



<b>Title of Report:</b>	<b>Department for Communities (DfC): Council Consultation on Advance Notice of Listings.</b>
<b>Committee Report Submitted To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date of Meeting:</b>	<b>28<sup>th</sup> August 2024</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

<b>Linkage to Council Strategy (2021-25)</b>	
<b>Strategic Theme</b>	<b>Cohesive Leadership</b>
<b>Outcome</b>	Our elected members work collaboratively and make decisions on an evidence led basis and in line with its policies.
<b>Lead Officer</b>	Principal Planning Officer

<b>Budgetary Considerations: Not applicable in this case</b>	
Cost of Proposal	
Included in Current Year Estimates	
Capital/Revenue	
Code	
Staffing Costs	

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. <b>Not applicable in this case.</b>		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	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 listings.

## 2.0 **Background**

2.1 DfC wrote to the Council on 24th June 2024 seeking comment on two proposed listings within the Borough under Section 80 (1) of The Planning Act (Northern Ireland) 2011.

2.2 The proposed listings are as follows:

Reference	Address
HB05/11/010 (See Appendix 1)	Moyarget Lodge, 98 Moyarget Road, Ballycastle, Co Antrim, BT54 6HL
HB05/04/038 (See Appendix 2)	Carey House, 142 Cushendall Road, Ballyvoy, Ballycastle, Co Antrim, BT54 6RN

## 3.0 **Options**

3.1 Option 1: Agree to support the proposed listings: or

Option 2: Agree to oppose the proposed listings.

## 4.0 **Recommendation**

**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: Details relating to Moyarget Lodge, 98 Moyarget Road, Ballycastle, Co Antrim, BT54 6HL.

Appendix 2: Details relating to Carey House 142 Cushendall Road, Ballyvoy, Ballycastle, Co Antrim, BT54 6RN.

## ADVANCE NOTICE OF LISTING

Chief Executive  
Causeway, Coast and Glens Council  
Council Headquarters  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

Historic Environment Division  
Heritage Buildings Designation  
Branch  
4<sup>th</sup> Floor  
Causeway Exchange  
1-7 Bedford Street  
Belfast  
BT2 7EG  
Direct Tel No: 0289056 9281  
Email:  
[HED.secondsurvey@communities-ni.gov.uk](mailto:HED.secondsurvey@communities-ni.gov.uk)

Our Ref: HB05/11/010

Date: 21<sup>st</sup> June 2024

Dear Sir/Madam

**RE: Moyarget Lodge, 98 Moyarget Road, Ballycastle, Co Antrim, BT54 6HL**

### LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

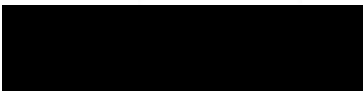
At present, the listing of the above-mentioned property is being considered under section 80(1) of the Planning Act (Northern Ireland) 2011.

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 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

<b>Address</b> Moyarget Lodge 98 Moyarget Road Ballycastle Co Antrim BT54 6HL	<b>HB Ref No</b> HB05/11/010	
<b>Extent of Listing</b> House and side court		
<b>Date of Construction</b> 1840 - 1859		
<b>Townland</b> Moyarget Lower		
<b>Current Building Use</b> House		
<b>Principal Former Use</b> House		

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	8/14 SE
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B1	<b>IG Ref</b>	D0725 3806
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</b>	_____
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A detached symmetrical three-bay, two-storey with-attic house was built circa 1855, with two side-returns to the west. Both are two-storey and combine with a tall stone wall to enclose a side court. The house is sited on the south side of Moyarget Road, facing north onto a gravelled drive, with lawn gardens and mature trees to the fore, surrounded by fields, and a range of farm buildings, separated by a lane access to the west.

Roofs are slated and hipped throughout (excepting the gable dormer above the stair landing). Both the west and east hips of the main roof have a corbelled chimney stack at each apex with moulded band course, eight circular clay pots apiece, and a leaded flat top between them. The main roof has a

pronounced eaves overhang with painted timber fascia, soffit, and dentils. The eaves of both side-returns are clipped, with a painted timber fascia and sit much lower than the main roof, springing from a level equivalent to the window-cill level of the first floor of the 'main house'. Rainwater goods are cast-iron with half-round gutters and round-profile downpipes.

The exterior walls are sand/cement render, ruled and lined throughout. The 'main house' portion has a base plinth

#### Principal Elevation - NE

The principal section of the elevation sits proud of a side return and courtyard wall, allowing it to read as a symmetrical three-bay house - with three square-headed window openings on the first floor and two square-headed window openings on either side of a central entrance doorway on ground floor. A single step rises to a square-headed doorway - comprising a painted timber four-panel door with fielded panels, a central brass doorknob, and a single-pane transom window above. The entrance is flanked on either side by a fluted pilaster with a modest but refined stone canopy above.

To the NE, a blank side return continues as a courtyard wall, punctuated only by a single square-headed door opening with a solid timber door that provides access to an enclosed side court. To the NE, the elevation of a much larger side return addresses the court. On the ground floor, its three stone arches create a colonnade-like porch beyond which a rear wall has two window openings with timber sliding sash windows (a four-over-eight and a three-over-six). The colonnaded porch provides open-air access to a rear entrance hall on the left and a corridor on the right, which are utilitarian outhouse rooms. At first floor, a single square-headed window opening has a six-over-six timber sliding sash window. A modern steel fire escape stair provides first-floor access to a flat-roofed, timber-clad box porch supported on two square profile steel columns. The elevated porch has a single six-pane window (NE facing) and a square-headed entrance doorway to the side – solid panel upvc door (NW).

#### Side Elevation - SE

The SE elevation has two symmetrically arranged square-headed window openings, with six-over-six timber sliding sash windows on the ground floor and two more on the first floor.

#### Rear Elevation - SW

To the SW, the taller-roofed part of the elevation is symmetrically arranged with three square-headed window openings on the ground floor and matching three on the first floor, all with six-over-six timber sliding sash windows. The lower-roofed side return has five square-headed window openings aligned above four smaller square-headed window openings and a square-headed door opening. All the windows are six-over-six timber sliding sash, and the glazed upvc door has twelve glass panes above a solid panel.

#### Side Elevation - NW

The NW elevation presents a blank gable of the larger NW return onto the farm access lane, this extends as a tall wall enclosing a side court, also blank save a doorway onto the lane. Inside the court, the NW elevation of the 'main dwelling' is an asymmetrical arrangement of window openings of different size and proportion. At roof level, the elevation extends into a flush gabled dormer containing an arch-headed window opening with a six-over-six timber sliding sash window. On the first floor, a much larger six-over-six timber sliding sash window sits beneath the dormer, with a smaller six-over-six timber sliding sash window to the left. On the ground floor, a three-over-six timber sliding sash window aligns beneath the stair-landing and dormer windows. To the left, a three-over-six timber sliding sash window sits close by a one-over-one timber sliding sash window.

#### Materials

Roof	Natural slate & lead
RWG	Cast-iron
Walling	Cement render, ashlar stone scribed
Windows	Timber sliding sash

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#### Interior Overview

Interior layout largely unchanged. Detailing largely intact.

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#### Architects

### **Historical Information**

On the OS map of 1832 a group of three buildings are shown roughly on the site of the present farm complex. It is difficult to say whether any of these corresponds to any of the structures we see today, but one appears to match the positioning of part the outbuilding that now stands to the south/south-east corner of the farmyard. Unfortunately, it is difficult to trace this property within the first valuation book of October 1834; however, it may be that recorded as occupied by a Mrs. Hopkins, comprising a slated house measuring 30½ft x 20 x 11, and a thatched outbuilding and barn of 35 x 17½ x 6 and 14 x 17½ x 5 respectively.

The name 'Moygaret Lodge' begins to be referred to in newspaper notices from early 1840 onwards, by which date the property had been acquired by John Stewart-Moore (c.1806-77). He is referred to as 'of Moyarget' in January 1838, so must therefore have moved here in c.1835-38 and given the subsequent application of a (gentrified) name to the holding, set about its enhancement. This is borne out by the revised OS map of 1855 which shows a much more extensive collection of buildings laid out along the regular lines of the current farmyard. At this point the old pre-1834 dwelling was still occupied, but between 1855 and 1859 the present house was built on previously undeveloped ground just east of the yard. The new residence is recorded in the second valuation of 1859 as amounting to 15yds x 13 x 2[storeys] with returns to the west side of 10 x 6 x 2, 3 x 4 x 2 and 3 x 3 x 3, with the accompany outbuildings measuring 22 x 5 x 1, 8 x 3 x 1, 16 x 3 x 1, 10 x 7 x 1, 47 x 8 x 1, 50 x 6 x 2 16 x 4 x 1 and 22 x 6 x 1. The property also possessed a gate lodge at the head main drive of what is now Moyarget Road, whilst the old house is also recorded, the dimensions of its main section (10 x 7 x 1½) approximating to those noted in the 1834 valuation, although by this time an extension of 7 x 4 x 1 had been added to the north end and an outhouse projection of 5 x 3 x 1 to the rear.

After John Stewart-Moore's death in 1877 the house passed to his wife, Elizabeth. In the 1901 census the 73yr-old Mrs. Stewart-Moore is noted as living here with her unmarried youngest, daughter – also Elizabeth, two domestic servants and (at that particular date) four house guests. By 1911 mother and daughter had been joined by the former's grandson, Francis Cuppage Gage, with three domestic servants also recorded, with the house itself described as a '1st class' dwelling with 15 rooms in use by the family. Mrs Stewart-Moore died later in 1911 and her daughter in 1932. Moyarget Lodge later passed to a relative, James Stewart-Moore, with whose descendant it remains.

The house appears to have changed relatively little - at least in terms of its footprint - since construction. The 1904 OS map does indicate that at some point after 1859 some additions were made to the north side of the return, with the plan as today shown on the 1922 map. That said, the valuations record no major alterations to the building during the later 19th or early 20th century.

#### References – primary sources

- 1 OS map County Series, Antrim sheet 8 – 1832, 1855, 1904, 1922; IG sheet 8-14 – 1972
- 2 PRONI VAL1B/135 First valuation, Ramoan Parish – 1835
- 3 'Freeman's Journal' – 29 January 1838, p.4
- 5 'Northern Whig' – 9 January 1840, p.2
- 6 PRONI VAL2B/1/28B Second valuation, Ramoan parish – 1859
- 7 PRONI VAL12B/2/17A-E Annual valuation revision books, Ramoan ED – 1864-1929
- 8 'Belfast News-Letter' – 17 April 1877, p.1; 11 February 1911, p.6; 31 December 1962, p.2
- 9 Census of Ireland – 1901, 1911 (online <https://www.census.nationalarchives.ie/>) [Accessed 8 February 2024]
- 10 'Ballymoney Free Press and Northern Counties Advertiser' – 31 March 1932, p.2; 20 September 1934, p.2

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### **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**

A. Style  
B. Proportion  
D. Plan Form  
H-. Alterations detracting from building  
I. Quality and survival of Interior  
J. Setting

**Historical Interest**

R. Age  
S. Authenticity  
X. Local Interest

**Evaluation**

Moyarget Lodge is well-preserved gentleman farmer's residence. A two-storey with-attic house built circa 1855, its design is restrained and attractive. Of note is the contrast between the taller main-roofed portion of the house, which reads as a symmetrical villa and the lower-roofed combination of asymmetrical side returns and walled court which reads as subservient. The overall effect of the composition is enhanced by the lofty mature setting complete with lawns and curving tree-lined approach and the clear delineation from the working farm to the west by the separating lane access, reinforced by the court wall, blank side return gable and hedgerow.

The building is largely intact both inside and out and retains finely-worked internal detailing.

Many of the accompanying rubble-built farm outbuildings are also well-preserved; the earlier structures are of interest as most of them predate the house itself and are quite probably – in part at least - of early 18th century construction.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

External stairway and first floor porch that provide access to the first floor apartment.

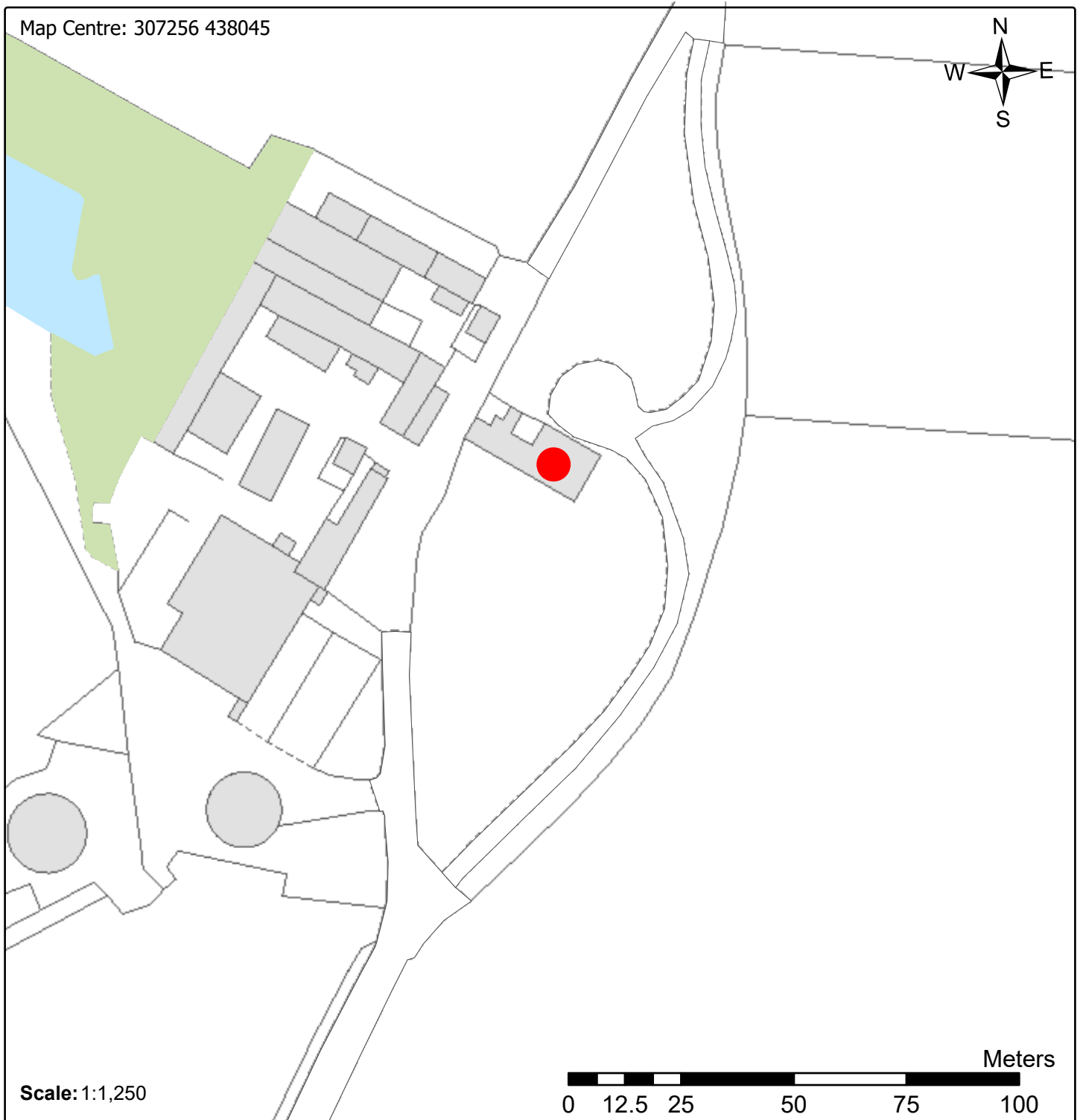
**General Comments**

**Monitoring Notes – since Date of Survey**

**Date of Survey**    12/04/2024



*This map is provided for location purposes only.*



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## Location Map

**HB Ref:** HB05/11/010

**Address:** Moyarget Lodge, 98 Moyarget Road, Ballycastle, Co Antrim, BT54 6HL



Department for  
**Communities**  
[www.communities-ni.gov.uk](http://www.communities-ni.gov.uk)

An Roinn  
**Pobal**

Department for  
**Commonities**

## ADVANCE NOTICE OF LISTING

Chief Executive  
Causeway, Coast and Glens Council  
Council Headquarters  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

Historic Environment Division  
Heritage Buildings Designation  
Branch  
4<sup>th</sup> Floor  
Causeway Exchange  
1-7 Bedford Street  
Belfast  
BT2 7EG  
Direct Tel No: 0289056 9281  
Email:  
[HED.secondsurvey@communities-ni.gov.uk](mailto:HED.secondsurvey@communities-ni.gov.uk)

Our Ref: HB05/04/038

Date: 21<sup>st</sup> June 2024

Dear Sir/Madam

**RE: 142 Cushendall Road, Ballyvoy, Ballycastle, Co Antrim, BT54 6RN**

### 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.*

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Yours faithfully



**SHARLEEN FLEMING**

Enc: Second Survey DC Report  
Location Map

<p><b>Address</b> Carey House 142 Cushendall Road Ballyvoy Ballycastle Co Antrim BT54 6RN</p>	<p><b>HB Ref No</b>      HB05/04/038</p>	
<p><b>Extent of Listing</b> House, gates and gateposts</p>		
<p><b>Date of Construction</b> 1900 - 1919</p>		
<p><b>Townland</b> Ballypatrick</p>		
<p><b>Current Building Use</b> House</p>		
<p><b>Principal Former Use</b> House</p>		

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	9/10 SE
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	D1699 3984
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</b>	_____
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A detached Edwardian-style two-storey house, asymmetrically composed, with a two-storey rear return to the north and a single-storey access porch to the side (W), built in 1908 and designed by Assistant County Surveyor Thomas J.O. Neill.

The house is approached via a compacted hardcore drive with outbuildings to the north and west. It has an open aspect. It is set back from the Cushendall Road on flat ground, with the land to the rear falling steeply northwards into the Carey River valley and open countryside beyond.

The primary and side-entrance porch roofs are slated with loophole terracotta ridge tiles and end finials. A small freestanding porch over the front entrance and the roofs of the two canted bays have terracotta

tiles. The portion of the main roof to the east has a stepped and corbelled brick chimney stack with four circular clay pots, while the portion to the west has a smaller straight chimney stack with two pots. Bargeboards are painted timber, and rainwater goods are cast iron with half-round gutters and round-profile downpipes.

Exterior walls are roughcast render above an ogee-topped base plinth with smooth render plasterwork, detailed window surrounds and rusticated quoins. Some timber sash windows have finely detailed margin-pane windows while others are plain - some windows have been replaced with timber windows that replicate the appearance of originals.

#### Principal Elevation - S

The principal elevation is asymmetrically composed, around a central square-headed doorway and freestanding porch. This entrance is set within a fluted architrave on square concrete base stones and contains a painted eight-panel timber door with a multi-pane transom window above. The freestanding timber porch above has terracotta tiles, ridge, and ornate finial.

To the right of the entrance the composition is dominated by a raised gable roof, a tripartite window arrangement at first-floor level and a canted bay window on the ground floor. The canted bay has one-over-one timber sash windows to either side. These have margin pane windows in the upper half of the top sash – a detail which is replicated and expanded upon in the upper section of the central fixed light window. At first floor level, above the terracotta tile roof of the canted bay window, a tripartite arrangement of windows contains a two-over-two timber sash window flanked on either side by a one-over-one timber sash window, raised plasterwork panel-detailing ornaments the upper portion of the gable.

To the left of the entrance at ground floor level there is a pair of one-over-one timber sash windows with margin-pane windows in the upper sash. At the first-floor level, a pair of windows without the margin windows are set within a raised parapet dormer with ornate plaster detailing - both pairs have been replaced at the time of the survey.

Walls are roughcast with heavily rusticated corbelling at the corners, a flat render stringcourse at first-floor window-cill level, and a second moulded band at the eaves-level of the bay window.

#### Side Elevation - W

The west elevation has an irregular gable roof (shallower pitched and longer to the north) that continues as a flush rear-return. The walls are roughcast with heavily rusticated corbelling at the corners, a base plinth, and a smooth render string course at the first-floor window cill level. Sitting slightly off-centre, a single-storey porch with slate gable roof, terracotta loophole ridge tiles and ornate end-finial has a single pane window to the south and a square-headed doorway with a six-panel timber door to the north. At ground level, to the north of the porch, is a single one-over-one timber sash window with margin-pane windows on top and bottom. A second one-over-one timber plain sash window is to the immediate south of the porch. Above the first-floor cill band are two differently sized one-over-one timber sash windows, both without margin windows. A large six-panel stained-glass window illuminates the staircase; each panel has a rectilinear sub-division pattern that mirrors the margin-pane window detailing elsewhere.

#### Rear Elevation - N

The rear elevation (N) has two gables. The gable to the west steps out in plan as a two-storey rear-return and has a shallower roof pitch than the other gable. The gable return has two one-over-one timber sliding sash windows at ground level and a further two at first-floor level; all are differently sized and asymmetrically placed. The east gable has two one-over-one timber sliding sash windows at the first floor and is blank at ground floor level, though bears evidence of the slate-hipped-roof single-storey structure – now demolished – that occupied the re-entrant corner. All three external corners have heavily rusticated corbelling.

#### Side Elevation - E

The main features of the east elevation are a single-storey canted bay entrance porch placed on the northern end and a centrally positioned, broad, stepping-in brick chimney stack that dominates the slate roof. The walls are roughcast, set within rusticated corner corbelling, a moulded base plinth, and split by a moulded band at the level of the bay window eaves and a second flat render string course at the first-floor window-cill level. On the first floor, there are two one-over-one timber sliding sash windows. On the ground floor's southern end is a single one-over-one timber sliding sash window and, to the northern end, a canted-bay entrance porch with a hipped terracotta tile roof. The bay has on either side a single

one-over-one timber sash window complete with margin-pane windows in the upper portion of the top sashes and, centrally, a two-leaf glazed timber door set above which a transom window is sub-divided in a manner matching the margin-pane windows.

The east-facing elevation of the rear return has a two-pane timber casement window on the first floor and, placed slightly lower, a one-over-one timber sash window. On the ground floor is a set of replacement timber double doors—each leaf has a solid lower panel and glazed upper panel, subdivided to mirror the margin-pane window detailing.

#### Materials

Main Roofs	Natural slate with looped terracotta ridge
Minor roofs	Terracotta tiles with looped terracotta ridge
RWG	Cast-iron
Walling	Roughcast with smooth render and rusticated detailing
Windows	Timber sliding sash

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#### Interior Overview

Interior layout partially changed. Detailing partially altered.

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#### Architects

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#### Historical Information

Carey House was built in 1908 by Thomas J. O'Neill (c.1867-1936), and presumably takes its name from the Barony of Carey (or Cary) within which it is situated. It stands on farmland that Thomas had inherited from his father, John O'Neill (c.1836-c.1907), which the former had leased from the Antrim estate since at least the later 1850s. The house replaced a single-storey thatched dwelling which map evidence suggests was of pre-1832 construction, and which in a much-altered form may now form part of the long northern range of outbuildings.

John O'Neill had been assistant surveyor for County Antrim, and Thomas studied under him, eventually going on to work with various engineers and architects, most notably Luke Livingston Macassey, whom he assisted on the Silent Valley water supply scheme. Like his father, Thomas became an assistant county surveyor, also working as engineer to Ballyclare and Ballycastle UDCs as well as the Ballycastle Board of Guardians. In terms of private practice, he supplied designs for the chapel at the Convent of Mercy, Crumlin Rd, Belfast (1909), the RC church at Hannahstown near Belfast (1911), and in Ballycastle, the Ulster Bank (1918) and the Convent of the Cross & Passion (1923). Given this professional background, it is likely that he was also responsible for the design of Carey House itself.

In the 1911 census Thomas J. O'Neill (43, 'civil engineer') is recorded as living here with his wife, 'J.E.' O'Neill, (whom he had married just several months prior) and two domestic servants, Mary Black and John Humphreys, with the house itself noted as a '1st class' dwelling, slated or tiled, with nine windows 'in front' and containing eleven rooms. Mr. O'Neill died in October 1936 and Carey House remains with his descendant.

The older house referenced above was the birthplace of Canon James Kearney O'Neill (1857-1922), who in 1915 founded the Catholic fraternal organization, The Order of the Knights of Columbanus.

#### References – Primary sources

- 1 OS map County Series, Antrim sheet 9 – 1832, 1857, 1904, 1922; IG sheet 9-10 – 1971
- 2 PRONI VAL2B/1/27A Second valuation, Culfeightrin parish - 1859
- 3 PRONI VAL12B/2/15A-C Annual valuation revision books, Glenmackeeran ED – 1864-1930
- 4 Census of Ireland – 1901, 1911 (online <https://www.census.nationalarchives.ie/>) [Accessed 7 February 2024]
- 5 'Northern Whig' – 27 October 1936, p.6; 10 November 1936, p.1
- 6 PRONI VAL3C/1/5 First general revaluation of Northern Ireland, The Fair Head ED – 1936-57
- 7 PRONI VAL4B/1/11 Second general revaluation of Northern Ireland – The Fair Head ED – 1956-72

#### Secondary sources

8 [https://www.dia.ie/architects/view/4182/O%27NEILL-THOMASJ. - tab\\_biography](https://www.dia.ie/architects/view/4182/O%27NEILL-THOMASJ. - tab_biography) (accessed 5 February 2024)

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**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'.

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<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style B. Proportion C. Ornamentation D. Plan Form H+. Alterations enhancing the building I. Quality and survival of Interior J. Setting	R. Age S. Authenticity X. Local Interest

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**Evaluation**

A good example of a finely detailed Edwardian-style house, sitting prominently in its rural landscape alongside a range of outbuildings to the north and west. The house was built in 1908 by Thomas J O Neill (c 1867-1936), who, given his professional background as the assistant county surveyor, was likely responsible for the design. Much of the original fabric and detailing remains – roofs, finials, chimney stacks, plasterwork detailing, margin pane windows externally and doors, stairs, plaster, and timber moulding details internally.

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**Replacements and Alterations**

Appropriate

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**If inappropriate, Why?**

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**General Comments**

A number of the timber windows are in the process of being replaced - however the the detailing of the new timber replacement windows seeks to match the appearance of the original windows. AML ( SPTO) 14/06/2024

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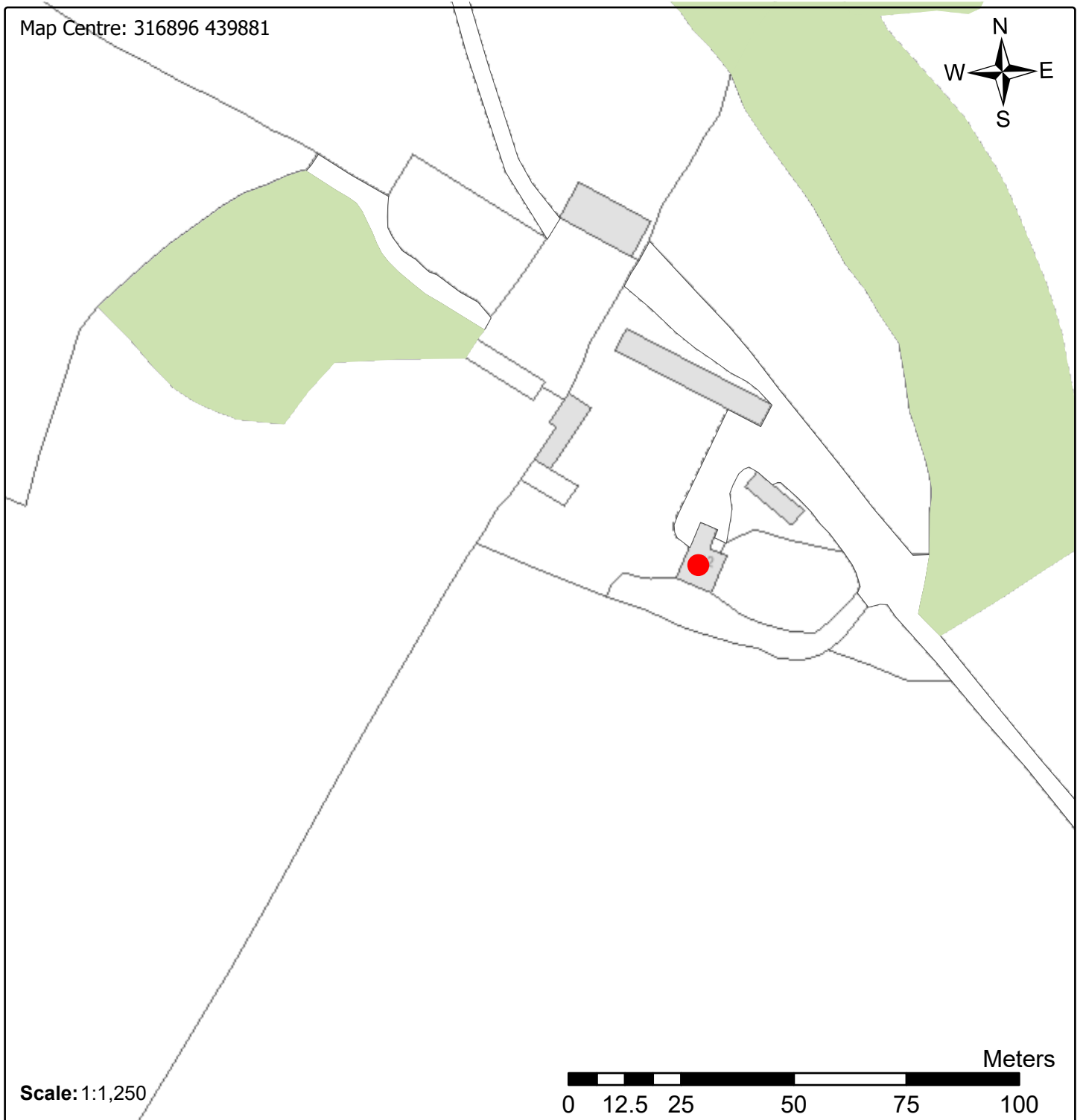
**Monitoring Notes – since Date of Survey**

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**Date of Survey**    27/03/2024

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*This map is provided for location purposes only.*



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## Location Map

**HB Ref:** HB05/04/038

**Address:** Carey House, 142 Cushendall Road, Ballyvoy, Ballycastle, Co Antrim, BT54 6RN



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