

Report on	Consultation from Department for Communities, Historic Environment Division, regarding their consideration to List a Lodge at Benburb bridge, 180 Maydown Road, Benburb, Dungannon, Co. Tyrone
Date of Meeting	
Reporting Officer	Michael McGibbon – Senior Planning Officer Environment and Conservation Team Lead
Contact Officer	Chris Boomer – Planning Manager

Is this report restricted for confidential business?	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	x

1.0	Purpose of Report
1.1	To provide members with background and draft response to a consultation by Department for Communities, Historic Environment Division (DfC, HED) regarding their consideration to list a Gate Lodge at: <ul style="list-style-type: none"> - 180 Maydown Road, Benburb, Dungannon, Co. Tyrone
1.2	The consultation from DfC, HED on the Gate Lodge is attached at Appendix 1.
	Background
2.1	On the 29 th November 2019 Planning Department of Mid Ulster District Council received an 'Advance Notice of Listing' letter (Appendix 1) from DfC, HED, of a Gate Lodge at: <ul style="list-style-type: none"> - 180 Maydown Road, Benburb, Dungannon, Co. Tyrone
2.2	Part 4, Section 80(3) of the Planning Act (NI) 2011 requires the Department (HED) to consult with Mid Ulster Council, as the appropriate council in this instance, and the Historic Buildings Council before amending or compiling lists of buildings of special architectural or historic interest. HED has requested the response of MUDC to be received within 6 weeks from the date of their correspondence, therefore our response is due on or before 10 th January 2020.
3.0	Main Report
3.1	The building in question is a modest Gate Lodge, located just outside the village, which faces directly onto Maydown Road. The building is set back approximately 2 metres from the road edge and is bounded by a limestone wall, with associated gate

	<p>piers. The building appears to be structurally intact and is of coursed rubble limestone construction, with a natural slate roof.</p>
3.2	<p>The Gate Lodge is situated within Manor House, Historic Park, Garden and Demesne (ref: T- 006) and therefore any planning application for development of it would presently fall to be considered under Planning Policy BH 6 of PPS 6 -<i>The Protection of Parks, Gardens and Demesnes of Special Historic Interest</i>.</p>
3.3	<p>Furthermore, DfC HED, has highlighted that the Gate Lodge is also within the curtilage of a listed building, the 'Bawn Cottage' (ref:HB13/11/20) and is immediately adjacent to Maydown Bridge (ref:HB13/11/003), and any planning application for development of it would presently fall to be considered under Policy BH 11- of PPS 6 <i>Development affecting the Setting of a Listed Building</i>. The building is also within a designated Local Landscape Policy Area and therefore Policy CON 2 of the Dungannon Area Plan 2010 is also applicable. It is important to note that at present Gate Lodge is unlisted in its own right.</p>
3.4	<p>HED's second survey report (within Appendix 1) advises that the Gate Lodge at Benburb Bridge <i>'is a rare example of an early, simple and rectangularly planned gatelodge, built circa 1830's. Though plain in its detailing externally, it is neatly proportioned and retains the majority of its original historic fabric.'</i> HED further advise that the building's history is complex and it has associations with Benburb Castle Estate, Bawn Cottage and also the nearby Mill on the River Blackwater (ref:HB13/11/002-03).</p>
3.5	<p>By way of information, members should note that there is a live planning application for development on this site which was received on 14th June 2019 (ref: LA09/2019/0833/F). The proposal involves the construction of a two storey rear extension to the Gate Lodge and would also involve the construction of in curtilage car parking and associated retaining structure. HED in a formal consultation response to the current planning application has raised concerns that the proposal would likely have an adverse impact on the character and setting of the listed structures Maydown Bridge and the Bawn Cottage and also the setting of the manor House Historic Park, Garden and Demesne. It is also worth noting that a planning permission was previously granted at this site on 18th January 2008, under reference no. M/2007/1231//F, for the <i>'Erection of one half storey extension and refurbishment of existing cottage to achieve single dwelling of 3 bed, 2 bath and open plan kitchen/living area.'</i></p>
3.6	<p>DfC, HED guidance on listing states that concerns over the impact of the listing on future planning considerations, such as development proposals, are not considered as part of their assessment. It is important to also note that the consultation response from this Council is only one of the factors that DfC, HED will consider in deciding a way forward with the listing of the structure. The final decision on listing will be one for DfC to make. Historic Buildings Council is also consulted and the owner of the structure is notified as part of the process, and their representations are considered by HED before a final decision is made.</p>
3.7	<p>Based on the information within the consultation from HED, the Planning Department are in favour of supporting the listing of the Gate Lodge as it is considered that the test, as set out under Section 80(1) of the Planning Act, has been met in this instance</p>

	(i.e. that the building is of <i>special architectural or historic interest</i>). It is considered that the Gate Lodge makes a significant contribution to the setting of the listed Benburb Bridge and the wider setting of the Benburb Castle Estate Historic Park, Garden and Demesne. The Planning Department of Mid Ulster District Council therefore recommends that we respond to HED to support the listing.
	Other Considerations
4.1	Financial, Human Resources & Risk Implications
	Financial: None identified
	Human: None identified
	Risk Management: None identified
4.2	Screening & Impact Assessments
	Equality & Good Relations Implications: None identified
	Rural Needs Implications: None identified
5.0	Recommendation(s)
5.1	Members are requested to note the contents of this report and agree that the attached draft response (Appendix 2) is issued to DfC, HED to support the listing of the aforementioned Gate Lodge.
6.0	Documents Attached & References
	Appendix 1 – Consultation from DfC, HED - Advance Notice of Listing Appendix 2 – Draft response to DfC, HED Appendix 3 – Site visit photographs

ADVANCE NOTICE OF LISTING

Head of Planning
Local Planning Office
Mid-Ulster Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN



Department for
Communities

www.communities-ni.gov.uk

Historic Environment Division

Ground Floor

NINE Lanyon Place

Townparks

Belfast

BT1 3LP



Tel: (028) 90819 332

Our Ref: HB13/11/046

Date: 29/11/2019

Dear Sir/Madam,

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

LODGE AT BENBURB BRIDGE, 180 MAYDOWN ROAD, BENBURB, DUNGANNON, CO. TYRONE

At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

I would welcome receipt of your offices views on the proposed Listing within 6 weeks of the date of this Letter. *Comments received outside this period will not normally be considered.*

Please find enclosed a copy of the location map together with a copy of our Second Survey Report of the building for your information. Where this letter refers to building(s), this term includes all types of structures.


Grid Ref: H8192 5198

G. Brown

GERALDINE BROWN

Enc Second Survey HBC Report
Location Map

LB2 – Advance Notice of Listing

Address Lodge at Benburb Bridge 180 Maydown Road Benburb Dungannon Co. Tyrone	HB Ref No HB13/11/046
Extent of Listing Lodge	
Date of Construction 1820 - 1839	
Townland Benburb	
Current Building Use Residential Home	
Principal Former Use Gates/ Screens/ Lodges	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	198/8SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	H8192 5198
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting			
Monument	No			HGI Ref	T/006 H816521
Area of Townscape Character	No				
Local Landscape Policy Area	Yes			SMR No	
Historic Gardens Inventory	Yes				
Vacant	Yes				
Derelict	Partially				

Owner Category

Building Information

Exterior Description and Setting

Detached three-bay, one-storey, rectangular-plan gate lodge, built c.1830s, with later corrugated iron roof abutment to north elevation. The lodge is located by the River Blackwater on the west side of Maydown Road and on the north side of Maydown Bridge (HB13/11/003) at the entrance to a footpath leading to Benburb Castle.

Hipped natural slate roof with angled ridge tiles, cast-iron gutters on masonry eaves and cast-iron downpipes; central rendered chimneystack with masonry coping. Walling is a mixture of undressed limestone and sandstone with occasional cementitious mortar.

Generally square-headed windows, unless otherwise stated, with a mixture of masonry and slate sills. Windows unseen at time of survey - boarded up openings to all elevations.

Principal elevation faces east. Single square-headed door opening central to east elevation between two windows with projecting masonry sills.

South elevation has central, round-headed window opening with partial red brick flush surround and slate sill.

West elevation has window opening to the south with partial red brick flush surround, plain reveals and masonry sill. To the north is a square-headed door opening containing painted timber surround and timber-sheeted door.

Set back from the road, the gate lodge is bounded by a limestone wall with masonry coping with piers to the north and south having masonry coping. A steel gate is situated between the south elevation and the southernmost pier, perpendicular to a cast-iron gate opening onto a footpath that leads east.

Roof: Natural slate

Walling: Limestone and sandstone - coursed rubble

Windows: Unseen - behind boards

RWG: Cast-iron

Interior Description

N/A

Architects

Not Known

Historical Information

This lodge is shown on the OS map of 1833, at the head of a drive that lead westwards along the River Blackwater and which appears to have culminated at the mill on the western side of the bend in the river [HB13/11/002-003]. The 1835 valuation tells us that the lodge and the mill were part of a large single plot that also included Benburb Castle, the early 17th century bawn overlooking the river directly east of the mill. In the late 18th or (more likely) the early 19th century a dwelling – 'Castle Cottage' – was built within the bawn, probably to act as the agent's residence for the Powerscourt estate. On the face of it, it would seem likely that the lodge was built to serve the back entrance this house - as one would expect of a gentry residence, but as already mentioned the drive that lead from it does not appear to have served the castle, but the mill – or at least had come to do so by 1833. If it was in fact built for the latter then it is likely to have been the work of the firm of Jackson, Eyre and Co., who had been leasing the mill from 1776; it seems more plausible that its relationship was originally with Castle Cottage, however, evidence for a connection (in terms of a drive) linking the two is lacking.

Captain George Darley Cranfield (who was indeed employed as the Powerscourt agent until 1844) is noted as the occupant of the Cottage in the valuation of 1835, but the lodge itself is not recorded either in relation to this residence or the mill. From 1838 Castle Cottage was leased by Thomas Eyre, a member of the milling family. Thomas landscaped the grounds around the castle, and a number of new paths are evident on the revised OS map of 1857-59, but there is no apparent linkage with the drive from the lodge, which was still, it would seem, acting as a route to the mill.

Following Thomas Eyre's death in 1847 the lease encompassing both the Cottage and the lodge was inherited by his brother, John Eyre of nearby Maydown House. In the valuation book of 1859 the lodge is specifically noted for the first time as a 'gate lodge', and was still in the hands of John, but by c.1863 it was part of a separate plot which was being leased directly from the estate by Hildebrand C. Oaks. In 1865 this holding came into the possession of Richard Brush (another Powerscourt agent who lived in 'Benburb House' off the village's main street), and by 1870 the plot had been subdivided, with the eastern portion including the lodge passing to Robert McKean (or McKane). Seven years later the entire Benburb estate was sold to Belfast businessman, James Bruce, who in the following decade built the present red brick manor house to the north-east of the old castle site. Hereafter, the lodge and its accompanying gateway assumed the role of a back entrance for the new mansion, and it is marked for

the first time as a 'lodge' on the 1905 OS map.

From 1895 the valuations supply the names of the occupants of the building, beginning with James Murphy. According to the valuation books, he would appear to have been succeeded by Hugh Taylor in 1898, George McQuaid in 1928, Matthew McCarroll (?1937), Const. [Constable? Constance?] Alexander (1941), James Loughran (1943) and Joseph Gorman in 1948. Mr. Gorman is recorded as still living there in 1972, by which time ownership of the dwelling, in line with the ownership of the Manor House, had passed to the Servites, the Roman Catholic order who bought the property in 1949. The lodge appears to have been vacated c.1980.

Locally, there is a general view that this property was in fact a lock house built as part of the Ulster Canal, but this is very unlikely, as lock houses built for this purpose have a very distinct planform, with a prominent canted bay to the front.

References - Primary Sources

- 1 OS maps (six-inch county series) 1833, 1857-59, 1905 (online)
- 2 PRONI VAL1B/610A First valuation, Clonfeacle parish, 1835
- 3 PRONI VAL2B/6/9C Second valuation, Clonfeacle parish, 1859
- 4 Second valuation, Clonfeacle Parish, printed edition, c.1863
- 5 PRONI VAL/12/B/38/4A-F Annual valuation revisions, Benburb ED (1960-1929)
- 6 PRONI OS/27/198/2 Irish Grid 1:10,000 Edition, 1977

Secondary Sources

- 1 Dean, J.A.K., 'The gate lodges of Ulster – a gazetteer', (UAHS, 1994), p.137 [Dean mentions a pre-1833 lodge to the manor, that served Castle Cottage, but states that this had been demolished.]
- 2 O'Dalaigh, A. and O'Brien, M., 'Fifty years in Ireland: The Servites from Benburb', (Benburb, 1999)
- 3 McAnallen, B., "Maydown, Benburb: A Millennium of History in an Armagh Townland" in 'Dhúiche Néill Journal of the O'Neill Country Historical Society', Vol 25 (2018), pp. 11-59
- 4 Hamond, F., 'An Industrial Heritage Survey of the Ulster Canal in Co Monaghan', pp.18-19 (Monaghan County Council, 2007) [available online at https://ulstercanalgreenway.files.wordpress.com/2014/07/chs1_1_7.pdf - accessed 14 November 2019]
- 5 <https://cotyroneireland.com/places/tyronemills.html> [accessed 14 November 2019]

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest	Historical Interest
A. Style J. Setting K. Group value	R. Age S. Authenticity X. Local Interest Z. Rarity

Evaluation

The gate lodge at Maydown Bridge is a rare example of an early, simple and rectangularly planned gatelodge, built c.1830's. It is located on the north side of Maydown Bridge. Though plain in its detailing, externally, it is neatly proportioned and retains the majority of its original historic fabric. The setting of the lodge is intact, its complexity highlighting previous links to both the Benburb Castle Estate, Castle Cottage, and the nearby Mill [HB13/11/002-003] on the River Blackwater. Though the lodge is not contemporaneous with the Benburb Castle estate, its survival is evidence of a period of change in the local history of Benburb and Maydown, and the lives of the Eyre family in Ulster.

Replacements and Alterations

None

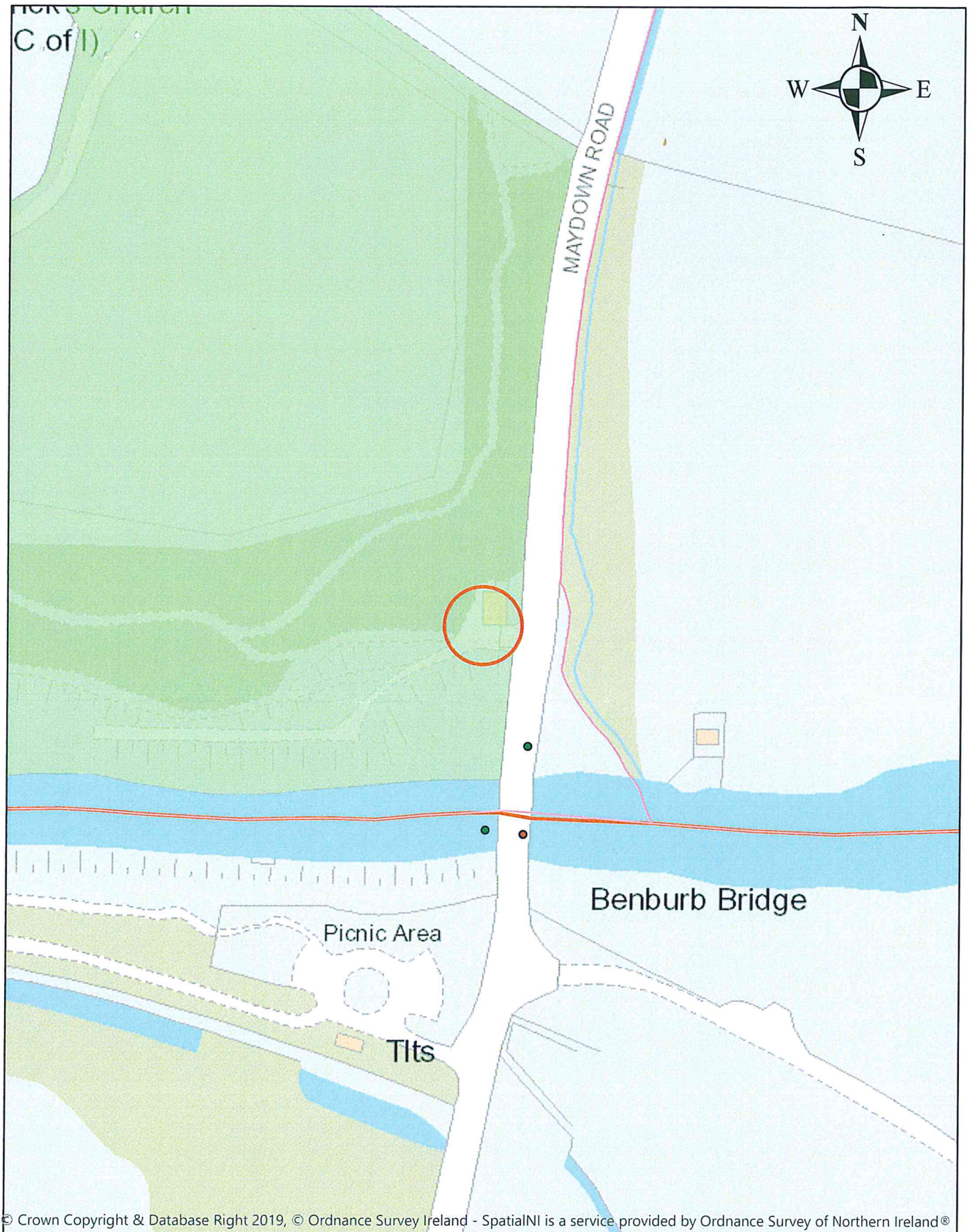
If inappropriate, Why?

General Comments

Listing Query ref: HB13/LQ065

Monitoring Notes – since Date of Survey

Date of Survey 10/10/2019



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Lár Uladh
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District Council

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Ms Geraldine Brown
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By email only

Ref: HB13/11/046
Date: ** December 2019

Dear Ms Brown

RE: Listing of Buildings of Special Architectural or Historic Interest – Lodge at Benburb Bridge, 180 Maydown Road, Benburb, Dungannon, Co. Tyrone

Thank you for your letter dated 29th November 2019 in relation to the above-mentioned building, which is being considered for listing.

Mid Ulster District Council's Planning Committee has considered the information contained with the consultation. Mid Ulster District Council support the proposal by HED to list the aforementioned Gate Lodge.

Yours sincerely,

Michael McGibbon
Environment and Conservation Team Lead
Mid Ulster District Council

On behalf of Dr Chris Boomer, Planning Manager

Appendix 4
Site visit photographs – 06/12/2019



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Site visit photographs – 06/12/2019



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Site visit photographs – 06/12/2019

