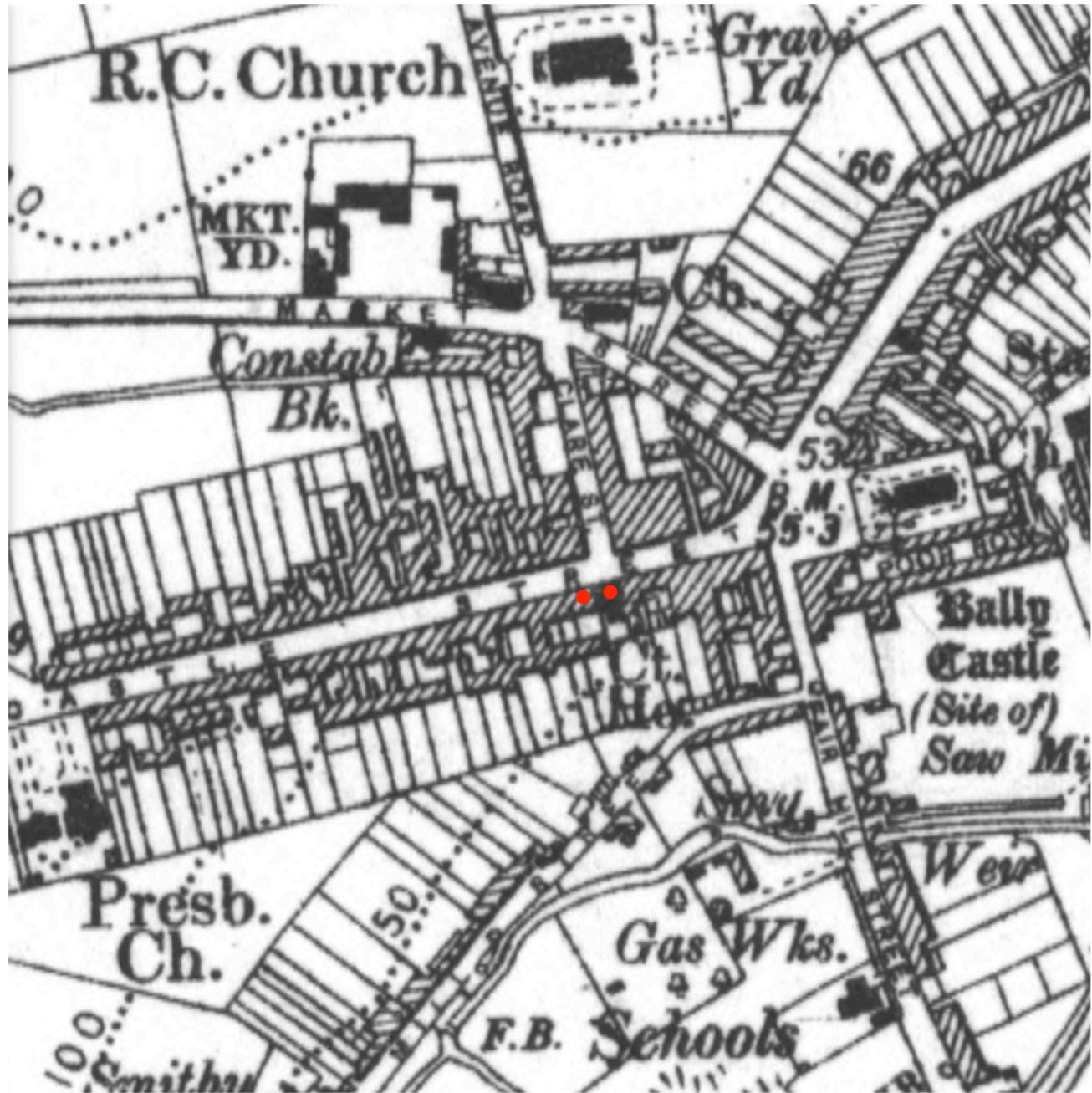


6" County Series - 1st Edition (1829 - 1835)



6" County Series - 2nd Edition (1838 - 1862)

3. Heritage Context
Historic Map Records



6" County Series - 3rd Edition (1900 - 1932)



1:10000 Scale Metric (1959 - 1986)

4. Historical Development

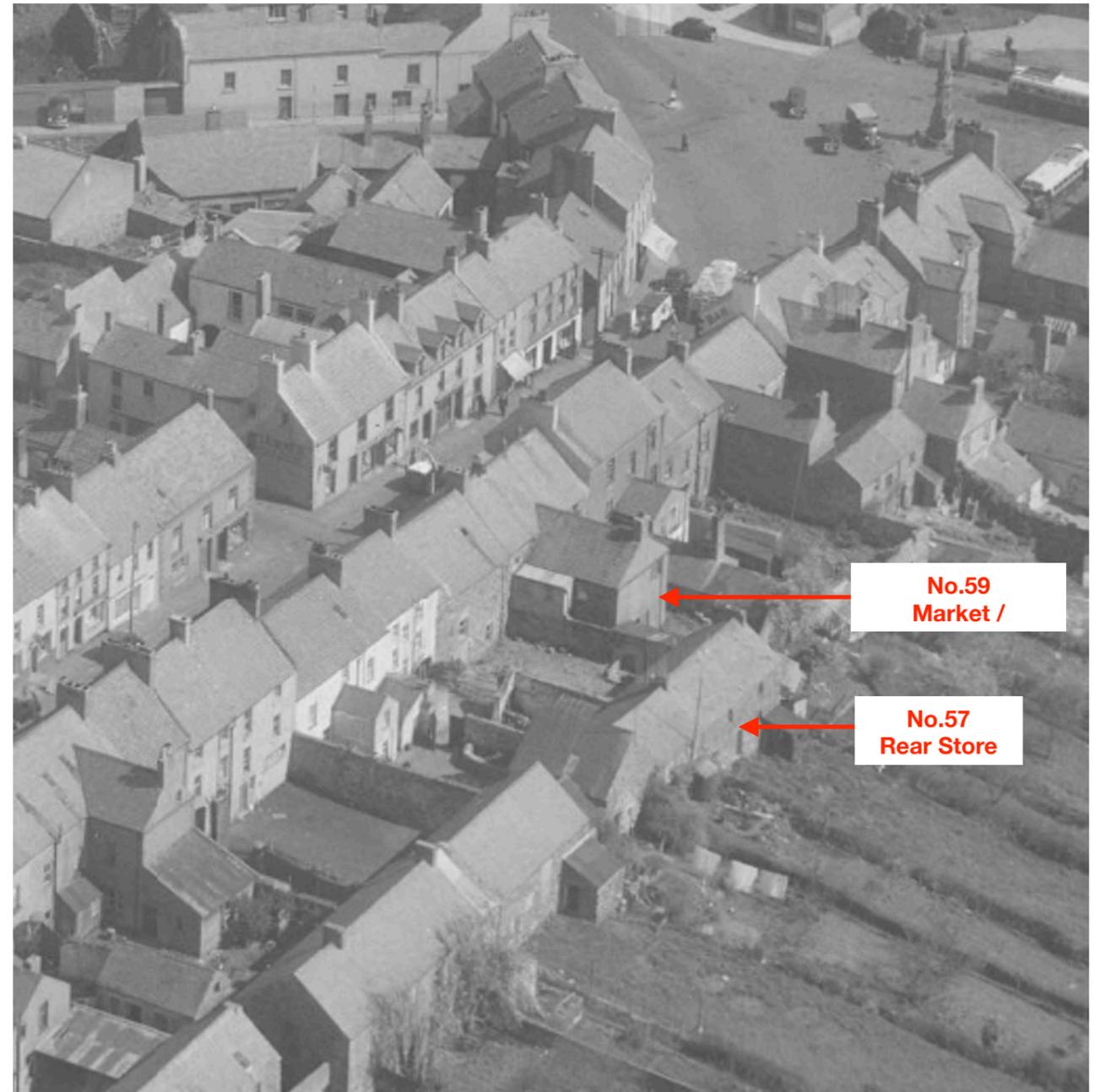
Through significant research into photographic archives, historic maps, oral histories and material provided by museum as part of their own local social history research, we were able to establish the historic context for the development of the museum building and adjacent shop premises.

The courthouse and market house at No.59 Castle Street was constructed during the mid-eighteenth century and is associated with the development of Ballycastle as a planned town during the Boyd estate period. Historical documentary sources describe the building as functioning as a market at ground floor level with courtroom facilities above and detention cells within the rear return.

No.57 Castle Street developed as part of the same period of urban expansion and functioned historically as a domestic dwelling with associated commercial and service uses. Historic accounts and oral history research indicate links between the building and the operation of the courthouse and gaol.



Castle Street with former market/courthouse and adjacent building (circa. 1930's)



Rear of Castle Street with former market/courthouse rear return and adjacent building (NPA MOR1666 Morgan Aerial Photographic Collection 1955 August)

During the twentieth century both buildings underwent alterations reflecting changing civic and commercial use. No.59 was adapted for municipal and library use before becoming Ballycastle Museum. No.57 underwent retail conversion during the 1950s including significant shopfront alteration and construction of a rear extension.

Refer to Historic Buildings Database Information in appendix

5. As Existing
Record Photographs

No.59 Castle Street (B+ Listed)



Front Elevation - Castle Street



Rear Return with historic window and later steel doors / infill



Sloping lands to rear with rear return visible



Interior - Former market place / shambles



Interior - Former gaol



Interior - Partition at ground floor providing access to rear



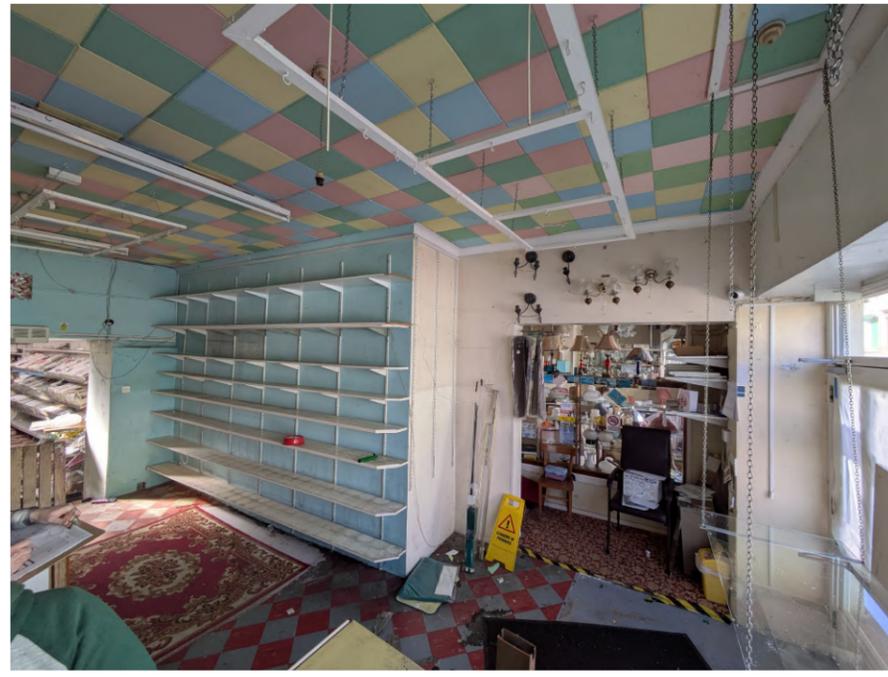
First Floor - Former Magistrates Chambers

5. As Existing
Record Photographs

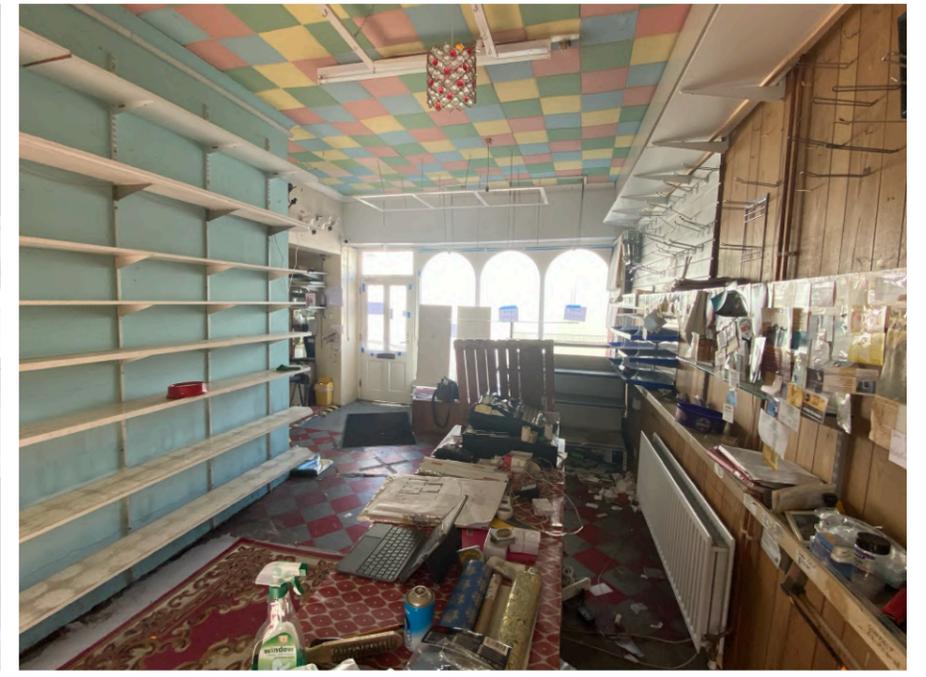
No.57 Castle Street (Non-Listed)



Front Elevation - Castle Street



Interior - Former shop floor / entrance at Castle



Interior - Former shop floor / entrance at Castle



Exterior - Lean-to extension to rear with museum building WC visible in background



Exterior - Rear covered yard area with store outbuilding to background



Exterior - Overview of lean-to extension and yard roof covering. Roof profile of store visible in background



Example of first floor domestic interior

5. As Existing

No.57 & No.59 Castle Street in Context

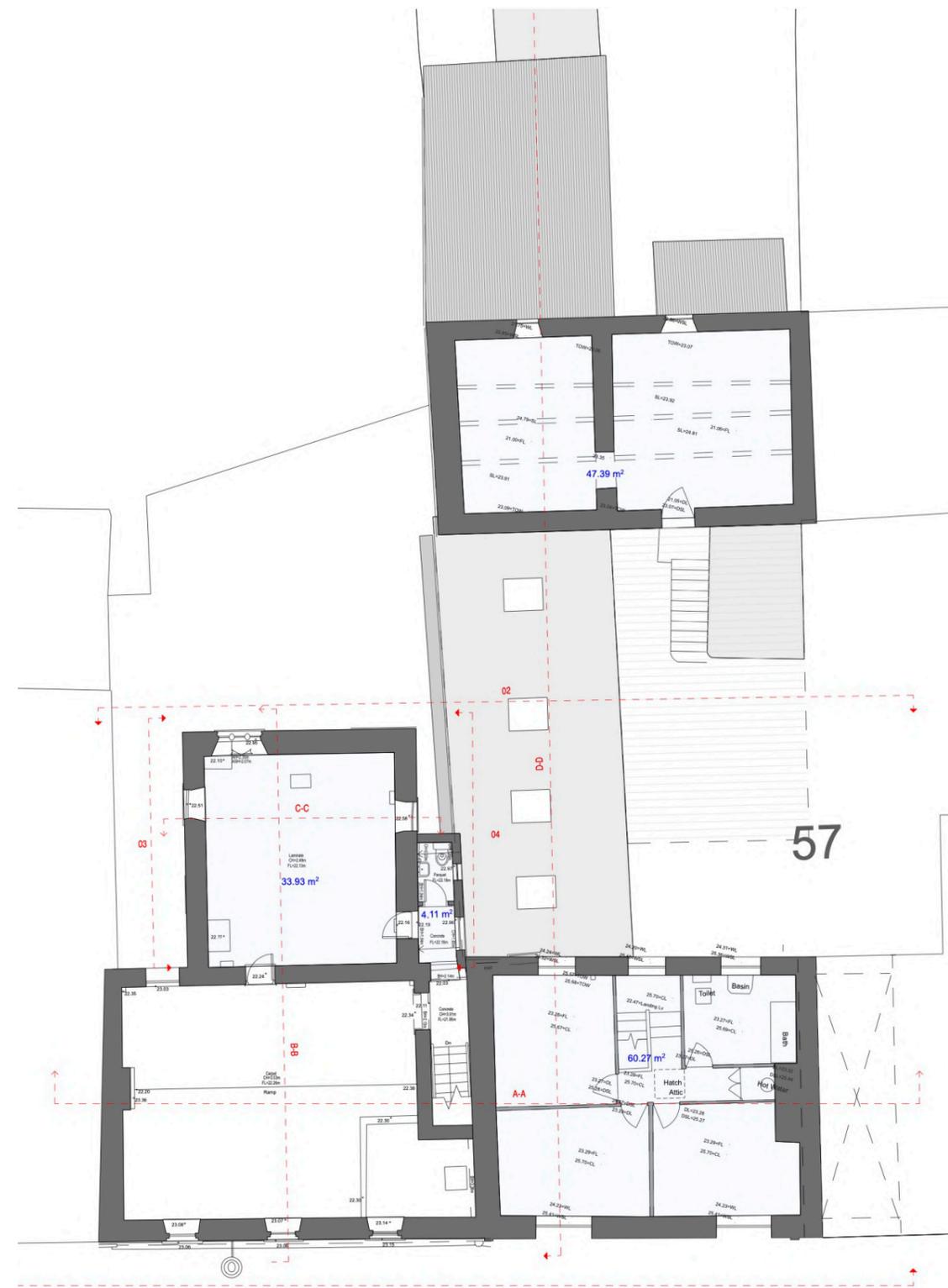


5. As Existing

No.57 & No.59 Castle Street



Ground Floor Plan - As Existing



First Floor Plan - As Existing

5. As Existing

No.57 & No.59 Castle Street



Front Elevation

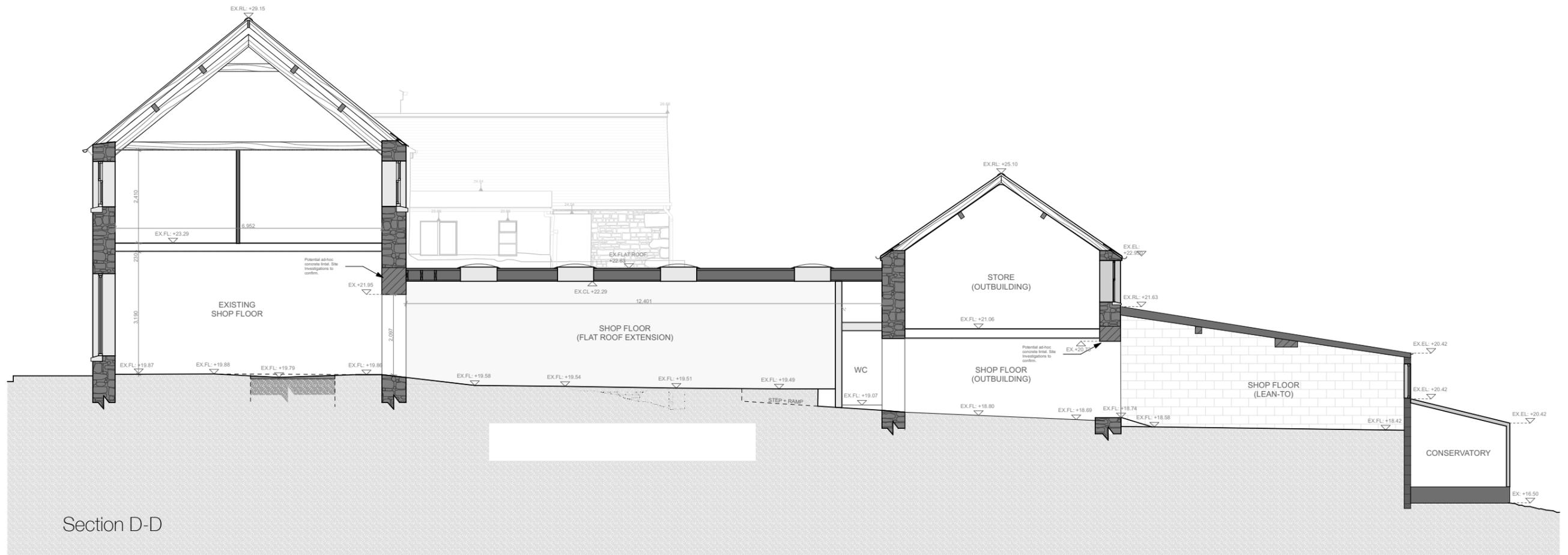
5. As Existing

No.57 & No.59 Castle Street



Rear Elevation

5. As Existing
No.57 & No.59 Castle Street



Section D-D

6. Concept Development

No.57 & No.59 Castle Street

Initial proposals explored a potential extension on sloping lands to the rear of the existing museum. Following initial feasibility studies, this was deemed unfeasible due to poor site access and the discovery of sewer infrastructure below ground among other factors.

Fortunately for the museum, a commercial shop next door at no.57 castle street known as Craigs, had come on the market as the owners of the family run business were retiring. Causeway Coast and Glens Borough Council took this opportunity to acquire the next door premises, enabling the extension of the museum facilities and saving an important part of the Castle Street streetscape from vacancy.

The building next door also has historical links with the operations of the courthouse and gaol at no.59 Castle street. DFC Historic Buildings Record HB05/15/015 notes the construction date range as 1740 - 1759, the same as the courthouse building and references the following oral history:

“According to the present occupant, the building once served as the house for the gaoler of the gaol contained within the neighbouring former court / market house, itself probably dating from the mid 1700s. “

This historic link was also documented by the museum as part of a Castle Street local history project:

“research states that before James Craig carried out renovations, there was a doorway to the Courtroom from the first floor of his property and, out in the yard there was a set of steps that led down to a doorway with a finely dressed stone arch matching those of the market house only on a smaller scale, below ground level, giving access to a cellar that only extended to the area below the shop.”

Following the acquisition of no.57 and necessary surveys, we developed a number of proposals to meet the requirements and preferences for the internal layout and determine the potential extent of new build accommodation.

These proposals align with an Aspirational Brief and Facilities Requirements document, developed with the design team and museum staff as end users, to capture the design intent for the Museum. Following initial consultation, concept options were



Historic photo of Craig's Decor Centre & Funeral Directors

7. Proposed Ballycastle Museum

No.57 & No.59 Castle Street

Existing building restoration and extension into adjoining building with minor new build to rear.

This proposal extends the exiting museum facilities into the existing footprint of the former shop at no.57 Castle Street and provides a minor new build extension to the rear of the shop.

We have taken a Conservation-led, minimal intervention, approach to the existing listed building at no.59 in order to preserve the historic architectural features, including the existing exposed floor structure above ground floor. We propose removing the existing stairwell and partition wall at ground and first floor levels, to maximise the gallery space available (with approval from HED).

The former shop at no.57 accommodates the welcome/reception area (which is substantial enough to also host exhibitions), a suitably sized staff office / workshop space, storage space and ancillary accommodation, including accessible WC's and plant room.

The vertical circulation is positioned within a minor extension to the rear, linking all Gallery spaces to a central circulation area, providing independent access to each individual gallery and achieving fire strategy requirements. Locating the stair and lift within this small extension provides more space within the former shop for a spacious foyer and reasonably sized staff office, whilst avoiding the need to install new accessible circulation within the neighbouring listed building.

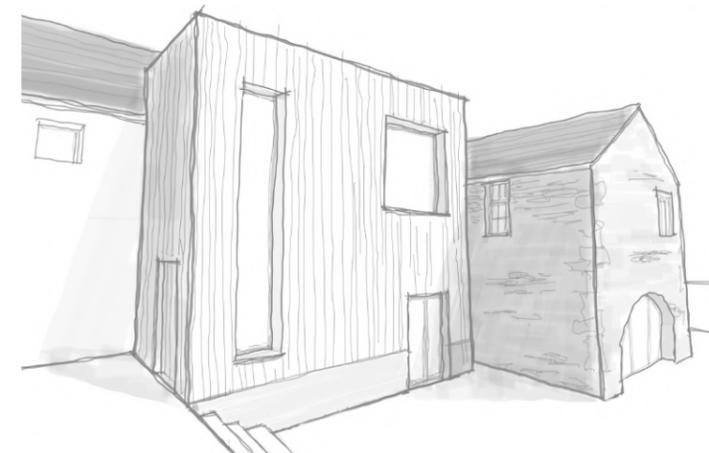
The existing stone outbuilding to the rear of no.57 is retained and used to accommodate much needed storage space for museum artefacts. The external areas to the rear of both buildings provide additional space for group gatherings.

The front elevation seeks to visually combine both buildings, taking inspiration from the 3 arched openings of the original museum building. It's traditional proportions seek to repair and augment the historic streetscape of Castle Street with a light touch.

This proposal strikes the preferred balance between spacial requirements and cost, limiting the new build element to the minimum necessary to achieve the desired outcomes for the museum. This proposal can provide a fully accessible and fit for purpose facility whilst protecting the heritage significance of the former market & court house.



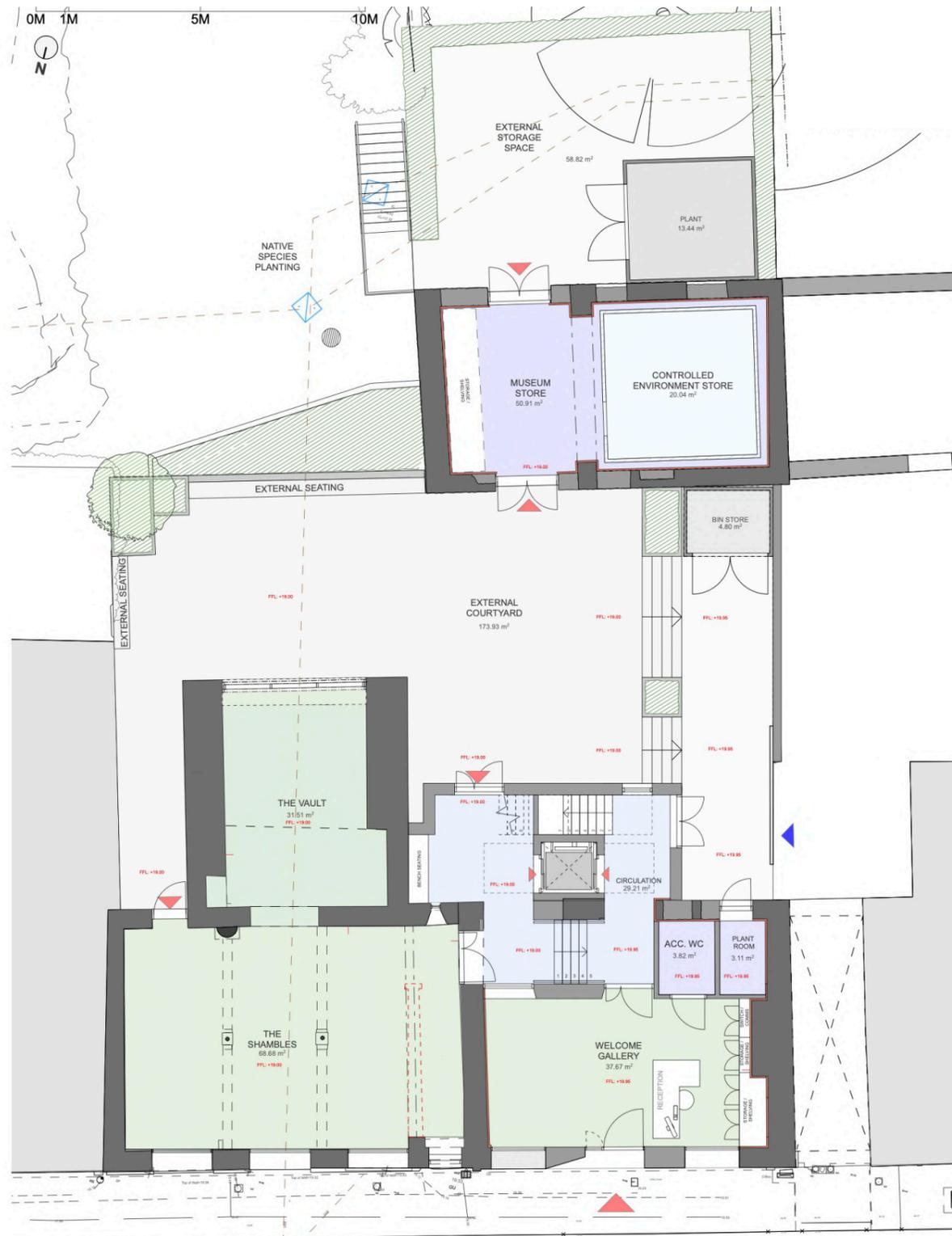
Proposed Front Elevation



Rear Elevation - Concept Sketches

7. Proposed Ballycastle Museum

No.57 & No.59 Castle Street



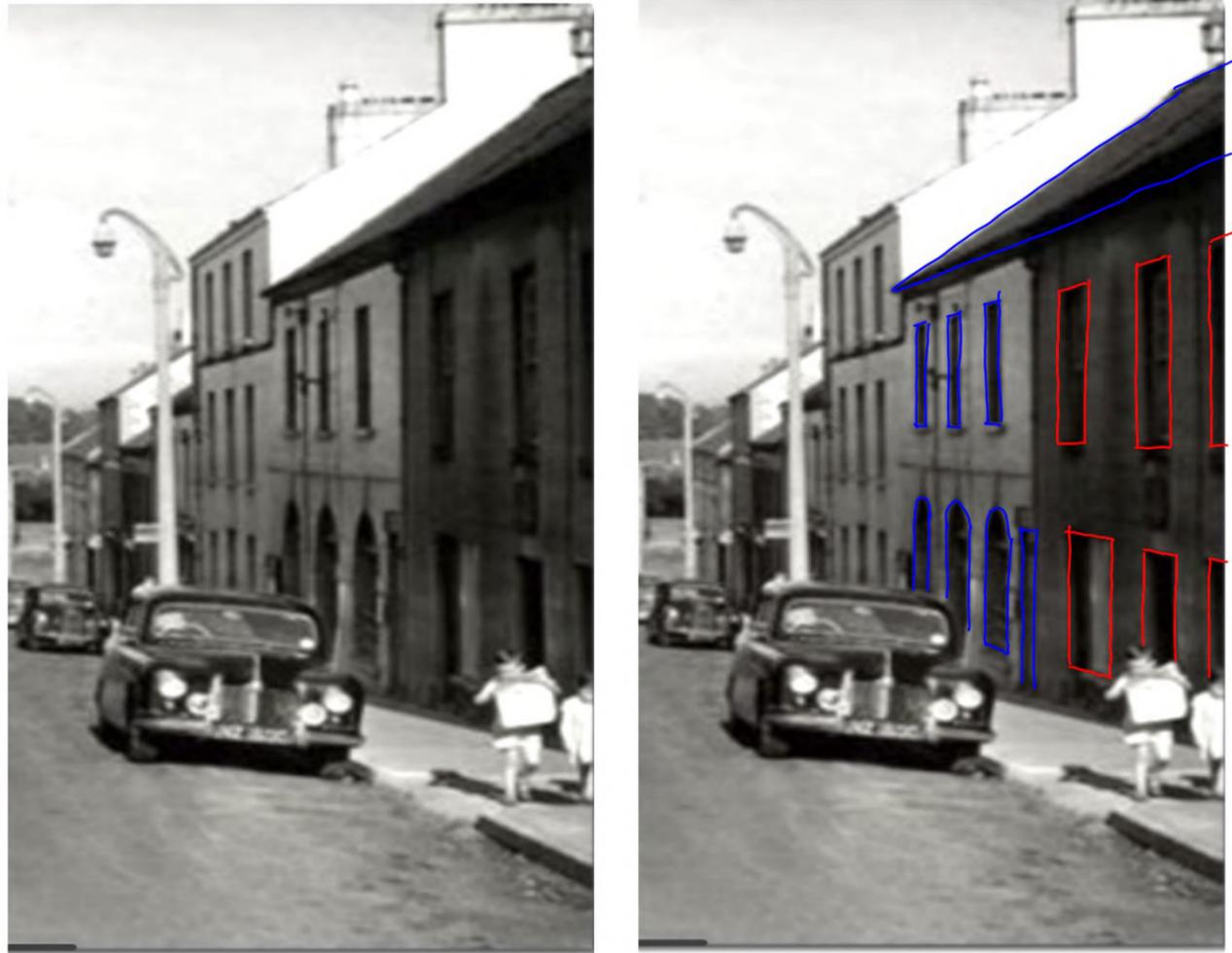
Ground Floor Plan - Proposed



First Floor Plan - Proposed

7. Proposed Ballycastle Museum

Design Justification - Front Elevation Treatment



The above image dating from the 1930's, is an extract from the only photographic reference we have found for the original elevation of the shop at no.57.

The photograph shows the three arched ground floor openings and three upper floor sash windows of no.59 in the same configuration as the present day (blue).

At this time, the premises at no.57 also featured three rectilinear openings at both ground and first floor (red), indicating that the floor levels were originally lower, given the height of the windows.



The premises at no.57 had undergone heavy modification in the 1950's when the previous owner took over the building, installing large modern shop window openings at ground floor and smaller square window openings to first floor. This has remained generally unchanged until the present day.



The proposed elevation treatment for the former shop at no.57 seeks to re-establish a traditional streetscape, referencing historical proportions for window/door openings and continuing the rhythm of the preserved historic arched openings and sash windows at no.59. establishing a consistent language for both sections of the museum.

7. Proposed Ballycastle Museum

Design Justification - Front Elevation Treatment



Existing buildings in context



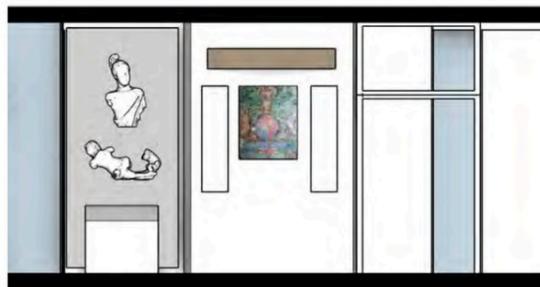
Proposed museum in context

The proposed elevation sits comfortably within the existing streetscape. No.59 has been conserved and decluttered, whilst no.57 references the rhythm of the ground floor openings. The new first floor windows to no.57 reflect the traditional proportions of Castle Street more appropriately than the existing alterations made in the 1950's.

7. Proposed Ballycastle Museum

Design Justification - Internal Arrangements

We worked collaboratively alongside interpretative designers (Lima Studios) to integrate the themes covered within the various exhibitions on local history and sensitively locate free-standing, climate controlled displays to house the sensitive collection of art and artefacts.



Option 2 Visual

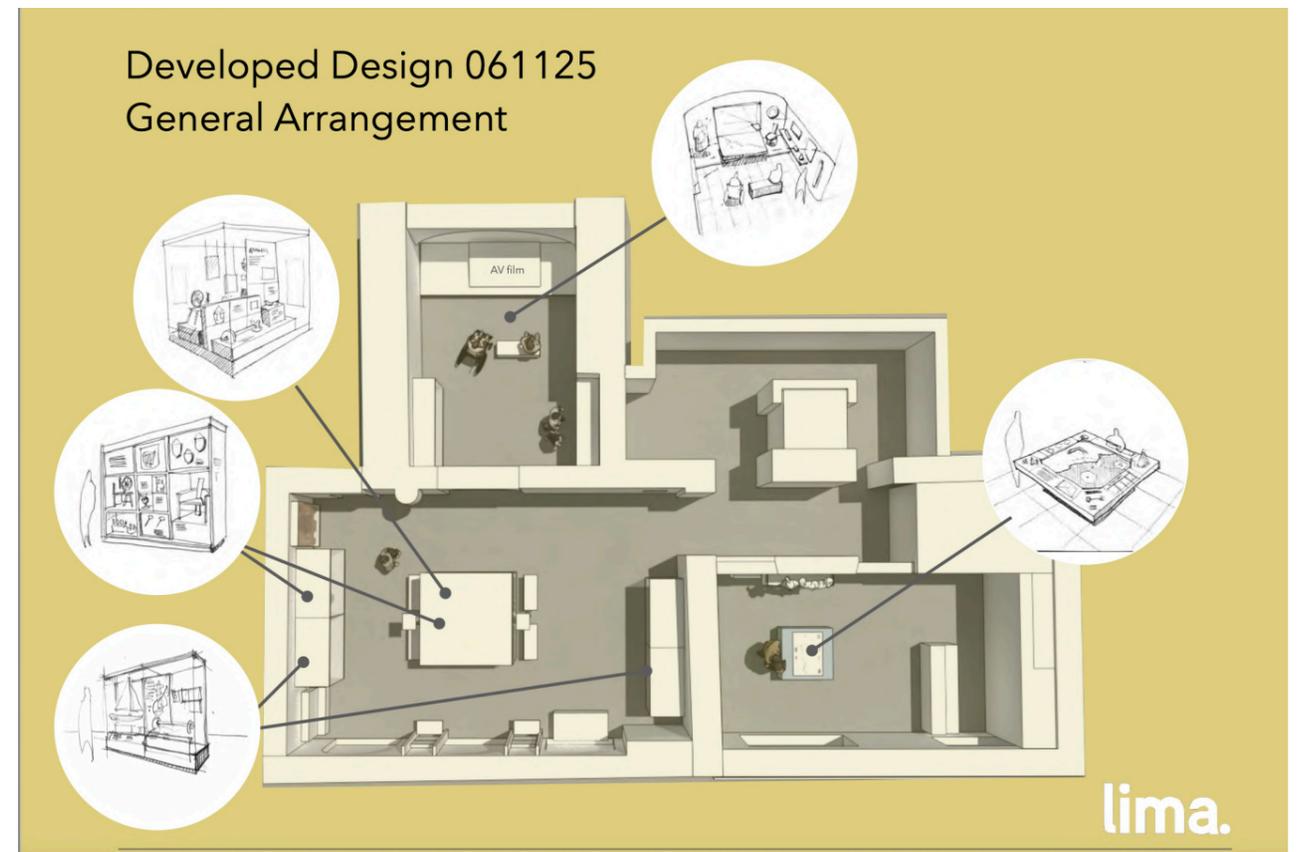
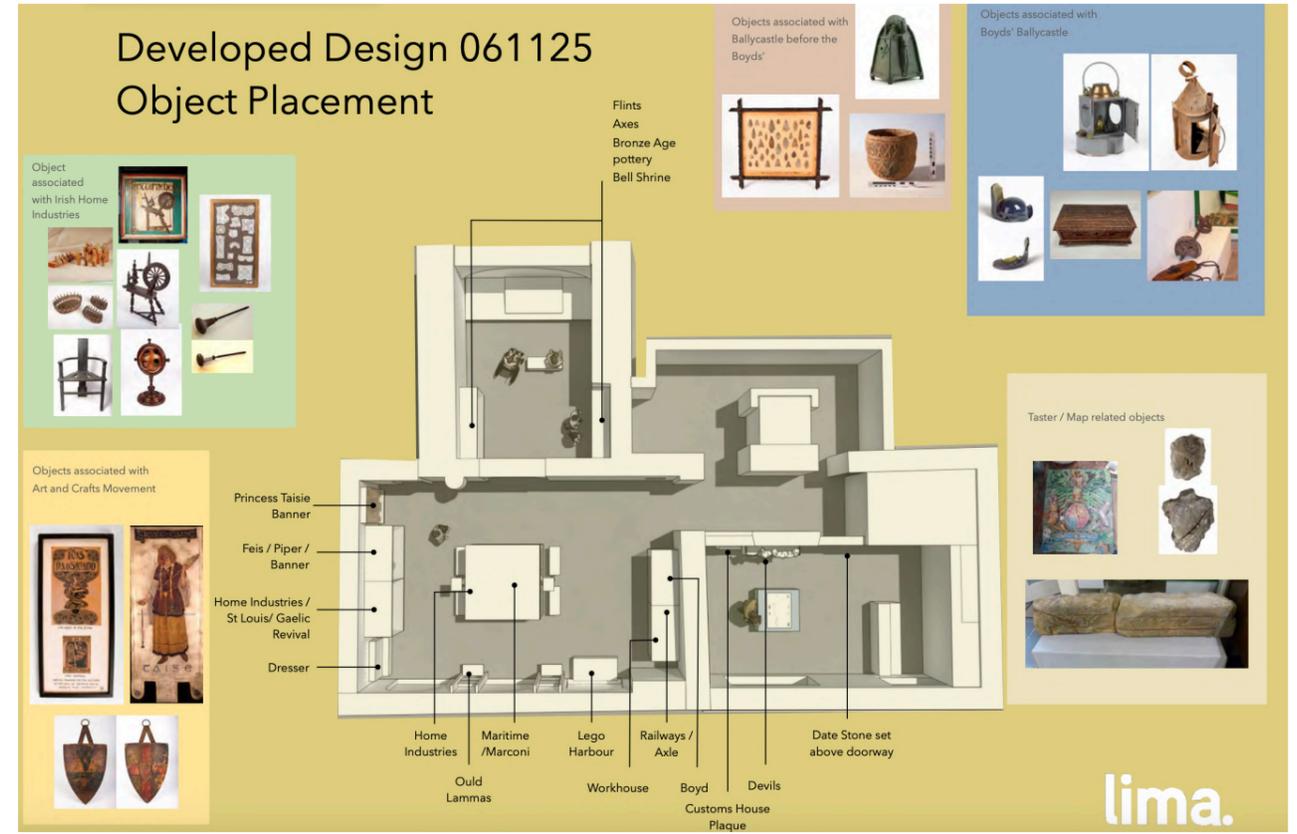
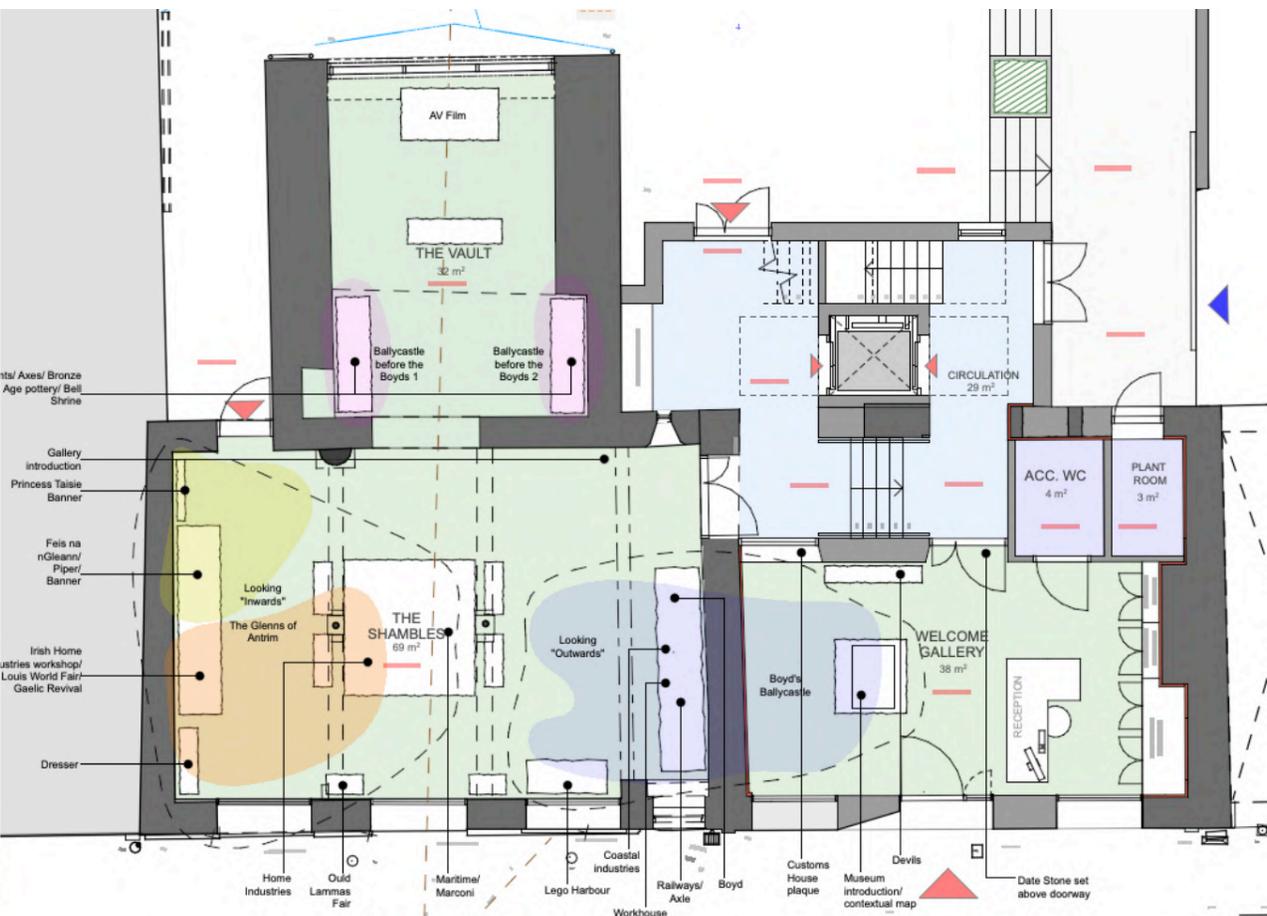


Option 2 Visual



Object mount

lima.



7. Proposed Ballycastle Museum

Design Justification

Conservation Rationale

The proposals seek to conserve the important heritage value embodied within the existing museum building by preserving significant architectural features and historic spatial character. The extension of museum facilities into the adjoining building allows expansion of visitor accommodation while reducing the need for intrusive alterations to the listed courthouse structure.

The reuse of No.57 represents a sustainable conservation approach by bringing a vacant commercial premises back into active use and reinforcing the historic streetscape character of Castle Street.

Vehicle Access

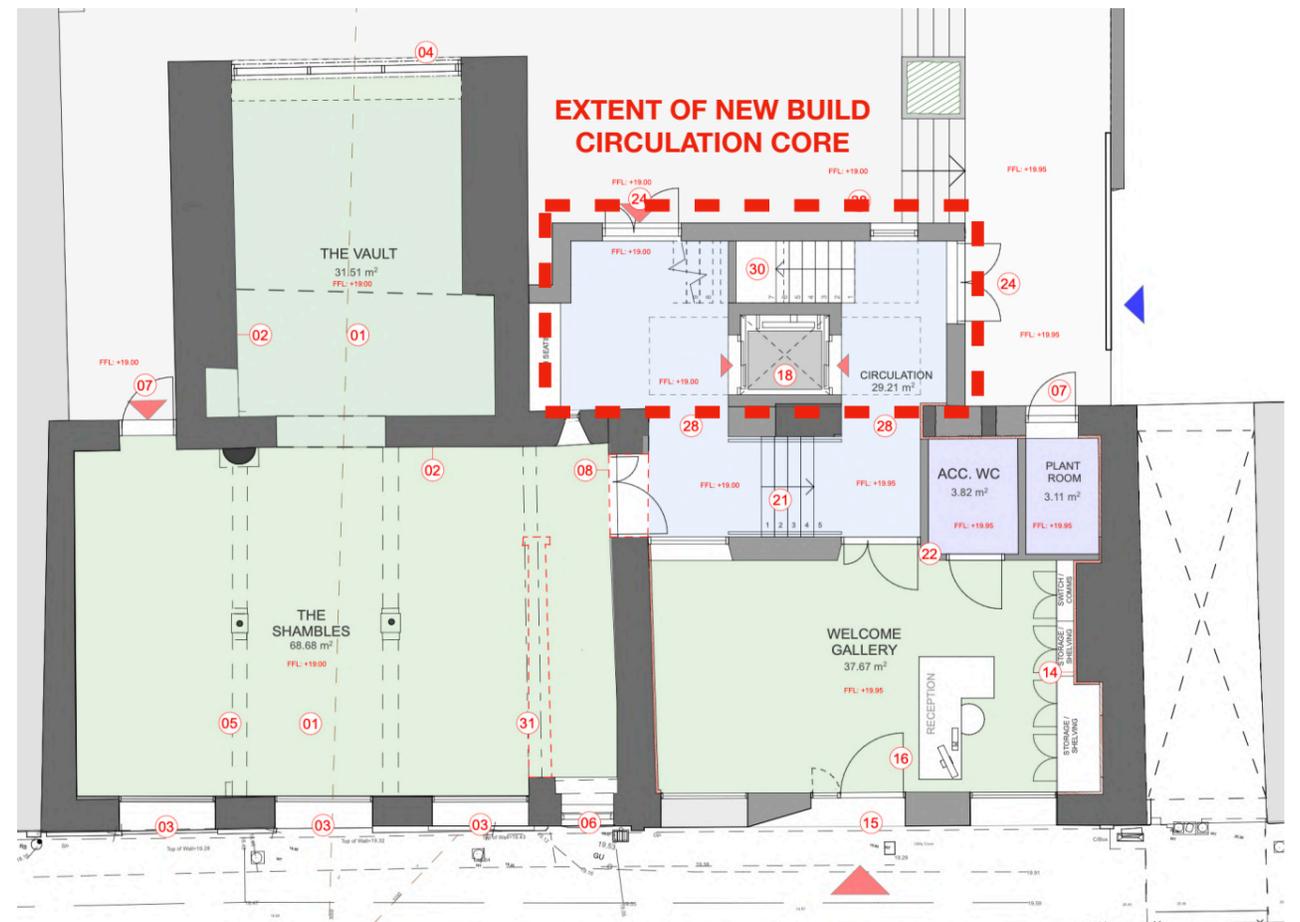
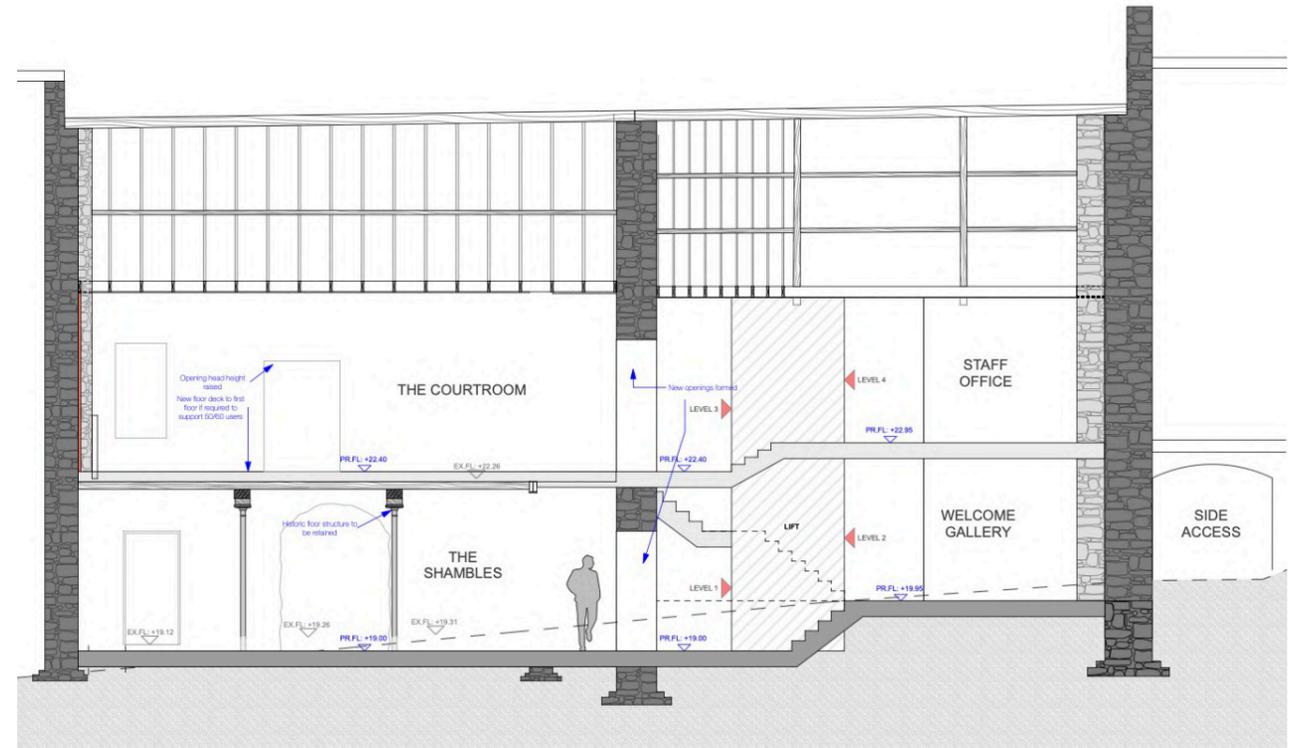
Vehicle access is limited, however we will seek to provide a dedicated wheelchair parking space along Castle Street as part of this application, pending agreement with DFI Roads. This would provide greater ease of access for all users.

Limited vehicular access is available via a narrow, height restricted side access / coaching arch, which will enable service access to the rear yard and waste collection. This side access is not under the ownership of the museum, however they have a historic right of way to access the rear yard. There is no provision or opportunity for on-site parking.

Public Accessibility

Primary pedestrian access is achieved via a level access entrance at Castle Street at no.57.

Due to the sloping nature of the site and Castle Street, careful consideration has been given to resolving the various level differences between the two buildings. In order to preserve the heritage and significance of no.59, the major works to resolve the complex levels and incorporate universal accessibility, will take place within the non-listed footprint of number no.57. A small extension to the rear is necessary to provide adequate vertical circulation (stairs and lift) and enable a fully accessible facility.



7. Proposed Ballycastle Museum

Design Justification - Sustainability

Environmental Improvements and Sustainability Strategy

The proposed redevelopment has been designed with a strong commitment to environmental sustainability and reduction of carbon emissions. The design team has adopted a conservation-led and whole-life carbon approach which prioritises retention and adaptation of existing structures, improvement of thermal performance and implementation of low-carbon building services. This strategy recognises that the conservation of historic buildings can make a significant contribution to climate mitigation through retention of embodied carbon and reduction of resource consumption.

Adaptive Reuse and Embodied Carbon Reduction

Early design proposals considered the construction of a substantial new extension to the rear of the museum. This approach would have required significant new construction using high embodied carbon materials such as steel and reinforced concrete and would have involved complex construction works on a constrained site with limited access.

The revised design strategy instead incorporates the adaptive reuse of the adjoining building at No.57 Castle Street to accommodate expanded museum facilities. This approach allows retention and reuse of the existing structural fabric of both No.57 and the listed courthouse building at No.59, as well as the retention of the historic stone outbuilding to the rear of the site.

Retaining these structures preserves the embodied carbon already contained within their masonry walls, structural elements and foundations. Embodied carbon refers to the total greenhouse gas emissions generated through the extraction, manufacture, transport, construction, maintenance and eventual disposal of building materials. Research indicates that embodied carbon can account for between twenty and fifty percent of a building's total lifetime carbon emissions. The retention of existing buildings therefore represents a significant environmental benefit by avoiding the substantial carbon emissions associated with demolition and replacement construction.

A whole-life carbon assessment approach has informed the design development. Where new structural interventions are required, materials with lower embodied carbon have been prioritised. For example, timber floor structures are proposed in lieu of concrete construction where structurally feasible, reducing both carbon impact and construction weight while maintaining compatibility with historic fabric.

Fabric Improvements and Insulation Strategy

The proposals aim to improve thermal performance while maintaining the integrity of the historic fabric. Within the listed ground floor of No.59, exposed stone wall surfaces will remain visible, preserving the building's character and allowing visitors to appreciate its historic construction.

Thermal improvements will be introduced where appropriate through the installation of breathable internal insulation systems suitable for solid masonry construction. These systems allow moisture movement through the fabric, reducing the risk of condensation and long-term deterioration.

The first floor areas of both buildings, which already incorporate plaster finishes, will be insulated internally using compatible breathable systems. Additional insulation will be installed within roof structures and ground floor slabs where feasible. Together these measures will significantly improve thermal efficiency and internal comfort for staff and visitors.

Improvements to the Thermal Envelope

The project incorporates upgrades to windows, doors and building insulation to improve energy efficiency while respecting heritage constraints. Existing sash windows will be upgraded using conservation slimline glazing and, where appropriate, secondary glazing systems. New glazing and doors will meet modern thermal performance standards. Roof and floor insulation improvements will further reduce heat loss and energy demand.

Low Carbon Building Services

Heating will be provided through air source heat pump technology supplemented by high-efficiency electric panel heaters where required. This system provides a low-carbon alternative to traditional heating systems and supports long-term reduction in operational emissions. The potential installation of solar photovoltaic panels on the rear roof of the store building is proposed, subject to consultation with Historic Environment Division to ensure minimal impact on heritage character.

Operational Energy Efficiency

All new lighting installations will utilise energy-efficient LED fittings incorporating intelligent DALI control systems. Lighting will include daylight sensing, presence detection and dimming controls to reduce energy consumption and operational costs.

8. Conservation Statement

8.1 Description of the Heritage

The site comprises two adjoining buildings within the terrace forming Castle Street:

No.59 Castle Street

No.59 is a mid-eighteenth century civic building originally constructed as a combined market house and courthouse with gaol accommodation located within a rear return. The building has a simple, symmetrical facade with painted render and a string course that visually separates the ground floor from the first floor.

The building is a relatively plain but architecturally distinctive two-storey masonry structure forming part of the traditional Castle Street streetscape. The principal elevation features three recessed semicircular arch openings at ground floor level which historically formed open market bays. These arches were later enclosed with timber-sheeted doors and window openings during early twentieth century alterations.

The first-floor level retains six-over-six timber sash windows with horned frames and deep window boxes, contributing significantly to the building's historic character. The façade is finished in render with pronounced string courses which reinforce the building's civic architectural character.

The rear elevation is dominated by a gabled return historically associated with gaol accommodation. It is constructed in rough un-coursed random rubble stonework, with sandstone quoins visible on side returns where the south wall connects with adjacent walls. The return contains an unusual sandstone mullioned window incorporating semicircular-headed lights which is believed to have been salvaged from Bonamargy Friary, adding further historic interest and rarity to the structure. The roof is pitched and clad in natural slate.

The building represents an important element of Ballycastle's administrative and commercial history and retains significant architectural features associated with these functions including the recessed ground floor market arches, traditional sash windows, historic structural timber floor construction and vaulted internal spaces. The adaptation of the building as a museum has ensured continued public use and preservation of its historic character. The building's historic association with gaol administration provides additional interpretative value for its function as a museum.

While subsequent twentieth-century alterations reduced architectural integrity, the building retains sufficient historic character, contributing positively to Castle Street and the wider Conservation Area.

No.57 Castle Street

No.57 developed as a commercial premises which maintained strong historic associations with the civic activities of Castle Street. Constructed between approximately 1740 and 1759 as part of the early planned development of Ballycastle. Historic valuation records confirm long-term survival of the building footprint and identify associated service structures including workshops to the rear. Documentary evidence suggests the building may have accommodated the gaoler associated with the courthouse at No.59, demonstrating functional and social links between the two properties.

The building was substantially altered during the late 1950s when the ground floor was converted to retail use and a large rear extension constructed. Despite these alterations, large sections of the primary structural envelope and historic relationship to Castle Street remain evident.

The premises is a two-storey terrace building constructed in masonry and finished in render, forming part of the continuous historic streetscape. The building retains its eighteenth-century structural footprint and roof form, although chimneystacks have been removed and window openings altered during twentieth-century redevelopment.

The current shopfront and upper-floor window arrangement largely date from 1950s commercial alterations which introduced enlarged plate glass windows and reduced traditional vertical window proportions.

To the rear, a substantial twentieth-century extension occupies much of the original service yard and links to a historic stone outbuilding which retains significance relating to the former domestic and commercial use of the property.

The Craig family business operated from the property for several decades and forms an important part of Ballycastle's social and economic history. The acquisition of the building by the Council provides an opportunity to safeguard the property from potential vacancy and decline while strengthening the public presence of the wider museum facilities.

8. Conservation Statement

8.2 Statement of Significance

This section documents the significance of the heritage asset and evaluates the impact of proposed works on heritage significance and Conservation Area character.

No.59 Castle Street - Local and/or Regional Significance (B+ Listed)

The building possesses significant architectural, historic and communal value as a rare surviving example of a street-bound courthouse and market house. The survival of courtroom spatial hierarchy, vaulted masonry construction of the rear return, historic timber floor structures with various ferramenta and principal façade contributes strongly to the heritage significance of the building.

Architectural Significance - Moderate

The building represents a rare surviving example of a domestically scaled, street-bound courthouse and market house. Elements of primary significance include the principal elevations and surviving historic fabric at No.59 along with the market house / courthouse spatial arrangements. The survival of the vaulted internal structure, historic timber floors contributes strongly to its heritage value.

Historical Significance - High

the building illustrates Ballycastle's administrative, judicial and commercial development from the eighteenth century onwards. The survival of potential gaol accommodation within the rear return enhances the building's social history interest.

Townscape Significance - High

The building contributes significantly to the character and appearance of Castle Street and the Ballycastle Conservation Area and holds value as a long-established public building currently operating as the town museum.

Social Significance - Moderate

The building holds social value through its long-standing civic function and current use as Ballycastle Museum.

No.57 Castle Street - Limited Heritage Value (Not Listed)

Although not listed due to heavy modification in the mid twentieth century, No.57 possesses some heritage value through its eighteenth-century origin, historic association with listed courthouse, the survival of the original building footprint and rear outbuilding, contributing positively to the Conservation Area.

Architectural Significance - Low

There is little architectural merit in the alterations undertaken in the mid twentieth century and much of the original fabric has been lost however the survival of the original building footprint and rear service structures provides evidence of traditional urban living and working arrangements within Castle Street.

Historic Significance - Low

The building forms part of Ballycastle's eighteenth-century town expansion and provides evidence of domestic and commercial activity. Documentary references suggesting occupation by the courthouse gaoler reinforce the historic relationship between the buildings.

Townscape Significance - Moderate

Despite twentieth-century alteration, the building continues to contribute to the terrace which defines the Conservation Area.

Group Significance - Moderate

The functional and historical relationship between No.57 and the listed courthouse building at No.59 strengthens understanding of the civic and commercial operation of the historic town centre. Together the buildings form an important heritage asset with significant educational, cultural and community value.

8. Conservation Statement

8.2 Statement of Significance

No.59 Castle Street - Significant Architectural Features (B+ Listed)

Ground Floor

- A. Recessed stone archways
- B. Historic Spacial Arrangement (Market / Gaol)
- C. Exposed Timber Floor Structure and Cast Iron Columns
- D. Exposed internal stonework
- E. Vaulted arch to rear return (Gaol)
- F. Splayed window reveal
- G. Stone column with square capital

First Floor

- H. Historic Spacial Arrangement (Courtroom / Magistrates Chambers)
- I. Timber sash windows with horned frames to front elevation
- J. Sandstone mullioned window leaded lights to rear return

No.57 Castle Street - Valuable Architectural Features (Not Listed)

Ground Floor

- K. Building Footprint
- L. Remains of cellar below ground floor
- M. Workshop / Outbuilding to Rear

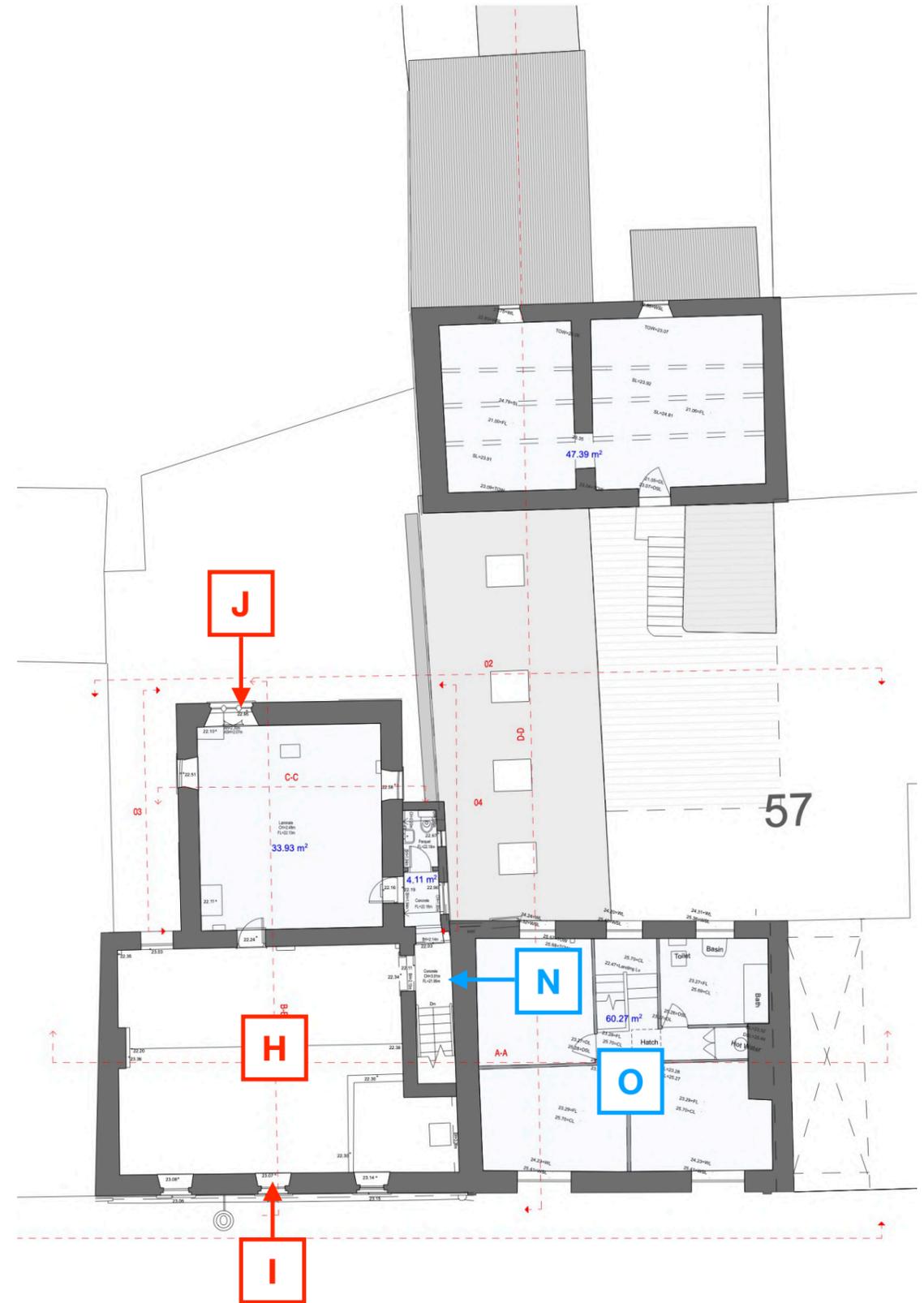
First Floor

- N. Link to neighbouring courthouse building
- O. Roof Structure

8. Conservation Statement
8.2 Statement of Significance

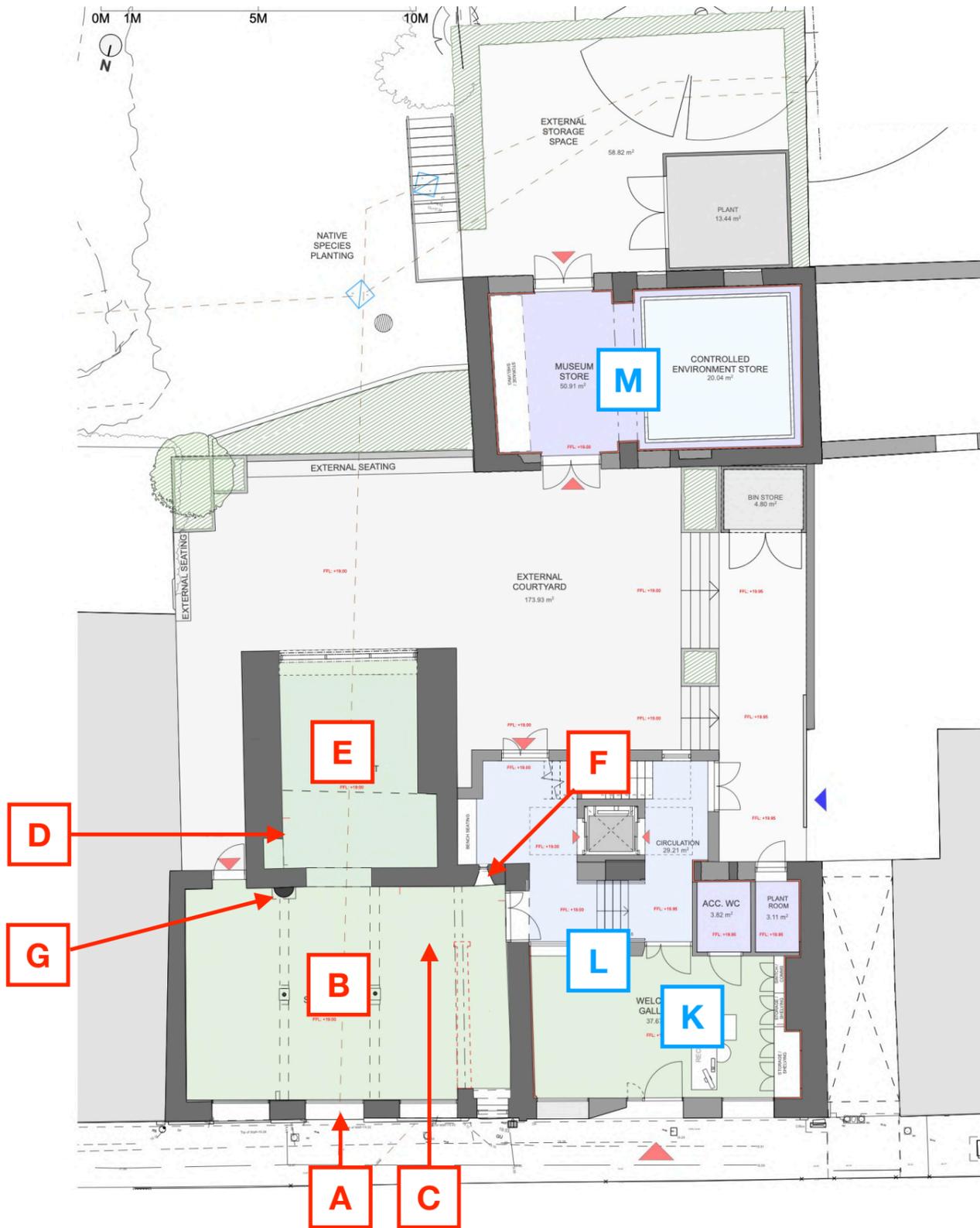


Ground Floor Plan - As Existing

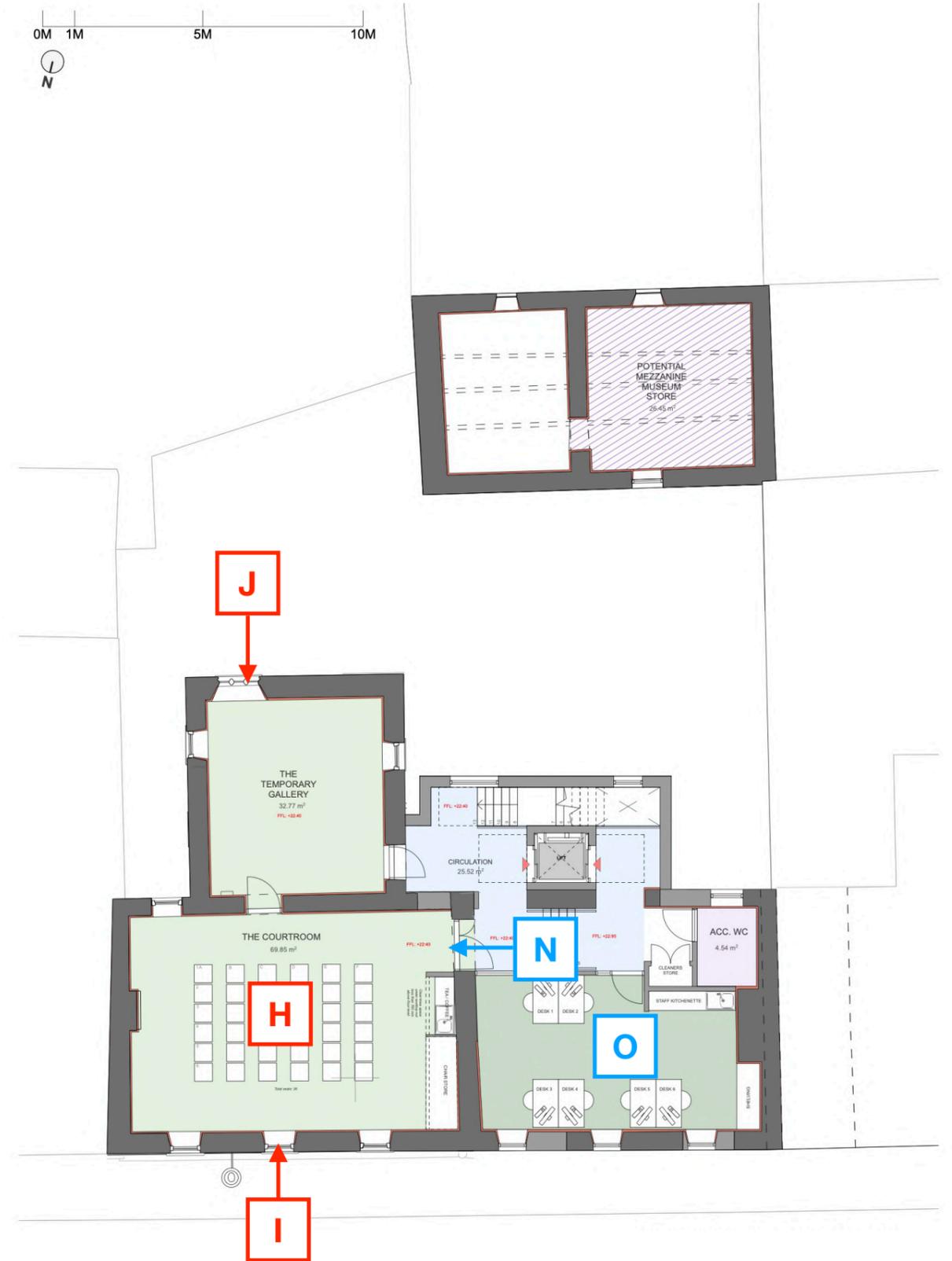


First Floor Plan - As Existing

9. Conservation Statement
8.2 Statement of Significance



Ground Floor Plan - Proposed



First Floor Plan - Proposed

8. Conservation Statement

8.3 Heritage Impact Assessment

Impact Assessment Summary – Works to Listed Building at no.59

No.59 Castle Street is a rare example of a street-bound combined market house and courthouse dating from the mid-eighteenth century. The building retains significant architectural elements including vaulted masonry construction, historic timber floor structure, enclosed market arches and gaol accommodation within the rear return.

The building's architectural interest is further enhanced by the survival of unusual decorative features including a sandstone mullioned window believed to originate from Bonamargy Friary. The building holds considerable historic and social value through its association with Ballycastle's civic administration and public life.

- The proposals will result in limited alteration to internal elements of the listed building through removal of later partitions and stair structures of low heritage significance. These changes improve interpretation and usability of historic spaces.
- The introduction of the rear extension to no.59 introduces new built form within the curtilage but has been designed to remain modest in scale, simple in form and visually subordinate to the historic buildings. Clearly a modern intervention set alongside the heritage structures.
- The proposals overall preserve the architectural and historic interest of the listed building and enhance its long-term sustainability.
- The proposals retain and conserve the principal architectural features which define the building's special interest. The strategy of relocating circulation infrastructure and visitor support functions outside primary historic spaces protects the legibility of the former courtroom and market hall arrangement.
- Removal of later partitions and stair structures is limited to elements of low heritage significance and allows improved interpretation of the building's original civic function.
- The overall impact of the proposals is considered to enhance understanding, accessibility and long-term preservation of the heritage asset.

Impact Assessment Summary – Works to Non-Listed Building at No.57

No.57 contributes to the historic and architectural interest of the Castle Street terrace through its eighteenth-century origin, historic domestic and commercial use and evidential survival of original structural form.

The building's historical link to the adjacent courthouse through documented occupation by the gaoler strengthens the historic narrative of the building group and enhances interpretation opportunities within the museum.

- The proposals will reinstate historically appropriate façade proportions, improving architectural coherence and reinforcing historic streetscape character.
- Adaptive reuse of the building prevents vacancy and potential deterioration of a historic terrace structure and strengthens the viability of Ballycastle Museum.
- Retention of the historic building envelope and surviving rear outbuilding preserves evidential value relating to historic domestic and commercial activities.
- Limited new build intervention to the rear introduces modern fabric but is necessary to provide inclusive access and is carefully located to minimise visual and physical impact upon historic structures.
- The integration of No.57 within the museum complex strengthens the interpretation of Ballycastle's civic and commercial history while supporting the long-term preservation of the listed courthouse building. The proposals are therefore considered to deliver a balanced and proportionate heritage outcome.

8. Conservation Statement

8.3 Heritage Impact Assessment

A. Recessed stone archways (no.59)

The arched openings on the front elevation are a key feature of the building. These were originally open to the market interior however they have since been infilled with windows / doors.

Proposals: Minimal intervention - Remove paint from stonework to arch. Install glazing to the rear of the recessed opening to provide an improved thermal envelope and create an 'open' aesthetic to augment the opening, reflecting the historic open arches.

Impact Assessment: Positive impact on the heritage elevation as it removes cluttered modern intervention and reinstates open aspect relating to historical market function.



B. Historic Spacial Arrangement (Market / Gaol) (no.59)

The spacial arrangement of the ground floor reflects the historical functions of the spaces as market and gaol. The current subdivision of the ground floor front area is a later addition.

Proposals: Minimal intervention - Remove internal partition to reinstatement original market space. Remove incongruous steelwork and blockwork supporting wall. Retain elements of exposed stonework. Retain overall spacial arrangement.

Impact Assessment: Proposals will have a positive impact, reinstating the original spacial arrangements and retaining elements of exposed stonework to aid interpretation.



8. Conservation Statement

8.3 Heritage Impact Assessment

C. Exposed Timber Floor Structure and Cast Iron Columns (no.59)

Exposed timber floor structure with various hooks and ferramenta relating to market / shambles function. Supported on 2 cast iron columns.

Proposals: Low intervention - Existing historic floor structure and cast iron columns to be retained and repaired accordingly. Incongruous steel supports to be removed. New independent floor structure installed above to modern structural requirement and fire compartmentation.

Impact Assessment: Proposals will have a positive impact, retaining the original floor structure and hooks to aid interpretation of the buildings heritage.



D. Exposed internal stonework (no.59)

Stonework forming the structure of the rear return, archways and nooks is exposed to the interior, adding to the rugged character of the space.

Proposals: Minimal intervention - Retain areas of exposed stonework and patch repair any damage locally.

Impact Assessment: Proposals will have a positive impact, retaining the current lack of internal finish to aid interpretation of the unusual structure of the rear return.



8. Conservation Statement

8.3 Heritage Impact Assessment

E. Vaulted arch to rear return (Gaol) (no.59)

Stonework forming archway - likely served as gaol cell based on historical references. Rear elevation of arch formed in blockwork with steel doors installed circa. mid 20th century.

Proposals: Minimal intervention - Retain areas of exposed stonework internally and patch repair any damage locally. Remove blockwork infill and steel doors. Install glazing / timber infill to expose arched form to rear elevation.

Impact Assessment: Proposals will have a positive impact, retaining the arch and removing later infill intervention. Exposing the form of the arch to the exterior will aid interpretation of the structure.



F. Splayed window reveal (no.59)

Splayed window reveal with cill sloping downward towards the outside. Metal plate conceals small atypical single pane window with 6 lights to the exterior with stone lintel. This exists in the gap between the rear return and boundary wall, below the later extension forming the first floor WC.

Proposals: Minimal intervention - Retain splayed reveal and reinstate refurbished window. This will form part of the interior of the proposed works.

Impact Assessment: Proposals will have a positive impact, retaining this unusual feature and reinstating its function as an interior window. It's location along the corridor entering the gallery will make it a prominent feature and aid interpretation of the heritage of the building.



8. Conservation Statement

8.3 Heritage Impact Assessment

G. Stone column with square capital (no.59)

Unusual stone column with square capital protecting from the stone wall construction. Incongruous with the rest of the structure however clearly a historic construction, not a modern intervention. Modern partition subdividing ground floor space - columns and head are visible on both sides.

Proposals: Minimal intervention - retain in situ. Remove modern partition subdividing the ground floor space to fully expose. Minimal repair required.

Impact Assessment: Proposals will have a positive impact, retaining this unusual architectural feature and giving it more prominence.



H. Historic Spatial Arrangement (no.59)

(Courtroom / Magistrates Chambers)

First floor spaces previously served as courtroom and adjacent magistrates chambers.

Proposals: Minimal intervention - existing spacial arrangements retained and repurposed as group event space. Chambers will serve as gallery for temporary exhibitions.

Impact Assessment: Proposals will have a positive impact, retaining this spacial arrangement and relationship between these key rooms.



8. Conservation Statement

8.3 Heritage Impact Assessment

I. Timber sash windows with horned frames to front elevation (no.59)

The first-floor level retains six-over-six timber sash windows with horned frames and deep window boxes. In poor condition and in need of full refurbishment and conservation.

Proposals: Minimal intervention - windows to be retained and refurbished with appropriate slimlite double glazing to improve thermal performance. Additional secondary glazing to be installed if required.

Impact Assessment: Proposals will have a positive impact, maintaining the character of the exterior elevation and the courtroom space at first floor.

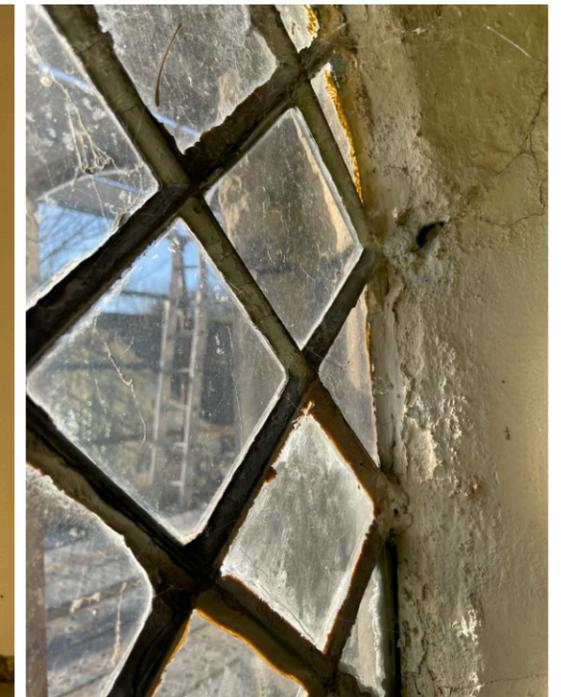


J. Sandstone mullioned window leaded lights to rear return (no.59)

The first-floor of the rear return features an incongruous sandstone mullioned window with 3no. semicircular-headed lights which is believed to have been salvaged from Bonamargy Friary. Diamond patterned leaded glass within a deep reveal and arched opening.

Proposals: Minimal intervention - stonework and glazing to be retained and refurbished by suitably qualified personnel. Additional secondary glazing to be installed to reveal if deemed necessary.

Impact Assessment: Proposals will have a positive impact, maintaining the character of the rear elevation and the former magistrates chambers at first floor, adding further historic interest and rarity to the structure. Key views to the Glens beyond retained.



8. Conservation Statement

8.3 Heritage Impact Assessment

K. Building Footprint (no.57)

Records confirm long-term survival of the building footprint. It was substantially altered during the late 1950s when converted to retail use, with large lean-to extension to rear. Little of architectural or historic merit remains. Recent opening up works revealed original footings for primary structure.

Proposals: Fully renovate to accommodate new public entrance / reception area for museum along with other ancillary accommodation.

Impact Assessment: By focusing the most intrusive aspects of the works on the non-listed building at no.57 the proposals are able to achieve the modern access requirements necessary to operate the public museum.



L. Remains of cellar (no.57)

Records and oral accounts described a potential cellar below the shop floor. This was supported by a clear depression on the shop floor surface. Opening up works identified an area of rubble fill and some timber remains, however excavations were stopped approx 1m depth due to unstable condition of adjacent block wall.

Proposals: Provide new suspended concrete floor construction over this area to avoid disturbing below ground heritage and prevent potential subsidence. Further investigation can be conducted during future demolition stage with appropriate stabilisation measures in place.

Impact Assessment: Minimal impact. Although referenced in oral accounts, cellars of this nature are a regular feature along Castle Street and will be preserved below the suspended floor slab.



8. Conservation Statement

8.3 Heritage Impact Assessment

M. Workshop / Outbuilding to Rear (no.57)

Historic valuation records and maps identify outbuildings including workshops to the rear. The footprint of the older stone structure remains generally intact, however additional ad-hoc structures were built around it in modern times and large openings formed to support its operation as a shop store.

Proposals: Retain original footprint and refurbish to serve as a store and workshop for the museum with an appropriate traditional aesthetic.

Impact Assessment: Positive impact. By demolishing the surrounding ad-hoc structures, the true form of the outbuilding will be visible. Its utilisation as a museum store will ensure its preservation as a heritage asset.



M. Link to neighbouring courthouse building (no.57)

Documentary evidence suggests the building at no.57 may once have accommodated the gaoler associated with the courthouse at No.59, demonstrating functional and social links between the two properties. Oral accounts identified a potential physical link at first floor. Opening up works confirmed an area of infill with dressed stone, indicating a former opening within the party wall.

Proposals: Form link corridor between the two buildings at ground and first floor.

Impact Assessment: Positive impact. This will provide an opportunity to reinstate a historic physical link between the two premises. The presence of evidential dressed stonework can add to the narrative and heritage interpretation.



8. Conservation Statement

8.3 Heritage Impact Assessment

N. Roof Structure (no.57)

The Historic Buildings database notes the possible survival of the original roof structure. This is evidenced by the style of timber construction of the primary roof structure, however the modern roofing membrane has been applied above and the roof re-finished at a later date.

Proposals: Timber treatments will be required to address instances of timber rot due to water ingress. The primary structure will be retained and repaired, with new roof covering.

Impact Assessment: Positive impact. This will provide an opportunity to retain a small portion of the limited remaining architectural heritage associated with this building.



8. Conservation Statement

8.3 Heritage Impact Assessment

Conservation Rationale

The proposals seek to conserve the important heritage value embodied within the existing museum building by preserving significant architectural features and historic spatial character. The extension of museum facilities into the adjoining building allows expansion of visitor accommodation while reducing the need for intrusive alterations to the listed courthouse structure.

The reuse of No.57 represents a sustainable conservation approach by bringing a vacant commercial premises back into active use and reinforcing the historic streetscape character of Castle Street.

Risks

Both buildings face risks associated with deterioration of historic fabric, climate-related weather impacts, accessibility constraints and operational limitations.

- Improper treatment of the historic fabric in the past can lead to issues of water ingress if not remedied.
- Incongruous interventions such as the installation of 'temporary' supporting steel work detracts from the heritage asset.
- Previous works to alter the building have not been sensitive to the heritage significance of the building fabric - such as the 'bolt-on' WC construction at first floor level.
- Numerous windows are currently blocked up / missing, detracting from the heritage asset.
- Limited internal space within no.59 restricts visitor facilities and accessibility
- compliance, hindering the future use of the museum as a public facility.
- Due to the premises at no.57 recently entering vacancy, a substantial risk of dilapidation and dereliction is mitigated through these proposals.
- Twentieth-century alterations detract from streetscape character of no.57.

Opportunities

The proposed project provides opportunities to conserve and repair historic fabric, reinstate traditional streetscape character at No.57, improve accessibility throughout the museum and enhance interpretation of Ballycastle's civic history. The integration of No.57 supports sustainable long-term use of the listed building and strengthens community engagement.

Mitigation Measures

Initial opening up works were agreed with HED and progressed with archaeological supervision and the input of the architectural and engineering design team members. This informed the design process, demonstrating the viability of proposals and mitigating risk for the heritage structure.

All future works shall be undertaken using conservation best practice with retention of significant fabric and appropriate use of traditional materials. Archaeological monitoring may be required during groundworks. Detailed design shall continue in consultation with Historic Environment Division.

Overall Heritage Outcome

The proposals are considered to deliver a balanced conservation outcome by enhancing accessibility, securing sustainable museum use and preserving the special architectural and historic interest of the listed building and Conservation Area.

The proposals retain and conserve the principal architectural features which define the building's special interest. The strategy of relocating circulation infrastructure and visitor support functions outside primary historic spaces protects the legibility of the former courtroom and market hall arrangement.

Removal of later partitions and stair structures is limited to elements of low heritage significance and allows improved interpretation of the building's original civic function.

The overall impact of the proposals is considered to enhance understanding, accessibility and long-term preservation of the heritage asset

The integration of No.57 within the museum complex strengthens the interpretation of Ballycastle's civic and commercial history while supporting the long-term preservation of the listed courthouse building. The proposals are therefore considered to deliver a balanced and proportionate heritage outcome.

9. Planning Policy & Guidance

1. Legislative and Statutory Framework

The following legislation provides the statutory framework for the protection and management of listed buildings and conservation areas. These documents place a statutory duty on decision makers to give special regard to the desirability of preserving listed buildings, their setting and features of special architectural or historic interest.

- Planning Act (Northern Ireland) 2011
- The Planning (Listed Buildings) Regulations (Northern Ireland) 2015
- The Planning (General Development Procedure) Order (Northern Ireland) 2015

2. Regional Planning Policy

Strategic Planning Policy Statement (SPPS) for Northern Ireland (2015)

The SPPS sets out regional strategic objectives for planning and forms the primary policy framework for development management. It emphasises the importance of sustaining and enhancing the historic environment while supporting sustainable development and regeneration.

The following sections are particularly relevant:

- SPPS – Built Heritage
 - BH1 – Listed Buildings
 - BH2 – Conservation Areas
 - BH3 – Archaeology and Archaeological Heritage
 - BH11 – Enabling Development

Planning Policy Statement 6 (PPS6) – Planning, Archaeology and the Built Heritage (2011)

PPS6 remains a key material consideration in heritage planning. The following policies are relevant to the proposals. These policies promote minimal intervention, retention of historic fabric and high-quality conservation-led design.

- BH7 – Change of Use of a Listed Building
- BH8 – Extension or Alteration of a Listed Building
- BH9 – Demolition of a Listed Building
- BH10 – Development Affecting the Setting of a Listed Building
- BH11 – Enabling Development
- BH12 – Development in Conservation Areas
- BH13 – Demolition in Conservation Areas

3. Local Development Plan Policy

Causeway Coast and Glens Borough Council Local Development Plan 2030

(Plan Strategy adopted 2021)

The Plan Strategy promotes conservation-led regeneration, reuse of historic buildings and enhancement of town centre vitality. Relevant policies include:

- Policy BH1 – Listed Buildings
- Policy BH2 – Conservation Areas
- Policy BH3 – Archaeological Remains
- Policy BH4 – Buildings of Local Importance
- Policy HE1 – Protection and Enhancement of Historic Environment Assets
- Policy GP1 – Sustainable Development

Planning Policy Statement 6 (PPS6) – Planning, Archaeology and the Built Heritage (2011)

PPS6 remains a key material consideration in heritage planning. These policies promote minimal intervention, retention of historic fabric and high-quality conservation-led design. The following policies are relevant to the proposals:

- BH7 – Change of Use of a Listed Building
- BH8 – Extension or Alteration of a Listed Building
- BH9 – Demolition of a Listed Building
- BH10 – Development Affecting the Setting of a Listed Building
- BH11 – Enabling Development
- BH12 – Development in Conservation Areas
- BH13 – Demolition in Conservation Areas

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Causeway Coast and Glens Borough Council Local Development Plan 2030

(Plan Strategy adopted 2021)

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- Policy BH2 – Conservation Areas
- Policy BH3 – Archaeological Remains
- Policy BH4 – Buildings of Local Importance
- Policy HE1 – Protection and Enhancement of Historic Environment Assets
- Policy GP1 – Sustainable Development

4. Other Reference Material

- Ballycastle Conservation Area Guide (DFC)

10. Reports, Surveys and Appendices

Reports / Surveys Completed

1. Topographic and Measured Building Surveys - No. 59 / No.57
2. GPR Surveys - No. 59 / No.57
3. Biodiversity Checklist and Preliminary Ecological Assessment
4. Bat Roost Emergence Survey Report
5. Asbestos Surveys and Reports
6. Pre-Development Enquiries:
 - Fibrus
 - NI Water
 - NIE
7. Pre-Development Enquiries
8. Damp/Rot/Woodworm Surveys
9. Drainage CCTV Surveys
10. Opening Up Works - Archaeological Monitoring Report

Appendix 1

DFC Historic Buildings Database

- 57 Castle St. Craigs Shop - HB Ref HB05.15.015
- 59 Castle St. Museum - HB Ref HB05.15.016

Appendix 2

Archaeological Monitoring Report - Gahan and Long

END



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Communities

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Buildings

(v1.0)

Historic Building Details

HB Ref No:

HB05/15/016

Extent of Listing:

Former market and Court house

Date of Construction:

1740 - 1759

Address :

Ballycastle Museum (former court house) 59 Castle Street Ballycastle County
Antrim BT54 6AR

Townland:

Ballycastle Town Parks

Survey 2:

B+

Date of Listing:

11/03/1981 00:00:00

Date of De-listing:**Current Use:**

Gallery/ Museum

Former Use

Court House

Conservation Area:

Yes

Industrial Archaeology:

No

Vernacular:

No

Thatched:

No

Monument:

No

Derelict:

No

OS Map No:

8-12

IG Ref:

D1137 4064

Owner Category**Exterior Description And Setting**

Relatively plain two-storey terrace museum building, originally a court / market house, probably dating from the mid 1700s. The property is set on the south side of Castle Street, to the west of Ballycastle town centre. The asymmetrical front elevation faces N. Just to the left of centre there is a large doorway, which consists of a timber-sheeted double door and large three pane segmental fanlight, all set within a semicircular-headed recess (with keystone), which was originally open. To the left of this is an identical recess, whose timber-sheeted door is not used. To the right of the entrance what was once another identical archway, has been converted to a window, with a mullioned timber frame with three elliptical-headed lights, and the 'fanlight' (as before) over. To the right of this there is a narrower (domestic scale) doorway, with a panelled timber door. To the first floor there are three, relatively narrow, unevenly-spaced windows with horned timber sash frames (six over six). These frames have relatively broad boxes. The façade is finished in painted lined render, with a bevelled base course, a ground floor string course at arch-springing level. There is a deeper string course between ground and first floor level. There is a traditional style projecting signboard between the main entrance and the window, with a projecting street lamp between the first and second (first floor) windows. The rear elevation is dominated by a large full-height gabled return which is set slightly to the W of centre. To the first floor of the W face of the return there is a 'lean-to' extension, with two windows with modern timber frames. To the right of the lean-to (to the first floor of the W face of the return proper), there is another window with a timber sash frame, as first floor front. To the (S-facing) gable of the return, there is a large flat arch doorway, with metal double door, to the centre of the ground floor, whilst to the right on the first floor there is an

unusual, roughly square window with three semicircular-headed lights, with lattice panes moulded sandstone mullions. The window also has a moulded sandstone surround and sandstone cill. [C.E.B Brett, writing in 1971, states that this window 'is said to have come from the Bonamargy Friary'.] To the E face of the return there is a window to left on the first floor, (as first floor front). To the right of this there is a recess of similar size to the window to left. This recess appears to have originally been a window (it retains iron security bars over). The gable of the return is finished in unpainted cement render, whilst the W and E faces are in rubble with rough 'in-out' sandstone quoins. Only a narrow section to the far left and a slightly broader section to right of the rear facade of the main section of the building is exposed. To far left 'underneath' the 'lean-to' extension to the return, there is a small window with what appears to be a sash frame. This window could only be seen from a distance, and it appears that it is now partly obscured by the return of the neighbouring property to the W. To the right on the rear façade of the main section there is a doorway (with timber-sheeted door) to the ground floor, with a window, as before, to the first floor. This portion of the façade is largely rubble constructed, with a small section cement rendered and some brick dressings to the openings. The gabled roof of the main section is slated; the covering on the return roof could not be seen. The rainwater goods are a combination of cast-iron and PVCu. To the rear of the building there is a relatively small open yard area, surrounded by a part rubble, part brick and part rendered wall. There is a small single-storey shed to the SE corner of this yard, with walls of red brick, with small sections in concrete brick and render, and a slated gabled roof. To the N gable there is a doorway with timber-sheeted door, and a window with timber sash frame.

Architects

Not Known

Historical Information

This building is recorded as Ballycastle's market house, with the gaol within the return, in the valuation of 1835. The OS Memoirs of the same year describe it as a 'plain 2-storey building...the lower part viewed as a sort of shambles or market place and the room above as a place for holding manor courts and petty sessions. The gaol or bridewell is in the rear of the market house and consists of two cells underground and 2 above. It is merely used for the confining riotous persons in, but was formerly used in connection with the manor court for the purpose of confining debtors in'. Lewis writing two years later, refers to the 'very good market house and commodious court house, in which the courts and petty sessions are held'. The age of the building is uncertain. C.E.B. Brett, writing in 1973 (see secondary sources), states that it is 'of about 1830', however the valuers of 1835 thought it

considerably older, their grade '1B' indicating that they believed it to have been at least 25-30 years old at that point. As Castle Street appears to have been largely built in the mid 1700s, (probably the 1740s), it is likely to have appeared around this time. Moreover, its relative lack of finery or pretension [one might almost describe it as 'vernacular'], suggests an eighteenth rather than a mid-19th century date. By 1859 the lower storey had ceased to be used as a market house and was rented out to an Andrew Sharpe, (listed as a grocer in Slater's 1856 'Directory'). This level seems to have continued to be rented out until the 1920s, by which time the formerly open arches had been filled in with the present doors and window. In 1929 Ballycastle UDC took over the whole building, and, according to the valuations, used the ground floor as 'stores'. The room above is believed to have witnessed use as a courtroom as late as the 1980s, however, it also is believed to have served as a public library and a credit union office. The ground floor currently houses the town museum, with the upper floor largely disused. [*Note on primary sources- Though Ballycastle has its full compliment of valuation books dating back to 1834, the earliest extant valuation plan of the town, (indeed the earliest large scale plan), is that dating from 1898. This means that though the first and second valuations -of 1834 and 1859 respectively- present the usual detailed accounts of properties throughout the town, bereft of their contemporary plans it is almost impossible to discover exactly which buildings the valuers are referring. The writer has circumvented this problem however by adopting the somewhat involving method of reading the records backwards- i.e. taking the more recent (mid 20th century) valuations and tracing each building back from these, using the 1898 map as a marker along the way.] References- Primary sources 1 Taylor, George, and Skinner, Andrew, 'Taylor and Skinner's Maps of the Roads of Ireland, surveyed 1777' (Dublin, 1778), Map 20 etc. 2 Linen Hall Library, Belfast, 'A Map of County Antrim...by J. Lendrick' (1780) 3 'Pigot & Co's City of Dublin and Hibernian Commercial Directory (Manchester 1824) 4 OS Memoirs, Parish of Ramoan, (1831-39), reprinted in 'Ordnance Survey memoirs of Ireland...' ed Angelique Day, Patrick McWilliams and Noirin Dobson (Belfast, QUB, 1994), p.92 etc 5 PRONI OS/6/1/8/1 OS map, Co Antrim, sheet 8 (1832) 6 PRONI VAL/1B/135 First valuation, Ramoan parish (1834) 7 Lewis, Samuel, 'Topographical history of Ireland' (London, 1837) 8 'Slater's National Commercial Directory of Ireland (Manchester, 1846) 9 'Slater's National Commercial Directory of Ireland (Manchester, 1856) 10 PRONI OS/6/1/8/2 OS map, Co Antrim, sheet 8 (1856) 11 PRONI VAL/2B/1/28c Second valuation, Ramoan parish (1859) 12 PRONI VAL/12B/2/3a Annual valuation revision book, Ballycastle ED (1862-64) 13 PRONI VAL/12B/2/3b Annual valuation revision book, Ballycastle ED (1865-76) 14 Slater's Royal National Commercial Directory of Ireland (Manchester, 1870) 15 PRONI VAL/12B/2/3c Annual valuation revision book, Ballycastle ED (1876-84) 16 PRONI VAL/12B/2/3d Annual valuation revision book, Ballycastle ED (1884-93) 17 PRONI VAL/12B/2/3e Annual valuation revision book, Ballycastle ED (1892/3-98) 18

Bassett, George Henry, 'The Book of County Antrim' (Dublin, 1888), pp.92-102 19 PRONI VAL/12B/2/3f Annual valuation revision book, Ballycastle ED (1898-1907) 20 PRONI VAL/12E/8/1/1-3 Valuation plans of Ballycastle (1898-c.1935) 21 'Belfast and Province of Ulster Directory' (Belfast, 1905) 22 PRONI VAL/12E/8/2/1 Valuation plan of Ballycastle, c.1905 23 PRONI VAL/12B/2/3g Annual valuation revision book, Ballycastle ED (1908-21) 24 PRONI VAL/12B/2/5a Annual valuation revision book, Ballycastle UD North and South Wards (1921-27) 25 PRONI VAL/12B/2/5b Annual valuation revision book, Ballycastle UD North Ward (1927-30) 26 PRONI VAL/12B/2/5c Annual valuation revision book, Ballycastle UD South Ward (1927-30) 27 PRONI VAL/3G/6/1/1-3 Valuation plan of Ballycastle, 1934-50 28 PRONI VAL/3B/1/5 First general revaluation of Northern Ireland, Ballycastle UD, 1935 39 PRONI VAL/3C/1/6 First general revaluation of Northern Ireland, 1936-57 30 PRONI VAL/4B/1/12 Second General Revaluation of Northern Ireland, Ballycastle UD (1956-72) Secondary sources 1 Brett, C.E.B., 'Historic Buildings...The Glens of Antrim' (Belfast, 1971), p.47 2 Brett, C.E.B., 'Court houses and market houses of the Province of Ulster' (Belfast, 1973), pp.25, 28 Other references 1 EHS HB05/15/016 First Survey report (10 October 1972) 2 EHS HB05/15/016 Photograph (?1972)

Criteria for Listing

Architectural Interest

A. Style B. Proportion C. Ornamentation D. Plan Form I. Quality and survival of Interior

Historic Interest

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

Evaluation

Domestically scaled and relatively informal two-storey museum building, originally a court / market house, probably dating from the mid 1700s. This building is one of the rare examples of street-bound court / market houses and one of Ballycastle's most important pieces of built heritage.

General Comments

Date of Survey

24 September 2004

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Buildings

(v1.0)

Historic Building Details

HB Ref No:

HB05/15/015

Extent of Listing:

Not listed

Date of Construction:

1740 - 1759

Address :

'Craig's' 57 Castle Street Ballycastle Conty Antrim BT54 6AR

Townland:

Ballycastle Town Parks

Survey 2:
Record Only

Date of Listing:

Date of De-listing:

Current Use:
Shop

Former Use
House

Conservation Area:
Yes

Industrial Archaeology:
No

Vernacular:
No

Thatched:
No

Monument:
No

Derelict:
No

OS Map No:

8-12

IG Ref:

D1136 4064

Owner Category**Exterior Description And Setting**

Two-storey terrace shop with apartment over, originally a house built c.1740s, modernised and extended in the late 1950s. The property is set on the south side of Castle Street, to the west of Ballycastle town centre. The asymmetrical front elevation faces N. To left of centre is a modern shop front with glazed door and large plate glass picture window. To the right is a similar window. Over the ground floor openings is a full-width plastic signboard with raised letters to the centre. To the first floor are two widely spaced windows with modern timber frames. All of the openings to the front of this building appear to date from the later 1950s. The front façade is finished in painted plain render. To the rear there is a very large, modern-looking, roughly L-shaped, flat-roofed extension which covers most of what was formerly an open yard, and linking into a former outbuilding, to the S. On the rear façade of the main section of the building there is an enlarged window (with PVCu frame), to the far left. To right of this is a doorway with modern, mainly glazed, timber door. To the immediate right of this is a very small window with PVCu frame. To the first floor there are three windows, all with PVCu frames. The façade is finished in painted roughcast. The gabled roof of the main section is slated. The chimneystacks have been removed. Cast-iron and PVCu rainwater goods.

Architects

Not Known

Historical Information

A house of similar dimensions to the main section of the present building, (33ft x 26½ x 21½, with cellar of 16 x 13 x 6), is recorded on this site in the first valuation of January 1835.* As later documentation does not refer to demolition or any major structural changes, (outside of the addition of the extension and the changes to the fenestration), we can confidently assume that the property of 1835 is substantially that we see today. As regards a date of construction, the 1835 valuers regarded the house as 'old' at that date, (grade '1C+'), so it is likely to have been 18th century, possibly, like much of Castle Street, dating from Hugh Boyd's development of the town in the 1740s. According to the present occupant, the building once served as the house for the gaoler of the gaol contained within the neighbouring former court / market house, itself probably dating from the mid 1700s. In 1835 the occupants are listed as 'The Misses McCook', with the property including a 'stable and forge' to the rear, measuring 40 x 18 x 10½. When the second valuation was carried out in late 1859, this particular outbuilding appears to have been replaced by three separately held structures, two measuring 5½yds x 6 x 1(storey), with the third, 11 x 6 x 1. It is unclear whether these structures were occupied as outbuildings / workshops or dwellings; later evidence suggests they were outbuildings. The occupant of the main building, (which, incidentally, was in 'bad repair'), at this date is recorded by the valuers as Hector McNeill, with John and Daniel Christie the immediate lessors. The two smaller buildings to the rear are recorded as vacant, with the leaseholders themselves using (?or occupying) the largest structure. In 1867 a Robert McKillop took over the tenancy of the main building, with a William McAllister and John Dunbar renting the two smaller buildings to the rear. McKillop gave way to some 'lodgers' in 1876, with a John Mitchell listed as the tenant between 1895 and 1929. Mitchell also held one of the smaller buildings to the rear from 1889, with the other similar sized structure in the hands of an Archibald Coils [probably Coyles] from 1899 until 1913. In the latter year John Mitchell is noted as holding all parts of the property, with the valuers stating that the main building was in a 'wretchedly dilapidated state'. In 1929 three occupants are recorded, Mary Russell, Henry Hamilton and John Lamont. By 1935 a William Hamilton is listed as occupying the main building, with a William Johnston renting a 'slaughter house in rere' and a Benvenuto Bertucelli renting 'offices and garden in rere'. In 1951 the lease of the whole property was acquired (or passed to) a Daniel Stewart, passing to an Alexander Stewart a few years later. The present owner acquired the property in the late 1950s, and shortly afterwards converted much of the ground floor to a shop and added the large rear extension. [*Note on primary sources- Though Ballycastle has its full compliment of valuation books dating back to 1834, the earliest extant valuation plan of the town (indeed the earliest large scale plan) is that dating from 1898. This means that though the first and second valuations -of 1834 and 1859 respectively- present the usual detailed accounts of properties throughout the town, bereft of their contemporary plans it is almost impossible to discover exactly which

buildings the valuers are referring. The writer has circumvented this problem however by adopting the somewhat involving method of reading the records backwards- i.e. taking the more recent (mid 20th century) valuations and tracing each building back from these, using the 1898 map as a marker along the way.]

References- Primary sources

- 1 Taylor, George, and Skinner, Andrew, 'Taylor and Skinner's Maps of the Roads of Ireland, surveyed 1777' (Dublin, 1778), Map 20 etc.
- 2 Linen Hall Library, Belfast, 'A Map of County Antrim...by J. Lendrick' (1780)
- 3 'Pigot & Co's City of Dublin and Hibernian Commercial Directory (Manchester 1824)
- 4 OS Memoirs, Parish of Ramoan, (1831-39), reprinted in 'Ordnance Survey memoirs of Ireland...' ed Angelique Day, Patrick McWilliams and Noirin Dobson (Belfast, QUB, 1994), p.92 etc
- 5 PRONI OS/6/1/8/1 OS map, Co Antrim, sheet 8 (1832)
- 6 PRONI VAL/1B/135 First valuation, Ramoan parish (1834)
- 7 Lewis, Samuel, 'Topographical history of Ireland' (London, 1837)
- 8 'Slater's National Commercial Directory of Ireland (Manchester, 1846)
- 9 'Slater's National Commercial Directory of Ireland (Manchester, 1856)
- 10 PRONI OS/6/1/8/2 OS map, Co Antrim, sheet 8 (1856)
- 11 PRONI VAL/2B/1/28c Second valuation, Ramoan parish (1859)
- 12 PRONI VAL/12B/2/3a Annual valuation revision book, Ballycastle ED (1862-64)
- 13 PRONI VAL/12B/2/3b Annual valuation revision book, Ballycastle ED (1865-76)
- 14 Slater's Royal National Commercial Directory of Ireland (Manchester, 1870)
- 15 PRONI VAL/12B/2/3c Annual valuation revision book, Ballycastle ED (1876-84)
- 16 PRONI VAL/12B/2/3d Annual valuation revision book, Ballycastle ED (1884-93)
- 17 PRONI VAL/12B/2/3e Annual valuation revision book, Ballycastle ED (1892/3-98)
- 18 Bassett, George Henry, 'The Book of County Antrim' (Dublin, 1888), pp.92-102
- 19 PRONI VAL/12B/2/3f Annual valuation revision book, Ballycastle ED (1898-1907)
- 20 PRONI VAL/12E/8/1/1-3 Valuation plans of Ballycastle (1898-c.1935)
- 21 'Belfast and Province of Ulster Directory' (Belfast, 1905)
- 22 PRONI VAL/12E/8/2/1 Valuation plan of Ballycastle, c.1905
- 23 PRONI VAL/12B/2/3g Annual valuation revision book, Ballycastle ED (1908-21)
- 24 PRONI VAL/12A/1/24 Valuers' office notebook (1913)
- 25 PRONI VAL/12B/2/5a Annual valuation revision book, Ballycastle UD North and South Wards (1921-27)
- 26 PRONI VAL/12B/2/5b Annual valuation revision book, Ballycastle UD North Ward (1927-30)
- 27 PRONI VAL/12B/2/5c Annual valuation revision book, Ballycastle UD South Ward (1927-30)
- 28 PRONI VAL/3G/6/1/1-3 Valuation plan of Ballycastle, 1934-50
- 29 PRONI VAL/3B/1/5 First general revaluation of Northern Ireland, Ballycastle UD, 1935
- 30 PRONI VAL/3C/1/6 First general revaluation of Northern Ireland, 1936-57
- 31 PRONI VAL/4B/1/12 Second General Revaluation of Northern Ireland, Ballycastle UD (1956-72)

Secondary sources

- 1 Brett, C.E.B., 'Historic Buildings...The Glens of Antrim' (Belfast, 1971), p.47

Other references

- 1 EHS HB05/15/015 First Survey report (10 October 1972)
- 2 EHS HB05/15/015 Photograph (?1972)

Criteria for Listing

Architectural Interest

Not listed

Historic Interest

Not listed

Evaluation

Two-storey terrace shop with apartment over, originally a house built c.1740s, modernised and extended in the late 1950s. The possible survival of the original roof structure aside, this property is, to all intents and purposes, a product of the mid to later 20th century.

General Comments

Date of Survey

24 September 2004