

Report on	Consultation from Department for Communities, Historic Environment Division, regarding their consideration to List a Cow Tail pump at Glen Road, Maghera
Date of Meeting	07.12.2021
Reporting Officer	Sarah McNamee Planning Conservation Officer Environment and Conservation
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 Cow Tail Pump <ul style="list-style-type: none"> - 120a Glen Road, Maghera, BT46 5JG
1.2	The consultation from DfC, HED on the Cow Tail Pump, attached at Appendix 1.
	Background
2.1	On the 22 nd October 2021 the Planning Department of Mid Ulster District Council received an 'Advance Notice of Listing' letter (Appendix 1) from DfC, HED, of a Cow Tail Pump at: <ul style="list-style-type: none"> - 120a Glen Road, Maghera, BT45 5JG
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.
2.3	However, following liaising with the Department (HED), a time extension agreed to allow the Planning Committee to consider the proposal on 07.12.2021.

3.0	Main Report
3.1	The historic built structure is described as tall, slender cow-tail water pump of c.1923-4, constructed of cast iron positioned within the front boundary of No.120a Glen Road, approached via a set of four concrete steps, leading to a small landing bounded by metal railings. The original historic built fabric of a brick wall has been removed..
3.2	HED's second survey report advises that the Cow Tail Pump <i>'the pump itself, with its slim shaft and fluted cap with finial is of a design widely used throughout Britain and Ireland during the later 19th and early 20th centuries and was manufactured by Lee, Howl & Co. (founded in 1887 in Tipton, Staffs). However, this particular type is less common in Northern Ireland and is therefore considered a rare example.'</i>
3.3	It is the Planning Department's consideration that as the historic structure is located on lands associated with postal address 120a Glen Road, Maghera, the landowner should be consulted as an interested party, given the structure is located within the front garden.
3.4	The second survey refers to a semi-rural setting, however under the Magherafelt Area Plan 2015, the structure is within the settlement limits of Maghera Town as per Designation MA01 (Map 06). It is clear from the evidence provided that this designation has not been taken into account.
3.5	In addition, the report acknowledges the loss of authentic historic built fabric (i.e. brick boundary wall) significantly altering and impacting on the original curtilage of the structure, its purpose and its use as a gathering place. The historic built structure in itself may be considered intact however the authentic historic context, curtilage and setting are obsolete. The original communal value as a gathering place has deteriorated to the point that the structure no longer functions as a source of water nor a place to congregate. Furthermore, the report notes that such structures were widely used throughout Britain and Ireland during the later 19 th and early 20 th century, often with finer detailing and decoration.
3.6	It is important to 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 and the owner of the structure are also consulted as part of the process, and their representations are considered by HED before a final decision is made. 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.
3.7	Based on the information within the consultation from HED, the Planning Department, contend that all relevant factors of this specific case have not been given due regard, particularly Designation MA01 of Magherafelt Area Plan. Given the significant alteration of the structures historic context, purpose and use alongside acknowledged loss of authentic built fabric and its common occurrence throughout Britain, it is considered that the test, as set out under Section 80(1) of the Planning Act, has not been met in this instance (i.e. that the building is of <i>special architectural</i>

3.8	<p><i>or historic interest</i>). The Planning Department suggest that the historic structure be recorded and photographic evidence retained as 'Record Only'.</p> <p>It is therefore recommended that we respond to HED to state the Council does not support the listing and include a written request that the landowner is identified and consulted as an interested party as set out in the attached draft response Appendix 3.</p>
	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 4) is issued to DfC, HED to support the listing of the aforementioned Cow Tail Pump.
6.0	Documents Attached & References
	Appendix 1 – Consultation from DfC, HED - Advance Notice of Listing Letter Appendix 2 – Consultation from DfC, HED Second Survey Report Appendix 3 – Location Map Appendix 4 – Draft response to Advance Notice of Listing

ADVANCE NOTICE OF LISTING

Chief Executive
Mid-Ulster Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN

Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB08/04/021

Date: 22nd October 2021

Dear Sir/Madam

RE: Cow Tail Pump, 120a Glen Road, Maghera, BT46 5JG

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

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 the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building. Where this letter refers to building(s), this term includes all types of structures.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

I would advise that there is no right of appeal against listing. However, an owner or occupier can write to the Department or their local Council at any time, if they consider that the building is not of special architectural or historic interest sufficient to justify its listing. Where the owner, or council acting on their behalf, is indicating that it will be supportive of any opposition to the proposed listing, then any such view must be supported by factual evidence relating only to the *special architectural or historic interest* ascribed to the building in the list description. The Department may then reassess the building's merit in light of the information supplied.

Yours faithfully


Tina Clarke.

TINA CLARKE

Enc: Second Survey DC Report

**Second Survey Database
District Council Consultation Report**

HB08/04/021

Address Cow Tail Pump 120a Glen Road Maghera BT46 5JG	HB Ref No HB08/04/021
Extent of Listing Pump	
Date of Construction 1920 - 1939	
Townland Falgortrevy	
Current Building Use Pump	
Principal Former Use Pump	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	65/13NW
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	C8419 0043
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Private

Building Information

Exterior Description and Setting

Tall, slender cow-tail water pump of c.1923-4, constructed of cast iron.
 Slender tubular three-stage shaft below wider, fluted top section.
 Middle section of shaft has embossed flag symbol with '3m' embossed below.
 Plain cow-tail handle with small bulbous end, attached to curved corbel bracket with bolt at one side and

metal pin at other.
Curved spout has a cast bucket bracket.
Pump is topped with a domed, fluted cap with finial, all bolted to the section below.

SETTING

This cow-tailed water pump is located in a semi-rural location, approximately 1.3km from Maghera town centre, off a laneway from Glen Road leading to several houses. The pump is located along the front boundary of No. 120a Glen Road, approached via a set of four concrete steps, leading to a small landing. The landing is bounded by metal railings, erected approximately thirty years ago, replacing the original brick wall.

Interior Overview

N/A

Architects

Historical Information

A 'pump' is specifically marked on this site on the OS map of 1989, but does not appear to be recorded on any editions prior to this. It is likely, however, that it was in place long before this date and that its installation may be connected with the building of the small development of five nearby dwellings (the present nos. 118-126 Glen Road), which the valuation books indicate took place in or shortly before 1924. Local residents have stated that these houses were built 'for sailors', and the valuers note that they were leased (initially at least) by the (NI) Ministry of Home Affairs, all of which could indicate that they were constructed for ex-servicemen.

The pump itself, with its slim shaft and fluted cap with finial, is of a design widely used throughout Britain and Ireland during the later 19th and early 20th century, albeit with several differences in terms of finer detailing and decoration. Examples of similar pumps in the Republic of Ireland suggest that some were manufactured by various locally-based founders rather following a similar template, but those - like this example - with the 'flag' symbol were produced by the firm of Lee, Howl & Co. of Tipton, Staffordshire, a firm founded in 1887.

References - Primary sources

- 1 OS maps - 1905, 1927, 1976, 1989
- 2 PRONI VAL12B/34/29E, 1911-29
- 3 PRONI VAL12B/34/17G, 1915-29

Secondary sources

- 4 https://www.gracesguide.co.uk/Lee,_Howl_and_Co#cite_note-1 (accessed 5 August 2021)
- 5 <http://irishantiquities.bravehost.com/pumps.html> (accessed 5 August 2021)
- 6 Information from local resident, July 2021

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 B. Proportion C. Ornamentation H-. Alterations detracting from building J. Setting	R. Age S. Authenticity Y. Social, Cultural or Economic Importance Z. Rarity X. Local Interest

Evaluation

Cow-tailed water pump of c.1923-4 located off a laneway a short distance from Maghera town centre. Its installation may be connected with the building of the present nos.118-126 Glen Road, c.1924. Local residents have stated that these houses were built 'for sailors', and they were leased by the (NI) Ministry of Home Affairs suggesting they were constructed for ex-servicemen.

The pump itself, with its slim shaft and fluted cap with finial is of a design widely used throughout Britain and Ireland during the later 19th and early 20th centuries and was manufactured by Lee, Howl & Co. (founded in 1887 in Tipton, Staffs.). However, this particular type is less common in Northern Ireland and is therefore considered a rare example.

Whilst the pump retains much of its original semi-rural setting, this has been compromised by an increased housing density. The loss of the original brick boundary wall detracts from its original historic character. Nevertheless this is a good example of the type and a reminder of the social function which pumps had in rural communities as a gathering place.

Replacements and Alterations

Inappropriate

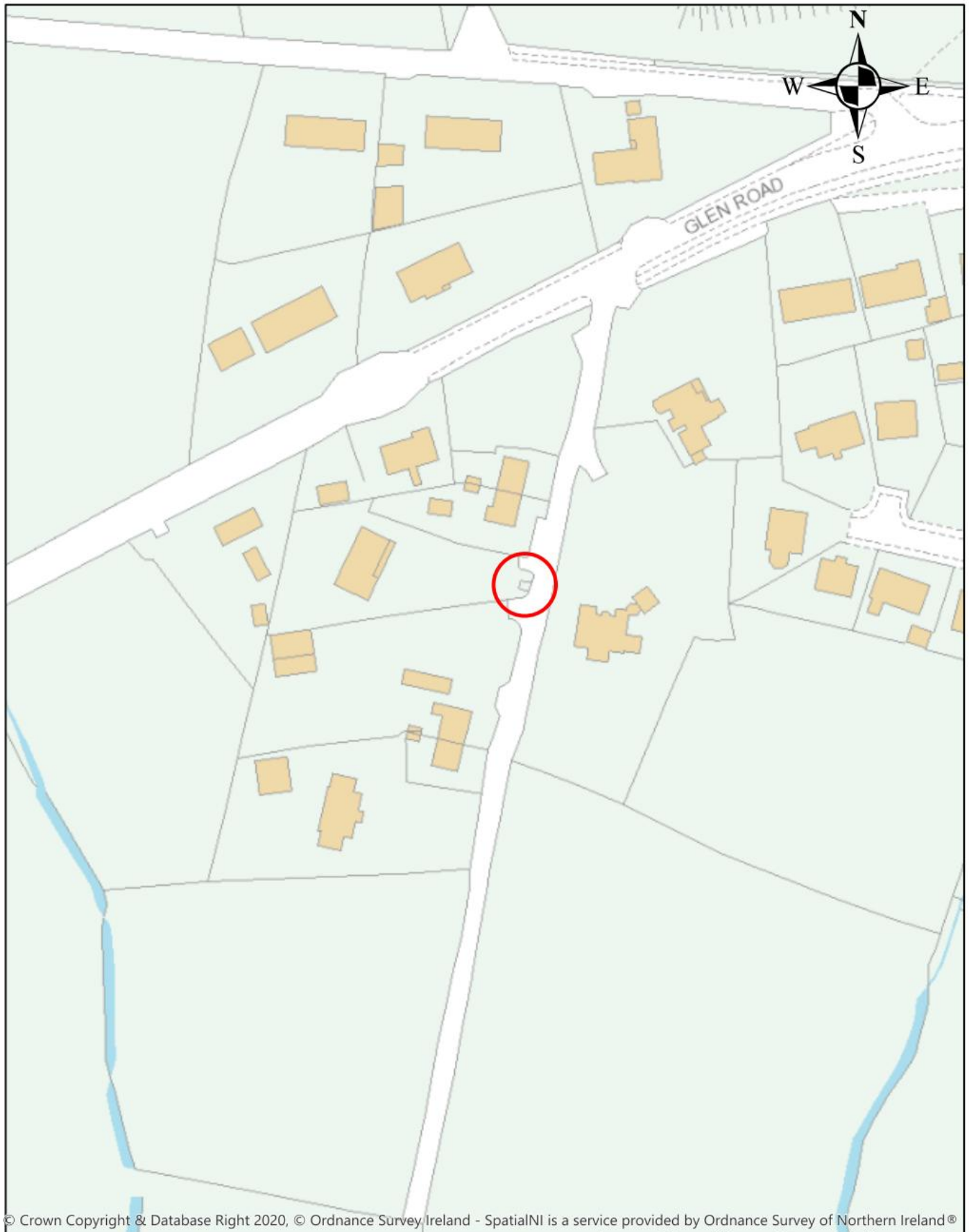
If inappropriate, Why?

The loss of the original brick boundary wall detracts from the original historic character.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 23/07/2021



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Location Map Cow Tail Pump 120a Glen Road Maghera

Title: HB08/04/021

Scale: 1:1400

Date Printed: 13 October 2021

Drawn By: JMcL





Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid-Ulster District Council
Planning Department
50 Ballyronan Road
Magherafelt
BT45 6EN
Tel – 03000 132 132

Date: 22/10/2021

Ms Tina Clarke
Department for Communities
Historic Environment Division
Klondyke Building
Cromac Avenue
Gasworks Business Park
Belfast
BT7 2JA

Your Ref: HB08/04/021

Dear Ms Clarke

RE: Listing of Buildings of Special Architectural or Historic Interest

Thank you for your letter dated 22nd October 2021 and received by this office on 25th October 2021. Mid Ulster District Council Planning Committee has considered the information contained within HED's Second Survey Report relating to the above-mentioned historic built structure and request the following is considered:

- Identify Landowner and consult regarding the above-proposed listing.
- Magherafelt Area Plan 2015 Designation MA1 Settlement Limit Maghera.
- Significant loss of historic built fabric altering the curtilage.
- Significant alteration of authentic historic context, purpose and use.
- Common historic structure throughout Britain

In this specific case, the Council do not support the listing but support the retention of the report as a '*record only*'.

Yours sincerely,

Dr Chris Boomer
Services Director for Planning
Mid-Ulster District Council
Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN