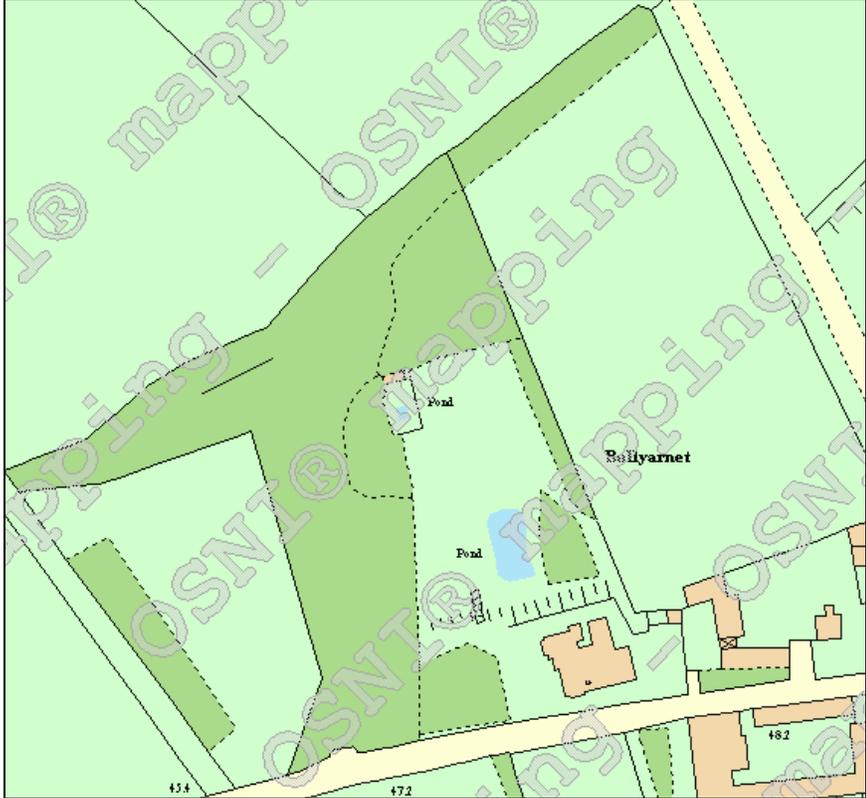
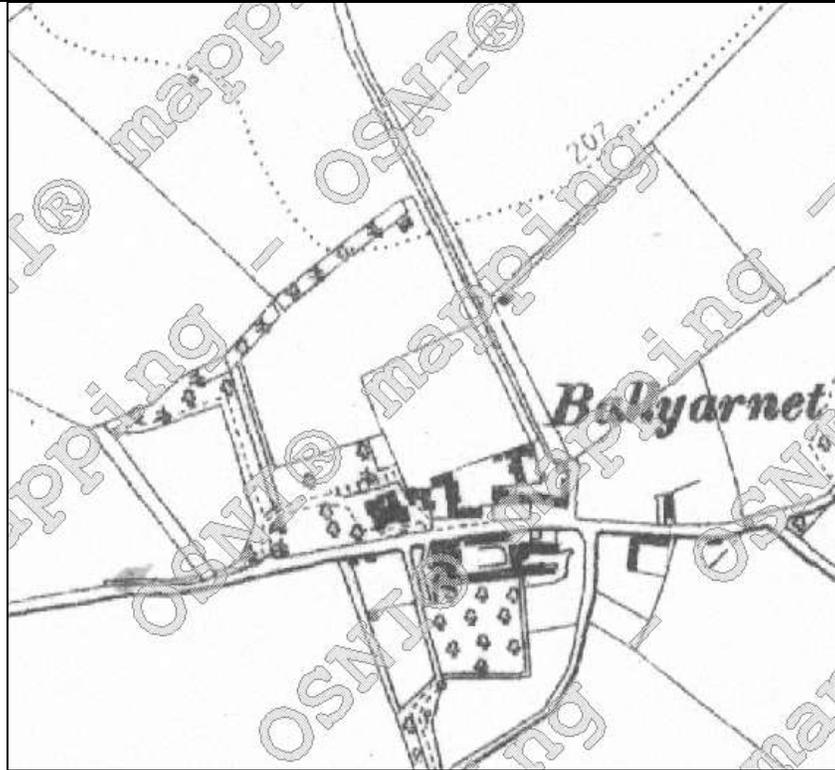


Asset Ref No.	HB/01/27/018A-C, Ballyarnett House & Farm; Registered Historic Garden L061	
Heritage Type	Built	
	<i>Post-Medieval house & farm</i>	
Location	OS 6-inch map sheet	
	Townland	Ballyarnett
	Parish	
	LCA	Derry Slopes
	ITM Coordinates	244122;421797
	NG Coordinates	C4413 2180
Protection Status	House B1 and farm buildings B2; Registered Garden L061	
Condition		
Ownership (if known)	Private	
Site Description	<p>Built 1880-1899</p> <p>House</p> <p>A large two storey red brick villa, multi-gabled red rosemary tiled roofs, tall Tudoresque brick chimneys, shallow canted and rectangular bays. Some gables treated with red hung tiles, others in black and white timber and plaster in an Arts and Crafts style of around the end of the 19th century. The main entrance and west facade consists of a gabled two storey projection with a longer two storey block at right angles to it. The gabled portion has a ground floor shallow rectangular bay with pitched leaded roof and centrally above a transom and mullioned window springing from the leadwork with the head terminating against the bottom course of hanging wall tiles on the gable. The porch nestles within the angle of the two blocks, built in red brick with glass roof and may well have been rebuilt. The entrance door is in the flanking wall. Next to the south a floor to ceiling window with French doors and then another shallow rectangular but smaller bay window. The bay is a relatively recent construction as the space was originally occupied by a projecting chimney, remnants of which appear at first floor. The south facade which fronts onto Beragh Hill Road is five bays long expressed by large gables at either end and three gabled dormers in between. The west bay has a two storey shallow canted bay with tile hanging in the gable while the east bay has a shallow rectangular bay and the bay expressed with heavy black timber in herringbone pattern with white plaster infill. Ground floor windows are tall two light and single light with transom. These are repeated at first floor but not so tall, making a lively composition, though it is partially obscured with wall creeper. The east gable chimney projects and ends in a flurry of tall moulded stacks. This would have echoed that at the west end now removed. The east facade is the reverse of the west with the exception that there is a narrow additional gable suggesting the double pile of the plan arrangement. There is a secondary entrance in the additional gable. The windows are more or less a repeat of the other elevations. Again there is much ivy. The north or rear facade is a jumble of the return ends, a small rear court or yard enclosed by them and a small lean-to utility block. A large chimney dominates the side wall of the projecting block of the west front. These chimneys were a dominant feature of the design and it is unfortunate that one is lost. Roofs are in Rosemary tiles with a diagonal pattern on shorter lengths of roof. On the west and south there are eaves overhangs, elsewhere the tiles form the verges. Ballyarnett enjoys an elevated site overlooking the former Ballyarnett racecourse but as the house is close to the Beragh Hill Road the garden extends to the north and to the west along the main avenue approach where it terminates with double wrought iron gates set between brick piers with curved wall sweeping in from the road verge. The garden has some</p>	

	<p>handsome mature trees. Across the Beragh Hill Road is a walled garden.</p> <p>Dairy, built 1880 – 1899</p> <p>A one and a half storey dairy building gabled with tiled roof. There is a gabled dormer in long east wall. There are two chimneys, one in the north gable. The south gable has exposed timber work and plaster has fallen off and exposed red brick quoins in the upper part of the wall, possibly indicating that the building had been increased in height at the time the main house was built. There are two single doors in the south side, one accessing dwelling accommodation, the other the dairy. There is a window adjacent to the house door. There are double light windows in the dormer and similar in the south gable. A single storey shed abuts at right angles to the dairy building. The dairy building is sited to the north of the main house set well back from the Beragh Hill Road and there is a small courtyard formed in front of it. The yard is separated from the house grounds by a wall.</p> <p>Outbuilding, built 1880 – 1899</p> <p>Farm buildings arranged around four sides of a rectangular farmyard with the west range hard up against the verge of Beragh Hill Road where there is a break in the range to allow access to the yard. The buildings are built of stone with red brick trim. The west and east ranges are two storeys with irregularly spaced windows and doors. The west is 11 bays long and the east another 6 bays longer. A cart shed almost closes the north side while the south side has an irregular grouping of pitched roofs in parallel with gables facing farmyard and south. Presently the outbuildings are used mostly for storage. Behind the east range is a shooting range.</p>
Landscape Context (setting)	
Site Appraisal	<p>House</p> <p>A good example of a large Art & Crafts style house with good interesting composition of its type displaying fine internal arrangement and detailing. Home of family with important historical maritime association with the city of Derry.</p> <p>Dairy</p> <p>Though suffering from neglect the building retains substantial original character. Its context and group value increase its historical and architectural importance.</p> <p>Outbuilding</p> <p>Simple stone farm buildings arranged around a regular courtyard. Good robust scale appropriate to the size and wealth of the adjacent house. However whilst they have been allowed to decline and have been modernised internally to some extent they are worthy of protection. The external form is largely intact and they are typical of their period. Good stone farm buildings of this type have been lost in large numbers.</p>
Sensitivity	
Associations	<p>House</p> <p>Architect: Buchanan, R Eccles</p> <p>Ballyarnett belongs to the McCorkell family who were much involved in the commercial life of Derry particularly in the shipping trade of the late 18th and 19th century and more latterly in the grain business. The site of the present house was originally occupied by a house belonging to James Browne, the valuation of which was given as £13 in Griffiths</p>

	<p>Valuation 1858. Barry McCorkell d.1895 married a Browne, built Ballyarnett towards the end of the 19th century. While there are no drawings extant, the detailing of the house bears the hallmark of the Derry Architect Eccles Buchanan. The OSS 13 1830 shows a long cottage-like plan on the site which was likely partially demolished during the construction of the new as the south gable of the former roughly coincides with north gable of the present house.</p> <p>Dairy</p> <p>The building was probably converted from an early building of the second half of the 19th century. There is not a building shown in this location on the 1830 OSS. It is likely that the structure was raised to a one and a half storey when the main house was built c 1890s. Architect probably Eccles Buchanan.</p> <p>Outbuilding</p> <p>No farm buildings are shown on the OSS 13 1830 or 1852 in this location and there is no reference to outbuildings in the Griffiths Valuation of 1858. These buildings probably date from the last decades of the 19th century as they are shown on the 1904 revision.</p>
<p>Recommendations</p>	
<p>Mapping</p>	 <p>Present-day mapping extract (www.osni.gov.uk)</p>



3rd Ed 6-inch OS map extract (1857-1932)



Extract from NIEA SMR MapViewer of the site (Map ID No. 5)

	 <p><i>Extract from NIEA SMR MapViewer of the site</i></p>
<p>References</p>	<p>http://maps.ehsni.gov.uk/MapViewer/Default.aspx OS Map 1st Edition 1830 Co Londonderry sheet 13 OS Map 1st Edition 1830 Co Londonderry sheet 13 OS Map 2nd Edition 1848-52 Co Londonderry sheet 13 OS Map 1904-5 Revision Co Londonderry sheet 14A Present owner (1999) Griffiths Valuation 1858 Cooke S, Londonderry & Western Ocean</p>
<p>Plates</p>	
<p>Additional Notes</p>	