

Title of Report:	Department for Communities (DfC): Council Consultation on Advanced Notice of Listing of Agivey House, Aghadowey
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	26 th August 2026
For Decision or For Information	For Decision
To be discussed In Committee	NO

Linkage to Council Strategy (2026-2031)	
Strategic Theme No.4	Sustainability and Managing Our Natural and Built Environment
Outcomes	• A Borough that contributes effectively to Northern Ireland's climate change targets with reducing carbon emissions and increasing resilience to climate impacts. • Designated sites, landscapes and biodiversity which are protected, enhanced, and managed sustainably.
Lead Officer	Principal Planning Officer

Estimated Timescale for Completion	
Date to be Completed	n/a

Budgetary Considerations n/a	
Cost of Proposal	
Included in Current Year Estimates	
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. Not applicable in this case.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
	Screening Completed	Yes/No	Date:

Rural Needs Assessment (RNA)	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

- 1.1 To present the Department for Communities (DfC) advance Notice of Listing of Agivey House, Aghadowey.

2.0 Background

- 2.1 DfC wrote to the Council on 26th June 2026 seeking comment on the proposed listing of a building within the Borough under Section 80 (1) of The Planning Act (Northern Ireland) 2011 (see Appendix 1 attached).

3.0 Options

- 3.1 Option 1: Agree to support the proposed listing: or
Option 2: Agree to oppose the proposed listing.

4.0 Recommendation

- 4.1 It is recommended that the Planning Committee agree to either Option 1 or Option 2 and agree to the Head of Planning responding to DfC on behalf of the Council.

Appendices:

Appendix 1: DfC Letter to Council re Proposed listing.

Laura Crawford

From: DfC HED Listing Enquiries <HEDListing.Enquiries@communities-ni.gov.uk>
Sent: 26 June 2026 11:57
To: David Jackson
Cc: Planning
Subject: Advance Notice of Listing
Attachments: HB03 03 001 Advance Listing Letter to Council.pdf; HB03 03 001 DC Report.pdf; Location Map HB03 03 001 1 1250.pdf

Good morning,

Please find attached consultation documents in respect of one proposed new listing within your council area.

I would welcome receipt of the views of your Council Planning Committee on the proposed listing, within 6 weeks from the date of the attached letter.

Kind Regards
Sharleen Fleming

Sharleen Fleming | Licensing, Consents & Listing Team | Historic Environment Division | Department for Communities
Causeway Exchange | 1-7 Bedford Street | Belfast | BT2 7EG
Contact: ✉ HEDListing.enquiries@communities-ni.gov.uk | ☎ Tel: (028) 9056 9281
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Department for
Communities
www.communities-ni.gov.uk

ADVANCE NOTICE OF LISTING

Chief Executive
Causeway Coast & Glens
Borough Council
Council Headquarters
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY

Historic Environment Division
Causeway Exchange
1-7 Bedford Street
Belfast
BT2 7EG
DEmail: HEDListing.enquiries@communities-ni.gov.uk

Our Ref: HB03/03/001

Date: 26/06/2026

Dear Sir/Madam

RE: Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX

The Department would request that proposals to list, particularly those in private ownership are kept confidential until a decision is made by the Department on whether the buildings should be added to the list 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*

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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 and location map 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



SHARLEEN FLEMING

Enc: Second Survey DC Report
Location Map

Address Agivey House 188 Bann Road Aghadowey Coleraine Co. Londonderry BT51 4BX	HB Ref No HB03/03/001
Extent of Listing House	
Date of Construction 1840 - 1859	
Townland Lissaghmore	
Current Building Use House	
Principal Former Use House	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	31-7
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	C8999 2280
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No				
Area of Townscape Character	No				
Local Landscape Policy Area	No			HGI Ref	
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A substantial four-bay two-storey mid 19th century Georgian style house set in a mature landscaped demesne. Rectangular on plan with pedimented porch to the front, a two-storey abutment to rear and a small annexe extension to the west. The front porch is a later addition, featuring a gabled roof, brick corner piers and a recessed timber entrance door. The house retains its original form, scale and detailing.

The hipped roof is finished in slate and includes rooflights to the rear. The walls are built of local hand-made 'Agivey' brick and feature simple platband between floors. The pediment appears to be articulated

in simple stone banding. The house consists of 6/6 timber sash windows in plain brick reveals and recessed aprons. Openings are regularly spaced reflecting classical Georgian proportions.

Rear elevation consists of a central entrance bay with 6/6 timber sash windows at ground floor and 3/3 timber sash windows to the first. A basement level, not visible from the front, is found towards the rear elevation in rubble-built construction contrasting with the upper-level brickwork. Barred windows are retained at basement level together with the remains of a historic water pump. Adjacent the pump is a stone tunnel running beneath the front elevation, believed to have been designed to help protect the building from damp and moisture.

A collection of outbuildings stands to the east of the house. Constructed in both brick and stone, they vary in age, style and character.

Roof:	Slate
Walling:	Agivey brick and stone (basement)
Windows	Timber
RWG:	Cast-iron

Interior Overview

Interior not accessed.

Architects

Historical Information

Agivey House was built in around 1840 of characteristic hand-made brick, on a plantation site in the Bann valley. The house was extended in the late 19th century.

The house stands on a site with origins in the early seventeenth century. In 1614, almost 20,000 acres in Aghadowey were granted to the Worshipful Company of Ironmongers as part of the Ulster Plantation. The first agent appointed to manage the estate, George Canning, constructed a fortified dwelling and bawn of stone and brick on or near the present site and built by the contractor Peter Benson. The Raven map of the area depicts a substantial brick and stone dwelling with circular towers at each corner, surrounded by a bawn wall. The original structure was destroyed in 1641.

A replacement house was built by the Cannings and recorded in the hearth money rolls of 1663. By 1725 this building, a single-storey structure with basement, possibly a cruck dwelling, was described as 'no better than a cottage and is much out of repair and unsafe to live in'. The site passed to a syndicate including James Cunningham in 1726 and may have been repaired or reconstructed. The first edition Ordnance Survey map of 1832 shows the old house and outbuildings without caption, and the associated Memoirs (c.1836) note it as 'the only gentleman's seat at present in the parish... built about 150 years ago by [blank] Cunningham Esq... in the old-fashioned style and surrounded by a group of old trees.' The Townland Valuation of c.1836 values the house at £11.

The present Agivey House was built after 1836 and before 1853, when it first appears, captioned 'Agivey House', on the second edition Ordnance Survey map. The builder was most likely Nathaniel Alexander Knox, who is credited in legal cases reported in the 1870s and 1880s. The Coleraine Chronicle records that Knox 'expended a large sum of money, built a good house and out-offices, and improved the place considerably'.

The house is constructed of characteristic brick, most likely hand-made, reflecting a strong local tradition. Brickmaking had taken place in the Aghadowey and Agivey area since at least the early seventeenth century, with Canning recording in 1615 the manufacture of bricks at a kiln across the Bann used to complete the upper floors of his castle. The first edition OS maps show brickfields along the River Bann south of Coleraine, and the Parliamentary Gazetteer of 1846 confirms that coarse earthenware, bricks and tiles were made 'in considerable quantity from a clay which abounds [in Agivey]'. Brick is consequently more common as a building material in this area than other rural areas in Ulster, with a notable earlier example at Landmore House (HB03/03/032). Machine brick production in

Agivey followed from at least the 1870s.

In its original form, the house was three bays wide. The second edition OS map (1849–53) shows the new house to the west of the original structure, which appears to have been retained at that stage. James Curl, writing in 1986, described Agivey House as 'a handsome late Georgian building of brick'.

Nathaniel Alexander Knox was resident at Agivey from at least 1836 (a William James Knox is recorded in 1827, perhaps his father). Knox was related to Henry Knox (1750–1806), a Founding Father of the United States and one of the country's first secretaries of war. Knoxville, Tennessee takes its name from Henry Knox. Around 1850, Nathaniel Knox emigrated to Australia with his family, where he laid out a suburb of Adelaide he named Knoxville after the same relative.

Knox sold the house and lands to Captain George Claudius Beresford Stirling for £1,000 in around 1844. Stirling was the eldest son of Rev. John Blair Stirling, Rector of Inniskeen, County Monaghan, and had served as an ensign in the 64th Regiment of Foot from 1831, rising to captain by 1839. He was most likely stationed in Jamaica and the West Indies before moving to Halifax, Nova Scotia. When the regiment was called home in 1843, Stirling was aboard the troopship *Alert* when it struck a rock near Nova Scotia with 200 men, 95 women and children on board. His conduct in preventing panic was judged to be exemplary and the Duke of Wellington ordered that an account of the regiment's discipline be published throughout the army.

Stirling made further improvements to Agivey House (and indeed is credited as the builder of the house in some newspaper reports), including the installation of modern plumbing 'on the newest principles'. Griffith's Valuation (1858) records that new outbuildings were constructed in the late 1850s and the third edition OS map shows a right-angled range. Fieldbook dimensions confirm the house was still three bays wide when Stirling bought it. The house was valued at £20 and the 'newly built' outbuildings at £13. In 1861 Stirling also commissioned a seaside dwelling in Portrush to designs by architect Fitzgibbon Louch, who had designed a rebuild of nearby Ballynacree House in the same period.

Stirling's son, also George Claudius Beresford Stirling (1861–1919), was most likely born at Agivey House and went on to become a colonial administrator in Burma. Stirling senior sold the house to Alexander McCrea Maddison of Doe Castle, Donegal, for £1,800 in 1863.

Maddison died in 1868, and following his wife's death in 1876, the Ironmongers attempted to eject the orphaned (adult) children through the courts. Cases were heard in 1877 and 1885, but the sisters appear to have prevailed into the 1890s. The house subsequently passed to Captain Edmond Stronge, the Ironmongers' agent, and was briefly used as a police barracks between 1892 and 1894. The North Antrim Standard commented that the new station 'will supply a much felt want and will greatly tend to check the salmon poaching and associated lawlessness which have so long prevailed on the lower reaches of the Agivey River'.

The house was extended by a further bay to the north-west at some point between 1886, when it was described as 'a square building... with a drawing room and dining room on the ground floor' and 1904, when the extended house appears on the OS map. The present front porch was probably added at around the same time. By the time of the 1933 revaluation, the accommodation comprised, on the ground floor: four reception rooms, a kitchen, scullery, pantry, milkhouse and WC; on the first floor: four bedrooms, three dressing rooms, a bathroom and WC; and on the attic floor: three bedrooms and a boxroom (the surveyor does not include the basement). Water was supplied via a hand force pump to a tank. A further single-storey extension was added to the north-west corner between 1933 and 1973.

During the Second World War, the house and gardens were occupied by the Royal Engineers; attic doors were painted military green and marked '2 Men' and '4 Men'. A marble fireplace within the house is said to have been obtained from nearby Downhill House, built in the late eighteenth century for Frederick Hervey, 4th Earl of Bristol and Bishop of Derry, though the date of its installation is not known.

The scheduled area enclosing the former plantation village of Agivey (LDY 012:005), designated in 1988, does not incorporate Agivey House or its grounds, though Curl noted in 1986 that the site of the plantation castle and bawn 'can still be seen in the grounds'. Some outbuildings have fallen into disrepair in recent years, but the house was extensively renovated in 2005 and has remained in the same family's

ownership since 1951.

References:

Primary Sources:

1. The buildings of the company of ironmongers, Carew papers, Lambeth Palace Library (1622)
2. PRONI OS/6/5/12/1-4 – Six-inch Ordnance Survey maps, 1832, 1849-53, 1904, 1923
3. Warder and Dublin Weekly Mail, 14th July 1827
4. Londonderry Sentinel, 7th May 1836
5. Dublin Evening Packet - 17th August 1843, 8th January 1852
6. Londonderry Standard - 28th March 1861, 20th March 1862
7. Dublin Builder, 15th April 1861
8. Coleraine Chronicle - 1st August 1863, 26th August 1865, 26th October 1872, 29th January 1876, 22nd July 1876, 24th October 1885, 27th November 1915, 11th December 1915, 26th September 2023
9. Belfast Newsletter, 4th April 1871
10. Ballymoney Free Press and Northern Counties Advertiser, 18th January 1877
11. Madras Weekly Mail, 16th July 1891
12. Derry Journal, 4th November 1898
13. Supplement to the London Gazette, 28th June 1907
14. Adelaide Observer, 7th March 1908
15. Northern Constitution, 11th May 1912
16. PRONI VAL/1/B/52 Townland Valuation – Lissaghmore Townland (1836)
17. PRONI VAL/2/B/5/2 Griffith's Valuation – Lissaghmore Townland (1858)
18. PRONI VAL/12/B/30/2A-F Annual Revisions – Lissaghmore Townland (1862-1929)
19. OS Memoirs, Agivey Parish, County Londonderry (1836)
20. Parliamentary Gazetteer of Ireland (1846)
21. Centremapslive.co.uk - large- scale map (1904)

Secondary Sources:

22. Curl, James Stevens (1986) The Londonderry Plantation, 1609-1914: the history, architecture and planning of the estates of the City of London and its livery companies in Ulster. Phillimore: Chichester, Sussex
23. Kernohan, J W (1921) The county of Londonderry in three centuries, with notices of the Ironmongers' estate. Robarts: University of Toronto
24. National Army Museum (www.nam.ac.uk)

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

D. Plan Form
I. Quality and survival of Interior
J. Setting
A. Style
B. Proportion
C. Ornamentation

Historical Interest

R. Age
S. Authenticity
X. Local Interest
Z. Rarity

Evaluation

Agivey House is a substantial two-storey Georgian-style residence, constructed in locally produced 'Agivey' brick, set within a mature landscaped demesne and retaining its historic setting along the River Bann.

The building is distinguished by its use of local brick and traditional pointing, demonstrating a high degree of craftsmanship and a strong expression of local material identity. The contrast between the brick elevations and stone-built basement reinforces its architectural composition, characteristic of Georgian domestic design.

It is a well-preserved example of Georgian style architecture, displaying balanced proportions, formal symmetry, and consistent window arrangements, with its architectural integrity remaining notably intact.

Internally, a significant proportion of historic fabric survives, including historic fireplaces, a central staircase, and original joinery such as window and door surrounds, all of which contribute to its architectural completeness and authenticity.

Accordingly, Agivey House is of special architectural and historic interest, as a well-preserved and materially distinctive Georgian style residence, which retains a high degree of original fabric and historic setting.

Replacements and Alterations

If inappropriate, Why?

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General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/04/2026

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Location Map

HB Ref: HB03/03/001

Address: Agivey House, 188 Bann Road, Aghadowey, Coleraine, Co. Londonderry, BT51 4BX.



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Communities
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