

HERITAGE REVIEW

No.1

1998



The Ulster Architectural Heritage Society exists to promote the appreciation and enjoyment of good architecture of all periods - from the prehistoric to the contemporary - in the nine counties of Ulster; to encourage the preservation and restoration of buildings of merit or importance; and to increase public awareness of the beauty, history and character of local neighbourhoods. This edition of Heritage Review outlines some of the major activities of the Society during 1994 - 1997.

President: Sir Charles Brett, CBE
Vice-Presidents: Dr MJ Craig
Mr J Cornforth

UAHS Committee for 1998:

Rt. Hon the Lord O'Neill (Chairman)	Mr Stephen Douglas
Mrs Lynn Gallagher (Vice-Chairman)	Ms Helen Hossack
Mr Sean Hagan (Hon. Secretary)	Mrs Karen Latimer
Mr Keith McCleane (Hon. Treasurer)	Mr Brian McKee
Mr Kevin Baird	Mr Annesley Malley
Mr Brian Boyd	Miss Caroline Maguire
Mr Douglas Black	Mr Peter Marlow
Lady Romayne Carswell	Mr Marcus Patton
Mr John Cowdy	Mr Dawson Stelfox

Secretary: Miss Joan Kinch
Buildings at Risk Officer: Mrs Harriet Devlin
Education Officer: Miss Rita Harkin

Our front cover shows the facade of Limavady Town Hall, under threat from demolition by the Borough Council (*full story inside*)

The back cover shows Sharp's House, Gosford Forest Park, Co. Armagh, recently restored by Hearth.

The Society is always looking for members interested in taking an active part in its activities. In particular, monitoring of planning applications in different areas, preparation of new lists, and assistance in organising outings are always appreciated. If you would like to help in any of these ways, please contact the Secretary, Miss Joan Kinch, at Belfast 550213.

Contributors: Andrew Cowser, Harriet Devlin, Ian Gailey, Rita Harkin, Belinda Jupp, Paul Larmour, John Neill, Marcus Patton, Fred Rankin, Primrose Wilson.

EDITORIAL

Due to a combination of circumstances, it has been some time since an edition of 'Heritage Newsletter' went to press. It was felt that the opportunity should now be taken to revamp the magazine and give it a new name - 'Heritage Review', with the intention of keeping UAHS members informed about what is happening in the Province on the architectural heritage front. Since the last issue of 'Heritage Newsletter' went to print, in 1994, the Society has seen some major developments (and not all of them of an architectural nature!) - including the relocation of our headquarters to 66 Donegall Pass, the production of three further volumes of the Buildings at Risk catalogue and two editions of the Directory of Traditional Building Skills, discussed elsewhere in this journal.

The UAHS has been active, as always, in campaigning in the defence of threatened historic buildings, representing the views of members at meetings and in correspondence with the DoE Planning Service and Environment & Heritage Service. On the public relations front, we were invited by J.P. Corry to promote the Society at the Homebuilding Show in Belfast's new Waterfront Hall, and with the Ulster Historical Foundation, we published an important reference book on the buildings of Co. Antrim, authored by our President and expert on the architecture of that county, Sir Charles Brett CBE.

Although the Society has been represented on the Historic Buildings Council by a number of members over the years, it was with great pleasure that we learnt of the invitation to our Chairman, Primrose Wilson, to become Chairman of the HBC. Their gain unfortunately was our loss, since Primrose felt that she might be in a situation of conflict of interest if she remained on the UAHS Committee. As an indication of how much she did for the Society, it was felt necessary to replace her not only with a new Chairman, Lord O'Neill - who was for some years Chairman of the NI Region of the National Trust - but also for the first time with a Vice-Chairman, Lyn Gallagher. Finally, thanks must go to Ballinderry de Pauillac Historical Consultants of Ballyclare for use of their computer equipment during the production of this issue.

The Court of Appeal recently considered whether the occupant of a house in Croydon was entitled to keep a replica Spitfire in his garden on the grounds that it was 'incidental to the enjoyment of the dwelling house'. Lord Justice Dillon decided that such enjoyments, 'however exquisite', was not enjoyment of the dwelling house as such, and turned down the appeal. (*Architect's Journal*, 1994)

Since 1994 English planning authorities have had the benefit of Planning Policy Guidance Note 15: *Planning and the Historic Environment*, which puts a strong case for conservation and re-use rather than demolition of buildings. It recommends well-publicised prosecutions as a valuable deterrent to the wilful damage or destruction of listed buildings, and states that it is the Secretary of State's policy to encourage proceedings where it is considered that a good case can be sustained. It also provides local authorities with new powers to control alterations such as plastic doors and windows in conservation areas, and opposes the use of 'small brick paviers and arbitrary new patterns' in the floorscapes of conservation areas, suggesting that tarmac is normally a perfectly acceptable surface where there is no specific local tradition. Too late for most of our conservation areas, which have been pavioed at considerable expense over recent years.

John Gummer, before his departure as Environment Secretary, also introduced guidance which makes the further development of out-of-town shopping centres in England and Wales very unlikely. Similar guidance for Northern Ireland was introduced in ? 1996, an obvious result of the 'supermarket wars', which have lately taken place as English supermarkets vied with our local chains for prime shopping sites. These are not so much a disinterested attempt to increase our shopping choice (as someone remarked recently, we may be at peace now, but we don't eat any more than we did before), as an attempt to increase market share by taking over rivals when further development in GB has been greatly hampered.

The 'Englishman's right', to replace his windows cannot be seen in isolation and must be curtailed if it results in the degradation of his neighbours' environment. Conservation Areas are not about producing chocolate box images for tourists to gawp at; they are about ensuring that everyone's environment is not needlessly destroyed and impoverished by the selfish or ignorant actions of a few. (William Filmer-Satkey, in the *Victorian Society News*, Spring 1994)

This was the title of an article written by Valerie Higginson which appeared in *Farming Life* on 20th September 1997 on the subject of European Heritage Open Days. It was the sort of rave review that one dreams of reading after organising an event which proved to be more time consuming and exhausting than one ever imagined at the outset. The best thing about the article was that it was unsolicited, the author had picked up a copy of the brochure produced for the event in her local library and visited six buildings during the weekend.

European Heritage Open Days were organised in 1997 by the Historic Buildings Council with the help of a number of organizations including the UAHS. The event is a Council of Europe initiative held in September in 43 European countries. Its purpose is to give the public the opportunity to appreciate the country's rich architectural heritage free of charge, and in so doing to raise awareness of the need for both conservation and imaginative development.

The inspiration for the event came from my participation in European Heritage Days in Brussels in 1996. There I visited a range of buildings; though some were architecturally exciting, it was the diversity of buildings open to the public which I found fascinating. One minute one was visiting a magnificent eighteenth century building and the next a rather unremarkable warehouse full of children in costume performing dances and plays to illustrate their culture. Throughout the day the mood of the participants was one of enjoyment and pride in their architectural heritage. On my return I persuaded the Historic Buildings Council that we should organise the event in Northern Ireland in 1997. On appointment the Council was asked by the Permanent Secretary 'to increase public awareness of the built heritage and its value to Northern Ireland', and this seemed to us to be a good way to respond to this request.

A statutory advisory body such as the HBC is not the ideal organization for running such an event but we managed to overcome the difficulties and persuade the doubters! Environment and Heritage Service provided us with contract staff for the initial stages, office accommodation and most importantly with moral support. We obtained sponsorship for the publicity material and the library service distributed the brochures. The Council is grateful to all concerned and to the organizations who assisted in a variety of ways.

Local and central government opened a number of buildings and Planning Service led guided walks in conservation areas. The UAHS supported the venture from the beginning and agreed to provide guides for the opening of Ballywalter Park. One of the Society's members who is a Scout leader brought several members of his troop along to organize the car parking at Ballywalter. Hearth opened its new offices, 66 Donegall Pass, shared with the Society and N.I. Museums Council, to the public on one of the days. Several properties restored by Hearth opened their doors as well. Local historical societies, the members of the Federation of Ulster Local Studies, suggested buildings that might open and provided guides as did the newly formed Decorative and Fine Arts Society. The list of those who assisted the Historic Buildings Council is a long one, and it is not possible to mention them all.

The most important people in this whole event were the owners of historic and modern buildings who agreed to open their doors and let the public in. The range of buildings meant there was something of interest to everyone; in Belfast the Central Fire Station and Clifton House were open, while in Londonderry the City Council Offices and the Apprentice Boys of Derry Hall were too. In Downpatrick the Southwell Charity opened its doors while St John's lighthouse, Killough, welcomed over 800 visitors!

In total there were 125 buildings open to the public for European Heritage Days, 20 walks and an educational event. The Minister, Lord Dubs, launched the programme in Armagh. Altogether 300-400 people went on the walks and 12,300 visits were paid to buildings. The responses received indicate that it was a worthwhile venture enjoyed by all participants. The author of the article I mentioned at the beginning wrote: 'When I returned home I felt privileged at having enjoyed the full spectrum of our heritage - the thatched cottage through to the castle. The appeal of the Historic Buildings Council's glossy programme was translated into reality for me and I've wonderful memories still.'

'When it comes to planning matters, Northern Ireland is a unique region of the United Kingdom. The ultimate power to grant or refuse a planning application lies in the hands of one man who is not even a resident of the province. His name is Tim Smith, the Minister for the Environment.' (Editorial in the Belfast Telegraph, following Mr Smith's decision to override the Planning Appeals Commission decision not to allow council offices to be built in Hazelbank Park).

Abingdon was a brick and half-timbered house with a dramatic skyline of chimneys and gables on the Demense Road in Holywood. Following what is now standard practice, the Historic Monuments and Buildings branch of Environment Service wrote to the owners saying that the Department had sought the views of the Historic Buildings Council and that subject to their advice 'the building may then be listed'. Since the owners had recently learnt that the planners were recommending outline approval to an application for five dwellings on the site, they were understandably wary of the restrictions listing would impose, and moved the bulldozers in to demolish the building in August 1994 before listing could be implemented. It is of course perfectly legal to demolish an unlisted building unless it is within a conservation area.

This case has underlined the lack of an effective spot-listing procedure in the Province. When the threat to the building became apparent, an emergency meeting of the Historic Buildings Council (which does not normally meet over the summer) was called and authorised the listing, but the local Council must also be consulted and the Land Registry notified before listing can take effect. The owners were then notified of the intention to list and within days the demolition had taken place.



At first sight one wonders why two branches of the DoE should have been acting at odds with one another - the Planning Service in granting permission for the new houses, and the Environment Service in calling for listing. However if the building was not listed the planners would have had difficulty in opposing plans for development as long as they met standard criteria such as roads access, scale, etc.

Environment Service is constantly revising its listing criteria and late-Victorian buildings are still comparatively common in our towns so that many decent or even good examples are not listed. This raises the question whether the planners' normal criteria for deciding such applications are too lax. Have they no ability to judge that a building has character, quality and amenity unless another branch of the DoE has first determined that it is 'of special architectural or historic interest'? Should they be looking at how such buildings fit into their landscape and considering whether it is appropriate to replace a substantial and sound building with five or six much smaller houses, along with all their individual roads, boundaries and garages and the inevitable loss of trees and bushes that goes with such development?

Public consultation is a good thing, and the Society often takes advantage of the fact that plans are publicly advertised and made known. But there are circumstances where it is not appropriate, and the listing process is one such. If a reluctant owner learns that his building is to be listed he will obviously seek to demolish it while it is legal to do so. Unfortunately once the building has gone, it has gone for good and the outcome of the debate is decided by default: whereas if it is spot-listed the debate about its future can continue, and demolition may still be the final outcome if the owner has a good case for it. For this reason it is necessary to weigh the balance slightly by ensuring that listing is possible *before* demolition can take place.

The Society has suggested as a compromise that the owner be notified of possible listing as at present; but that at the same time permitted development rights, including the normal rights to alter or demolish unlisted buildings, should be suspended pending the completion of the listing process. In other words that there should be a form of interim listing which would enable any debate on the building's future to continue, whilst ensuring that it survives to enable full listing and preservation of the building in due course - otherwise survival of the building may not be an option.

As a footnote to this sad case, North Down Borough Council when discussing it was reminded by Councillor Alan Chambers that they had recently been asked to approve the de-listing of another building in Holywood, and when he had questioned the application they were informed that the building had already been demolished. Is the planning system properly geared to protecting our environment, or simply a bureaucratic process which rubber stamps what developers and unscrupulous owners want to do after the event?

BUILDINGS AT RISK

The Buildings at Risk project was set up in 1993 by the Ulster Architectural Heritage Society in conjunction with the Environment Service Historic Monuments and Buildings (which has since become the Environment and Heritage Service). It followed the pattern of the registered charity SAVE Britain's Heritage, which had been established in 1975 in order to campaign for historic buildings at risk. Due to the political situation over the last two and a half decades, the plight of Ulster's buildings was in some ways more critical than that in England and Scotland, as many town centres have sustained bomb damage, and many old houses have been abandoned. The first Buildings at Risk catalogue was published in 1993 in an attempt to raise public awareness to the unique nature of the Ulster townscape, and the importance of preserving the historic core of Ulster's towns and villages.

Many types of buildings are involved.. cottages and small farms that have been abandoned due to changes in the rural population structure; the legacy of well built mills, kilns factories and warehouses, that were once so crucial to the prosperity of Ulster, but now lie empty; the many Gate Lodges to large demesnes, that have been abandoned as they were often too small; the big houses themselves, whose owners were crippled by the financial aftermath of the Famine and the Land Acts. These factors divorced the big estates from their sources of rental income, which in turn lead to many houses being abandoned as their upkeep became too great a financial burden; the run down areas in cities where a cycle of neglect has led to vandalism and dereliction, often ending in demolition; empty churches, built with such confidence by our forefathers, the population has now gone, and the congregations dwindled; many local schools made redundant by the centralization of resources and the bussing of children. The list could go on as many of these are 'at risk'.

The aim of the Buildings at Risk project was not to castigate owners whose property had fallen into decay, but to try to encourage them to see that there might be other possibilities of use for their building: making a community centre out of an old school, creating apartments out of mill buildings, turning old boat houses into restaurants or considering a suitable extension to the building if it appears too small. It also aims to suggest possible sources of income and grants that might make renovation more within the owners grasp.

Helen Hossack, the enormously energetic Buildings at Risk officer, held the post from 1993-1997. During this period she produced 4 volumes of the BAR catalogue, publishing photographs of over 380 buildings. However this is only a small proportion of the Buildings at Risk database which has grown to more than 1100 buildings on record. It was realised by the DoE and UAHS that it was fruitless to advocate the restoration of buildings, if potential restorers could not find sympathetic architectural expertise, the traditional skills required to undertake the restoration or sources of appropriate materials. Therefore this gap was filled in 1994 by the first Directory of Traditional Skills. This proved very successful and an updated second edition followed in 1997. The publications continue with the release of BAR 5 in late March 1998 and it is hoped that a third Directory of Traditional Skills will be completed for the autumn and a 6th volume of Buildings at Risk next Spring at which time the whole project will be under review.

The BAR catalogues have been produced to a very high standard, and have played a major role in highlighting buildings with problems in the Province. But they have done much more than that. The very fact of publishing a building has on many occasions encouraged owners to take up available grants, it has stimulated community groups to see the potential of a derelict building on their doorstep. There have been several major battles for buildings that have been lost, but others where the weight of effective lobbying have found new futures for neglected buildings. The uncertain future of derelict buildings has been highlighted, but sometimes the warnings have been to no avail...such as with the unauthorized demolition of the buildings in Ogle Street, Armagh in December 1997, when a whole side of a street was bulldozed over a weekend. The UAHS applauds the action of the council who have taken out two High Court injunctions against the contractors. But that won't bring back the buildings.

The current emphasis of the Project is on the huge decline of traditional rural buildings in Northern Ireland. Surveys undertaken during the last two years by the Environment and Heritage Service and Caroline Maguire (partially funded by the UAHS), have shown an accelerating loss of the buildings that are the very core of the countryside. Many factors have contributed to their demise. Few are listed, as individually (apart from the few remaining thatched cottages) they are not unique and therefore they have no statutory protection or easily accessible source of grant aid. Farms have amalgamated leaving the buildings on the outfarms redundant and decaying. The VAT legislation, whereby no VAT is payable on new build, but is levied on repairs is a strong disincentive to the farmer to attempt to restore a down at heel property. A byproduct of the well meaning Housing Executive Replacement Dwelling Grant scheme, whereby the old building must be demolished as a condition for receiving grant, has led to an accelerated degree of loss over the past few years. The UAHS amongst other bodies is lobbying for the reduction of VAT on repairs to old buildings and would like to see more incentives to encourage the retention and appropriate alteration of existing buildings rather than their demolition.

The Buildings at Risk officer relies to a great extent on 'tip offs' from knowledgeable local people as to properties in their area that are empty, of some architectural merit and in need of repair. Please do contact the UAHS, on 01232 550213, with a description of the building, the reason for risk, if possible the name of the owner and a map and grid reference if there is a building near you that you are concerned about.

Harriet Devlin, the current Project officer is not an architect, but has a background in museums, teaching history and local history research. She also teaches Tai Chi Chu'an, a Chinese system of exercise, meditation and martial art.

The Drift Inn in Donaghadee was a burnt-out shell when it was demolished in September 1994. It was understandable that the owners, R & A Developments Ltd, should be considering an application for demolition, and it was likely that their engineer's report would point out the dangers of falling timbers and the risk of collapse. Unfortunately, within three days of their having submitted their application the building was demolished, allowing no chance for the DoE to consider whether it was justified or not; and a week later a further demolition took place, of an unlisted part of the site which still lay within the Donaghadee Conservation Area (designated in April 1994) and hence should not have been demolished without consent.

Would permission have been granted in any case had the owners been prepared to wait? The building was not latterly attractive, having been rendered and somewhat altered when it became the Drift Inn, but formerly it had been a good Georgian double-fronted house known as Harmony House (and later as the Railway Hotel), close to the seafront of the town and contributing considerably to the local townscape, and the slate roof and fine Georgian doorcase still survived. The Society had as it happened taken photographs of the building about a month prior to its demolition, and they show few signs of decay compared with photographs taken shortly after the fire which had gutted the building some five years earlier.



Demolition without consent allows no time for other parties to prepare plans for the rescue of the building or for it to be marketed as a building at risk; it does not permit proper debate about the nature and extent of risk which the building suffers from - could it for instance be boarded off or shored up rather than demolished while a rescue plan is put into effect? It permits a formal record to be made of the building before it is demolished. Above all, it reduces the planning process to the ludicrous business of requiring an

application for, in this case, 'retention of demolition' in order to keep the bureaucratic files in order. What would have happened if retention of demolition had been refused? Would the stones have been expected to magically reassemble themselves like a film wound backwards?

The Society has started a campaign to get the Department to look more closely at the reports they receive from engineers condemning buildings as dangerous. No engineer is going to say a building is safe if there are loose and damaged timbers or slates overhead, since it patently requires repairs to make it 'safe'. At the same time it is very rare for a building to be damaged to the extent that it cannot be *made* safe. We have asked the DoE to require in future that structural reports do not simply catalogue the problems, but look further to suggest ways in which they can be made safe. Such positive reports will, we believe, rarely justify demolition. It is hard to believe that the structural problems of this building were insurmountable, and this building is in an area where the expense of restoration would be amply recompensed by the property value. There is a worrying and unnecessary trend of easy demolition to which the Society is strongly opposed.

EDUCATION AND PLANNING

Rita Harkin graduated from Edinburgh College of Art with an MA in Town Planning, and worked with a conservation architect before joining the Society in June 1997. She produced an Education Strategy report in January, the recommendations of which will be used as the basis for making an application to the 'New Opportunities' Heritage Lottery Fund in April. While pursuing the role of education officer, Rita is concentrating on monitoring planning applications which may have a detrimental impact on the built heritage. As well as checking plans, making comments to Planning Service and attending planning appeals, this work also involves alerting the public to issues by circulating press releases and by occasionally doing TV and radio interviews. One such interview concerned the unauthorised demolition of a listed building in Court Street, Newtownards, which is still a subject under investigation. The building was flattened on a Sunday morning, leaving a glaring gap in a mid-nineteenth century terrace, which is characterized by the use of local Scrabo stone and by Gibbsian architraves to windows and doors. Part of the same terrace has been extensively restored by Hearth Housing Association. The loss of this building now makes full restoration of the terrace impossible.

Many people were bemused when in 1995 they witnessed the demolition of the last remnants of the former Gallaher tobacco factory in York Street Belfast to provide further car parking space for the Yorkgate shopping centre. There was surprise that a building which had been extensively refurbished only a few years earlier and appeared to be in sound condition should be pulled down; many people were further surprised that the building was not listed, and that therefore the owner had the right to demolish it without any prior warning. The Society had in fact made the case for listing earlier in the year when the threat to the building became known, but the DoE decided that the building did not merit protection.

No doubt much of the interest in this building was sentimental since it was a local landmark, but it was a building perfectly capable of productive life, and it demonstrated that there is still a large education exercise to be carried out to ensure that assets like this are not wantonly demolished for short term gains.

WHO MAKES THE DECISIONS?

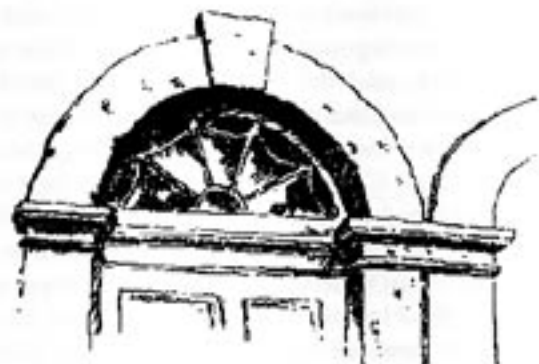
Following the example set by his predecessor David Mitchell some ten years earlier in permitting housing development within the green belt at Newtownbreda, in April 1994 the then Minister of the Environment, Tim Smith, overturned the ruling of the Planning Appeals Commission that Newtownabbey Council's application to build new headquarters in Hazelbank Park on the shores of Belfast Lough should be refused.

This was disturbing, since almost 3,000 local ratepayers had objected to the plan and both the planners and the Planning Appeals Commission had decided against it. On the one hand, it raises the question why a person who is not answerable to the electorate here should be entitled to overturn the views of local people, the planners and the PAC; on the other, one wonders whether a return to local government planning would be any improvement on the present system, since presumably Newtownabbey Council would have seen fit to grant their own application in the first place. Since we do not have the third party Rights of Appeal which have been so effective in the South in halting the rising tide of heritage centres, it is particularly worrying when you find that not only do objectors have no right of redress when a permission is granted, but that the applicant has a second chance in appealing to the PAC and then a third chance in appealing to the Minister!

Hearth is the housing association managed jointly by the UAHS and the National Trust to provide a mechanism for rescuing historic buildings in the province which are at risk of demolition or dereliction. Although its programme has never been large year by year, over seventy tenants currently live in houses restored and still managed by Hearth, while Hearth's Revolving Fund has restored a further thirty houses. In addition, Hearth finds itself giving historic buildings advice on an informal basis to enquirers, and has acted as architects in restorations carried out by other parties.

In 1994, work was completed on the restoration of a pair of mid-terrace houses in Court Street Newtownards. These modest rendered two-storey houses share an arched carriageway entrance which leads to a long garden and a former stable block, and the main doors have the distinctive 'Ards' doorways, simple round-headed stone surrounds which are so typical of Newtownards and Comber. Despite many houses being commercialised and some patches of demolition, Court Street is one of the best surviving streets in Newtownards, dominated as it is by the old Priory at one end. Nos. 37 and 39 were listed, and had been relatively little altered, with some crown glass surviving in the front windows. Nevertheless they were threatened with demolition when the Housing Executive proposed to put car parking on the site to serve its new offices across the street. Fortunately it was prepared to sell the houses to Hearth as there is a considerable housing demand in the town, and restoration began in 1993.

The work on the houses was fairly straightforward, but rather more extensive building was required on the stable block, which was converted into two flats. Part of the stonework was bulging and had to be rebuilt, while a new concrete floor was inserted to assist in sound-proofing and help to tie the structure. A stone wall at the rear of the garden may be part of the bawn wall of a castle formerly on the site, and there is a fairly extensive garden. Although only feet from a busy street, the garden is so secluded that as one tenant remarked, "you would never think you are living in the centre of Newtownards." Dame Jennifer Jenkins, President of Hearth, formally opened the houses at the end of 1994.



The Antrim Road out from Belfast was little developed when a small smooth-rendered two-storey cottage with a Doric portico was built on it about 1850, and given the name Antrim Road Cottage. By 1870 it had become known as Woodbine Cottage, and around that time it was occupied by a tea merchant named John Whitten. By 1896 it had become the home of a house painter called John McKenzie, and he built workshops at the back, which still exist, to store and mix his paints, trim wallpapers and make plaster mouldings. Latterly the cottage was once more a private house, but it was largely empty when it was offered to Hearth in 1995.

The building was being vandalised, and had been the target of two arson attacks. It was not listed and was at severe risk, but Hearth's Revolving Fund was able to reach agreement to buy it and start renovations without delay.

Six months later it had been listed and a caretaker tenant was in occupation. Apart from making good vandalised or stolen details there was extensive dry rot to deal with in the building, but it was successfully transferred to Hearth's Housing Association and now has a permanent tenant.



Hearth does not do much outside consultancy work, but was pleased to prepare a Design Guide and act as architects for the pilot project of cottages restored for the Tourist Board by Rural Cottage Holidays. These were all located in the Glens of Antrim, and included a number of pretty but unlisted and long-vacant farmhouses which are now available for holiday letting.

Much time was spent in 1994 in negotiating and devising restoration plans for two derelict properties - the old Manor Lodge in Manor Street Donaghadee, and Millmount House, Dundonald, both of which were suddenly purchased by other parties in the buoyant property market following the announcement of the ceasefires. Since Hearth does not attempt to compete with private restorers, it is content that its involvement with these houses over a period of years may have helped to keep them standing until suitable purchasers came along, and it is to be hoped that the new owners will be able to complete satisfactory schemes to restore what are extremely derelict, but still restorable, buildings.

Balance Sheet at 31 December 1997

	1997	1996
	£	£
FIXED ASSETS		
Investments	17,334	17,334
CURRENT ASSETS		
Stock of publications	16,349	9,670
Debtors and prepayments	5,281	12,534
Cash at bank, on deposit and in hand	25,126	27,788
	96,756	99,992
CURRENT LIABILITIES		
Bank overdraft on Buildings at Risk project	(5,097)	(10,847)
Creditors and accruals	(15,221)	(15,922)
	(20,318)	(26,769)
NET CURRENT ASSETS	76,438	73,223
	£93,772	£93,557
FINANCED BY:		
ACCUMULATED FUND		
Opening balance	84,311	75,734
Surplus for year	3,841	12,527
Life Membership Fund	84,151	84,311
	5,620	6,248
	£93,772	£93,557
INCOME		
MEMBERSHIP INCOME		
Annual subscriptions	5,371	7,081
Transfer from Life Membership Fund	624	703
Income tax refunds on deed of covenants	nil	125
OUTINGS AND EVENTS	413	1,240
PUBLICATIONS	7,187	11,267
OTHER INCOME		
Contribution from Buildings at Risk project	6,591	6,976
Bank interest and dividends	5,817	5,108
	27,005	32,499
EXPENSES		
Premises costs	1,869	nil
Books storage costs	646	nil
Rent	3,522	1,781
Staff employment costs	7,699	8,612
Education project	1,000	nil
Office equipment	nil	49
Stationery and copying costs	208	3,476
Postage	1,212	1,468
Telephone	1,200	822
Staff travelling costs	541	116
Meeting costs	579	491
Subscriptions to other bodies	115	355
Insurance	315	481
Audit fees	748	749
Bank charges	nil	176
Computer costs	nil	382
Provision to cover cost of move to new premises	2,673	6,500
Cultural traditions scholarship	982	945
	(23,404)	25,695)
SURPLUS FOR YEAR ON NORMAL ACTIVITIES	3,841	6,804
Donations and legacies	229	3,773
SURPLUS FOR YEAR	3,841	10,577

Detailed copies of 1997 accounts available on request from the UAHS office.

Christ Church was consecrated in 1833, the third Established church in Belfast and the first 'free' church. At that time, it was beyond the town boundary and access was across a muddy field. The first incumbent was the redoubtable Dr Thomas Drew (father of Sir Thomas Drew), who held forth here for twenty five years before retiring to Loughinisland and the Precentorship of Down Cathedral, where he died in 1870.

Drew's preaching attracted packed congregations to Christ Church; apart from the fast growing population of industrial workers, he clearly was instrumental in bringing the 'Great and the Good' to his church. Many of these were remembered in wall memorials in the sanctuary to Michael Thomas Sadler, who was buried in Drumbo churchyard in 1835. When Christ Church closed for worship in 1994, it seemed appropriate that this memorial would be secured for re-erection in Drumbo Parish Church. Permission was given by the then Bishop of Connor, Rt Rev Dr S G Poyntz

Michael Thomas Sadler was one of the great social reformers of the early nineteenth century; MP for Newark 1829 - 1832, he came to Belfast in 1834 and died a year later. His evangelical zeal obviously attracted him to Drew in Christ Church and his obituary in *The Belfast Guardian and Constitutional Advocate* said that he was the most accomplished orator heard in the House of Commons by the present generation. [See Lisburn Historical Society Journal vol 5 1984 for article on Michael Thomas Sadler by Fred Rankin].

Along with the Sadler memorial, the Baptismal Font, a gift from the Whitaker family, has also come to Drumbo. Pride of place among the memorials was that to Elizabeth Helen Lanyon, wife of Sir Charles, who died on 9 July 1858. This was in the form of a marble sculpture of a recumbent figure by Samuel Ferris Lynn. It seemed most appropriate to offer this to Queen's University, who have accepted it and it is proposed to re-erect the memorial within the newly refurbished Lanyon Room.

Two memorials, to James Stuart, author of the *History of Armagh* and his wife Mary, both of whom are buried in Clifton Street graveyard, have gone to Armagh Cathedral. A small memorial to Mrs Elizabeth Gaskin, who had donated £206 to Christ Church Schools and who was buried in Tandragee churchyard in April 1871, was offered to Ballymore Parish Church, where it has been re-erected.

This article was written prior to fire damage to the church in 1995.

The largest memorial, which probably weighed as much as a ton, was to Rev C C Kane, one time incumbent of Christ Church and Grand Master of the Orange Order. This has gone to Sandy Row Orange Lodge, as also has a small marble plaque, found lying loose in vestry, to the same individual.

The magnificent three decker pulpit, as broad as it was high, could find no home; it was dismantled and taken to their store at Moira by the Historic Buildings Branch of the DoE. The organ, built by Thomas Robson of London in 1857, but in unplayable condition, has been dismantled and stored, should a potential buyer turn up.

Some other memorials have been left *in situ* as no homes could be found for them. But one remains and is currently being stored at Drumbo. It is a foundation stone, found lying loose in the vestry, laid by the Marquess of Londonderry and the Earl of Erne on 26 January 1893 in the presence of the Primate of all-Ireland, Most Rev R S Gregg. Despite exhaustive research, it has not been possible to establish to what building this belonged. Possibly the Queen Victoria Schools in Durham Street, but confirmation is needed. Any suggestions? *Fred Rankin*

'People who buy dilapidated listed buildings want their heads examined. The minute they begin to restore them the conservation officer will be down on them like a ton of bricks.' (*Mrs. Teresa Gorman, MP who recently made some unauthorised alterations to her listed Tudor house in Essex.*)

'Well publicised, successful prosecutions can provide a valuable deterrent to wilful damage to, or destruction of, listed buildings and it is the Secretary of State's policy to encourage proceedings where it is considered that a good case can be sustained.' (*Paul Shelley, chief planning officer of Thurrock Borough Council, prosecuting MP Teresa Gorman for the unauthorised alterations.*)



6 Florenceville Drive, Ormeau Road, Belfast BT7 3GY
Tel/Fax: (01232) 646699

Bendhu, the controversial house designed and built by Newton Penprase over the forty year period 1935 to 1974 and Grade B1 Listed, is under new ownership and renovation. Though not on the 'Buildings at Risk' register, it was until recently the cause of some concern as to its condition and survival. The uncompromising appearance of the house, and the material of its construction (concrete), has attracted many detractors over the years (including representatives from this Society!), but fortunately also an increasing number of aficionados, as viewpoints have changed.

A native of Cornwall, Newton Penprase came to Belfast in 1911 to take up a teaching appointment at the College of Art, a post he held until his retirement. A man who embraced the challenge of how things are made over a wide spectrum of skills, he commenced building in 1935 (when he was 45 years of age) what was to become a monumental work in concrete.

Inside the house is decorated with stained glass, wood panelling and ceiling painting with symbolism from Greek mythology and astrology much in evidence.

Bendhu took its name from the black basalt formation near the site. Penprase worked during holidays, weekends and whenever he could grab a moment, typically carrying bags of cement with him on the bus from Belfast, a three hour journey to site. The house was variously nicknamed the 'Battleship' and 'Pen's Folly', an indication of the negative reaction by local people at the time of building, and also the respect of the many friends and colleagues who visited the creation of this wily, sturdy and seemingly fearless individual. Penprase would build in all weathers - as he said himself, building his house 'from concrete, out of a bucket'.



Since Newton Penprase's demise in 1978 much upkeep work has been done on the house by both his family and the second owner of the property, Richard MacCullagh. In particular the exterior of the building was rendered, giving it the characteristic appearance of recent colouring. In retrospect, the decision to render may be questioned as Penprase himself seems to have conceived the building in a natural concrete finish taken from the texture or blockwork and in situ. However the imperatives of waterproofing the walls led to rendering and the current appearance.

The building was bought in April 1994 by Michael and Lorna Ferguson of Newtownabbey. At the time of purchase, sixty years on since commencement, only the ground floor accommodation was habitable, and by modern standards only habitable in the spring/autumn period. Both the first and second floors, though apparently complete structurally as viewed from outside, were a building shell on the interior, awaiting fit-out.

Much has been done by the new owners including insulating the walls of the house and reinstating panelling; providing a new kitchen and bathroom and installing central heating; new windows throughout the house; externally decorating the building (white, replacing the cream, which gives the building now a more conventionally 'Modernist' appearance); and extensive landscaping works (features in the garden and curtilage of the property, such as steps to the beach, are all listed).

AC

CAROLINE DICKSON ARCHITECTS

34 Clarendon Street, Londonderry BT48 7ET
 Tel: Londonderry (01504) 265010
 Fax No: (01504) 269973
 and at
 Fahan, Co. Donegal.

J A K Dean, The Gate Lodges of Ulster: A Gazetteer, UAHS, Belfast, 1994, xxv pp and 168 pp. illus, £13.95 paper back (£10.45 to members)

The gate lodge has not really received much attention in the past as a subject for serious study in comparison to other building types. It has tended to be overlooked as little more than an adjunct to an estate or merely an appetiser for the real thing, the 'big house' itself, but with the loss of so many big houses and their estates the sometimes forlorn-looking gate lodges are often now the only reminders we have of these former glories. Aside from their obvious historical value in this regard, gate lodges are, however, very often fine buildings in their own right. As the author of this book ably demonstrates, they provide a rich and varied architectural history and represent the work of the greater Georgian and Victorian architects who practiced in Ulster. Lodges often do indeed ape their bigger and better counterparts up the driveway but, as is pointed out, they can also go off at a tangent, having offered their owners the opportunity to indulge in flights of fancy on elaborate embellishments too risky or too expensive for the big house itself.

The author of the book, J A K Dean, is an architect and a member of the UAHS. Born in Belfast he studied at the city's College of Art and at Queen's University, where he first developed an interest in lodges as a subject for study. That interest deepened over a period of 30 years and the results of his long and painstaking research have now borne fruit in this excellent publication. It contains a good essay on the evolution of the gate lodge in Ulster in which the author outlines the historical development of the type and traces the stylistic sequence. For most of the story the houses described were built to guard the gates to residential properties, but by the later 19th century they had also appeared at the entrances to cemeteries and public parks and by the 20th century they were chiefly represented at the entrances to schools and colleges.

This handsomely produced book aims to record all known examples in Northern Ireland and the three neighbouring counties of the Republic of Ireland which together comprise the old province of Ulster. Over 2,000 examples are listed, with the most interesting of them illustrated, mainly by the author's own photographs but also by archival photographs, original architects' drawings, contemporary engravings, a few recent sketches and the author's own personal drawings. In all there are over 500 illustrations.

The main part of the book is taken up by an exhaustive catalogue of all known prewar examples, whether still standing or not, set out county by county in alphabetical order with perfect clarity. Their catalogue offers a rich feast for the reader. Many of Ulster's lodge designs are traced back to earlier pattern books published elsewhere, a number of important drawings by such well-known architects as Nash, PF Robinson and the Morrises are illustrated for the first time, and much food for thought is provided by some intriguing attributions.

Useful indexing giving names of both architects and patrons makes for further ease of reference, and the good illustrated glossary at the end should prove very useful for those not already familiar with constructional terms used in historic buildings.



Over and over again the book highlights the problems which have beset and which indeed still continue to threaten this oft neglected building type - problems which range from abandonment and demolition to inappropriate modernisation and extension.

This comprehensive and extensively illustrated publication should go a long way to encouraging a better appreciation of what, it has to be admitted, is a disappearing species of building. More than half of those recorded have vanished or are in an advanced state of decay. It is not only an easy-to-use guide but more importantly is a very valuable reference work to which people are likely to turn again and again in the years to come. Both the author and the Society as publisher deserve great credit for providing us with this gazetteer.

PL

Although the Society is more concerned with the built heritage (new or old) than with the countryside, it has been worried for a number of years about the proliferation of bungalows across the countryside and welcomes the gradual increase of controls over such building which is emerging.

However every silver lining has a cloud, and the DoE seems to have some difficulty in distinguishing between the erection of a new house and the renovation of an existing one. The argument runs that if the restoration of one derelict building (where the former domestic use can be argued to have lapsed) is approved, a precedent will have been set for the replacement of another one with a new building. There is also concern that permission may be given for renovation of a building, but that when work starts the applicant will uncover evidence that it is too far gone to restore, and it is not unknown for bulldozers to accidentally knock down crucial rubble stone walls (a version of the Developer's Lightning which sometimes sets fire to unwanted buildings). In such cases the Department feels that it would be difficult to resist the argument that a new building should be put in place of the old one.

The Department's position is understandable, since it operates on a land-use basis rather than a visual one, but to the layman there appears to be a considerable difference between a small traditional cottage and a new Dallas bungalow. If traditional rural buildings are to survive there must be better protection for them. In many cases listing is not an option, since the buildings are not of 'architectural' interest, and as yet they are not 'rare'. We have suggested that where permission to restore such buildings is given, it should be made a condition that, for instance, the structure shall not be increased in area or height, and that fenestration should be retained. While not ruling out replacement should unforeseen problems arise during the works, such conditions would ensure that the owner was not able to build to a dramatically different scale or design, and so could not 'benefit' from demolishing the existing structure.

At this stage the DoE has commented that such conditions would be unreasonable in the case of unlisted buildings, but if the consent to revive a residential use is acceptable in the interest of restoring a building, then surely such conditions are perfectly sensible?

A further concern the Society has about restoration of traditional rural houses is that if the planners do rule that the former residential use has lapsed (either because the roof has fallen in or simply because there is no evidence that the house has been lived in within recent years), and formal permission is required to revive it, then Roads Service insist on modern sight line requirements where the entrance drive meets a public road. In some cases this can be provided without undue difficulty, but frequently it can only be done by acquiring hedges and walls from an unwilling neighbour, and almost always the tightly hedged character of the traditional rural entrance is lost. The argument from Roads Service is that good sightlines will save lives. However, rural roads do not carry much traffic, and increased sight lines often mean that traffic will move even faster because it can see further, so that the advantage is negated.

The replacement dwelling grants introduced some years ago by the Housing Executive are a further cause for concern. Some applicants do not even want to replace their houses, but if the Executive's calculations determine that the cost of renovation is 'too high' (currently the cut-off point is 70% of the cost of a new dwelling) then improvement grants will not be forthcoming. This is particularly unfair in that a major element of the cost of rural improvements is the price of bringing in electricity and proper drainage, which would apply equally to the new dwelling.

The Society has been represented at a recent series of discussions instigated by Historic Buildings Branch of the DoE, who share our concern about these very modest but important parts of our heritage. They realise that they cannot list more than a small proportion of them, and in a sense these houses are not part of their remit at all, but the enthusiasm shown by those present at the meetings, who included representatives from the Department of Agriculture and other official bodies, made it clear this is an issue many people feel strongly about.

The character of rural Ulster is a combination of architecture and agriculture, and as this issue takes up an increasing amount of time, the malapropism by which the Society is sometimes known - the Ulster Agricultural Heritage Society - is for once not entirely inappropriate.

A conference on the future of rural buildings 'Bliss or Blitz?' is being organised by the UAHS on 20 March.

Limavady Borough Council applied successfully for the demolition of the Alexander Memorial Hall, which presents an elegant sandstone facade to Main Street, Limavady. The Society objected to the proposal and a local campaigner drummed up over 2,500 objections. This pressure resulted in a meeting being convened at the Council buildings in February 1998. Annesley Malley, a newly elected UAHS committee member, long standing member of the Historic Buildings Council and member of the Foyle Civic Trust unearthed and shared with the councillors several facts about the building which had, until then, remained under wraps. He discovered that the building was constructed in 1863, and had been designed by the respected architect, Thomas Turner, (whose brother was the ironmaster for the Palmhouse at Botanic Gardens, Belfast). This had been unconfirmed until now. Not only that, but through his research he brought to light the fact that the Alexander family, after whom the Hall was named, were the founders of the Bank of Ireland. The councillors went away in a pensive mood, and are reviewing their decision to start with a cleared site. The 'lofty and confident' facade may live to see another day, and may form a beautifully appropriate entrance to the new Museum and Arts Centre which has been proposed for the site.

UPPER CRESCENT

The Society objected to an application for demolition of 1-6 Upper Crescent and 28 University Road Belfast, listed buildings in the Queen's conservation area. According to the original proposal, the corner building with University Road was to be kept as a facade, with the remaining buildings replaced by a new office block. Nos.4-6 were designed by William Hastings in 1869 and form a good foil to the more elaborate main terrace of Upper Crescent: they also appeared from the outside to be sound buildings, and two were still in use at the time of the application, leading the Society to be somewhat sceptical of the claim that they were 'dangerous buildings'. The Society argued that the buildings were capable of restoration and that in any case the proposed large-scale office building would be more suitably located in the city centre.

Since the buildings appeared to be owned by Queen's University, two of our committee members, Marcus Patton and Dawson Stelfox, took the proposed demolition to the Convocation of the University in December, and were gratified when their proposal that the University institute a conservation policy for its Victorian buildings, and that this particular plan be reviewed, was passed unanimously by the delegates. Unfortunately, the building had been transferred from the University to a private company known as Lennoxvale Estates, and the planners duly granted permission for the scheme which was then carried out.

Our erstwhile Project Officer, Helen Hossack, having completed the first *Buildings at Risk* catalogue, turned her hands to what many would regard as a much more positive task, the production of a directory of architects, builders and craftsmen working in the field of building conservation in the province.

This was first published in August 1994, a revised second edition being published in 1997, and is available free from the Society (postage and packing will however be charged if the copy cannot be collected from the office). Its production was possible thanks to generous funding from the Environment and Heritage Service of the Department of the Environment for Northern Ireland. Each of the sections is devoted to different trades (such as slating, leadwork, ironmongery, glazing and so on), and is prefaced by a short essay by Dawson Stelfox on the likely problems and suggested solutions associated with each area, followed by details of firms which have registered with the Society as having expertise and interest in doing conservation work in the field.

While such a directory cannot hope to be completely comprehensive, it is hoped that most of the conservation firms are included - although a few small firms unfortunately did not feel they could justify the inevitable fee involved. It is to be hoped that further editions will be possible, and that any omissions can be made good. It also has to be said that there are a number of firms included who are by no means conservation specialists, as they do a great deal of more conventional work.

However the Society believes that the Directory will form a useful starting point for those people who ask us (as every week someone does) "Where can I get someone near me who knows how to make up sash windows?" Not just sash windows, but distemper, crown glass, photogrammetric surveys, stone carving and plaster mouldings - it's all here.

MP

In March 1994, the NI Tourist Board announced its plans to set up a company, Rural Cottage Holidays, to lease and restore old cottages around the province and let them out as holiday homes. The announcements of the terrorist ceasefires later in the year provided a further impetus, and the scheme has received considerable publicity.

The widely distributed questionnaires and brochures about the scheme elicited an encouraging response of some 700 possible buildings, although the choice was whittled down to a relatively small number which had architectural character, were not completely derelict, and were in areas potentially attractive to tourists; in particular, the scheme concentrated initially on the Glens of Antrim and the Sperrins. Work was carried out on the first cottages early in 1995 and 1996, and the project was very much to be welcomed in demonstrating the potential many abandoned cottages still have, and in particular for the way that short-lease arrangements have tempted many farmers to make available properties which they would not have parted with under conventional leases.

Holiday homes are not the best way of looking after old buildings, and in some parts of England they are depriving local people of permanent homes, but in areas where there is little housing demand such accommodation is ideal. People on holiday do not necessarily expect all the facilities they enjoy at home so that alterations can be minimised, and many more people can enjoy the experience of living in these houses, often in areas of great scenic beauty.



Not many owners of listed buildings would permit NI Electricity to erect a substation in their front garden, particularly if the garden was as small as that in front of a terrace in Belfast's Wellington Park which was graced by one of NIE's structures a few years ago. In this case however the building is let out and the occupants appear little distressed by their garden ornament.

The Society enquired whether the structure did not require listed building consent, and was told that it was permitted development since it was carried out by a statutory undertaker, which can erect structures up to 40m³ without planning permission. We have pointed out that a privatised NIE should be treated no differently from any other developer, and understand that when the General Development Order is reviewed this right will be removed in conservation areas and where it affects listed buildings. Unfortunately the legislation will not be retrospective, and 6 Wellington Park will continue to be obscured by its substation.



Ballinderry de Pauillac Historical Consultants

Specialists in archive-related projects, historic landscapes, publications and exhibitions.

66 Ballyeaston Road, Ballyclare BT39 9BP Tel/Fax: 01960 354757

The Editor was recently interested to hear of a youngster (looking over the obituary page in the local paper which an elder was examining) remark on the way that people always seem to die in alphabetical order. Sadly there is no such discipline about the loss of buildings, many of which are barely noticed in the press.

During 1994, one of the small number of art deco faience buildings in Belfast, Cable House at 42-46 Ann Street, was demolished to make way for a new office block. Built about 1935, alongside the Grecian ornament had been plaques of embossed lettering advertising 'British Made Shoes'. A less distinctive late Victorian warehouse across the street from it at nos. 39-55 was also demolished to make way for new commercial development, and thus one of the oldest streets in Belfast has been largely redeveloped within the last decade.

The Society does not normally contact the owners of buildings for which planning applications are made - since comments are generally prepared by voluntary committee members it is not easy to find the time - but in the case of the demolition of a listed building at 38 Main Street Scarva we were fortunate in finding an owner interested in our comments and prepared to take many of them on board. We were not able to dissuade Craigavon Housing Association from demolishing the building, for which they received listed building consent, but were able to suggest improvements to the design of the replacement building. While this was not as satisfactory an outcome as achieving restoration, the building was not exceptional and was in poor condition, and the replacement contributes well to the townscape.

... AND COMPLIMENTS

The Clarendon Building at Belfast Harbour was awarded a Europa Nostra diploma for its restoration by Ferguson & McIlveen, which started in 1991 at the instigation of the Belfast Harbour Commission.

Also concerned with nautical matters, the Shannon-erne waterway re-opened in 1994 after lying derelict for more than 120 years. Its forty mile stretch had originally been open only for nine years, during which time eight boats passed through it, a number which was greatly exceeded during the first summer of the re-opened canal. The sixteen locks are now electrically-powered.

The Blackwater Valley Museum at Benburb continues to develop its facilities. In the spring of 1994, part of the old Ulster Canal beside the mill was dredged out by the very digger driver who had helped to fill it in twenty-five years earlier! "I suppose you could say what goes around, comes around", remarked Sean Oliver.

On April Fool's Day 1994 the National Trust opened one of its most unusual properties in the province - Patterson's Spade Mill at Templepatrick. The last water-powered spade mill in Ireland still operating on its original site, it is not a building of beauty, but is a fascinating collection of industrial artefacts as the site was first used as a paper mill in the 18th century, later becoming a beetling mill, and finally became a spade 'factory' in the early part of the present century. It contains a remarkable collection of machines and there was much debate about what period it should be 'restored to'. It was eventually decided that it should be kept as it was around 1950, when it was still in full production. Hearth was involved as architects to the Trust, and the architectural ingenuity of its staff was strained to the full in working out ways of retaining the ramshackle and haphazard appearance of the old mill while upgrading its structure and services and meeting health and safety requirements.

Experts in Restoration

Stained/Decorative Glass

Steel Windows

Knock Methodist Church



Head Office:-
Hydepark, Mallusk,
Newtownabbey BT36 8PX
Tel: 01232-832025/842611
Fax: 01232-342317

Also at:-
Altnagelvin Ind. Estate
Trench Road
Londonderry BT47 2ED
Tel: 01504-346777 Fax: 348114



James Howley The Follies and Garden Buildings of Ireland, New Haven and London, Yale University Press, 1993, 256pp, 356 ill, ISBN 0 300 05577 3. £35.00.

James Howley must be justifiably proud of the appearance of this beautifully produced book, which is liberally illustrated with excellent black and white photographs by Robert d'Ussy and copious scaled architectural drawings. The coloured dust jacket shows a northern scene - Lady Alice's Temple at Hillsborough Castle from the Lime Walk, a view alas unavailable to the general public but a quick flip to the title page spread shows a well known landmark, the most spectacular and successfully placed folly, the Mussenden Temple at Downhill.

This is a timely book since neither topic has been addressed since Barbara Jones' pioneering work, *Follies and Grottoes*, was published in 1953, though many follies and garden buildings came to light in 'Lost Demesnes: Irish Landscape Gardening 1660 - 1845', (*Malins, E and the Knight of Glin, 1976*).

The title allows the author, who is an architect, to cover a diversity of buildings within Irish demesnes. Decorative follies, shell houses, obelisks and hermitages serve only marginal practical purposes, whereas gates and lodges, mausolea, bridges and forts have specific uses and can be said to have been made spectacular in addition to their normal function.

The majority of examples date from the 18th century and early 19th century. This was the era of the Landscape style of garden layout, which emanated from England and was eventually copied in Ireland as well as in other European countries. Placing garden buildings as features within the grounds was a vital part of such schemes and allowed for all sorts of exuberance, eccentricity and expense. There are a great many examples of gardens of this type in Ireland in various stages of repair and the buildings within them are frequently neglected having lost their meaning within the structure of the landscape or utility.

James Howley fulfils a two-fold need in that he has touched on a rich vein of architectural interest and brought to the reader's attention the poor state in which many of the follies and garden buildings exist. Garden buildings in Northern Ireland have a measure of protection in that they can be listed but that does not extend to the planned landscapes in which they were strategically placed.

One of the best clusters of listed garden buildings are at Tollymore, Co Down, designed by both owner and architect. The author attributes named architects where they are due but many of the buildings were the creation of amateurs, thus giving them quixotic charm and uniqueness. Inspiration came from the classical, gothic, oriental and rustic often mixed together; but this is not the whole story as the building had to look right in its setting. Howley declares his admiration for a folly, an eye-catcher at Lawrencetown Co Galway, about which he writes, "There is something about this particular structure which represents that essential quality present in all the very best follies. This pertains to the use of architectural elements not in the literal but the abstract sense, combined with simplicity and a judicious eye for proportion. It is both a conceit and also a humble, but often subtle, statement about the more meaningful architecture which may have inspired it".

Chapters divide the subject matter, beginning with a great flourish on Obelisks and Columns where the author is on firm ground describing strongly architectural structures and their background history. This continues in the chapters on Towers and Temples (33 pages) but others are uneven in length and assuredness. The reader could question the inclusion of a chapter on Gates and Gate Lodges on two grounds: The latter are useful buildings in gardens and though they may be very decorative, there are so many up and down the land the subject cannot be accorded due attention within the scope of this book. In each chapter there are succinct descriptions of each item but they are not arranged chronologically or geographically. The gazetteer is therefore very welcome and in it Howley suggests that there are more gems to be pursued. Inevitably there are omissions.

The flier from Yale describes the book as 'entertaining'. Though the subject matter is entertaining the book is rather austere and suggests the drawing board and architectural library rather than emphasising the enchantment of follies and garden buildings *in situ* in their prime. They all become as one through the sameness of the drawings. Nevertheless the scholarly text, with a minimum of architectural jargon and the range of Howley's survey provides an excellent addition to our architectural knowledge and to the study of demesnes in Ireland.

BJ

The lecture programme for the year 1994 commenced on 26 January with a talk by John Cornforth, one of our esteemed vice-presidents. He considered the classical interiors of James Wyatt with special reference to Castle Coole. An evening visit to the Public Record Office on the 24th March was hosted by Dr Anthony Malcomson, a glimpse behind the scenes which proved immensely interesting, and we were indebted to the staff who had put on display material which was of interest to the architectural historian.

A visit to Broughshane on the 9th April commenced the out-door programme. Members met at the Broughshane Historical Society Museum where they were met by Dr Tony Redmond, the driving force behind the project. Following a walking tour of the village, members drove to White Hall, the one-time home of General Sir George White VC, which, though inhabited, is in a bad state of dilapidation.

The 7th July saw us en route to Ramelton, Co Donegal, where Trevor Gamble took us to no less than five private houses: The Old Manse, Prof Anne Crookshank's house in Bridge Street, Castlegrove, Ballyarr House, and Ardrumman House. The day was concluded with tea as guests of John Green at Dunleary House. In addition to the advertised programme of activities, on the 10th June Niall Braidwood accompanied by Marcus Patton gave a violin recital as a fund-raising event in the Elmwood Hall.

The visit to historic gardens in Co Armagh on the 10th June was also a slight departure from our normal practice of only looking at buildings. The party visited Castledillon, the Argory, the Manor House Loughgall and the Grange at Salford Grange. On the 23rd July Michael Coulter led a visit to the Scrabo Country Park to see the well-known stone in many of its uses in the construction of Newtownards. Peppered with his own infectious brand of humour, Michael's commentary was very attractive.

The 3rd September saw us returning to the City of Derry after a considerable interval. We were welcomed by the Mayor at the Guildhall and then visited the new Tower Museum. The walking tour of the City brought many surprises to those that are not regular visitors to the area. Following a picnic lunch we visited Brookhall by kind permission of Mr & Mrs Gilliland, a fitting end to an interesting visit. On 22 September, Marcus Patton delivered a lecture dealing with his recently published 'Belfast Gazetteer', an insight to many interesting facts.

On the 24th September an interesting visit to Clogher was made under the guidance of Jack Johnston and Keith Gilmour. Members first of all saw the interior of St Macartan's Home, formerly the Bishop's Palace, followed by a ramble in the extensive grounds. In the afternoon we visited Favour Royal, a magnificent house declining rapidly, and Killybrick house, a building sensitively restored by Barry McAlpine and his wife, a joy to perceive.

Richard Eckersley, recently retired Director of the Conservation Unit at the Department of National Heritage, which gives government departments advice on how to look after their historic buildings, gave an entertaining and informative lecture on his work. He emphasized the value of comprehensive records on a building and any work to it. His particular interest was in decorative treatments. The annual festival event hosted by the Society was a lecture by our esteemed foundation member, Dr Alistair Rowan, who spoke on the subject of Adam Castles in Ireland. As always, Dr Rowan attracted a large audience of friends from the Society along with members of the general public.

In 1995 activities commenced with an illustrated lecture on 'Architecture and the Afterlife in Ulster', given by Dr. Finbar McCormick on 26 January. Dr. McCormick described the range of memorials to be found across the Province, from the 'houses of the dead' in the form of prehistoric megalithic tombs and eighteenth and nineteenth century mausolea, to the highly individualistic local schools of carved gravestones of the eighteenth century. On 16 February Merlin Waterson gave a lecture entitled 'The National Trust - the first 100 years', with some Northern Ireland successes among those discussed. A visit to Downpatrick followed on 8 April, which involved tours of the recently restored and refurbished buildings in the town - including the old County Gaol - now the County Museum, the Cathedral, the Assembly Rooms and St. Patrick's Church.

On 22 July, Brian Gunn-King brought members on a tour of the Antrim Conservation Area and the proposed Randalstown Conservation Area, while on 19 August, Richard Pierce acted as guide on a Society outing to Belle Isle, Portora and Lisgoole Abbey in Co. Fermanagh. Marion Meek led the annual cross-channel excursion of the UAHS on 15-18 September, this year it was to York and the major sights of the city and some of the major monuments to be seen nearby. Some buildings in and around Omagh were the subject of the last tour of the 1995 season on 14 October. Buildings visited included the infantry barracks and former gaol.

The 1996 season got underway on 25 January with a lecture by Dr. Jonathan Bell of the Ulster Folk and Transport Museum with the intriguing title 'Miserable hovels and Substantial Habitations: The housing of Irish agricultural labourers since the 18th century.' Dr. Bell examined how the often appalling condition of housing in rural Ireland became the focus for ideas of improving landlords, the Congested Districts Board and social reformers, and put forward the case that an examination of housing increases understanding of key issues in Irish rural society since this period. On 21 April there was a guided tour of public buildings in Belfast and a visit to Trim, Co. Meath took place between 24 - 27 May.

Dixie Dean guided members on a tour of gate lodges in Armagh, Monaghan and Tyrone on 16 June. The selection of lodges visited included some of the finest to be found in these counties and represented the work of a range of important English and local architects. The next outing was led by Marcus Patton which looked at Hearth projects and buildings at risk in Co. Down on 27 July. Many interesting buildings were included, perhaps the most exciting being the Ballyduggan Mill outside Downpatrick, where members were invited to inspect the original 18th century deeds of the building and explore it from top to bottom. An industrial archaeology flavour was given to the next outing on 18 August which focused on the leadmining industry active in the townland of Whitespots, Newtownards between 1782 and 1865. The structures which survive today include a varied assortment of beam engine houses, chimney stacks and the only windmill in Ireland known to have been used for the crushing of ore.

Dawson Stelfox provided a lecture with a more exotic flavour than usual on 30 January 1997 when he described the landscapes, culture and built heritage of the ethnic peoples he encountered while travelling in the Himalayas as leader of the Irish expeditionary team to Mount Everest in 1993. Closer to home, Anne James discussed the 'Walled Gardens of Fingal' on 6 March, with a particular emphasis on the Ardgallan Demesne at Balbriggan, Co. Dublin. Two visits to the South of Ireland took place during the summer of 1997, one to Limerick with Primrose Wilson as leader on 23-25 May and the other to Cavan on 21 June which included tours of the main public buildings of the town and a visit to Ballyhaise House and the 18th century garden at Rathkenny.

BOOKS, MONOGRAPHS AND ESSAYS

An Introduction to Modern Ulster Architecture	£4.00
Ulster Model Schools	£7.60
The Fishmongers' Company in Ulster	£8.00
Moneymore and Draperstown	£8.00
Irish Church Monuments, 1570 - 1880	£8.00
J.J. McCarthy and the Gothic Revival in Ireland	£8.00
Northern Gardens	£2.00
The Diamond as Big as a Square	£2.00
Mausolea in Ulster	£4.00
Classical Churches in Ulster	£1.00
Roger Mulholland, Architect of Belfast	£4.00
Architectural Schizophrenia	£4.00
The Workhouses of Ulster	£4.00
Malone House	£4.00
Ballywalter Park	£4.00
Hillsborough Castle	£4.50

LISTS AND SURVEYS

Queen's University area of Belfast	£4.00
Barbridge	£4.00
Town of Monaghan	£4.00
Donaghadee and Portpatrick	£4.00
Joy Street area of Belfast	£4.00
Malone and Stranmillis	£7.50
Central Belfast - An Historical Gazetteer	£9.50
St. Helier, Jersey	£4.00
Towns and Villages of Mid Down	£4.00
West Antrim	£4.00
Craigavon (Omnibus volume)	£4.00
Rathfriland and Hilltown	£4.00
The Buildings of Armagh	£6.50
The Gate Lodges of Ulster, a Gazetteer	£13.95
Buildings of County Antrim	£24.00

