

CASE STUDIES

BACKGROUND

The *Regional Development Strategy* for Northern Ireland projects that a further 250,000 new homes will be needed in the Province up to 2025. Intense development pressures have been apparent for a number of years with an accelerating loss of vernacular dwellings, a splurge of new single homes in the countryside and further sub-urbanisation of our towns and villages. Paradoxically, a large number of vacant or derelict buildings continue to scatter the landscape, while many of our urban centres are devoid of residents. In addition, there are in excess of 400 historic buildings featured on the BARNI Register, only a quarter of which are included in this publication. Therefore, it would seem sensible that development be channelled first of all towards the restoration and reuse of these buildings – which is blatantly not now the case.

The following case studies seek to dispel any thoughts that smaller or unusual historic properties cannot become comfortable, useable spaces, while retaining their inherent character. Both listed and unlisted buildings are featured and the projects signify the ingenuity of the organisations concerned and their willingness to work with owners, funding bodies and other interested parties. They also demonstrate an acute appreciation for both the natural and built environment, consistent with the concept of sustainable development – an approach that can surely be replicated.

Of course, a considerable number of difficulties still remain for some private owners, who often have trouble sourcing appropriate levels of grant aid. Like others, they also face the dissuasive imposition of VAT – although concessions are now available in certain circumstances. As the majority of buildings at risk are in private hands it is crucial that such difficulties are surmounted if we wish to see more such exemplary projects in the future. With that in mind, a number of recent projects undertaken by private individuals are highlighted at the end of this section.

Sincere thanks go to: Marcus Patton of Hearth; Fionnuala Jay-O'Boyle, Mary O'Brien and Jennifer O'Leary of the Irish Landmark Trust; Chris McCollum and David Lewis of Alastair Coey Architects (The Drum Lodge and Rock Cottage); Paul Millar of Kriterion Conservation Architects (The Barbican Gate Lodge); Anna Meenan of the Mourne Heritage Trust; David Murphy and Gerry McCauley of the Northern Ireland Housing Executive; Patricia Cusack and Alan Jeffers of Lisburn City Centre Management; Nick Brown of the Walled City Partnership; Edward O'Neil; Margaret Kyle; Roisin Donnelly of Consarc Conservation (Drumconwell Cottage and Kilmacrew Road) and Damien Kelly (Aghmahoe) for providing drawings, photographs and information for the case studies.

HEARTH

Hearth has almost 30 years' experience of turning a wide variety of derelict historic buildings into comfortable and characterful homes. Three recent projects demonstrate their thoughtful and diligent approach.



One of the lodges to Wallace Park before restoration

The other lodge after restoration

Wallace Park, Lisburn

Taken on a long lease from Lisburn City Council, the two gate lodges to the 'People's Park', designed by John McHenry, have undergone a comprehensive scheme of restoration by Hearth Housing Association. Built 1884, they are identical single storey red-brick structures, L-shaped in plan under a hipped and slated roof and later sympathetically enlarged. Located at either end of what is presently a rather run-down urban park, prior to the work both lodges had been vacant for some ten years and one was completely gutted by

fire. The scheme involved re-roofing, reinstatement of sash windows, renewal of services and improvement of insulation to provide two-bedroom homes.



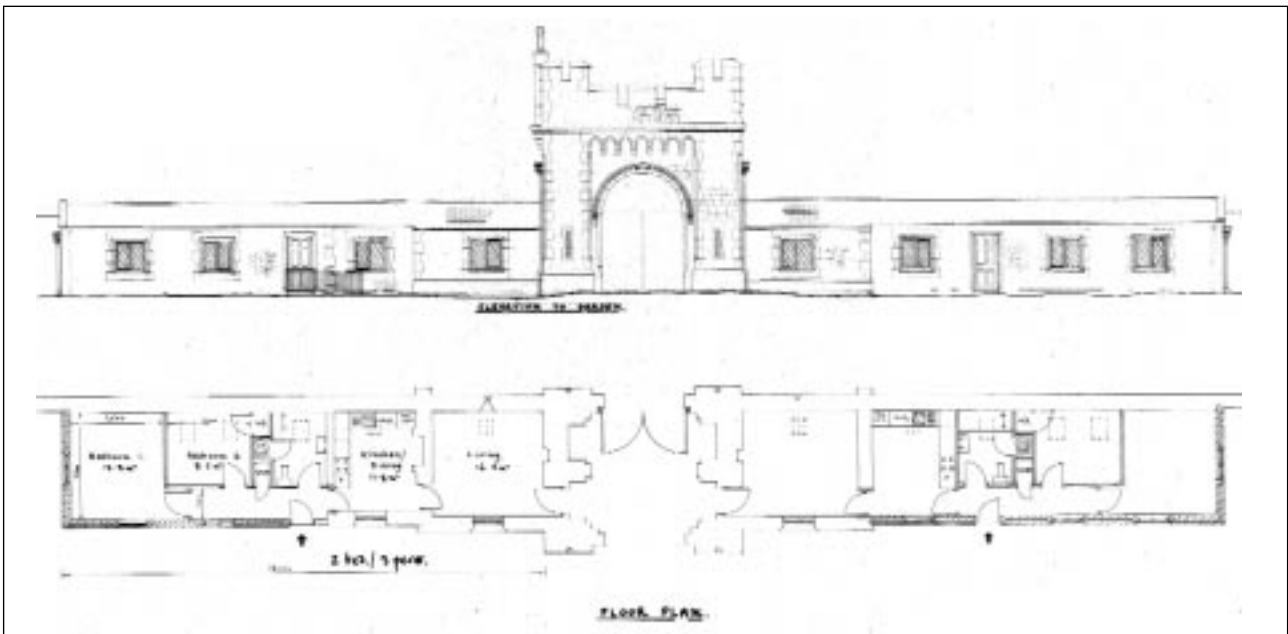


Castle Upton Gate Lodge, Templepatrick

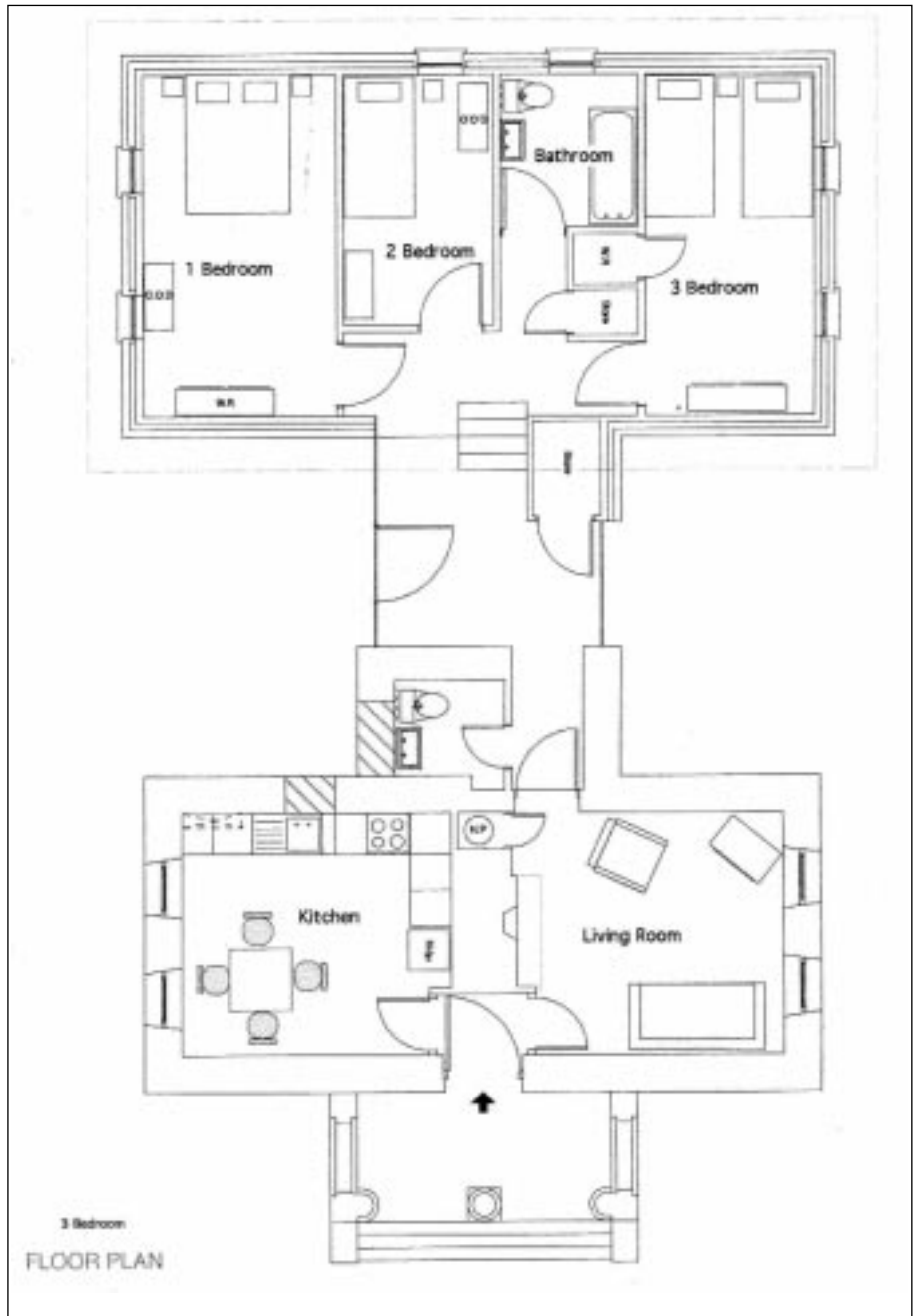
Unlike the Wallace Park scheme, where the lodges were reused within their existing envelope, work on the Edward Blore designed lodge to Castle Upton involved a clever and discreet extension in sympathy with the original structure. Originally a two-roomed dwelling with one room either side of the central battlemented tower, two houses have been fashioned by extending each room along the axis of the demesne wall. What was once a single unsuitably divided property has now been transformed into two comfortable two-bedroom houses. In keeping with the Grade B1 listing, rubble basalt and cast stone openings were used in the extension. Cast iron lattice casement windows were made and secondary glazing was installed to reduce possible condensation problems.

One of the completed dwellings at Castle Upton

The floor plan and elevation at Castle Upton



Proposed plan of new link extension to Craigowen lodge



Decorative stonework on Craigowen lodge



Gate lodge to Craigavad, Holywood

A third building that Hearth has recently been involved with is this Italianate lodge of 1851, near Holywood, designed by Thomas Turner. Extensively vandalised since it was vested in the 1990s for a proposed road scheme that was abandoned, Hearth was commissioned to prepare a sympathetic design and development brief as part of the disposal process. A single-storey, three-bay lodge, it is proposed that a mirror extension, with link section between old and new, would replace an existing flat roofed addition from the 1970s. In keeping with best conservation practice, the new extension would be subservient to the original building, aided by the topography of the ground and planting around the perimeter of the site which will act as a screen. The main living quarters of the house are situated in the existing building while the extension accommodates 3 bedrooms and a bathroom. The building is being marketed and it is hoped that a restoring purchaser will follow the plans.

The two completed projects were supported by the Housing Association Branch of the Department for Social Development and additional funding for Castle Upton came from the Heritage Lottery Fund and the Environment and Heritage Service: Built Heritage, an agency within the DOE (NI)



Craigowen lodge

Current projects

Hearth Revolving Fund is currently on site at Portrush Town Hall, in association with Coleraine Borough Council. Work is also ongoing at College Green House, Belfast, which Hearth has taken on a long-lease. Both buildings have been vacant for some time and are being assisted by grants from the Heritage Lottery Fund.

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IRISH LANDMARK TRUST

The Irish Landmark Trust specialises in rescuing unique and unusual buildings of architectural and historic interest for holiday letting. It is the only cross-border building preservation trust and has a growing portfolio of interesting properties, north and south. Two recent projects in Northern Ireland have admirably shown that life can be breathed into even the most derelict or difficult building.



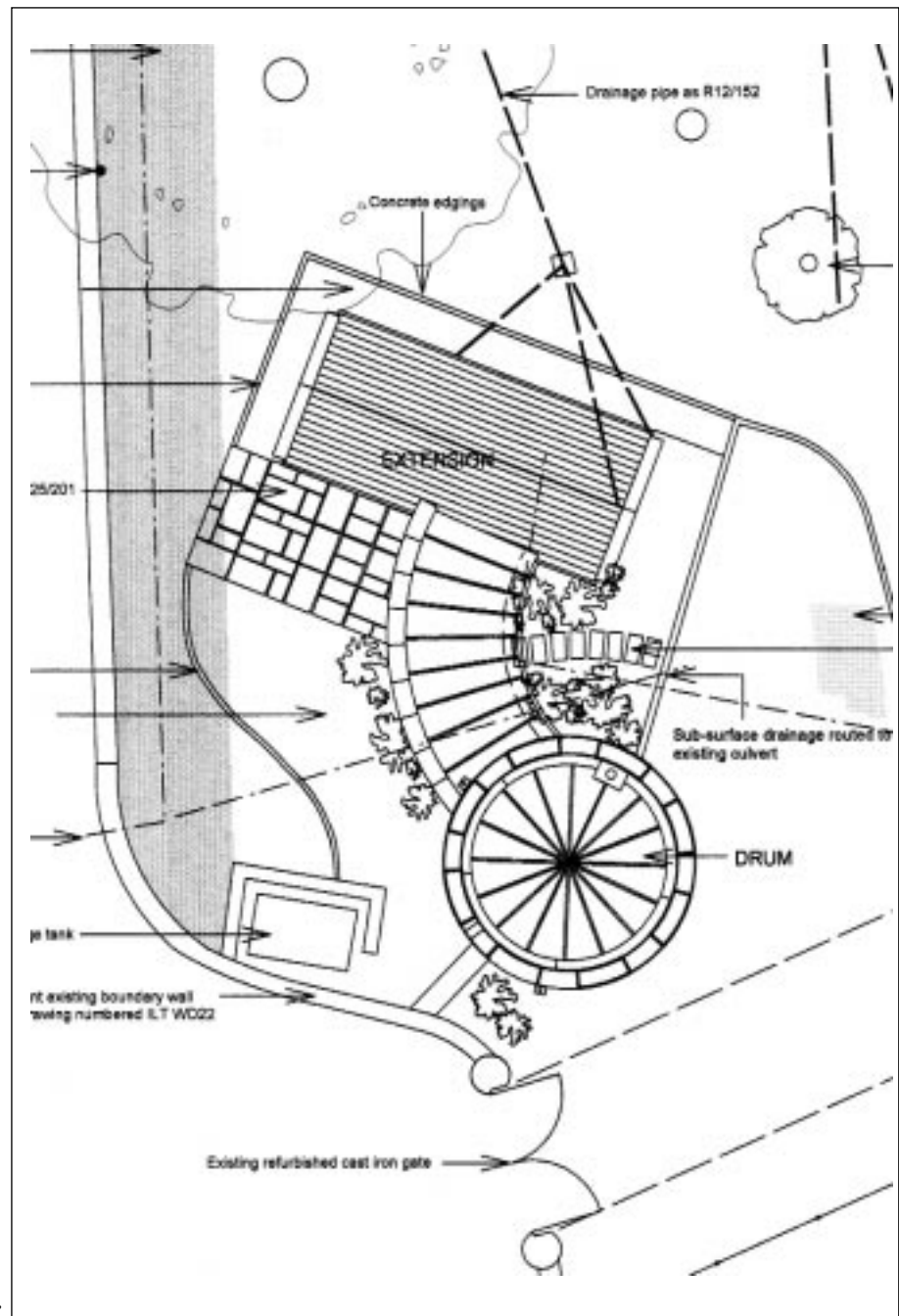
The Drum lodge before...

...and after restoration



Drum Gate Lodge, Bushmills

When this Grade B1 listed lodge appeared as a building at risk in *BAR Volume 3*, p.2, it was in a considerable state of disrepair and sported an ominous looking crack running the length of the building. A unique survivor in Ulster it was built c.1800 by the Traill family and is still part of the Ballylough estate. The Irish Landmark Trust was able to acquire a lease of the structure and by adding a modest extension, linked to the old structure by a curving glass hall, creating a romantic hideaway which can accommodate two people. Traditional techniques were employed throughout the project and reversible features were used in order to respect the original fabric and integrity of the building.



A plan of the extension to the Drum lodge



Barbican Gate Lodge, Glenarm

Similar to the Hearth project at Castle Upton, this, the most recent Irish Landmark Trust scheme, has successfully adapted a romantic battlemented tower by a well-known architect, William Morrison. In partnership with the Antrim Estates Company, a sympathetic scheme of refurbishment has been undertaken in keeping with the building's Grade A listed status and its position within a conservation area. Reached via a bridge over the Glenarm River, it consists of a tall three-storey tower with turret to the west and a low two-storey wing to the east. The project involved the replacement of decayed stonework, renewal of windows and re-roofing of the west wing. Internally, all original doors, plasterwork and stone floors have been retained. A living room, bathroom and kitchen have been created in keeping with the original character of the building.

Funding was provided in both cases by the Heritage Lottery Fund and the Environment and Heritage Service: Built Heritage, an agency within the DOE (NI)

Future projects

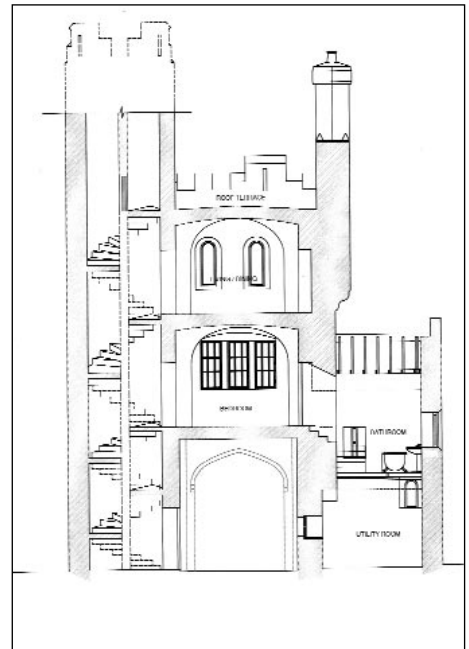
The Barbican at Glenarm is the 14th Irish Landmark Trust project completed to date. Feasibility studies are currently progressing on a number of other historic buildings in both Northern Ireland and the Republic of Ireland.

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The Barbican lodge to Glenarm Castle



A section through the Barbican lodge

Barbican lodge window detail



LIVING OVER THE SHOP (LOTS)

Although quite different in nature to the other projects that have been highlighted, LOTS is an equally innovative Northern Ireland Housing Executive promoted pilot scheme that seeks to provide housing in vacant or under-used upper floors above shops and other commercial premises. In promoting more residential uses, LOTS contributes towards regeneration by: providing greater street vitality; safer environments; increased custom for local shops and services; a more positive image of an area; and enhanced protection of heritage. The scheme has been piloted in two areas – the commercial cores of the cities of Derry and Lisburn – and it has added to a diverse mix of funding sources targeted at their wider regeneration.

Bridge Street, Lisburn

A large number of older terraced properties on this historic street are benefiting from LOTS funding as upper floors are sensitively converted for residential use, in an area where approximately 50 households are currently established. In addition, as part of the ongoing Heritage Lottery Fund supported Townscape Heritage Initiative (administered by Lisburn City Centre Management Ltd.), a comprehensive scheme of building repair is underway, including the reinstating of traditional shop-fronts and other historic detailing. No. 19 Bridge Street was successfully completed as a demonstration scheme and this was followed soon after by nos. 5-11, no. 16, no. 23, no. 35 and nos. 61-65 Bridge Street, while Lisburn Buildings Preservation Trust is currently restoring nos. 31-33.

*Below left: no. 19 Bridge Street
after renovation*

*Below right: no. 23 Bridge Street
after renovation*





Work underway at 14 Shipquay Street, Derry

2 Castle Street/14 Shipquay Street, Derry

Originally built for use as a public library and reading room, this B2 listed building is the first within the city to benefit from the LOTS scheme, in conjunction with the wider Townscape Heritage Initiative (THI) administered by the Walled City Partnership. Under the scheme, substantial repairs are being done to the exterior of the building and the roof structure, while over half of the existing internal floor area will be brought back into use. Retail and office units will be accommodated on the ground floor and six apartments will be created on the upper floor, accessed from the existing entrance on Castle Street. It is hoped that a further 50-75 properties will benefit from LOTS funding in this defined area.

Funding was provided in both areas by the Heritage Lottery Fund, Department for Social Development under the Urban Development Grant and as agent of the International Fund for Ireland, Northern Ireland Housing Executive, Planning Service: an agency within the DOE (NI) and the owners' own resources.

Future projects

Both the Bridge Street and Walled City Townscape Heritage Initiatives, in parallel LOTS, will continue over the coming years. The LOTS schemes in Lisburn and Derry are three year pilots with a completion date of spring 2005. As such, they are currently being evaluated to assess whether the concept should be mainstreamed across other towns and cities in Northern Ireland. The results of the evaluation are expected in early 2005.

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Lisburn City Centre Management Ltd.

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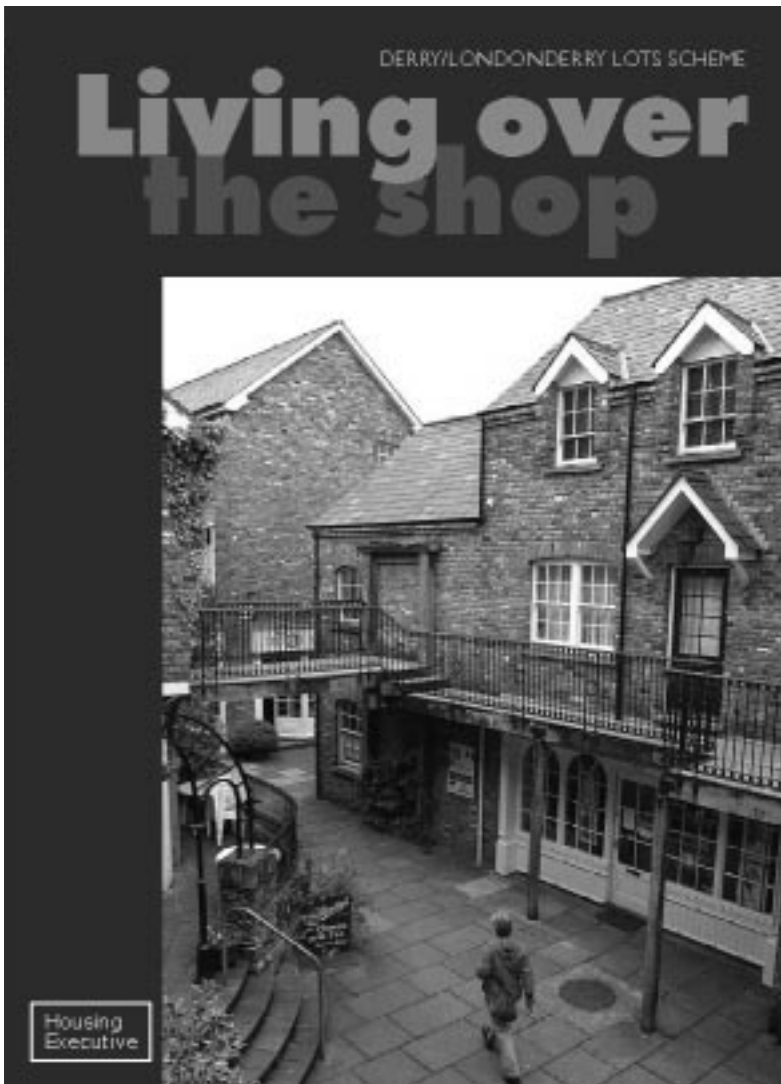
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Northern Ireland Housing Executive

Grants Office (Derry LOTS)

Richmond Chambers

The Diamond

Londonderry

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Planning and Feasibility (Lisburn LOTS)

The Housing Centre

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Belfast

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Tel: 028 9031 8357

MOURNE HOMESTEADS

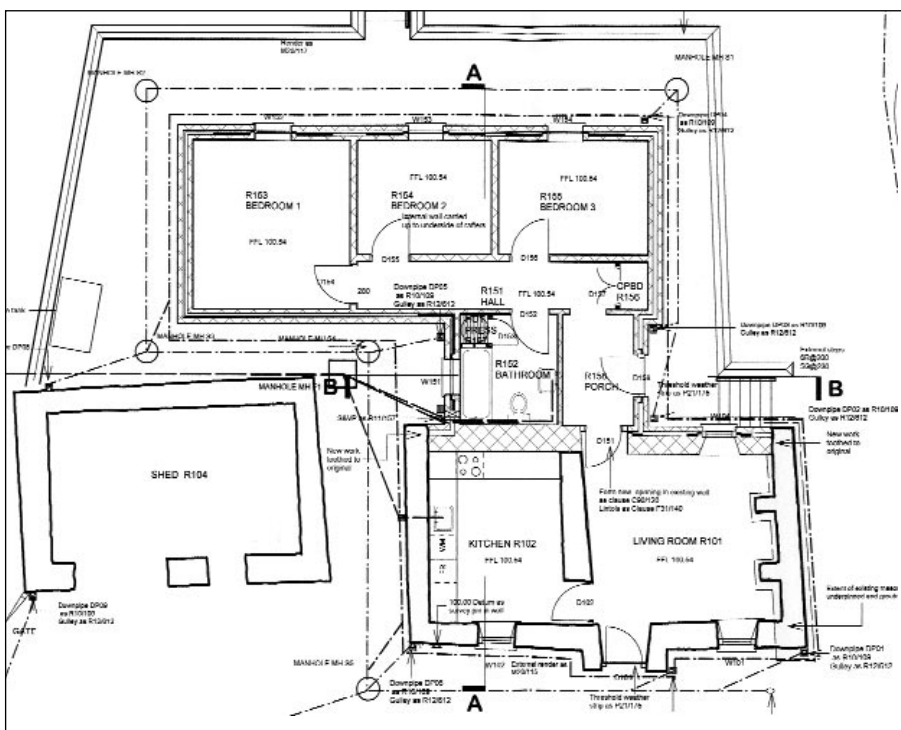
This is another innovative strategy that aims to address a number of problems highlighted in the catalogue. Skilfully brought together by the Mourne Heritage Trust, up to nine traditional, but derelict dwellings are being renovated under the above scheme to provide residential accommodation for local people in the Mourne Area of Outstanding Natural Beauty. In so doing the Trust hopes to address the loss of traditional buildings in this particularly sensitive area; provide for local housing need; and create examples of best practice that can be replicated by others. A comprehensive and popular education and training programme in traditional skills has also been undertaken in advance of the physical restoration work. The drive for designation of the Mournes as Northern Ireland's first National Park is continuing, which may bring further opportunities to preserve the area's traditional buildings.



Rock Cottage, Castlewellan

The first project to be completed under the Mourne Homesteads scheme, this involved a typical single-storey, two-roomed direct-entry vernacular cottage. Built into a slope at the end of a short grassy lane, its prominent location meant that extra care had to be taken in the design of the extension, so as not to overwhelm the original structure. This was achieved by discreetly adding an off-centre single-storey block to the rear, separated from the original building by a link section. The new block contains three bedrooms and cannot be seen from the front of the building, as it is screened by an existing single-storey outbuilding. A bathroom was accommodated within the link section, while the kitchen

Rock cottage before and after its reuse



Plan of Rock cottage with rear extension



A view of the discreetly placed extension to Rock cottage

and living room are housed in the original two-roomed dwelling. The outside of the building is rendered with a wet dash; new timber sash windows were fitted in the older structure; and cast iron guttering and natural slates were used throughout.

Funding for the Mourne Homesteads scheme was provided by the Heritage Lottery Fund, Northern Ireland Housing Executive, Pilgrim Trust, Rural Development Council, Architectural Heritage Fund, Ulster Garden Villages, Co-Operation Ireland and Duchas – the Heritage Service in the Republic

Future projects

A number of projects are soon to go on site under the next phase of the scheme on the north side of the Mournes. The properties range in scale from single storey and include buildings on the Ballycoshone and Head Roads.

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Below left: a future Mourne Heritage Trust project at Head Road

Below right: a future Mourne Heritage Trust project at Ballycoshone Road



OTHER RESTORATION PROJECTS

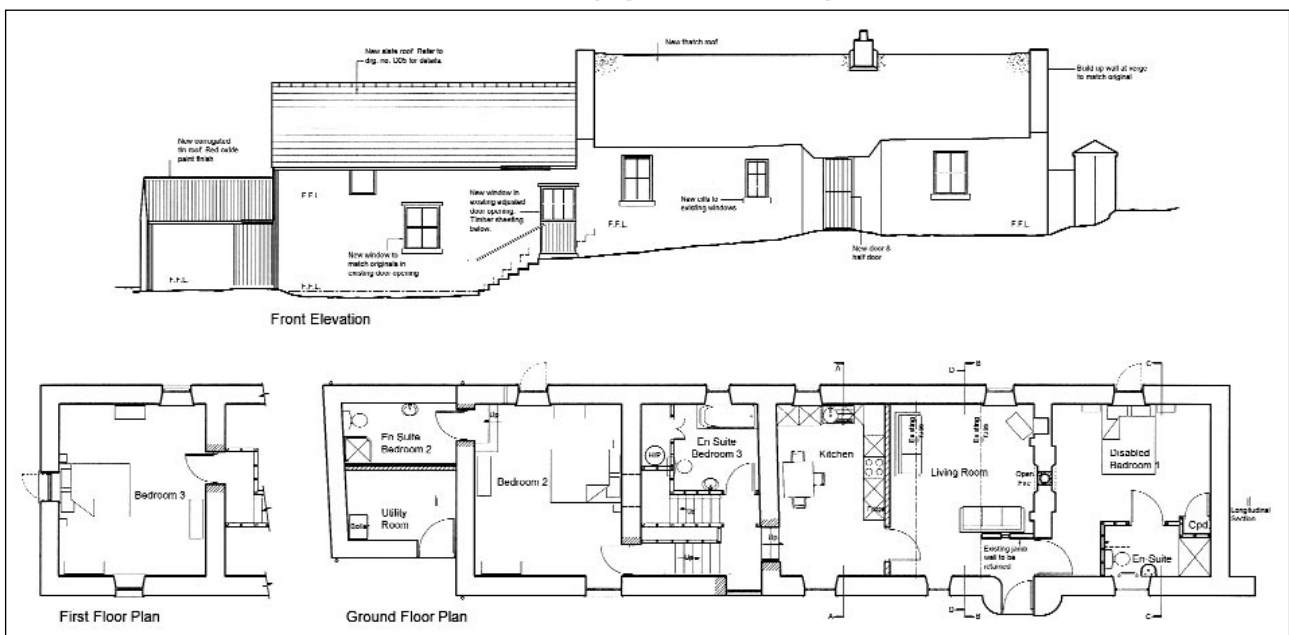
For understandable reasons many private restoration projects never make it to public prominence yet a substantial majority of vacant or derelict historic buildings are in private hands. Three projects, one finished and two nearing completion, illustrate the potential that so many of these fine buildings possess. They also serve to reemphasise that what is often required is simply a caring owner, combined with a little creative ingenuity and a financial helping hand.

Kilmacrew Road, Magherally, Banbridge



Kilmacrew Road before renovation work

Kilmacrew Road: proposed elevation and plan





Kilmacrew Road during ongoing renovation work

Work is well underway to convert this rare and remarkably intact vernacular dwelling to self-catering holiday accommodation. A long single-storey, one room deep structure, it has a typical hearth-lobby plan form, complete with jamb wall and spy-hole. Built into a hill, with the gable end facing towards the road, it has been extended longitudinally over its lifetime hence the stone-built outbuildings stepping down the slope. As part of the reuse scheme, the ground level around the cottage has been lowered and the external walls underpinned. The roof over the original living accommodation is to be re-thatched, while the outbuildings will be slated with Bangor Blues. Internally, the accommodation will comprise: three en suite bedrooms, including one on the first floor; a living room; kitchen; and storage space.



Right: recessed window detail at Kilmacrew

Drumconwell Cottage porch



Drumconwell Cottage, Armagh

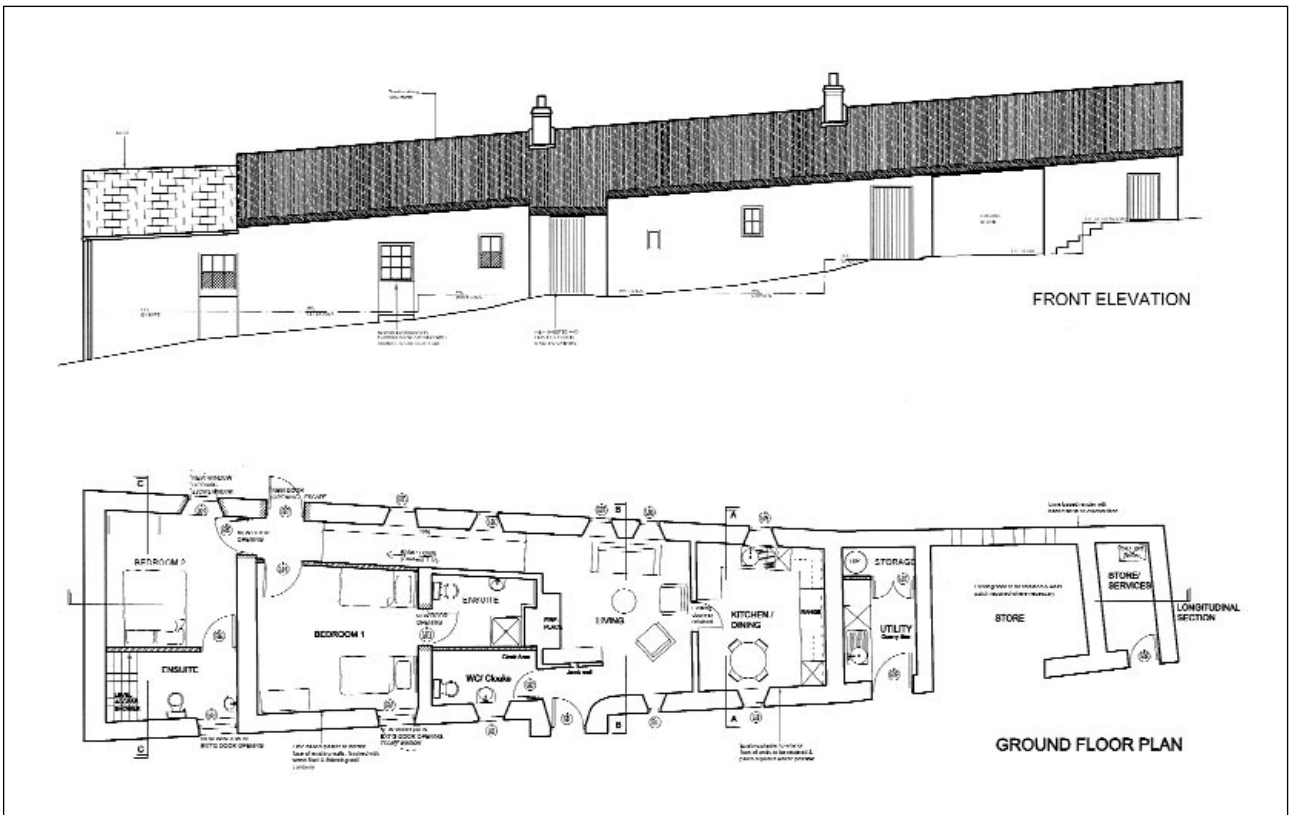
At a less advanced stage than at Kilmacrew, a scheme not too dissimilar in focus is taking shape on this thatched under tin dwelling, which has been uninhabited since the 1950s. It too is in a remarkably original condition and has retained most features of interest, hence its recent listing. Two characteristics of the cottage that are strikingly evident are its unusual wedge shaped plan form and the expansive thatched roof, which is contiguous over the open store at the upper end of the structure. Under the reuse scheme, two en suite bedrooms are being accommodated within the existing outbuildings and



a living room, kitchen and toilet are to be sited in what was historically the living area. Most of the roof structure will be re-thatched using long-straw, with only the lower end having a natural slate roof covering. Work is expected to finish in early summer 2005.

Drumconwell Cottage

*Drumconwell Cottage:
proposed elevation and plan*





Aghnahoe Lodge before restoration



Aghnahoe Lodge after restoration

Outer Lodge to Aghnahoe House (Anahoe), Ballygawley

Built c.1850 to a Neo-Classical design, work was completed in late-2004 on the reuse and extension of this single-storey three-bay lodge, which had lain empty for a number of years. As part of the scheme a 350 sq. ft. extension was added to the rear of the property in a manner that would not overpower the existing building. A modest kitchen, two bedrooms, storage and bathroom facilities were incorporated in the new addition, maintaining as best possible the character of the building, while the older lodge accommodates a large living and dining room and solid fuel storage. Although the building is unlisted sympathetic and salvaged materials were used throughout and it now serves as a comfortable home of approximately 970 sq. ft.

The restoration and reuse of both cottages is being funded by Environment and Heritage Service: Built Heritage, Regeneration of South Armagh under the Natural Resource Rural Tourism initiative (Drumconwell), Invest Northern Ireland under the Single Rural Self-Catering Scheme (Kilmacrew) and the owners' own resources. The Aghnahoe outer gate lodge project was funded solely by the owner.

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