

HISTORIC BUILDINGS COUNCIL

389th Meeting
Held in the Conference Room, 182 Galgorm Road, Ballymena
on
Friday, 16th April 2010 at 10.15am

Present:

Mr F Robinson – Chairman
Mr B Banks
Mr K Boston
Mr C Crimmins
Mr J Diamond (*items 1- 6*)
Prof J Fitzgerald
Mr A Lindsay
Mr M Martin
Mr R Miles
Mr P McGuigan
Mrs U O'Hare (*items 1- 6*)
Mrs A Peacocke
Dr P Warke

In Attendance:

Mr M Deery, NIEA
Mr A Turkington, NIEA
Ms M McStravick, NIEA
Mr H Hossack, NIEA – (*items inc 7-11*)
Mr D Boyle, NIEA – (*items 7-11*)
Ms A Menary – (*items 7-11*)

Ms S Mossman, PS – (*items 6-8*)

Mr N Brown, The Prince's Regeneration
Trust (*item 7 only*)
Mr P Millar, Kriterion Conservation
Architects (*item 7 only*)

Neil Moore and Monica Vittorino for
Hamilton Architects (*item 7 only*)

Ms B McAlister, Secretariat
Ms K Robin, Secretariat

1. APOLOGIES

Apologies received from Ms Iona Andrews, Mr Brian Green, Mr Paul Harron, and Ms Hannah Kenny and Ms Noelle Houston

2. POTENTIAL OF CONFLICT OF INTEREST ISSUES

The Chairman began by asking members to declare any conflict of interest on agenda items - none received from members.

3. MINUTES OF THE 387th MEETING

The minutes of the 388th Meeting of the 19th March 2010 were agreed and signed.

4. CHAIRMAN'S BUSINESS

4.1 Consultations completed and pending

The Chairman thanked members for their input on recent Consultations

- Belfast City Council - Draft Belfast Integrated Strategic Tourism Framework 2010 – 2014 (thanks to Ken Boston and Patrick McGuigan)
- Planning Service - Design Guide for Clarendon St Conservation Area (thanks to Prof Joe FitzGerald)
- Planning Service - Design Guide for Historic City Conservation Area (thanks to Ursula O'Hare)

The Chairman asked members to submit their comments on the DETI consultation on the Draft Tourism Strategy for NI to 2020 to the Secretariat by 30th April, 2010.

Action **Submit comments on consultation** **Members**

- 4.2** The Chairman thanked Mr Alistair Lindsay and Mr Patrick McGuigan for kindly completing the questionnaire received from the University of Ulster student who is preparing a dissertation on Listed Buildings.

- 4.3 The Chairman reminded Council of the protocol if members are approached by the media stating that members should comment as individuals and not on behalf of HBC.

5. CRITERIA FOR LISTING

Mr Manus Deery, NIEA presented to Council 'Criteria for Listing' a consultation paper on proposed revisions to: Annex C of Planning Policy Statement 6.

The Criteria for Listing consultation paper was circulated to all members for their review.

NIEA are proposing to add the Second Survey criteria to the criteria which would then include the statutory criteria; a derived criteria and provide further clarity to the process. Mr Deery reported that the grades largely remain the same but, with a slight change to B+ grade to provide clearer understanding of the grade.

The Chairman asked Council for volunteers to form a sub-committee to review the consultation paper and prepare a draft response for consideration by all members. Members who are interested in joining the sub-committee should advise the Secretariat and a meeting will be arranged to review and discuss the consultation paper.

The Chairman thanked Mr Deery for the presentation

Action	Coordinate sub-committee meeting	Secretariat
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6. SECOND SURVEY

The Chairman welcomed Ms Maeve McStravick, NIEA to the meeting.

Mr Turkington gave a presentation on new listings in the Strabane area and 1 new listing in the Newcastle area.

6.1 New Listings

Council considered 10 proposals for listing.

7. PLANNING - Armagh Gaol

Mr Nick Brown and Mr Paul Millar presented a proposal for the redevelopment of the Armagh Gaol site in Armagh. The application is currently in pre application process.

The Gaol has been empty since 1986 and is on the BHARNI register.

The Trevor Osborne Group and the Princes Regeneration Trust were appointed to develop plans for the redevelopment of the Armagh Gaol. Mr Millar offered a comparison for the proposed development of Armagh Gaol with the recently developed Oxford Castle which contains a hotel complex, commercial and retail blocks and visitors centre.

There was a public consultation attended by 700 people and a community consultation workshop.

Mr Millar provided a history of the Gaol.

Mr Brown presented overview of proposed development scheme which will include a 58 bedroom hotel, 28 residential units, retail blocks and heritage centre. The revenue from the residential and retail blocks will sustain the development costs.

The front building upper floors will be hotel suites and meeting rooms and the ground floor will accommodate a bar and functions rooms, the cell blocks will be developed into hotel bedrooms. The Heritage Centre will be extension to the end of the Bridewell Terrace and will be part of a new build. There will be limited parking and service area proposed within Gaol site and offering access throughout the complex.

Mr Millar reported that Armagh District Council has commissioned a report from traffic consultants for the area.

The Chairman thanked Mr Brown and Mr Millar for their presentation. The presenters left the meeting and the Council then discussed the proposed development.

Council had a number of concerns regarding the proposed development including:

- Concern with the scale of the proposed residential blocks
- Site is over-developed and too crowded. Council stated that the designers are trying to address all requirements raised from the public consultation and not what is appropriate for the site.
- Too densely packed with too much retail and residential units
- Issues on servicing and parking space must be resolved
- Heritage Centre should be within original Gaol
- The entrance to the hotel should not use the main property entrance; this entrance should be for public access.
- Council did recognise that this is a private development and not public funded.

Crumlin Road Jail

Mr Donal Boyle, NIEA, Mr Neil Moore and Ms Monica for Hamilton Architects presented to Council a proposal for the redevelopment of the Crumlin Road Jail site in Belfast. The planning application was submitted in March 2010 and the proposals are part of the overall masterplan for the area.

The scheme includes plans to salvage existing stonework of Scottish Sandstone as much as possible but there will be a need for new stonework which will be sourced from Scotland.

Mr Boyle provided a brief history of the Gaol which was built to designs by architect Charles Lanyon and based on London's Pentonville prison. The building has four separate wings of 3 and 4 stories in height. There are approximately 640 individual cells with small windows on the doors. An underground tunnel links the gaol to the courthouse which is located on the opposite side of the road. The building which is in the care of OFMDFM is currently derelict and due to its historical and architectural significance a major restoration and redevelopment is planned.

The Chairman thanked Mr Boyle, Mr Moore and Ms Vittorino for their presentation. Mr Moore and Ms Vittorino left the meeting and the Council then discussed the proposed development.

Council viewed the proposal as having no adverse or disparaging effect on the original building and recognised that this is a publicly funded development.

8. MATTERS ARISING

8.1 Value of Group Listings

Members received relevant information for this.

8.2 Woodside House, Ballycastle

Mr Deery reported there is no update at this time.

Action Update Council on progress

NIEA

8.3 Clark's Mill, Upperlands

NIEA reported that this is a planning issue (now under planning on matters arising)

8.4 JCIH – Listing v Scheduling

No update at this time.

Action Present to Council at a later date

NIEA

8.5 Stable Block, Sion Mills

NIEA reported that an agreement has been signed with Hearth.

- 8.6 Holy Trinity Church, Ballycastle**
 Planning Service Archaeological survey amended plans received. Copy of archaeological impact assessment sent to NIEA and the Conservation Area officer. NIEA has contacted the agent and PS is awaiting a response from the agent.
Action Update Council on progress PS
- 8.7 40 Queen's Parade, Bangor**
 Nothing further to report, enforcement case is ongoing.
Action Update Council on progress PS
- 8.8 Tree Preservation Orders – Myrtle Lodge**
 Nothing further to report
Action Update Council PS
- 8.9 Glenarm, Former Fish Factory**
 PS reported that an internal meeting has been held and PS will proceed to contact the agent to discuss further.
Action Update Council on progress PS
- 8.10 Quay Road, Ballycastle**
 PS reported that the Department are gathering information for enforcement case and that recent applications for demolition were refused.
Action Update Council on progress PS
- 8.11 Planning General Development Order (GDO)**
 Consultation review is ongoing
Action Update Council PS
- 8.12 Article 4 Directives, Pilots Projects**
 PS reported that the Paper is with the PS Management Board for review. Nothing further to report at this time.
Action Update Council on progress PS

Planning Service provided information following an inquiry on Drumnakilly House and stated that the condition of the building was no longer fit for habitation.

Planning Service distributed to Council a summary of Tree Preservation Orders Breaches for the period 2000 – 2010.

- 8.15 TPO – Ormiston House**
 Council asked Planning Service to investigate if a TPO was being considered for Ormiston House.
Action Update Council PS

9. MEMBERS REPORTS

Mrs Agnes Peacocke reported she attended a ½ day conference on 30th March coordinated by NIEL for discussion on green and sustainable objectives. Mrs Peacocke stated that the conference was of no significant to HBC.

Dr Patricia Warke reported that she attended the *Lime Works* book launch at the Meter House on Thursday 15th April and recommended the book to members as a very useful publication. Mr Deery reported that NIEA had supported the publication of the book.

Mr Deery reported that the Foyle Civic Tourist Review was recently sponsored and published by NIEA.

10. ANY OTHER BUSINESS

- 10.1 Mrs Agnes Peacocke reported that Planning Service had recently made a decision for the demolition of a vernacular building on a bleach green which is now part of a Listed Building. Mrs Peacocke was aware that NIEA had responded to an inquiry from Planning Service on this property stating that this was an important vernacular building and recommended the building be preserved.

Mr Deery reported that Planning Service has the final determination on planning applications and stated that if NIEA disagree with final Planning Service decisions that applications can be brought to the Departmental Board for review. Mr Deery reported that there is no standard level agreement with Planning Service and NIEA are happy to consult and offer information to the Planning Service.

- 10.2 The Chairman reported that the Planning Service has now published the Government Response to the public consultation on the Reform of the Planning System in NI and if any members wish to review a copy to contact the Secretariat.
- 10.3 The Chairman asked members to consider submitting their interest to join the Joint Committee for Industrial Heritage. The Committee conduct a ½ day meeting 3 or 4 times per year to discuss industrial heritage of the country. Members are to submit their interest to the Secretariat.

11. DATE OF NEXT MEETING

The date of the next meeting is scheduled for Friday 14th May 2010.