

VOL. 7

**BUILDINGS
AT
RISK**

NORTHERN IRELAND

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Back cover: *Killeavy Castle, Meigh, County Armagh* (p. xxvi)

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BUILDINGS AT RISK NORTHERN IRELAND (BARNI)

The Buildings at Risk Northern Ireland project was first established in 1993 in order to identify and record historically important buildings which appear to be threatened. This is the seventh *Buildings at Risk* catalogue to have been published in this format (as well as a round-up edition in 2000: *SOS Buildings at Risk: Some Options & Solutions*). In February 2004, Minister of the Environment, Angela Smith, launched the first online register of Buildings at Risk Northern Ireland which can be accessed via the following websites: www.ehsni.gov.uk and www.uahs.co.uk

All of the buildings featured are taken from the BARNI Register and it is perhaps a sobering thought that a further three such volumes could be compiled on information currently available. The register has received almost 20,000 hits since its launch and it continues to be an important interactive resource. See below for key BARNI statistics.

The primary aims of the Buildings at Risk Northern Ireland project are to highlight the vulnerability of our historic buildings and to act as a catalyst for their restoration and reuse. These aims are achieved through heightening public awareness of historic buildings at risk, providing help and advice for existing owners who may wish to undertake a scheme of restoration and assisting potential restoring purchasers who are looking for suitable properties.

The buildings illustrated in this catalogue have been selected because of their historical or architectural value and are, in the view of the Society, at risk for a wide range of reasons. The majority are vacant and in need of rescue and, although in several cases the present owners are intending to carry out work, some buildings face a less positive future. It is hoped that the owners of such buildings, who currently may not wish to sell or lease, will consider the various funding options available.

Comprehensive buildings at risk registers also exist in the rest of the United Kingdom and are compiled by the following organisations:

English Heritage (www.english-heritage.org.uk)
SAVE Britain's Heritage (www.savebritainsheritage.org)
The Scottish Civic Trust/Historic Scotland (www.buildingsatrisk.org.uk)

KEY BARNI REGISTER STATISTICS (as of February 2005)

Total number of buildings:	433 on the online BARNI Register
Geographic location:	25 percent are located in the Craigavon Planning Division 17 percent are located in the Downpatrick Planning Division 14 percent are located in the Belfast Planning Division
Building type:	28 percent are urban houses (terraced properties etc.) 15 percent are lodges and estate related structures 11 percent are vernacular/traditional buildings
Listing grade:	42 percent are B1 listed 24 percent are B2 listed 17 percent are B listed 9 percent are A and B+ listed 8 percent are unlisted

INTRODUCTION

It is five years since the last *Buildings at Risk* catalogue was published and Northern Ireland has gone through tremendous changes in that time. Property values have risen inexorably and we have seen a corresponding surge in investment and development. Northern Ireland, it seems, is a place on the move (were it not for the congestion!) and this is strikingly apparent in the changes taking shape in the physical landscape of both our urban and rural areas.

In Belfast new buildings are mushrooming along the waterfront, at the former Gasworks site, and also at Victoria Square (with the avoidable loss of the Kitchen Bar). Equally grandiose plans exist for both the Cathedral and the Titanic Quarters, where master-planning exercises have been undertaken. We trust that the rich heritage of both historic areas will be afforded the respect that it is due under any future development proposals. However, this boom has not just been confined to Belfast, and it has not always been for the better. Many rural hinterlands have suffered a rash of development, particularly new single dwellings, while the well intentioned, but ultimately destructive, Replacement Dwelling Grant Scheme continues to wreak havoc.

These wider trends help place this catalogue in context as it attempts to provide a focus for historic buildings and areas that have not yet benefited from the economic upturn. These range from long-term buildings at risk, such as Gosford Castle (see p. 26), to newer, and more modest additions, such as the old Methodist Manse in Portadown (see p. 23). However, while more intractable buildings at risk constitute a majority of those featured (no fewer than 25 appeared in the first *Buildings at Risk* in 1993), attention has consciously been focused on smaller rural properties that are often our most forgotten legacy. A number of these are thatched, such as no. 7 Killeter Road, Castlederg (p. 95), and are always vulnerable to decay, while many are simply deemed by their owners to be too small for modern day living. Government policy has not been supportive and the future of such buildings has all too often been prejudiced by the apparent ease with which new dwellings, often of inappropriate design and materials, can be built in the countryside. Surely investment should be channelled towards existing traditional dwellings as the cornerstone of a sustainable approach to development?

The 'Bad News' section on page xix provides a brief update on some of the buildings that have not fared so well in the intervening years. It is unfortunate to say the least that the North West suffered such a cataclysmic loss as the Tillie and Henderson shirt factory, an event which continues to resonate in Derry today. Elsewhere several other important buildings were lost or damaged after fire, although in the case of the North Street Arcade (p. 38) and St. John's School in Carnlough (p. 14), they are, at least, restorable. Unsurprisingly, unlisted and unprotected buildings have fared the worst, although a couple of unauthorised demolitions of listed buildings have occurred.

However, this catalogue does not wish to be overly concerned with the negative but rather seeks to accentuate the positive. To this end, the 'Good News' section highlights many of the buildings that have been the subject of successful schemes. These include in no particular order, Caledon Courthouse, Moneymore Corn Stores, no. 3 The Square, Killough, and no. 5 Irish Street, Downpatrick, all of which have benefited greatly from the Heritage Lottery Fund's Townscape Heritage Initiative (THI). Several other THI schemes have proven noteworthy. Lisburn in particular has reaped the rewards of the Living Over the Shop (LOTS) initiative and has been at the forefront of developing and marketing various city centre management strategies for the benefit of all. In contrast, the Newry THI scheme still has to reach a critical mass of success, while at Dromore, where a critically important group of buildings have recently been demolished (see p. xxii), funding has been withdrawn by the Heritage Lottery Fund. Finally, the north Antrim village of Bushmills is likely to be a success story of the future, as it is hoped that several of the properties featured in this catalogue will be restored under a long overdue scheme in that conservation area.

Building preservation trusts (BPTs), too, have enjoyed a large measure of success. The Belfast BPT project at Christ Church, College Square North (see p. xi), is all the more notable for the impressive haul of awards that it has received (6 to date and counting). In east Belfast, the Old Belmont School BPT has successfully reused a redundant, but much loved, late-Victorian school building. Hearth Revolving Fund (see p. x) have recently started on site at Portrush Town Hall – a positive end to a long-running saga – and the Mourne Heritage Trust (see p. xliii) has been active in restoring up to eight vernacular dwellings in the Mournes, where credit must be given to the Housing Executive for its close involvement. In the west of the Province, Sion Mills BPT continues to fight for the impressive Herdmans spinning mill, while feasibility work is continuing at the now famous Lissan House, near Cookstown. Completed projects from a number of these organisations, as well as from the Irish Landmark Trust, are featured later.

The 'Good News' isn't simply confined to physical restoration work but also to positive enforcement action taken by the Environment and Heritage Service on owners of long-term buildings at risk. This includes the serving of two 'Urgent Works Notices' on Cairndhu (see p. 13) and a 'Repairs Notice' on the stable block at Sion Mills (see p. 104). The latter will lead to compulsory acquisition by the DOE (NI) and eventual restoration by Hearth. Swift action was also taken to issue a 'Building Preservation Notice' on a derelict warehouse on Sugar House Quay in Newry, which featured in *Buildings at Risk* Vol. 6, and was in the process of being demolished. In addition, the recent launch of the draft *Belfast Metropolitan Area Plan* (BMAP) overshadowed somewhat the welcome introduction of demolition control in designated Areas of Townscape Character (ATC) – a significant and positive move by the DOE (NI) that surely merited more attention.

Although all of these are timely steps forward, a lot more action is required (as this publication demonstrates) if we are to make a lasting impact on the numbers of 'at risk' historic buildings. With this thought in mind it is also worth considering that there are many other fine buildings that, because of their lack of statutory protection, cannot be included either in this catalogue or on the online BARNI Register. They may not be special enough to merit 'listing' but they often play a crucial role in the landscape or provide the context for many of the buildings that are featured. They, too, should be afforded more consideration under a sustainable approach to planning, although we are evidently some way from that.

Finally, it would be wrong to conclude an introduction without referring to the catalytic effect that the BBC2 *Restoration* programme has had on the issue of buildings at risk. Not only have the featured buildings benefited in a direct way but the collaborations and community involvement so evident in many of the projects have also demonstrated that people really do care about the future of the characterful, if tumbledown building at the end of the road.

Thanks are due to a wide range of people and organisations: to the Environment and Heritage Service for their ongoing support of the buildings at risk agreement; to my colleagues in the UAHS (both staff and committee); and to all those who provided inspiration and help for the various case studies on page xxxiii. Without a collective effort publications such as this would not be possible.

Andrew McClelland
Heritage Projects Officer

HOW TO USE THE CATALOGUE

Buildings are grouped by county and within each county by type:

- Lodges and small houses
- Modest houses and shops
- Large houses and mansions
- Estate buildings
- Ecclesiastical and educational buildings
- Public houses, clubs and institutions
- Commercial, municipal and industrial buildings
- Monuments

Buildings in rural areas can be located by the grid reference taken from the 1:50 000 scale 'Discoverer Map Series' published by the Ordnance Survey of Northern Ireland, which is given alongside a brief note of the building's location. The grid reference consists of two groups of three digit numbers; the first denotes the easting, or horizontal, position on the map while the second group refers to northing, or vertical, position.

The telephone number of the relevant Divisional Office of the Planning Service is given for each building as are details of the Environment and Heritage Service. Planning Service should be approached for further information on the likely planning considerations. Names and addresses of individual owners are not given, nor will the Society pass these on to enquirers, unless express permission has been granted. **It is important to note that inclusion of a building in this publication does not mean that it is for sale.** However, if a building is currently available, either for sale or to lease, this is stated. Where the property is being marketed by an estate agent or auctioneer, the name and telephone number is provided.

Ownership of a listed building carries with it specific responsibilities. Where there is long term deliberate neglect and where no arrangements can be made for the implementation of a scheme of repairs, legislation exists that enables the DOE (NI) to undertake direct action that would ensure the preservation of a listed building (see entries for Cairndhu on page 13 and Sion Mills on page 104). One further aim of this project is to encourage owners who find difficulty in maintaining a building to examine alternative solutions, including selling or leasing to a genuinely sympathetic new owner or tenant.

Whilst the Society endeavours to ensure that details are accurate and reliable they should not be regarded as statements or representations of fact and do not constitute any part of an offer or contract. We have no authority to make or give any representation or warranty in relation to any property. If there is any point which is of particular importance we will be pleased to check this information. The Society strongly recommends that all information which is provided about a property is confirmed by readers by inspection.

Locating current owners is often very difficult and, although we have attempted to inform all the owners of our intention to include properties in their ownership in this publication, we have not always been successful, particularly where buildings have been unoccupied for a long time or are in rural areas. We would, therefore, be grateful if any un-notified owner who wishes to do so would contact the Society.

The buildings in this catalogue have been taken from the online register of Buildings at Risk Northern Ireland (BARNI), maintained by the UAHS. It is important that the Register is kept up to date and we would be pleased to receive further information about any of the properties included in this catalogue or news about any acquisition or forthcoming schemes of restoration. The information in this publication is current as of March 2005. If we have inadvertently included a building which is no longer at risk, we ask that the owner accepts our apologies.

We are very grateful to the Environment and Heritage Service and to Planning Service for their continuing support and co-operation; and to members of the public who contact the Society to pass on relevant information.

All enquiries and requests for further information should be directed to:

Heritage Projects Officer
Ulster Architectural Heritage Society
66 Donegall Pass
Belfast BT7 1BU

Tel: 028 9055 0213
Fax: 028 9055 0214
Email: info@uahs.co.uk
www.uahs.co.uk

HELP FOR OWNERS

Directory of Funds for Historic Buildings

Updated in 2004, this guide gives details of the various funding sources available for restoration in Northern Ireland. It is free of charge and is available for collection from the UAHS. A fee of £4.00 to cover postage, packing and administration will be charged if sent by post within the United Kingdom.

Directory of Traditional Building Skills

Also updated in 2004, this directory includes details of specialist suppliers, individuals, firms and craftsmen who have experience of working with older buildings. Again, it is free of charge and is available for collection from the UAHS. A fee of £2.00 to cover postage, packing and administration will be charged if sent by post within the United Kingdom.

Listed Buildings and Historic Building Grants

Information, advice and grant application forms:

Environment and Heritage Service

Built Heritage
Waterman House
5-33 Hill Street
Belfast BT1 2LA

Tel: 028 9054 3145
Fax: 028 9054 3150
Email: hb@doeni.gov.uk
www.chsni.gov.uk

The **Monuments and Buildings Record (MBR)**, which maintains databases and holds written, photographic and drawn material relating to archaeological, architectural, industrial and maritime sites, as well as to historic gardens and designed landscapes and the statutory lists of scheduled monuments and listed buildings, is at the same address as above. It is open to the public during office hours; 9.30 am – 1.00 pm, 2.00 pm – 4.30 pm, and can be contacted via: Tel: 028 9054 3004/3006, Fax: 028 9054 3111, Email: mbr@doeni.gov.uk

Planning Service Contacts

Information on planning matters, including relevant legislation and policy documents, can be found at the Planning Service website: www.planningni.gov.uk

Contact should also be made with the Divisional Planning Office appropriate to your local government district:

Planning Headquarters

Millennium House, 19-25 Great Victoria Street, Belfast BT2 7BN
Tel: 028 9041 6700, Fax: 028 9041 6802

Ballymena Divisional Planning Office

County Hall, 182 Galgorm Road, Ballymena BT42 1QF
Tel: 028 2565 3333, Fax: 028 2565 2127

Belfast Divisional Planning Office

Bedford House, 16-22 Bedford Street, Belfast BT2 7FD
Tel: 028 9025 2800, Fax: 028 9025 2800

Craigavon Divisional Planning Office

Marlborough House, Central Way, Craigavon BT64 1AD
Tel: 028 3834 1144, Fax: 028 3834 1144

Coleraine Sub-Divisional Planning Office

County Hall, Castlerock Road, Coleraine BT51 3HS
Tel: 028 7034 1433, Fax: 028 7034 1434

Downpatrick Divisional Planning Office

Rathkeltair House, Market Street, Downpatrick BT30 6EA
Tel: 028 4461 2211, Fax: 028 4461 8196

Fermanagh Sub-Divisional Planning Office

County Buildings, 15 East Bridge Street, Enniskillen, BT74 7BW
Tel: 028 6634 6555, Fax: 6634 6550

Londonderry Divisional Planning Office

Orchard House, 40 Foyle Street, Londonderry BT48 6AT
Tel: 028 7131 9900, Fax: 028 7131 9777

Omagh Divisional Planning Office

County Hall, Drumragh Avenue, Omagh BT79 7AF
Tel: 028 8225 4000, Fax: 028 8225 4009

The Heritage Lottery Fund

Guidelines, advice and application forms:

Heritage Lottery Fund
51-53 Adelaide Street
Belfast
BT2 8FE

Tel: 028 9031 0120
Fax: 028 9031 0121
www.hlf.org.uk

Northern Ireland Housing Executive

Advice and financial assistance may be available. The contact details of your local Home Improvement Grants Office can be obtained from:

The Housing Centre
2 Adelaide Street
Belfast BT2 8PB

Tel: 028 9024 0588
www.nihe.gov.uk

Building Preservation Trusts

Advice and information regarding the setting up of a charitable trust:

The Administrator
The UK Association of Building Preservation Trusts (APT)
Clareville House
26/27 Oxendon Street
London SW1Y 4EL

Tel: 020 7930 1629
Fax: 020 7930 0295
Email: apt@ahfund.org.uk
www.heritage.co.uk/apt

The Secretary
The Architectural Heritage Fund
26/27 Oxendon Street
London SW1Y 4EL

Tel: 020 7930 0199
Fax: 020 7930 0295
Email: ahf@ahfund.org.uk
www.ahfund.org.uk

GOOD NEWS

COUNTY ANTRIM



Former RUC Station, Castle Street, Lisburn
This red brick former townhouse, included in BAR Vol. 3, p. 9, has been extended to the rear and reused as offices.



Former Market House, Dervock
A CRISP scheme has successfully converted this unlisted structure, which featured in BAR Vol. 2, p. 12.



Portrush Town Hall
Hearth is currently on site with the restoration and reuse of this important listed building, which appeared in BAR Vol. 2, p. 13. Upon completion it will become a community facility, in association with Coleraine Borough Council.



1 Bridge Street, Bushmills
This crucial building in the Bushmills Conservation Area has recently been restored after lying vacant for a number of years.

COUNTY ARMAGH



Stonebridge House, Legacorry Road, Richhill

Included in BAR Vol. 1, p. 45, this former dwelling has been extended and converted for use as a restaurant.



Glenanne House, Glenanne

Glenanne House (BAR Vol. 6, p. 46) has been sensitively restored but the unusual and vacant gate lodge has been added to the BARNI Register.



Turner's Coal Yard, Upper English Street, Armagh

The former coal yard building has been restored, but the neighbouring property, no. 55 Upper English Street, remains at risk. They both appeared in BAR Vol. 6, p. 43.

CITY OF BELFAST



Christ Church, College Square North

An extremely successful reuse scheme was undertaken by Belfast Buildings Preservation Trust on this redundant late-Georgian church, which was highlighted in BAR Vol. 1, p. 33 and BAR Vol. 3, p.20. It is now used by the Royal Belfast Academical Institution, the Trust's partner in the project, as a library and IT facility.



95 Lisburn Road

Sited at one of the entrances to the City Hospital, this red-brick end-of-terrace property has been retained as offices (BAR Vol. 5, p. 20).

CITY OF BELFAST (CONTINUED)



Throne Hospital, Whitewell Road

Now devoid of its setting this former hospital building has finally been converted for use as offices (BAR Vol. 4, p. 27).



Mount Pottinger YMCA, 179-197 Albertbridge Road

The upper floors of this prominent Queen Anne Revivalist building had been deteriorating for some time but have since been repaired.



Old Belmont School

This redundant late-Victorian school has been sensitively reused by the Old Belmont School Preservation Trust as a community facility. It was opened in September 2004 by HRH Prince Charles.

COUNTY DOWN



127-131 Ormeau Road
No.123 Ormeau Road appeared in BAR Vol. 2, p.16.
Similar to it, several fire damaged properties in the terrace
have now been repaired.



3 Palatine Square, Killough
A striking restoration scheme has transformed this
important corner building in the Killough Conservation
Area (BAR Vol. 3, p. 41).



Conway Mill, Falls Road
Finally listed in 2000, this former flax spinning mill is
undergoing restoration by a local community group.



The Corn Store, Main Street, Killough
Like no. 3 Palatine Square, this derelict structure has been
restored under the Killough Townscape Heritage Initiative.

COUNTY DOWN (CONTINUED)



5 Irish Street, Downpatrick

Included in BAR Vol. 3, p. 53, this early-18th century terrace has been successfully reused under the Townscape Heritage Initiative in the Cathedral town.



9 Downshire Place, Newry

Although never having featured as a building at risk this Grade B+ listed mid-terrace property had been vacant and in need of repair. Recently sold, it remains in office use.



1/3 Market Street, Downpatrick

As with no. 5 Irish Street, the restoration of this substantial corner property has been completed under a recent Heritage Lottery Fund scheme.



186 Whitechurch Road, Ballywalter

Previously included in BAR Vol. 1, p. 67, this two-storey four-bay farmhouse is now a family home.



Former Railway Station, Dromore

Sited at one of the main entry points to the town this mid-19th century structure has been reused as a childcare facility (BAR Vol. 6, p. 84).



55 Hogstown Road, Donaghadee
Noted in BAR Vol. 6, p.53, this vacant farmhouse has recently been listed and is soon to be restored by the owner.

COUNTY DOWN (CONTINUED)



Sandy's Street, Newry
Having suffered fire-damage on several occasions, this important listed terrace in the Newry Conservation Area has been comprehensively repaired.



COUNTY FERMANAGH



Former Special Care School, Killadeas

Built in the 1840s, this large Italianate structure has been converted to a substantial family home (BAR Vol. 5, p. 70).



32 Willoughby Place, Enniskillen

One of a number of derelict terraced properties on Willoughby Place, this townhouse has recently been adapted to flats.

COUNTY LONDONDERRY



Boating Club, Quay Lane, Derry

A long-term building at risk (BAR Vol. 2, p. 70 and BAR Vol. 4, p. 95), this is now a restaurant, having been restored with assistance from the International Fund for Ireland.



The Playhouse Theatre, Artillery Street, Derry

Included in BAR Vol. 6, p. 108, an Arts Council grant has ensured that this former school will be comprehensively refurbished.



The Corn Store, Moneymore

This Grade B+ listed industrial building has been converted to apartments under a Townscape Heritage Initiative scheme in the town (BAR Vol. 1, p. 93).



Caledon Court House

Work has just been completed on the former court house as part of another successful Townscape Heritage Initiative scheme (BAR Vol. 1, p.112).



Lisnamallard House, Omagh

Although never appearing as a building at risk, this curious former Georgian house has been converted to offices by the local council after lying vacant for a number of years.



Fivemiletown Old Primary School

Featured in BAR Vol. 1, p.107 and BAR Vol. 3, p. 90, this former school has since been reused.

BAD NEWS

COUNTY ANTRIM



Manor House, Quay Road, Ballycastle
Approval of partial demolition of this historically important corner complex has been given by the Planning Appeals Commission.



Bellgrove, Crumlin
Delisted and almost disappeared (BAR Vol. 1, p.11).



Lawnside, Upper Road, Greenisland
Unlisted, this 'Arts and Crafts' house, designed by W.J.W. Roome, was demolished for an apartment development.



5 Corbally Road, Corbally, Crumlin
Included in BAR Vol. 2, p. 6, this extremely rare 17th century cruck-framed cottage has been delisted and demolished following the construction of a replacement dwelling beside.

COUNTY ARMAGH



26 Carleton Street, Portadown
Demolished and replaced (BAR Vol. 3, p. 30).



Milford Mill, Milford
The sprawling mill complex at Milford was demolished for housing development (BAR Vol. 4, p. 42).



17-21 Market Street, Armagh
Demolished and replaced with new commercial units (BAR Vol. 6, p. 44).



61-71 Market Street,
Tandragee
The former Primitive Wesleyan Meeting House was demolished along with a substantial number of other buildings in the street (BAR Vol. 6, p. 41).



34 English Street, Armagh
This unusually bow-fronted Georgian building was demolished without authorisation (BAR Vol. 6, p. 42).



4-6 Cardinal O'Faich Square, Crossmaglen
Consent was given for the demolition of this listed former draper's shop on structural grounds (BAR Vol. 5, p. 38).



3 Main Street, Markethill
Unnecessarily demolished as part of a housing development (BAR Vol. 1, p. 46).



Linfield Road National School
Fire damaged and then demolished under a 'Dangerous Structures Notice' (BAR Vol. 6, p. 29).



1 Upper Crescent
Façade only retained (BAR Vol. 4, p. 21).



1-7 Malone Place
Consent was given for the 'dismantling and rebuilding' of this listed terrace after legal action by the UAHS had won it a brief reprieve (BAR Vol. 5, p. 19).



Red Hall, Circular Road
This unlisted house, with close connections to the author C.S. Lewis, was demolished to be sold as a development site.

COUNTY DOWN



3-5 Market Square, Dromore

This unlisted group in the conservation area was recently demolished without authorisation, in spite of a successful Judicial Review taken by the UAHS in 2004 to prevent such an outcome.



2-4 Main Street, Clough

This battered and bruised listed corner block recently suffered unauthorised demolition.

COUNTY FERMANAGH



The Square, Rostrevor

Consent was granted for the replacement of the former Sangster's Hotel in the Rostrevor Conservation Area, which appeared in BAR Vol. 2, p. 39.



Gate Lodge to Inishmore Hall

This quirky little lodge has unfortunately been demolished (BAR Vol. 2, p. 56).



15 Mill Street, Gilford

Demolished and replaced with a rather incongruous looking new building (BAR Vol. 6, p. 66).

COUNTY TYRONE



Rose Cottage, Coagh

Demolished without authorisation (BAR Vol. 2, p. 71).



1-2 Corry Square, Newry

Delisted in the 1980s, consent has been given for the demolition and replacement of this substantial corner group (BAR Vol. 5, p. 56).



Gortallowry RC Church, Cookstown

The character of this former church has been lost under an unsympathetic renovation (BAR Vol. 4, p. 106).



Tillie and Henderson Shirt Factory, Derry
Repeatedly fire damaged and demolished without prior authorisation.



23-25 Carlisle Road, Derry
Situated within a proposed extension to the conservation area but demolished for development (BAR Vol. 4, p. 94).



Main Street, Dungiven
Unlisted and demolished (BAR Vol. 4, p. 83).

Claremont Lodge, Northland Road, Derry
Unlisted, this mid-19th century lodge was demolished leaving a pile of rubble.

STILL AT RISK

COUNTY ANTRIM



Prospect House, Carrickfergus

This Grade A listed country house has been robbed of its setting by a housing development while its long-term future is far from certain (BAR Vol. 6, p. 13).



Ballynacree Lodge, Ballymoney

The main house may have been restored but the lodge, which featured in BAR Vol. 4, p. 2, remains derelict.



Former National School, Bushmills

It is hoped that a proposed Townscape Heritage Initiative scheme will secure the future of this listed building (BAR Vol. 5, p. 16).



Gate lodge to Castle Dobbs

This sturdy 19th-century basalt-built lodge continues to be in a serious state of disrepair (BAR Vol. 6, p. 2).

COUNTY ARMAGH



Hollymount House, Craigavon
Action is needed soon if this early-19th century farmhouse is to have a positive future (BAR Vol. 4, p. 34).

17 Valley Lane, Waringstown
Thought to be an early planter's house, this substantial thatched-under-tin dwelling is in an increasingly poor state of repair (BAR Vol. 6, p. 56).



180 Mullalelish Road, Richhill
An application for demolition of this partially thatched cottage was made in 2004 (BAR Vol. 2, p. 27).



Killeavy Castle, Meigh
One of a handful of 'at risk' big houses in County Armagh, the dramatically sited Killeavy Castle is empty, although in a fair state of repair (BAR Vol. 6, p. 47).



14-16 Upper Crescent

Some repair work and repainting has been done to these important end-of-terrace properties but they still remain vacant (BAR Vol. 6, p. 26).



1 Lennoxvale

Plans for the building of apartments on the site of this building have lapsed and it continues to be a prominent eyesore at the lower end of the Malone Road (BAR Vol. 6, p. 24).



Crumlin Road Courthouse

Discussions are continuing to try to find an appropriate long-term use for this important Victorian structure (BAR Vol. 6, p. 30) along with the associated Gaol.



Duncairn Presbyterian Church

Included in BAR Vol. 2, p. 23, this former church is still in need of repair.

COUNTY DOWN



Green Gate Lodge, Kilkeel

Pictured on the front cover of BAR Vol. 6, the sturdy granite lodge to the Mourne Park estate has yet to be restored.



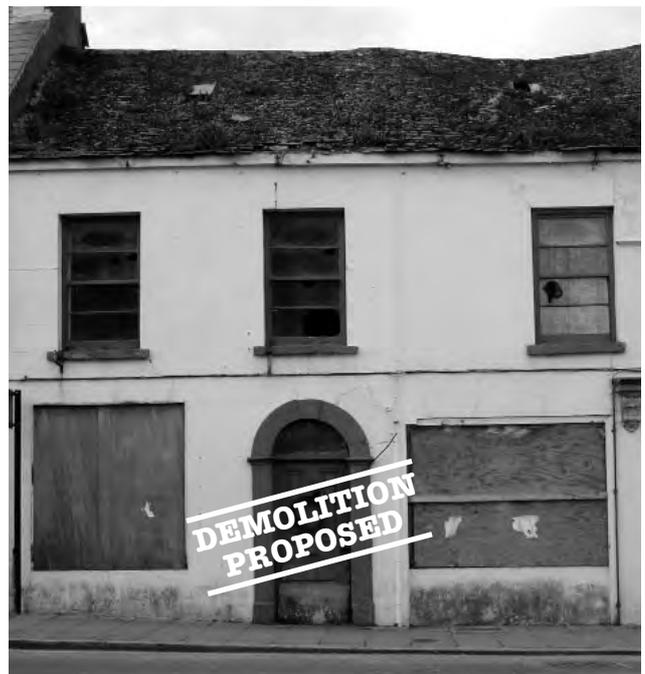
14 Main Street, Scarva

Vacant and boarded up (BAR Vol. 2, p. 33).



& High Street, Portaferry

A substantial terraced building with outbuildings and walled garden to the rear (BAR Vol. 4, p. 64).



5 High Street, Donaghadee

An application to demolish this unlisted building within the conservation area has been lodged (BAR Vol. 6, p. 68).

COUNTY FERMANAGH



Gardenhill House, Belcoo

The spectacularly sited and unusual Gardenhill House is still in want of a new use (BAR Vol. 6, p. 91).



44 Main Street, Newtownbutler

This former Temperance Hotel remains derelict (BAR Vol. 6, p. 93).



Armagh Manor Court House, Ballagh

The cottages to Armagh Manor are featured on p. 74 and the former Court House is also at risk.



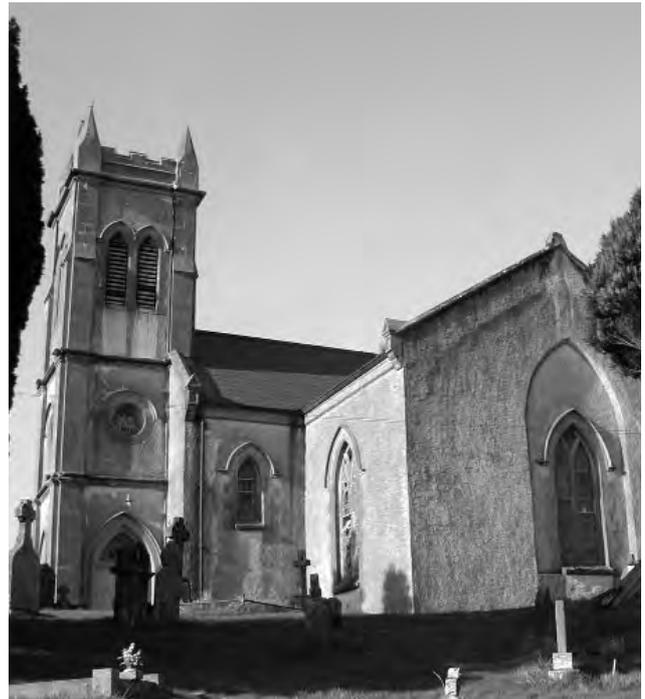
Learmount Castle, Claudy

The unlisted and fire damaged outbuildings have been sympathetically reused but the main house has yet to be restored (BAR Vol. 2, p. 63 and BAR Vol. 4, p. 86).



St. Mary's RC Church, Limavady

Recently delisted the former church of St. Mary seems to be facing a bleak future (BAR Vol. 3, p. 78).



St. Patrick's RC Church, Claudy

A new church built nearby has rendered this building redundant and no resolution for its future seems in sight (BAR Vol. 2, p. 66 and BAR Vol. 3, p. 79).

COUNTY TYRONE



Termon House, Carrickmore

This old rectory of 1815, which appeared in BAR Vol. 5, p. 95, still requires a new use.



Favour Royal, Augher

Proposals to turn the Tudor Revival house and estate into a golf resort have, so far, proven unsuccessful (BAR Vol. 3, p. 91).



Laurel View Villa, Donaghmore

This unusual former brewer's house was recently sold but remains very much 'at risk' (BAR Vol. 2, p. 76).



Gate lodge to Bloomhill, Dungannon

Included in BAR Vol. 4, p. 97, this High Victorian Gothic lodge continues to deteriorate.



39 Charlemont Street, Moy

While the town of Moy continues to expand, buildings such as this former warehouse remain derelict (BAR Vol. 4, p. 109).

CASE STUDIES

BACKGROUND

The *Regional Development Strategy* for Northern Ireland projects that a further 250,000 new homes will be needed in the Province up to 2025. Intense development pressures have been apparent for a number of years with an accelerating loss of vernacular dwellings, a splurge of new single homes in the countryside and further sub-urbanisation of our towns and villages. Paradoxically, a large number of vacant or derelict buildings continue to scatter the landscape, while many of our urban centres are devoid of residents. In addition, there are in excess of 400 historic buildings featured on the BARNI Register, only a quarter of which are included in this publication. Therefore, it would seem sensible that development be channelled first of all towards the restoration and reuse of these buildings – which is blatantly not now the case.

The following case studies seek to dispel any thoughts that smaller or unusual historic properties cannot become comfortable, useable spaces, while retaining their inherent character. Both listed and unlisted buildings are featured and the projects signify the ingenuity of the organisations concerned and their willingness to work with owners, funding bodies and other interested parties. They also demonstrate an acute appreciation for both the natural and built environment, consistent with the concept of sustainable development – an approach that can surely be replicated.

Of course, a considerable number of difficulties still remain for some private owners, who often have trouble sourcing appropriate levels of grant aid. Like others, they also face the dissuasive imposition of VAT – although concessions are now available in certain circumstances. As the majority of buildings at risk are in private hands it is crucial that such difficulties are surmounted if we wish to see more such exemplary projects in the future. With that in mind, a number of recent projects undertaken by private individuals are highlighted at the end of this section.

Sincere thanks go to: Marcus Patton of Hearth; Fionnuala Jay-O'Boyle, Mary O'Brien and Jennifer O'Leary of the Irish Landmark Trust; Chris McCollum and David Lewis of Alastair Coey Architects (The Drum Lodge and Rock Cottage); Paul Millar of Kriterion Conservation Architects (The Barbican Gate Lodge); Anna Meenan of the Mourne Heritage Trust; David Murphy and Gerry McCauley of the Northern Ireland Housing Executive; Patricia Cusack and Alan Jeffers of Lisburn City Centre Management; Nick Brown of the Walled City Partnership; Edward O'Neil; Margaret Kyle; Roisin Donnelly of Consarc Conservation (Drumconwell Cottage and Kilmacrew Road) and Damien Kelly (Aghmahoe) for providing drawings, photographs and information for the case studies.

HEARTH

Hearth has almost 30 years' experience of turning a wide variety of derelict historic buildings into comfortable and characterful homes. Three recent projects demonstrate their thoughtful and diligent approach.



One of the lodges to Wallace Park before restoration

The other lodge after restoration

Wallace Park, Lisburn

Taken on a long lease from Lisburn City Council, the two gate lodges to the 'People's Park', designed by John McHenry, have undergone a comprehensive scheme of restoration by Hearth Housing Association. Built 1884, they are identical single storey red-brick structures, L-shaped in plan under a hipped and slated roof and later sympathetically enlarged. Located at either end of what is presently a rather run-down urban park, prior to the work both lodges had been vacant for some ten years and one was completely gutted by

fire. The scheme involved re-roofing, reinstatement of sash windows, renewal of services and improvement of insulation to provide two-bedroom homes.



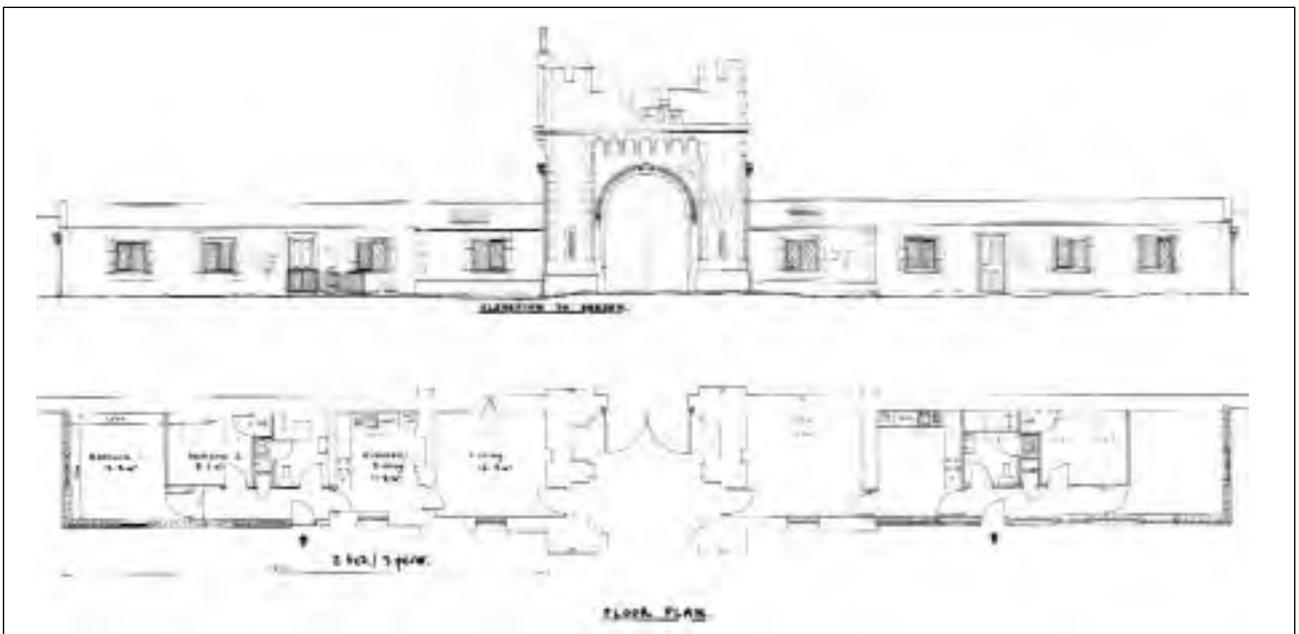


Castle Upton Gate Lodge, Templepatrick

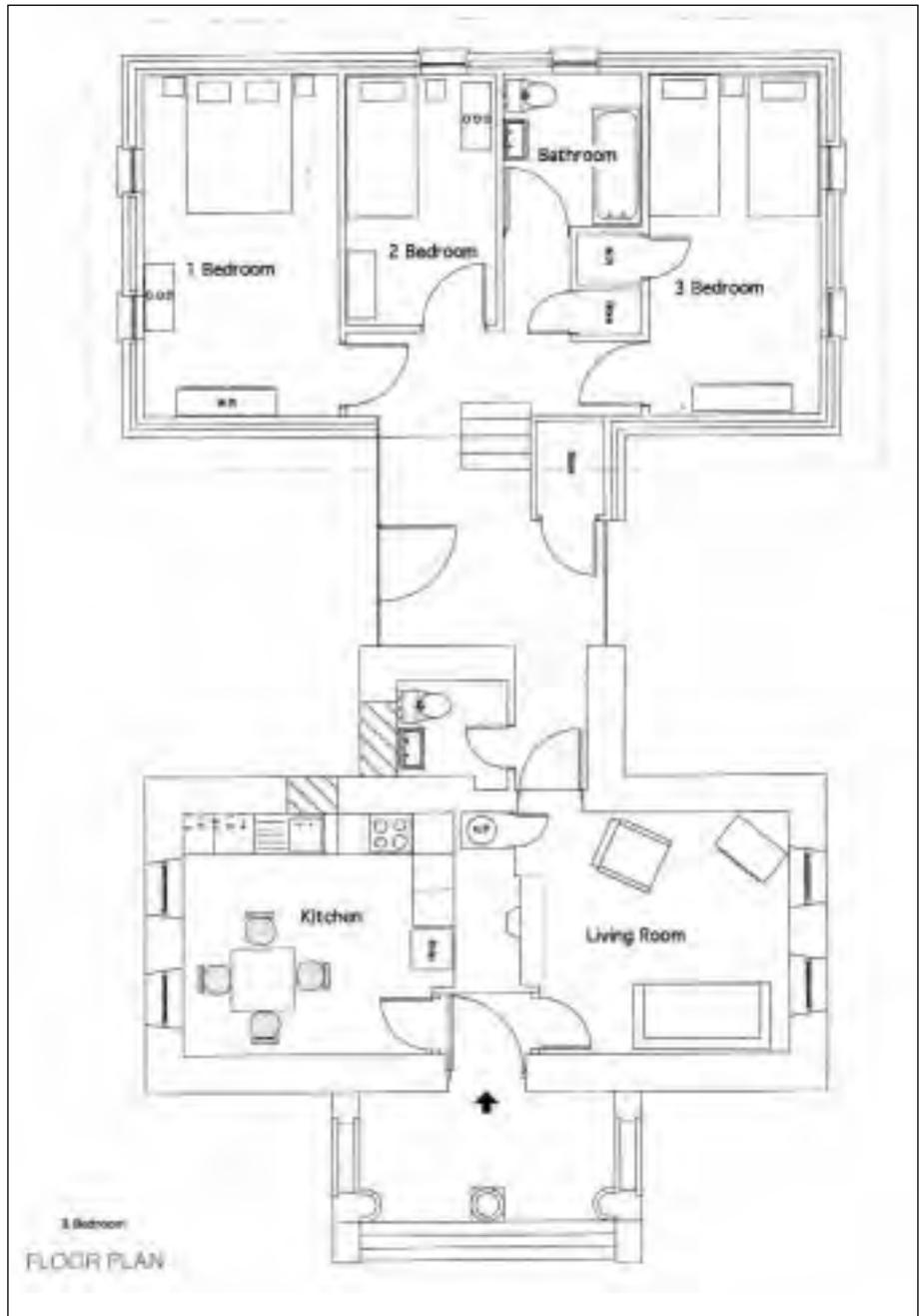
Unlike the Wallace Park scheme, where the lodges were reused within their existing envelope, work on the Edward Blore designed lodge to Castle Upton involved a clever and discreet extension in sympathy with the original structure. Originally a two-roomed dwelling with one room either side of the central battlemented tower, two houses have been fashioned by extending each room along the axis of the demesne wall. What was once a single unsuitably divided property has now been transformed into two comfortable two-bedroom houses. In keeping with the Grade B1 listing, rubble basalt and cast stone openings were used in the extension. Cast iron lattice casement windows were made and secondary glazing was installed to reduce possible condensation problems.

One of the completed dwellings at Castle Upton

The floor plan and elevation at Castle Upton



Proposed plan of new link extension to Craigowen lodge



Decorative stonework on Craigowen lodge



Gate lodge to Craigavad, Holywood

A third building that Hearth has recently been involved with is this Italianate lodge of 1851, near Holywood, designed by Thomas Turner. Extensively vandalised since it was vested in the 1990s for a proposed road scheme that was abandoned, Hearth was commissioned to prepare a sympathetic design and development brief as part of the disposal process. A single-storey, three-bay lodge, it is proposed that a mirror extension, with link section between old and new, would replace an existing flat roofed addition from the 1970s. In keeping with best conservation practice, the new extension would be subservient to the original building, aided by the topography of the ground and planting around the perimeter of the site which will act as a screen. The main living quarters of the house are situated in the existing building while the extension accommodates 3 bedrooms and a bathroom. The building is being marketed and it is hoped that a restoring purchaser will follow the plans.

The two completed projects were supported by the Housing Association Branch of the Department for Social Development and additional funding for Castle Upton came from the Heritage Lottery Fund and the Environment and Heritage Service: Built Heritage, an agency within the DOE (NI)



Craigowen lodge

Current projects

Hearth Revolving Fund is currently on site at Portrush Town Hall, in association with Coleraine Borough Council. Work is also ongoing at College Green House, Belfast, which Hearth has taken on a long-lease. Both buildings have been vacant for some time and are being assisted by grants from the Heritage Lottery Fund.

For further information:

Hearth

66 Donegall Pass

Belfast

BT7 1BU

Tel: 028 9053 0121

Fax: 028 9053 0122

Email: info@hearth-housing.org.uk

www.hearth-housing.org.uk

IRISH LANDMARK TRUST

The Irish Landmark Trust specialises in rescuing unique and unusual buildings of architectural and historic interest for holiday letting. It is the only cross-border building preservation trust and has a growing portfolio of interesting properties, north and south. Two recent projects in Northern Ireland have admirably shown that life can be breathed into even the most derelict or difficult building.



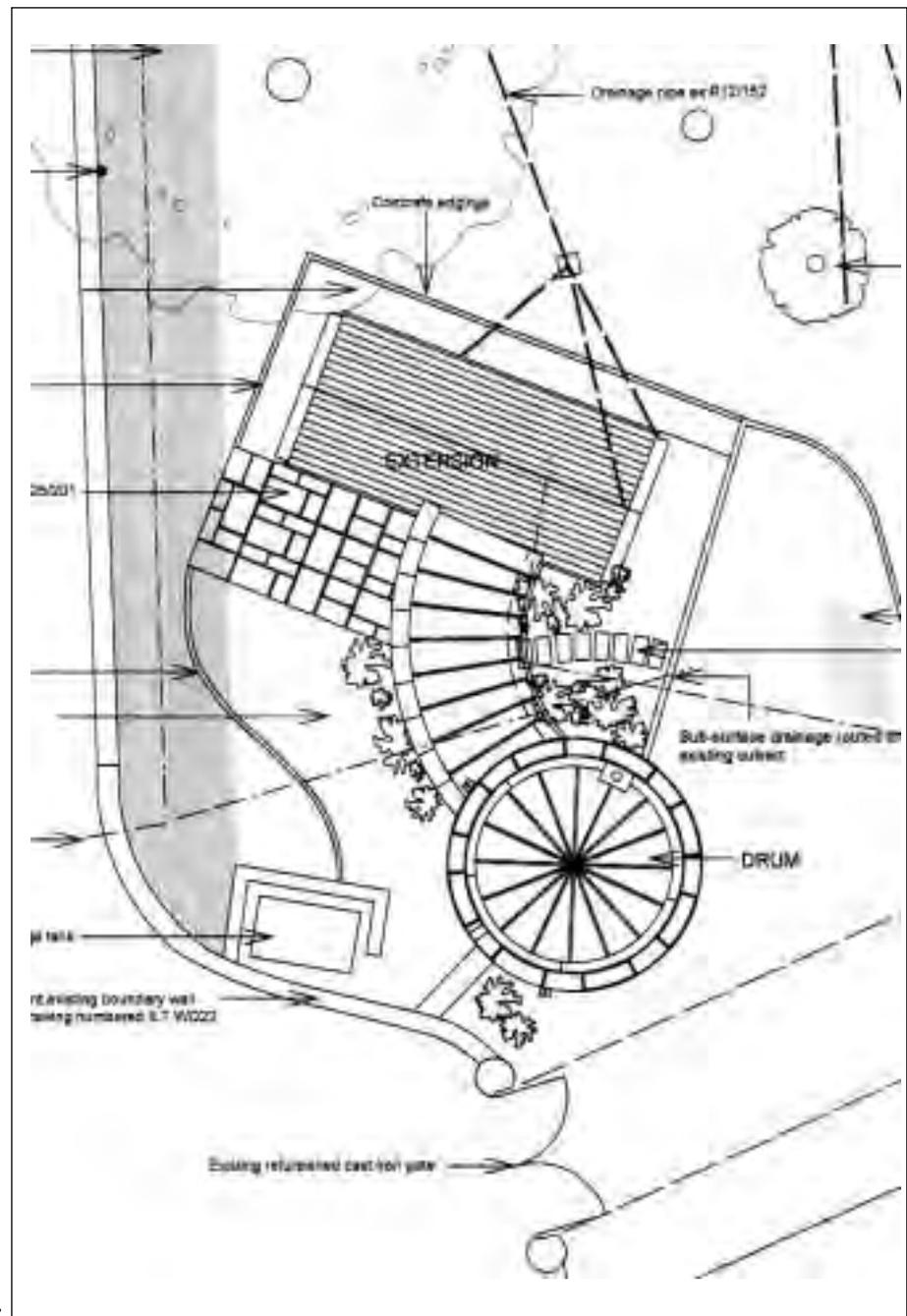
The Drum lodge before...

...and after restoration



Drum Gate Lodge, Bushmills

When this Grade B1 listed lodge appeared as a building at risk in *BAR Volume 3*, p.2, it was in a considerable state of disrepair and sported an ominous looking crack running the length of the building. A unique survivor in Ulster it was built c.1800 by the Traill family and is still part of the Ballylough estate. The Irish Landmark Trust was able to acquire a lease of the structure and by adding a modest extension, linked to the old structure by a curving glass hall, creating a romantic hideaway which can accommodate two people. Traditional techniques were employed throughout the project and reversible features were used in order to respect the original fabric and integrity of the building.



A plan of the extension to the Drum lodge



Barbican Gate Lodge, Glenarm

Similar to the Hearth project at Castle Upton, this, the most recent Irish Landmark Trust scheme, has successfully adapted a romantic battlemented tower by a well-known architect, William Morrison. In partnership with the Antrim Estates Company, a sympathetic scheme of refurbishment has been undertaken in keeping with the building's Grade A listed status and its position within a conservation area. Reached via a bridge over the Glenarm River, it consists of a tall three-storey tower with turret to the west and a low two-storey wing to the east. The project involved the replacement of decayed stonework, renewal of windows and re-roofing of the west wing. Internally, all original doors, plasterwork and stone floors have been retained. A living room, bathroom and kitchen have been created in keeping with the original character of the building.

Funding was provided in both cases by the Heritage Lottery Fund and the Environment and Heritage Service: Built Heritage, an agency within the DOE (NI)

Future projects

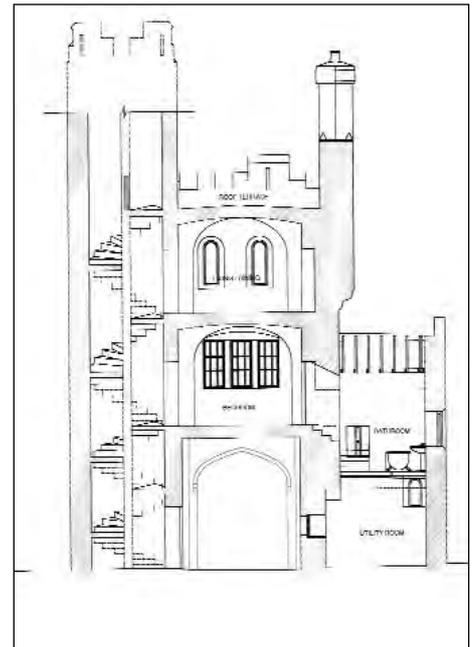
The Barbican at Glenarm is the 14th Irish Landmark Trust project completed to date. Feasibility studies are currently progressing on a number of other historic buildings in both Northern Ireland and the Republic of Ireland.

For further information and bookings:

Irish Landmark Trust
25 Eustace Street
Temple Bar
Dublin 2

Tel: 353 1 670 4733
Fax: 353 1 670 4887
Email: info@irishlandmark.com
www.irishlandmark.com

The Barbican lodge to Glenarm Castle



A section through the Barbican lodge

Barbican lodge window detail



LIVING OVER THE SHOP (LOTS)

Although quite different in nature to the other projects that have been highlighted, LOTS is an equally innovative Northern Ireland Housing Executive promoted pilot scheme that seeks to provide housing in vacant or under-used upper floors above shops and other commercial premises. In promoting more residential uses, LOTS contributes towards regeneration by: providing greater street vitality; safer environments; increased custom for local shops and services; a more positive image of an area; and enhanced protection of heritage. The scheme has been piloted in two areas – the commercial cores of the cities of Derry and Lisburn – and it has added to a diverse mix of funding sources targeted at their wider regeneration.

Bridge Street, Lisburn

A large number of older terraced properties on this historic street are benefiting from LOTS funding as upper floors are sensitively converted for residential use, in an area where approximately 50 households are currently established. In addition, as part of the ongoing Heritage Lottery Fund supported Townscape Heritage Initiative (administered by Lisburn City Centre Management Ltd.), a comprehensive scheme of building repair is underway, including the reinstating of traditional shop-fronts and other historic detailing. No. 19 Bridge Street was successfully completed as a demonstration scheme and this was followed soon after by nos. 5-11, no. 16, no. 23, no. 35 and nos. 61-65 Bridge Street, while Lisburn Buildings Preservation Trust is currently restoring nos. 31-33.

*Below left: no. 19 Bridge Street
after renovation*

*Below right: no. 23 Bridge Street
after renovation*





Work underway at 14 Shipquay Street, Derry

2 Castle Street/14 Shipquay Street, Derry

Originally built for use as a public library and reading room, this B2 listed building is the first within the city to benefit from the LOTS scheme, in conjunction with the wider Townscape Heritage Initiative (THI) administered by the Walled City Partnership. Under the scheme, substantial repairs are being done to the exterior of the building and the roof structure, while over half of the existing internal floor area will be brought back into use. Retail and office units will be accommodated on the ground floor and six apartments will be created on the upper floor, accessed from the existing entrance on Castle Street. It is hoped that a further 50-75 properties will benefit from LOTS funding in this defined area.

Funding was provided in both areas by the Heritage Lottery Fund, Department for Social Development under the Urban Development Grant and as agent of the International Fund for Ireland, Northern Ireland Housing Executive, Planning Service: an agency within the DOE (NI) and the owners' own resources.

Future projects

Both the Bridge Street and Walled City Townscape Heritage Initiatives, in parallel LOTS, will continue over the coming years. The LOTS schemes in Lisburn and Derry are three year pilots with a completion date of spring 2005. As such, they are currently being evaluated to assess whether the concept should be mainstreamed across other towns and cities in Northern Ireland. The results of the evaluation are expected in early 2005.

For further information:

Walled City Partnership

Old City Factory

Queen Street

Londonderry

BT48 7EF

Tel: 028 7137 1037

Email: walledcitypartnership@derrycity.gov.uk

Lisburn City Centre Management Ltd.

3a Bridge Street

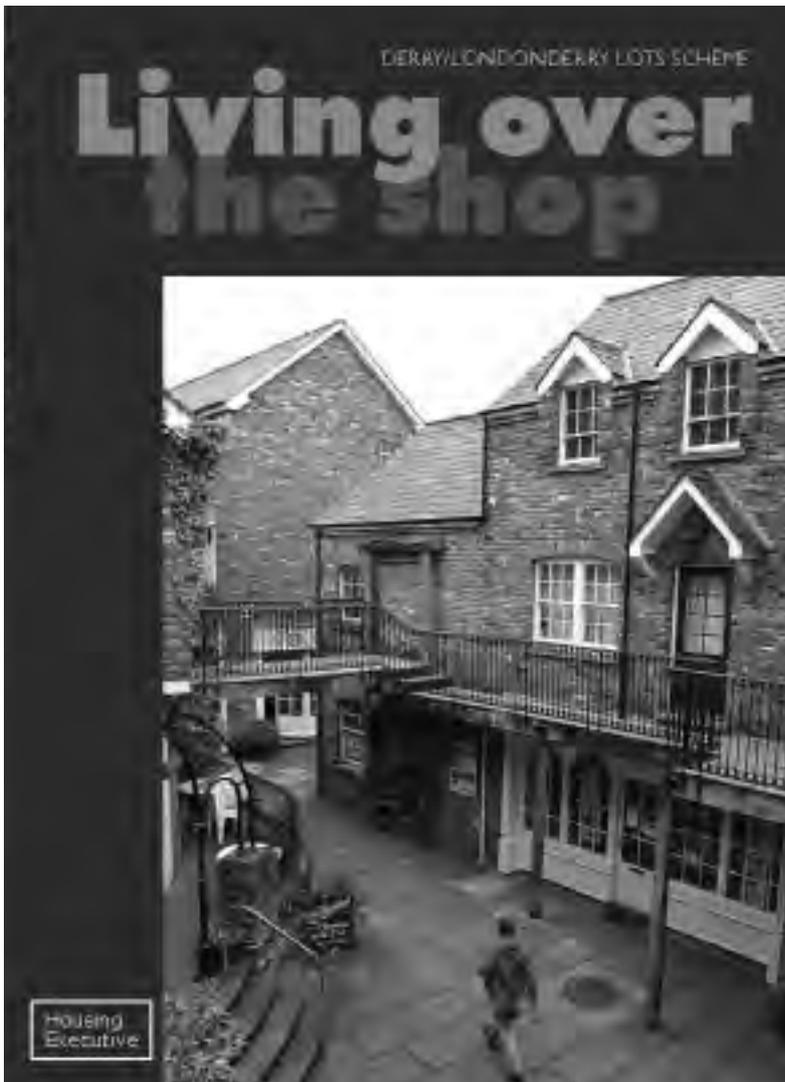
Lisburn

BT28 1XZ

Tel: 028 9266 0625

Email: office@lisburnccm.co.uk

www.lisburnccm.co.uk



Northern Ireland Housing Executive

Grants Office (Derry LOTS)

Richmond Chambers

The Diamond

Londonderry

BT48 6QP

Tel: 028 7137 2000

www.nihe.gov.uk

Planning and Feasibility (Lisburn LOTS)

The Housing Centre

Adelaide Street

Belfast

BT2 8PB

Tel: 028 9031 8357

MOURNE HOMESTEADS

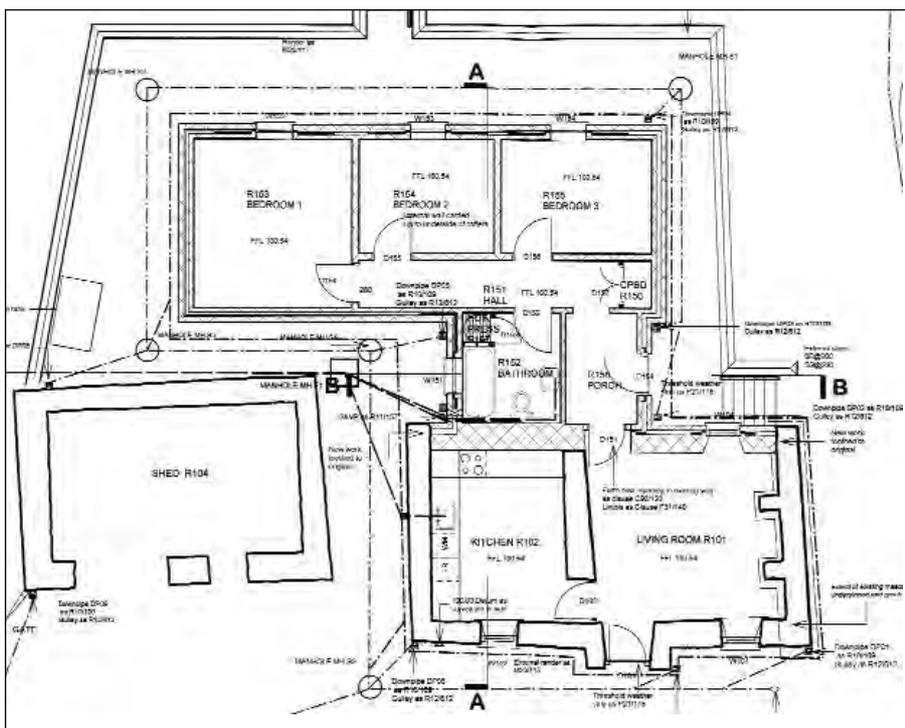
This is another innovative strategy that aims to address a number of problems highlighted in the catalogue. Skilfully brought together by the Mourne Heritage Trust, up to nine traditional, but derelict dwellings are being renovated under the above scheme to provide residential accommodation for local people in the Mourne Area of Outstanding Natural Beauty. In so doing the Trust hopes to address the loss of traditional buildings in this particularly sensitive area; provide for local housing need; and create examples of best practice that can be replicated by others. A comprehensive and popular education and training programme in traditional skills has also been undertaken in advance of the physical restoration work. The drive for designation of the Mournes as Northern Ireland's first National Park is continuing, which may bring further opportunities to preserve the area's traditional buildings.



Rock cottage before and after its reuse

Rock Cottage, Castlewellan

The first project to be completed under the Mourne Homesteads scheme, this involved a typical single-storey, two-roomed direct-entry vernacular cottage. Built into a slope at the end of a short grassy lane, its prominent location meant that extra care had to be taken in the design of the extension, so as not to overwhelm the original structure. This was achieved by discreetly adding an off-centre single-storey block to the rear, separated from the original building by a link section. The new block contains three bedrooms and cannot be seen from the front of the building, as it is screened by an existing single-storey outbuilding. A bathroom was accommodated within the link section, while the kitchen



Plan of Rock cottage with rear extension



A view of the discreetly placed extension to Rock cottage

and living room are housed in the original two-roomed dwelling. The outside of the building is rendered with a wet dash; new timber sash windows were fitted in the older structure; and cast iron guttering and natural slates were used throughout.

Funding for the Mourne Homesteads scheme was provided by the Heritage Lottery Fund, Northern Ireland Housing Executive, Pilgrim Trust, Rural Development Council, Architectural Heritage Fund, Ulster Garden Villages, Co-Operation Ireland and Duchas – the Heritage Service in the Republic

Future projects

A number of projects are soon to go on site under the next phase of the scheme on the north side of the Mourne. The properties range in scale from single storey and include buildings on the Ballycoshone and Head Roads.

For further information:

Mourne Heritage Trust

87 Central Promenade
Newcastle
County Down
BT33 0HH

Tel: 028 4372 4059

Fax: 028 4372 6493

Email: mht@mourne.co.uk

www.mournelive.com

Below left: a future Mourne Heritage Trust project at Head Road

Below right: a future Mourne Heritage Trust project at Ballycoshone Road



OTHER RESTORATION PROJECTS

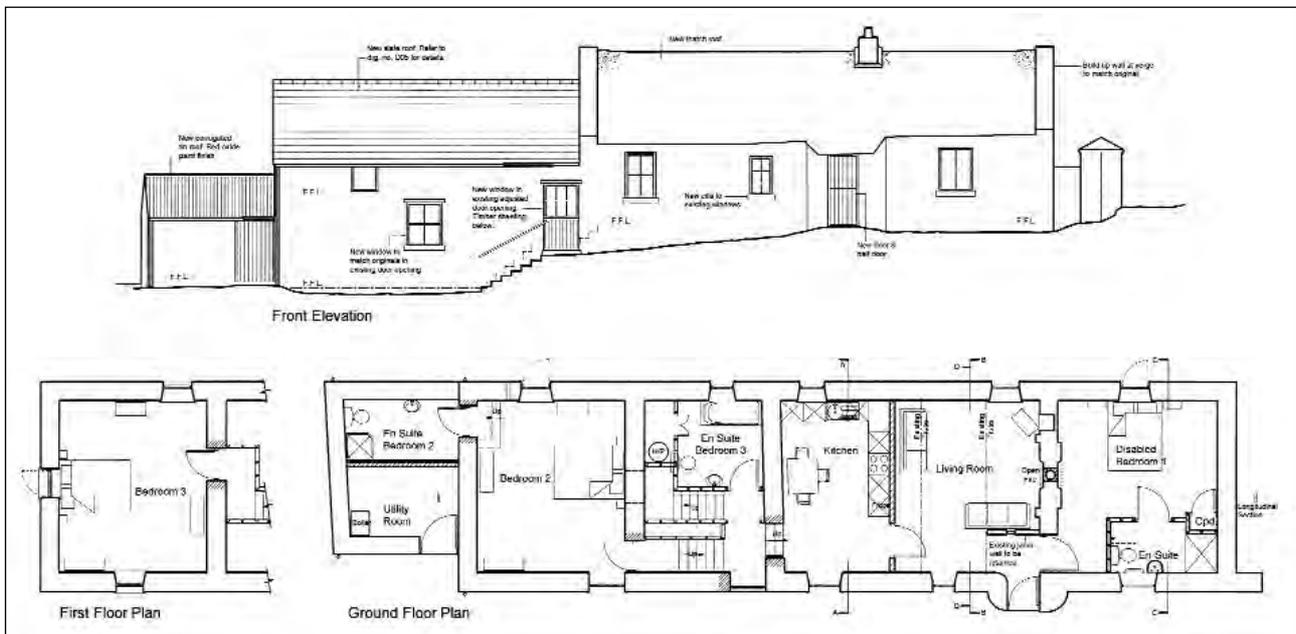
For understandable reasons many private restoration projects never make it to public prominence yet a substantial majority of vacant or derelict historic buildings are in private hands. Three projects, one finished and two nearing completion, illustrate the potential that so many of these fine buildings possess. They also serve to reemphasise that what is often required is simply a caring owner, combined with a little creative ingenuity and a financial helping hand.

Kilmacrew Road, Magherally, Banbridge



Kilmacrew Road before renovation work

Kilmacrew Road: proposed elevation and plan





Kilmacrew Road during ongoing renovation work

Work is well underway to convert this rare and remarkably intact vernacular dwelling to self-catering holiday accommodation. A long single-storey, one room deep structure, it has a typical hearth-lobby plan form, complete with jamb wall and spy-hole. Built into a hill, with the gable end facing towards the road, it has been extended longitudinally over its lifetime hence the stone-built outbuildings stepping down the slope. As part of the reuse scheme, the ground level around the cottage has been lowered and the external walls underpinned. The roof over the original living accommodation is to be re-thatched, while the outbuildings will be slated with Bangor Blues. Internally, the accommodation will comprise: three en suite bedrooms, including one on the first floor; a living room; kitchen; and storage space.



Right: recessed window detail at Kilmacrew

Drumconwell Cottage porch



Drumconwell Cottage, Armagh

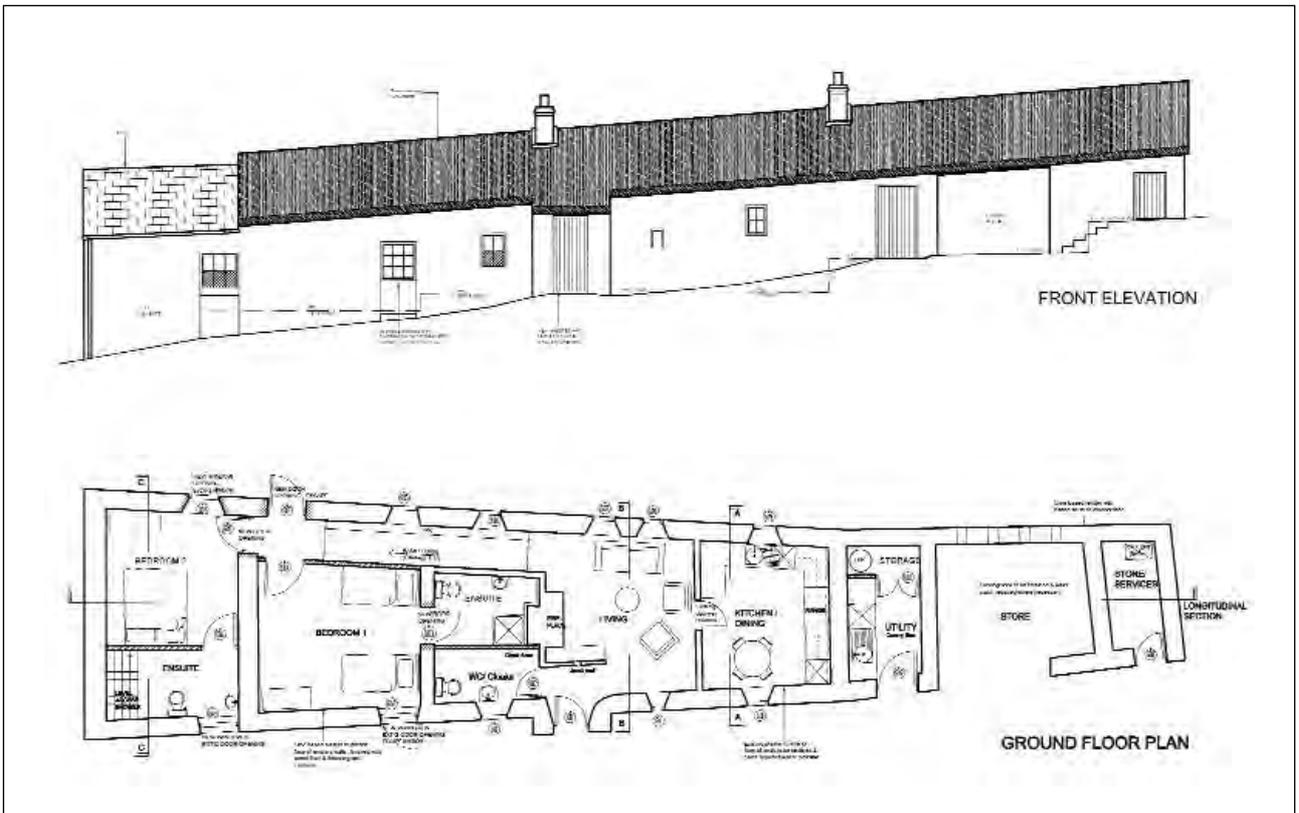
At a less advanced stage than at Kilmacrew, a scheme not too dissimilar in focus is taking shape on this thatched under tin dwelling, which has been uninhabited since the 1950s. It too is in a remarkably original condition and has retained most features of interest, hence its recent listing. Two characteristics of the cottage that are strikingly evident are its unusual wedge shaped plan form and the expansive thatched roof, which is contiguous over the open store at the upper end of the structure. Under the reuse scheme, two en suite bedrooms are being accommodated within the existing outbuildings and



a living room, kitchen and toilet are to be sited in what was historically the living area. Most of the roof structure will be re-thatched using long-straw, with only the lower end having a natural slate roof covering. Work is expected to finish in early summer 2005.

Drumconwell Cottage

*Drumconwell Cottage:
proposed elevation and plan*





Aghnahoe Lodge before restoration



Aghnahoe Lodge after restoration

Outer Lodge to Aghnahoe House (Anahoe), Ballygawley

Built c.1850 to a Neo-Classical design, work was completed in late-2004 on the reuse and extension of this single-storey three-bay lodge, which had lain empty for a number of years. As part of the scheme a 350 sq. ft. extension was added to the rear of the property in a manner that would not overpower the existing building. A modest kitchen, two bedrooms, storage and bathroom facilities were incorporated in the new addition, maintaining as best possible the character of the building, while the older lodge accommodates a large living and dining room and solid fuel storage. Although the building is unlisted sympathetic and salvaged materials were used throughout and it now serves as a comfortable home of approximately 970 sq. ft.

The restoration and reuse of both cottages is being funded by Environment and Heritage Service: Built Heritage, Regeneration of South Armagh under the Natural Resource Rural Tourism initiative (Drumconwell), Invest Northern Ireland under the Single Rural Self-Catering Scheme (Kilmacrew) and the owners' own resources. The Aghnahoe outer gate lodge project was funded solely by the owner.

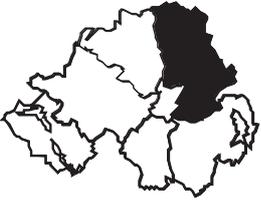
For further information and future bookings contact:

Eddie O'Neil (Drumconwell)

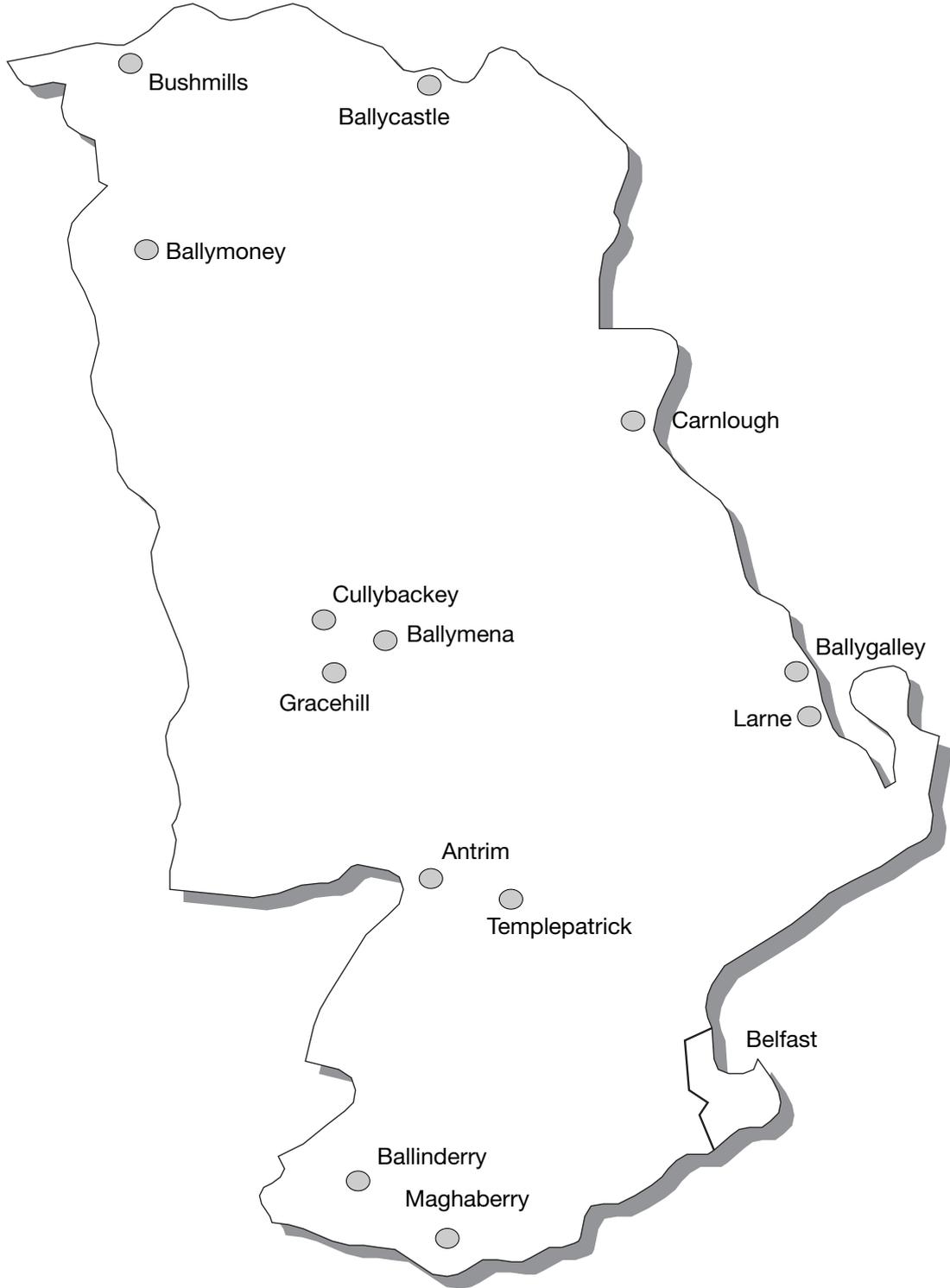
Tel: 028 9028 5484

Margaret Kyle (Kilmacrew)

Tel: 028 4062 4052



County
ANTRIM





**GATE LODGE TO KINTULLAGH,
CULLYBACKEY ROAD, BALLYMENA**

LOCATION
*To the W. of the town centre,
off the B62*

O.S. MAP NUMBER
9

GRID REFERENCE
103 035

STATUS
Listed

BARNI Ref. No. *07/18/001*

Designed by Lanyon Lynn and Lanyon, and built c.1862 for William A. Young, this brash little lodge has been enthusiastically described by Dean as, “A chip off the Victorian Jacobean buff ashlar sandstone main block, right down to the shaped gables, but swapping an amusing pyramidal porch canopy for the belfry”. L shaped on plan, it was, Dean suggests, a prototype for one of the lodges to Castle Leslie in County Monaghan, built over fifteen years later. Vacant and boarded up, it stands at the entrance to a grammar school, and is vulnerable to further water penetration, due to several slipped roof slates.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, pp. 18-24

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



**1 DORNAN'S ROAD,
GORTARY, BALLINDERRY**

This is a rare, single-storey, vernacular cottage with a hipped, thatched roof, now partially collapsed. It appeared in *Buildings at Risk*, Vol. 1, p. 8, where, although in poor condition, it still had an intact roof and the beautiful sash windows were clearly visible. Sadly, this is no longer the case, and it remains in need of urgent remedial action.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

5 mls. S.W. of Crumlin, 1/2 ml. S.W. off the B12 - B156 from Glenavy, at the sharp bend by Lodge Hill House

O.S. MAP NUMBER

20

GRID REFERENCE

124 678

STATUS

Listed

BARNI Ref. No. *19/01/004*



**GATE LODGE, CAIRNDHU,
186 COAST ROAD, BALLYGALLEY**

LOCATION

*Of the A2 coast road, at
Carnfunnock Bay, 3 mls. N. of
Larne*

O.S. MAP NUMBER

9

GRID REFERENCE

385 071

STATUS

Listed

BARNI Ref. No. 06/03/001

The one-and-a-half storey, late-19th century gate lodge was the first building within the grounds of the former Sir Thomas and Lady Dixon Hospital to be featured as a building at risk (*Buildings at Risk*, Vol. 1, p. 13). At that time it was deemed to be in quite good order and had been modernised internally. However, just over ten years later, that is no longer the case, as much of its interior has been stripped out or vandalised. While work has been done to secure other buildings in the former hospital grounds (see p. 13), this attractive lodge remains extremely vulnerable.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



47-51 QUAY ROAD, BALLYCASTLE

Under threat of demolition, this unlisted former industrial building on Quay Road adds significantly to the character and appearance of this part of the conservation area. Thought to have been originally built as a brewery, it later became a vicarage and latterly a pair of dwelling houses, although it has been vacant for a prolonged period of time. A three-storey, eight-bay structure, with an asymmetrical window arrangement on the front elevation, it would seem entirely capable of sensitive reuse, along with the extensive range of outbuildings to the rear. Surely it would be inconceivable to lose such a prominent structure in the conservation area?

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Coleraine Sub-Divisional Planning Office, tel: 028 7034 1433

LOCATION

On S. side of Quay Road

O.S. MAP NUMBER

5

GRID REFERENCE

118 409

STATUS

Unlisted

In the Ballycastle Conservation Area

BARNI Ref. No. 05/14/001

DEMOLITION

PROPOSED



**22 CENNICK ROAD,
GRACEHILL**

LOCATION

*In Gracehill village, on the A42
2 1/2 mls. W. of Ballymena*

O.S. MAP NUMBER

8

GRID REFERENCE

075 020

STATUS

*Listed
In the Gracehill Conservation
Area*

BARNI Ref. No. 07/15/002

One of three buildings to feature on the online BARNI Register from the small Moravian settlement of Gracehill, this is the only building of the three to have previously featured in a *Buildings at Risk* catalogue (Vol. 1, p. 12). It comprises one half of a pair of semi-detached, one-and-a-half storey houses in the centre of the village, which was designated Northern Ireland's first conservation area in 1975. Probably dating from the late-18th century, it remains vacant and in a deteriorating condition.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



91 MAIN STREET, CULLYBACKEY

This is the end, and most substantial, property in a beautiful terrace of one-and-a-half storey cottages that climb and follow the curve of the main street, with the upper cottages set on a high rock plinth above the street level. It has a three-bay front elevation containing a tiny window opening, placed just below eaves level on the upper-floor, right-hand bay, which adds character to the terrace. A substantial two-storey section to the rear of the building runs parallel with the street. Although the remainder of the terrace is occupied and well maintained, this building is currently boarded up.

Refs:

UAHS, *Antrim and Ballymena*, 1969, p. 31

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

In the town centre

O.S. MAP NUMBER

8

GRID REFERENCE

056 057

STATUS

Listed

BARNI Ref. No. *07/07/001*



**4 TRUMMERY LANE,
MAGHABERRY**

LOCATION

*On the N.W. edge of
Maghaberry village, 1/2 ml. off
the A26*

O.S. MAP NUMBER

20

GRID REFERENCE

172 632

STATUS

Listed

BARNI Ref. No. 19/03/001

One of three rare cruck-framed buildings to have been featured previously – along with no. 5 Corbally Road (see p. xix), and, no. 17 Valley Lane, which appeared in *Buildings at Risk*, Vol. 6, p. 56 – of which there are possibly only six such structures in Northern Ireland, half of which are at risk. Single-storey with loft and a thatched roof, covered by corrugated iron, this building is of full cruck construction. It is said in its listing record to belong to a very small family of English cruck houses in Ulster. Although it has never before been highlighted as being ‘at risk’, there is a growing awareness of its condition and it is one of a large number of vernacular buildings increasingly vulnerable to continued deterioration.

Refs:

MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211



65 MAIN STREET, BUSHMILLS

The focal point of Bushmills, Market Square was said to have been created around 1840, built like much of the town by Sir William Henry MacNaughten. No. 57 Main Street, located on the east side of the square, featured in *Buildings at Risk*, Vol. 1, p. 22 and the adjoining properties at nos. 59-61 were also empty at one stage. All three have been sensitively reused and now no. 65, on the other side of Dunluce Road, but still on the east side of the Square, is vacant and in need of a new use. Like the rest of the Square, built c.1840, this is a two-storey, three-bay building with coach arch to the right-hand bay, a central plaster-banded shop front with adjoining double door and a further door opening to the left-hand bay. The front elevation is pebble-dashed and the windows are simple two-pane sliding sashes. The building is securely boarded up on the ground floor but several of the upper floor windows have been broken.

Refs:

DOE (NI), *Bushmills Conservation Area*, 1992, p. 12

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Coleraine Sub-Divisional Planning Office, tel: 028 7034 1433

LOCATION

In the town centre

O.S. MAP NUMBER

5

GRID REFERENCE

941 408

STATUS

Listed

In the Bushmills Conservation Area

BARNI Ref. No. 05/08/004



**ROSES LANE END,
43 CRUMLIN ROAD, BALLINDERRY**

LOCATION

*9 mls. N. of Lurgan, on the
B12 Lurgan - Crumlin road*

O.S. MAP NUMBER

14

GRID REFERENCE

133 703

STATUS

Listed

BARNI Ref. No. *19/01/002*

SALE/LEASE
POSSIBLE

This rural post office is described in its listing record as “a two-storey five-bay harled and whitened building with slated roof... a good example of a small rural building which retains most of the original external detail”. Only a tiny room on the left-hand bay of the building is currently in use and the overall condition of the property is poor. Its historical significance as a rural post office is clear, yet despite still being partially used for this purpose, another use is urgently needed. This would not only help justify the cost of the necessary repair and sensitive modernisation, but would, in the longer term, generate sufficient income in order to pay for its continued upkeep. It is unfortunate that a pilot scheme devised by the Housing Executive, which would have included this building, failed to come to fruition.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Downpatrick Divisional Planning Office, tel: 028 4461 2211



892 ANTRIM ROAD, TEMPLEPATRICK

Situated opposite a recent Hearth Housing Association scheme (illustrated on p. xxxv), this building is described rather curiously as having been “rebuilt shortly after almost total destruction by Royal troops following the Battle of Antrim 6 June 1798”. A pair of vacant two-storey, end-of-terrace properties, their condition appears to have changed little since they first appeared in *Buildings at Risk*, Vol. 4, p. 6, except for the removal (or collapse) of the tall gable-end chimney stack, which has exposed the interior to water ingress. However, work to convert the structure to an architects’ office is expected to begin soon.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

Opposite Castle Upton Demesne

O.S. MAP NUMBER

14

GRID REFERENCE

230 856

STATUS

Listed

BARNI Ref. No. *20/12/001*



**MARKET YARD,
2 STATION ROAD, LARNE**

LOCATION

Close to the town centre

O.S. MAP NUMBER

9

GRID REFERENCE

400 023

STATUS

Listed

BARNI Ref. No. 06/06/001

Attributed to Charles Lanyon, County Surveyor for Antrim, the market yard is thought to date from the early 1850s, although a number of additions have been made over the years. One of the largest and most complete yards still in existence, its listing record considers it to be “an uncommon example of an essentially Victorian building complex still in working condition”. Infrequently used, a number of sheds within the complex have been damaged by a fire, and it is understood that the owners, Larne Borough Council, are considering options for its reuse. As with other market yards there are real concerns for its long-term future. While such uncertainty remains, it will be considered to be a building at risk.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Ballymena Divisional Planning Office, tel: 028 2565 3333



CAIRNDHU, BALLYGALLEY

Built for John Stewart Clark sometime around 1880, and extended by well known local architect Samuel P. Close in 1897, Cairndhu was used as a private home until 1949, when it was gifted by Sir Thomas Dixon to the people of Northern Ireland for use as a convalescent home. That function ceased in 1986 and the building was sold, firstly to the local council, and subsequently to the present private owner. The sprawling complex of the former Sir Thomas and Lady Dixon Hospital has been the cause of much public concern since the early 1990s. As seen on page 4, the one-and-a-half storey gate lodge was the first building within the grounds to be featured as a building at risk, while the multi-gabled main building was highlighted soon after in *Buildings at Risk*, Vol. 2, p. 11, where it was described as being in need of urgent repair. Encouragingly, this concern has been acted upon, as both the main house and the derelict stable block to the rear have been the subject of two 'Urgent Works Notices' – the first time that this power has been utilised by the DOE (NI). Work has recently secured the complex from vandals and the elements. A planning application has also been submitted for its reuse as a spa hotel, along with a substantial extension.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

*Of the A2 coast road, at
Carnfunnock Bay, 3 mls. N. of
Larne*

O.S. MAP NUMBER

9

GRID REFERENCE

382 071

STATUS

Listed

BARNI Ref. No. 06/03/002



ST. JOHN'S SCHOOL, BAY ROAD, CARNLOUGH

LOCATION
At the S. end of the village

O.S. MAP NUMBER
9

GRID REFERENCE
284 174

STATUS
Listed

BARNI Ref. No. 06/01/001

First highlighted in *Buildings at Risk*, Vol. 1, p. 26, and again in Vol. 4 (along with the adjacent St. John's Roman Catholic Church), St. John's School is still in search of a new use. A large 'T' shaped building, built in 1872, of whitewashed fieldstone with brick chimneys and a once handsome bell-turret, it was severely damaged by fire in October 2004 when much of the roof structure was destroyed. Nevertheless, it still offers a great opportunity for reuse and would surely be an ideal candidate for a local building preservation trust.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



FORMER CHURCH OF IRELAND SCHOOL, CHURCH STREET, BALLYMONEY

Included in *Buildings at Risk*, Vol. 3, p. 10, this former multi-gabled Church of Ireland school house, built of basalt with yellow brick dressings to openings, continues to lie empty. Solidly constructed and of considerable local interest, its position within the Ballymoney Conservation Area should it is hoped ensure that every effort is made to secure a new sustainable use.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Coleraine Sub-Divisional Planning Office, tel: 028 7034 1433

LOCATION

In Ballymoney town centre

O.S. MAP NUMBER

10

GRID REFERENCE

955 255

STATUS

Unlisted

In the Ballymoney Conservation Area

BARNI Ref. No. *04/15/001*



**OLD COURT HOUSE,
75 MAIN STREET, BUSHMILLS**

LOCATION

*On the W. side of Main Street,
in the centre of the town*

O.S. MAP NUMBER

5

GRID REFERENCE

941 407

STATUS

*Listed
In the Bushmills Conservation
Area*

BARNI Ref. No. 05/08/002

The former court house in Bushmills has appeared twice before as a building at risk, in *Buildings at Risk*, Vol. 1, p. 28 and then again in Vol. 4, p. 15. A further 6 years since it last featured, its situation has not greatly improved, although hope is at hand.

Described in its listing record as being “three-storey three-bay with Tuscan columned portico and Georgian glazing”, it is one of the most substantial and prominent buildings in the town. The *Bushmills Conservation Area* booklet stresses that “...vigorous and effective programmes of Conservation Area renewal have been shown to help raise local morale and foster a greater sense of civic pride”. Such hoped for renewal should soon take place here with the implementation of a Heritage Lottery funded Townscape Heritage Initiative scheme, which will embrace this important building.

Refs:

MBR

DOE (NI), *Bushmills Conservation Area*, 1992, pp. 5, 39

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Coleraine Sub-Divisional Planning Office, tel: 028 7034 1433



1 BRIDGE STREET, ANTRIM

A three-storey, three-bay structure with six over six pane sash windows and radial fanlight above the entrance door, this building in the centre of Antrim town has certainly seen better days. Unlisted, but located within the Antrim Conservation Area, it was first highlighted as being at risk in *Buildings at Risk*, Vol. 4, p. 9. The ground floor openings have been boarded up and it is understood that the building might soon be subject to a rescue scheme by a local development company for commercial/office use.

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

In the town centre

O.S. MAP NUMBER

14

GRID REFERENCE

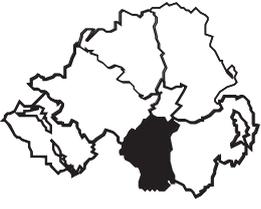
147 866

STATUS

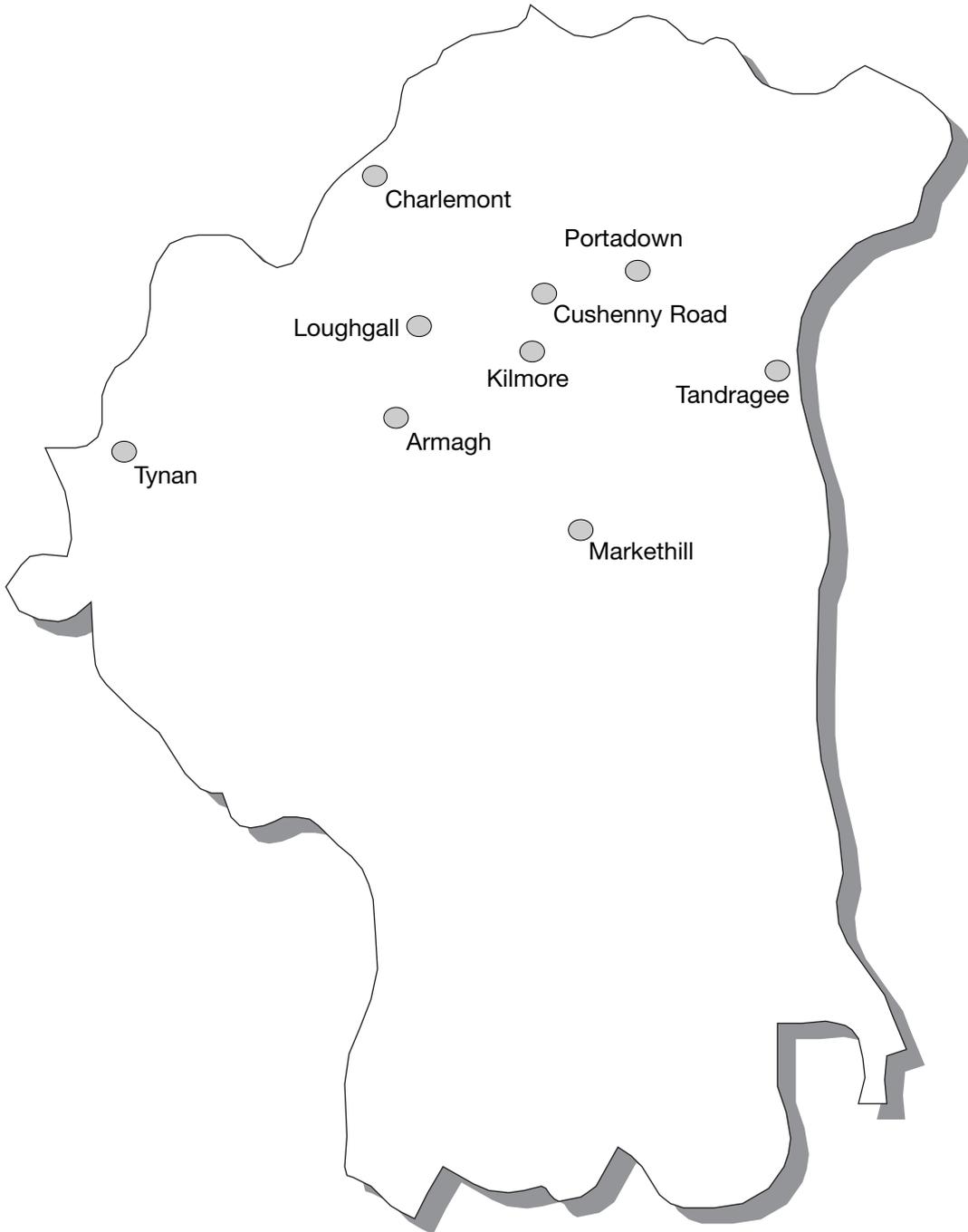
Unlisted

In the Antrim Conservation Area

BARNI Ref. No. 20/08/003



County
ARMAGH





ARMAGH GAOL, GAOL SQUARE, ARMAGH

Featured in the popular BBC2 *Restoration* series, it is not through want of trying that this extremely important listed building, which helps to frame the historic Mall, has not yet been sensitively converted. Described in the Buildings of Armagh as “a handsome three-storey fourteen-bay building of coursed conglomerate with rusticated limestone quoins”, the Gaol was built on the site of the old barracks to the designs of Thomas Cooley, who was responsible for several other prominent buildings in the area. It has been added to over the years, most notably by William Murray in 1846, and it ceased to function as a prison in 1988. It has been vacant ever since. Holding repairs have been carried out in anticipation of an appropriate scheme for its reuse. As much as possible of the original fabric of the building should be retained, as it is an imposing and atmospheric structure.

Refs:

UAHS, *The Buildings of Armagh*, 1992, p. 141

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

*At the S. end of the Mall, in
 the centre of the city*

O.S. MAP NUMBER

19

GRID REFERENCE

879 451

STATUS

Listed

*In the Armagh Conservation
 Area*

BARNI Ref. No. *15/17/001*



**28 CUSHENNY ROAD, GRANGE,
PORTADOWN**

LOCATION
*4 mls. W. of Portadown, off the
B131*

O.S. MAP NUMBER
19

GRID REFERENCE
955 541

STATUS
Listed

BARNI Ref. No. *15/02/002*

This rare single-storey, three-bay mud walled dwelling, retains many original elements and is in a relatively good state of repair (the main building at least). Its recent listing record hints at the survival of thatch under corrugated iron, which extends over the roof of the small range of outbuildings. Now empty, the dwelling is boarded up, and the mud walled outbuildings are in an ever worsening state of repair. The immediate surroundings of the cottage, with a small hedge to the front and grass covered yard to the rear, are well kept.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



66 KILMORE ROAD, KILMORE

Buildings at Risk Catalogue Vol. 2 included two very attractive, single-storey thatched cottages from rural County Armagh, both of which were in need of sympathetic re-use; this building, no. 66 Kilmore Road (p. 26); and, no. 180 Mullalelish Road, Derryhale (p. 27). The former appeared again in *Buildings at Risk*, Vol. 4, p. 32, as a direct result of the level of interest generated from potential restoring purchasers. It is described rather dryly in its listing record as a “three-bay, single-storey vernacular house. Previously thatched. Small panel double-hung windows and a fully encased door, having a fanlight and sidelight”. Its condition has deteriorated somewhat and the front elevation is now obscured by an overgrown hedge, while vegetation droops over the coping of the walled garden to the rear. It remains a wonderful example of a traditional, though gentrified, dwelling and is far from being beyond sympathetic restoration.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

*Kilmore is 2 1/2 mls. N. of
Richhill, off the A3 Armagh -
Portadown road*

O.S. MAP NUMBER

19

GRID REFERENCE

943 511

STATUS

Listed

BARNI Ref. No. *15/03/001*



GATEWAY TO CHARLEMONT FORT, CHARLEMONT

LOCATION

*S. of the River Blackwater in
Charlemont village, 1 ml. S. of
Moy*

O.S. MAP NUMBER

19

GRID REFERENCE

852 558

STATUS

*Listed and a Scheduled
Monument*

BARNI Ref. No. 15/01/001

The last remaining fragment of Charlemont Fort, the late-17th century gateway, was thankfully left untouched during the civil unrest of the early 1920s, which led to the destruction of the impressive three-storey mansion house. Time and neglect have, however, taken their toll on the structure, considered to be an “important and rare surviving element of military architecture in the province”. The gateway is attributed to Sir William Robinson and is thought to date from 1673, although Dean suggests that it was probably “refaced in sandstone ashlar upon its assuming a more decorative rather than a defensive role”. It featured in *Buildings at Risk*, Vol. 3, p. 24, and continues to fall at an alarming rate into a state of utter disrepair.

Refs:

MBR

Brett, C.E.B., *Buildings of County Armagh*, UAHS, pp. 19-20

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 35

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



**OLD METHODIST MANSE,
28 THOMAS STREET, PORTADOWN**

“To the left is a three-storey brick dwelling-house for the superintendent minister, with two small rooms on each floor.” This was the entry in the *Portadown Town Trail* for this quirky little building, which forms such an important visual and historical grouping with the neighbouring building, no. 26 (p. 28). It is now isolated, given the demolition of the attractive two-storey terrace to its immediate left. This has created somewhat of an imbalance in the appearance of the street, making it even more vital to find a new use which, together with the sympathetic redevelopment of the adjoining gap site and the restoration of the former Wesleyan chapel, would enliven once again this underused thoroughfare in the centre of the town.

Refs:

Craigavon Historical Society, *Portadown Town Trail*, 1997, p. 11

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

In the town centre

O.S. MAP NUMBER

20

GRID REFERENCE

012 537

STATUS

Listed

BARNI Ref. No. 14/14/002



**26-30 THE SQUARE/2-3 CORNMARKE STREET,
TANDRAGEE**

LOCATION
In the town centre

O.S. MAP NUMBER
20

GRID REFERENCE
033 463

STATUS
Unlisted

BARNI Ref. No. *15/05/003*

FOR SALE

Included in *Buildings at Risk*, Vol. 4, p. 37, this extremely important corner grouping is still vacant and showing increasing signs of neglect. Both three-storey buildings, no. 30 has a double-pile roof and stucco detailing to the shop-front, while no. 28 has an elaborate and imposing doorcase, perhaps one of the best architectural features in the town. The catalogue highlighted how nos. 26-28 had originally been built as a smart town house, and was last used as a doctor's surgery with dispensary to the rear. No. 30 was latterly a shop with kerb-side petrol station. Historically, however, it had been used as a drapers shop, changing use only in World War Two, when it was used by the many American soldiers billeted in the nearby castle. Facing towards what was historically a market square, their reuse as commercial/residential properties would do much to boost the town, and their overall importance to the streetscape and to the ongoing regeneration efforts cannot be underestimated.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Craigavon Divisional Planning Office, tel: 028 3834 1144
 McKibbin, tel: 028 9050 0100



LAUREL HILL, BALLYNAGERNY, LOUGHGALL

A large two-storey, three-bay mid-19th century farmhouse with a slated hipped roof, Georgian-glazed sliding sashes with decorative hood moulds above, a fine recessed central entrance bay with wrought iron balcony to the upper floor and a particularly fine entrance door. It is another of the buildings to have featured in the first *Buildings at Risk* catalogue (p. 48), and, since that time, the only work that appears to have been done is to the range of outbuildings to the rear, which form a substantial enclosed courtyard. Laurel Hill occupies a beautiful and private setting, with commanding views over the local countryside. Located a few miles from the conservation village of Loughgall, it could once again become an enviable private home and, to this end, the owner has recently submitted a planning application for its repair and reuse.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

1 ml. N. of Loughgall

O.S. MAP NUMBER

19

GRID REFERENCE

909 534

STATUS

Listed

BARNI Ref. No. *15/02/001*



GOSFORD CASTLE, GOSFORD DEMESNE, MARKETHILL

LOCATION

*In the Gosford Country Park
estate, 1 ml. N. of Markethill*

O.S. MAP NUMBER

19

GRID REFERENCE

964 413

STATUS

Listed

BARNI Ref. No. 15/07/001

Thomas Hopper's wonderfully romantic creation of the early-19th century, said to have taken some 31 years to build, was described by Brett as being "remarkably large, remarkably elaborate, and exceptionally well built". He further added that "...it appears not just defensible but practicably indestructible". Secreted amongst the trees of the surrounding forest park, those words may not be so prophetic, as the castle has suffered badly from neglect and its roof structure has collapsed in a number of places. A license was given by the owner, the Department of Agriculture and Rural Development, to a consortium of private developers who are seeking to convert the castle into private homes. Concerns persist over the nature and the viability of this scheme and no work has been done to date, nor has planning approval been sought. In the meantime, the structure remains an awe inspiring sight and it is hoped that it will soon find a user that can fund its restoration and an appropriate use that can sustain its conservation.

Refs:

Brett, C.E.B., *Buildings of County Armagh*, UAHS, pp. 91-94

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



STABLES TO CASTLE DILLON, PORTADOWN ROAD, ARMAGH

The now vacant Castle Dillon House and its equally impressive stable block and unlisted gate lodges, have had a somewhat chequered recent history. First included in *Buildings at Risk*, Vol. 1, p. 50, and then again in Vol. 4, p. 43, the stables continue to deteriorate despite hopes being raised several years ago of a potential restoration scheme. The stables were described by Brett as having “...two storeys to the front but three-storey to the rear, thirteen bays long; the three central bays breaking forward and surmounted by pediment and cupola; each of the bays having a recessed archway framing either doorway or window-opening”. They were designed by Thomas Cooley in 1782 and built of limestone with ashlar dressings. A large number of roof slates are missing and part of the roof structure appears at serious risk of imminent collapse. Urgent action is needed to prevent further loss of original fabric.

Refs:

Brett, C.E.B., *Buildings of County Armagh*, UAHS, pp. 109-110

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

3 mls. N.E. of Armagh, 1 ml. N. of the A3

O.S. MAP NUMBER

19

GRID REFERENCE

905 483

STATUS

Listed

BARNI Ref. No. *15/03/003*



**OLD METHODIST CHURCH,
26 THOMAS STREET, PORTADOWN**

LOCATION

In the town centre

O.S. MAP NUMBER

20

GRID REFERENCE

012 537

STATUS

Listed

BARNI Ref. No. 14/14/001

The town of Portadown has not featured to any great extent since the buildings at risk campaign first started in 1993. The old Methodist Church, a listed building, together with its perky little neighbour, no. 28 (p. 23), is, however, vacant after many years of use by wholesale merchants. It was described in the O.S. Memoirs of 1837 as “...a neat whinstone building carried with freestone, situated on the west side of Portadown in the townland of Tannagh. It is 60 and a half feet long and forty and a half feet broad, having two minarets in front and a portico projecting 18 inches”. Brett further adds, in more glowing terms, that, “with its date stone, its little pinnacles, its copious quoins, and its Gothick-glazed upper windows, the church is a delightful building”. Its ecclesiastical function ceased in 1860 when a newer, grander building was built some 100 yards away and it now looks rather ill at ease, without a function to perform.

Refs:

O.S. Memoirs of Ireland, *Parishes of County Armagh*, Vol. 1, p. 29
Brett, C.E.B., *Buildings of County Armagh*, UAHS, pp. 56-57

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



CHURCH OF IRELAND CHURCH, CORR-DUNAVALLY, CHARLEMONT

This quaint former Church of Ireland church was built in the early-19th century using funds provided by the Board of First Fruits and was described in its listing record as a “three-bay hall church with porch and sanctuary extensions”. First highlighted as being at risk in *Buildings at Risk*, Vol. 6, p. 50, it had been suggested that it might be turned into offices or a community venue but neither has happened. Nevertheless, it is hoped that such ideas for sympathetic reuse could be resurrected thus creating an exemplary solution to what is becoming an increasing problem of vacant and redundant churches.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION
Off the A49 at Charlemont

O.S. MAP NUMBER
19

GRID REFERENCE
854 554

STATUS
Listed

BARNI Ref. No. *15/01/003*



FORMER CABRA PRIMARY SCHOOL, TANDRAGEE

LOCATION
*1½ mls. W. of Tandragee, on
the A51 Tandragee - Armagh
road*

O.S. MAP NUMBER
20

GRID REFERENCE
005 457

STATUS
Listed

BARNI Ref. No. *15/04/002*

Built in 1824, and featured in *Buildings at Risk*, Vol. 3, p. 34, this former school building, extended and modified during the course of the 20th century, remains vacant a number of years after it was sold to the present owner. Like many empty properties it has attracted its fair share of unwanted attention and its rural location makes it vulnerable to further vandalism and decay. A substantial property with generous grounds, it would seem entirely suitable for conversion to residential use.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



FORMER DRUMBEE NATIONAL SCHOOL, DRUMBEEBEG ROAD, ARMAGH

A beautiful and unusual single-storey hipped roofed building, the former Drumbee National School is now in a very poor state of repair. Housing classroom accommodation either side of the recessed central bay, which once formed the master's living quarters, the building appears not to have been in use for some time.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION
*2 mls. S.W. of Armagh City,
between the A51 and the A28*

O.S. MAP NUMBER
19

GRID REFERENCE
912 439

STATUS
Listed

BARNI Ref. No. *15/15/002*



FORMER TYNAN RAILWAY STATION, COOLKILL ROAD, TYNAN

LOCATION
*1/2 ml. N.W. of Tynan village,
off the B210 Caledon -
Middletown road*

O.S. MAP NUMBER
19

GRID REFERENCE
767 442

STATUS
Listed

BARNI Ref. No. *15/11/002*

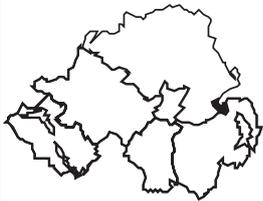
“Beyond Armagh the Ulster Railway was extended to Monaghan and Clones between 1848 and 1863 and stations of note were built at Tynan, at Monaghan and at Clones itself... At Tynan, a most interesting station in what might be described as commercial Gothic revival was the alighting or boarding station for travellers using the Clogher Valley Railway to Caledon, Aughnacloy or Ballygawley. The main passenger station building...was (and still is) a fanciful Gothic block with tall steeply-pitched roofs, diamond mullioned windows and (originally) a low spire fully in keeping with its overall ecclesiastical appearance.” Most of McCutcheon’s description was faithfully recorded in *Buildings at Risk*, Vol. 1, p. 53, when the former Tynan Railway station, by then in a dilapidated state, first appeared as at risk. It has deteriorated since 1993, but remains capable of reuse. Original features, including foot-bridge, signal box and platforms, are still in place, with each contributing to the overall sense of a time long forgotten.

Refs:

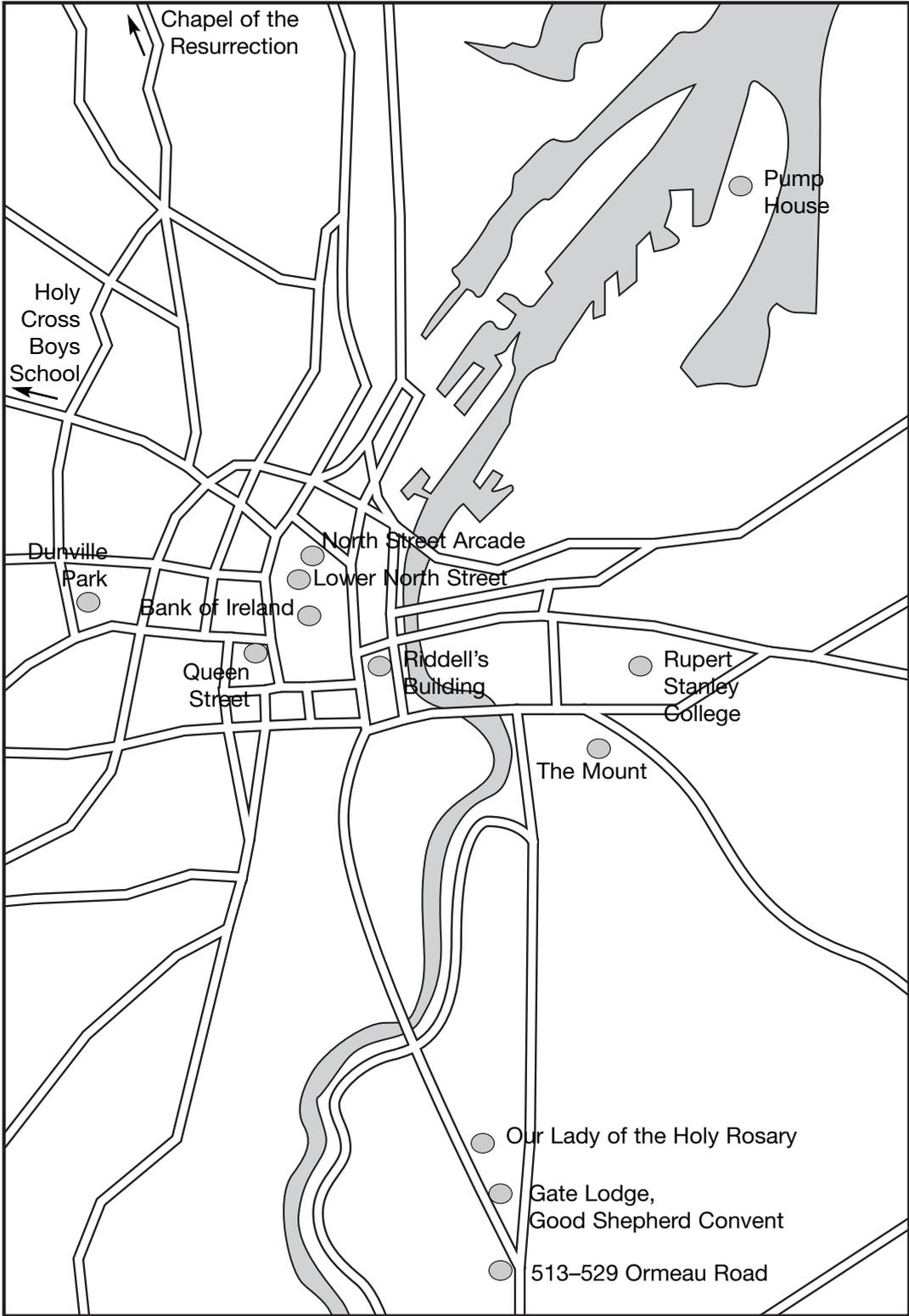
McCutcheon, W. A., *The Industrial Archaeology of Northern Ireland*, H.M.S.O., 1980, p. 162

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



City of
BELFAST





GATE LODGE, GOOD SHEPHERD CONVENT, ORMEAU ROAD, BELFAST

LOCATION

In the S. of the city, at Rosetta

O.S. MAP NUMBER

15

GRID REFERENCE

349 712

STATUS

Listed

BARNI Ref. No. 26/01/001

This is a good brick-built and rendered, one-and-a-half storey lodge to what Larmour describes as “the large three-storey red brick Penitentiary Building of the Catholic Refuge by Sherry and Hughes, 1868-9”. The elevation facing the road contains two pairs of segmentally-headed windows below two single-gabled eaves dormers, also containing segmentally headed window openings. Entrance is gained to the lodge from the public footpath, through a recessed porch on the left-hand corner of the front elevation. L-shaped in plan, it was extended in 1895 by J.J. McDonnell. Dean noted that “it was formerly two-bay rectangular but later enlarged by a bay, in matching manner”. Now, somewhat surprisingly, blocked up but apparently well maintained, it is close to the beautiful row of cottages at Rosetta (see p. 35), which are also appearing for the first time as buildings at risk.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar’s Bush Press, 1987, p. 76
Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 77

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213,
Environment and Heritage Service, tel: 028 9054 3145
Belfast Divisional Planning Office, tel: 028 9025 2800



**513-529 ORMEAU ROAD,
(aka ROSETTA COTTAGES), BELFAST**

Said in their listing record to be “unique survivors within the city boundaries of a once ubiquitous house type”, this beautifully simple terrace of single-storey shops and dwellings seems anomalous in this busy suburban part of Belfast. First recorded as saddlers’ cottages, they only became known as ‘Rosetta Cottages’ in the 20th century, a period that saw their initial residential function change to being mostly commercial, with the opening on the corner of a shop that is still in use. However, the majority are now boarded up, after having been vested a number of years ago for a proposed road scheme. Their vernacular scale and materials, and the slight tilt of the tiny chimney stacks, imbue them with a unique quaintness that is now so rare in Belfast.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

In the S. of the city, at Rosetta

O.S. MAP NUMBER

15

GRID REFERENCE

349 712

STATUS

Listed

BARNI Ref. No. 26/01/002



32-36 THE MOUNT, BELFAST

LOCATION

*Just off the junction of
Albertbridge Road and
Castlereagh Street, E. of the
Lagan*

O.S. MAP NUMBER

15

GRID REFERENCE

354 737

STATUS

Listed

BARNI Ref. No. *26/06/002*

The Belfast Urban Area Plan 2001 considered The Mount to be “one of the oldest remaining areas of housing close to the centre of Belfast, and one which retains much of its individual identity and original character”. Nos. 16-26 appeared as buildings at risk in *Buildings at Risk*, Vol. 3, p. 16, when they were in a dilapidated state. This fine group was subsequently de-listed and demolished, leaving a gap-site in their wake. Now the last remaining remnants of the smart mid-nineteenth century terraced properties at The Mount lie vacant and at risk. Two-storey terraced dwellings with basements, stuccoed walls and classical detailing, nos. 32-36 are not yet beyond restoration and could once again form pleasant residential accommodation. No. 36 has recently been sold.

Refs:

DOE (NI), *Belfast Urban Area Plan 2001*, HMSO, 1990, pp. 41-42

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800



58-60 LOWER NORTH STREET/ 2 LOWER GARFIELD STREET, BELFAST

Built in 1896 to the designs of Graeme Watt & Tulloch, this building is described by Patton as a "...two-storey building in red brick with stucco details to tall narrow windows and truncated gables; chamfered corner onto Lower Garfield Street. Two small octagonal roof lanterns and a variety of corbelled brick chimneys; side elevation curves round following street line, with a central broken pediment flanked by gabled dormers, and scrolled pediments over two shop fronts...". First appearing in *Buildings at Risk*, Vol. 1, p. 37, when it was for sale, it is now the subject of a major development proposal which will critically affect its immediate future.

Refs:

Patton, M., *Central Belfast*, UAHS, 1993, pp. 248-249

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

In the city centre

O.S. MAP NUMBER

15

GRID REFERENCE

338 745

STATUS

Listed

In the City Centre

Conservation Area

BARNI Ref. No. 26/50/017



NORTH STREET ARCADE, NORTH STREET AND DONEGALL STREET, BELFAST

LOCATION

Lower Donegall Street

O.S. MAP NUMBER

15

GRID REFERENCE

342 743

STATUS

Listed

*In the Cathedral Conservation
Area*

BARNI Ref. No. 26/50/016

Built in 1936 by Cowser & Smyth and described by Larmour as being “...not too jazzy in appearance but moderne all the same”, the North Street Arcade suffered extensive fire damage in April 2004. Created on the site of a former linen warehouse by W.H. Lynn, the arcade bends through 90 degrees and has a domed, circular space at the angle, much of which was destroyed in the blaze. Once housing an eclectic mix of specialist and unusual shops, the possibility of replication – based on the original drawings – is being explored by the owners. However, the future of both this building and the wider conservation area will remain uncertain until a Department for Social Development backed master planning process has been completed.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar’s Bush Press, 1987, p.92
Patton, M., *Central Belfast*, UAHS, 1993, p.246

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Belfast Divisional Planning Office, tel: 028 9025 2800



RUPERT STANLEY COLLEGE TEMPLEMORE AVENUE, BELFAST

The vast majority of educational buildings to have featured as buildings at risk have been located in isolated rural areas, where shifts in population together with rationalisation had led to many closures. This inner-city building presents, however, an altogether different proposition. Built in 1924 as an elementary school, to the designs of W.G. Davies, it is described in its listing record as “a modern two-storey brick building with Classical details in artificial stone, laid out on a quadrangular plan with a central rectangular assembly hall between two courts”. Latterly used as a Higher Education College, it has been vacant for a number of years and has suffered acutely from vandalism. Its importance to the local area is significant, with the MBR listing record of 1994 stating: “This school is of both historic and architectural interest... It is one of the first two schools to be built by the Belfast Education Committee, and was constructed according to the most up-to-date ideas in regard to planning and facilities. It also contributes an important element of architectural distinction to the area in which it stands.” It is understood that discussions between the owners and the Environment and Heritage Service are continuing, which it is hoped will ensure that its future wellbeing can be swiftly secured.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION
Inner east Belfast

O.S. MAP NUMBER
15

GRID REFERENCE
356 741

STATUS
Listed

BARNI Ref. No. *26/08/001*



THE CHAPEL OF THE RESURRECTION, INNISFAYLE PARK, BELFAST

LOCATION

*E. off the Antrim Road, close to
Belfast Castle*

O.S. MAP NUMBER

15

GRID REFERENCE

331 785

STATUS

Listed

BARNI Ref. No. *26/51/001*

Built in 1865-69 to serve as a mortuary chapel to Belfast Castle, it was later transferred to the ownership of the Church of Ireland, where it acquired its current name.

Deconsecrated several decades ago, it was featured in *Buildings at Risk*, Vol. 3, p. 21, as it had suffered from persistent vandalism, losing some of its details and much of its dignity. Subsequent proposals for the restoration and reuse of the building were at an advanced stage but fell through at the last minute. Since then it has continued to deteriorate and a housing scheme is now devouring much of the grounds, which were once pleasantly wooded.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800



OUR LADY OF THE HOLY ROSARY CHURCH, 350 ORMEAU ROAD, BELFAST

This is another redundant Belfast church that has remained as a building at risk for just over a decade, despite its excellent location and the fact that it has been for sale a considerable period of time, along with the neighbouring parochial house. Constructed from 1896-98 in Scrabo sandstone with Dumfries dressings by H. & J. Martin to the designs of J.J. O'Shea, it first featured as a building at risk in *Buildings at Risk*, Vol. 4, p. 28. It would seem eminently capable of adaptation to a number of different uses.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar's Bush Press, 1987, p. 76

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

*At the S. end of Ormeau Road,
at the junction with
Fitzwilliam Avenue*

O.S. MAP NUMBER

15

GRID REFERENCE

348 714

STATUS

Listed

BARNI Ref. No. 26/01/003



HOLY CROSS BOYS SCHOOL CRUMLIN ROAD, BELFAST

LOCATION

*At the junction of the Crumlin
Road and Woodvale Road*

O.S. MAP NUMBER

15

GRID REFERENCE

316 758

STATUS

Listed

BARNI Ref. No. *26/37/002*

Designed by W.J. Moore of Belfast, this boys' school lies at the junction with the Woodvale Road, not far to the north of the highly acclaimed Holy Cross Roman Catholic Church (by the Dublin architects Doolin, Butler and Donnelly). Built in 1913, it is a long and low red-brick building with eye-catching stone surrounds. Although not on the same scale as a number of other historic schools in Belfast, it is, nevertheless, an important local building of undoubted architectural interest, as well as having group value along with the neighbouring church and convent.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar's Bush Press, 1987, p. 68

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Belfast Divisional Planning Office, tel: 028 9025 2800



FORMER POLICE BARRACKS, 21 QUEEN STREET, BELFAST

Most recently used as an RUC station, this attractive three-storey, three-bay building with attic was, in fact, formerly the Belfast Hospital for Sick Children. Set back from the frontage line of the neighbouring buildings, giving what Patton describes as a “sense of airiness”, it contrasts appealingly with the modernism of the former Corporation Gas Office at no. 23. Built in 1878 by Thomas Jackson and Son, it is considered by Brett to be “a distinguished stone building in a dignified Scottish Renaissance style”. The building has been vacant for a number of years and all of its window openings are now boarded up. Fortification, remaining from its use as a police station, is still in place and, whilst visually unattractive, at least gives added protection to the structure. It is located in an area that has been somewhat overlooked in recent times and in the event of its restoration should draw both shoppers and residents back to what was once a very populous district.

Refs:

Patton, M., *Central Belfast*, UAHS, 1993, pp. 271-272

Brett, C. E. B., *Buildings of Belfast*, revised edition, Friar's Bush Press, 1985,

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

In the city centre

O. S. MAP NUMBER

15

GRID REFERENCE

338 740

STATUS

Listed

In the City Centre

Conservation Area

BARNI Ref. No. 26/50/002



RIDDEL'S BUILDING **87-91 ANN STREET, BELFAST**

LOCATION

*In the city centre, W. off
Victoria Street and leading to
Queen's Bridge*

O.S. MAP NUMBER

15

GRID REFERENCE

343 744

STATUS

Listed

BARNI Ref. No. 26/50/004

This fabulous High Victorian warehouse in Ann Street remains one of only three buildings at risk from Belfast to have featured in the first *Buildings at Risk* catalogue that have not been restored to date. Built c.1867 by Anthony Jackson, of Thomas Jackson & Son, it has been mothballed for a considerable number of years, blighted in no small measure by the security situation caused by its adjacency to the Musgrave Street police station. Its impressive front façade is matched by a fantastic galleried interior, which would make an exciting space upon eventual restoration.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Belfast Divisional Planning Office, tel: 028 9025 2800



BANK OF IRELAND, 92-100 ROYAL AVENUE, BELFAST

Occupying a prominent corner site in the centre of Belfast, this former Bank of Ireland was designed by J.V. Downes of McDonnell & Dixon of Dublin in 1928-30.

According to Larmour, Downes was later to become “a leading figure in the Modern Movement in the Republic of Ireland”. Art Deco in style and constructed of a steel frame clad in Portland stone, the building has a chamfered corner with tiered clock tower rising above the roofline that is perhaps its most striking feature. Currently for sale and one of a number of landmark city centre banks that have come on the market recently, it has been lying vacant for a number of years.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar’s Bush Press, 1987, p. 83

FOR FURTHER INFORMATION CONTACT
 Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Belfast Divisional Planning Office, tel: 028 9025 2800
 Colliers Cre, 028 9024 1500

LOCATION

In the city centre

O.S. MAP NUMBER

15

GRID REFERENCE

338 743

STATUS

Listed

BARNI Ref. No. 26/50/014

FOR SALE



PUMP HOUSE, QUEEN'S ROAD, BELFAST

LOCATION

*At the end of the Queen's Road,
in the Northern Ireland Science
Park*

O.S. MAP NUMBER

15

GRID REFERENCE

356 760

STATUS

Listed

BARNI Ref. No. 26/07/001

A long and low multi-gabled late Victorian building in polychrome facing brick, situated next to the Thompson dry dock, which it served as a pump house from the early-20th century. Prominently sited to the west of the Queen's Road, it is one of the few remaining historic survivors from the Harland & Wolff shipyard and displays all the energy and vigour of Belfast's late Victorian industrial era. The listing description surprisingly passes little comment on the engineering complexity of the pump house and its contents. The 'scheduled' Thompson dock is likewise a feat of Edwardian ingenuity. Sadly both structures now lie derelict as new buildings, emphasising the changing role of the area, spring up in the immediate vicinity.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800



FOUNTAIN, DUNVILLE PARK, FALLS ROAD, BELFAST

Included in *Buildings at Risk*, Vol. 2, p. 25, this 'astonishing' terracotta fountain continues to lose important architectural details. Erected in 1892, it is extravagantly decorated with a mixture of Jacobean and naturalistic ornament. Larmour suggested that it may have been designed by Messrs Doulton of Lambeth, because of its striking resemblance to the Victoria fountain in Glasgow.

Refs:

Larmour, P., *Belfast: An Illustrated Architectural Guide*, Friar's Bush Press, 1987, p. 56

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

At the junction of the Falls Road and Grosvenor Road

O.S. MAP NUMBER

15

GRID REFERENCE

323 739

STATUS

Listed

BARNI Ref. No. *26/32/001*



County
DOWN





WADDELL-CUNNINGHAM/RAINEY-GODDARD/ GREG MONUMENTS, KNOCKBRED A CHURCHYARD

This group of late-18th century mausolea in the churchyard at Knockbreda have appeared not only as buildings at risk, in *Buildings at Risk*, Vol. 4, p. 69, but have also featured in several other well-known architectural publications, each of which has noted their richly decorative design and their rarity. Despite this undoubted scholarly interest, all three are in a considerable state of disrepair. The Greg Mausoleum is arguably the most important of the three and is afforded a higher level of recognition, Grade B+, while the Waddell-Cunningham and Rainey-Goddard are both Grade B listed. The name of the architect to which the monuments' design should be attributed is, unfortunately, unknown.

FOR FURTHER INFORMATION CONTACT
 Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Belfast Divisional Planning Office, tel: 028 9025 2800

LOCATION

*Immediately W. off main
 Newtownbreda crossroads*

O.S. MAP NUMBER

15

GRID REFERENCE

352 702

STATUS

Listed

BARNI Ref. No. 25/16/001



**GATE LODGES TO BROOKFIELD,
65A & B SCARVA ROAD, BANBRIDGE**

LOCATION
*1 1/2 mls. W. of Banbridge town
centre*

O.S. MAP NUMBER
20

GRID REFERENCE
114 463

STATUS
Listed

BARNI Ref. No. *17/05/001*

Several sets of twin gate lodges have featured before as buildings at risk – at Castle Dillon House, County Armagh (*Buildings at Risk*, Vol. 6, p. 40) and at Pellipar House, County Londonderry (Vol. 3, p. 73). Like many standard lodge designs, they are often difficult to adapt or extend for modern living. Dean regarded the gate lodges at Brookfield House as “a modest pair of lodges facing each other across the avenue between inner and outer gate screens...single storey with hardly a vestige of architectural pretension”. Brookfield was once home to John Smyth, the owner of the Milltown Bleach Works at Lenaderg which was demolished in the mid-20th century although an attractive group of mill workers’ houses still remains. The condition of the lodges has deteriorated at a worrying rate over the last number of years and they have been subjected to serious acts of vandalism. As a group they form an important and ever-diminishing part of our heritage and, despite the difficulties associated with buildings of this type, they are more than capable of sustaining new uses.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 66

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



**SOUTH OF 16 ARDKEERAGH ROAD,
DONAGHMORE, NEWRY**

Considered to be a rare surviving example of early council housing, this modest dwelling is now derelict, though full of character. Built prior to the First World War, it is a single-storey, three-bay, hipped roofed building with over-hanging eaves and exposed rafter ends. Two tall red-brick chimney stacks are prominent features, as are the striking red-brick surrounds to openings and quoins. In a poor state of repair, the building now stands idle, on agricultural land, sited close to a quiet country road.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

6 mls. N.W. of Newry

O.S. MAP NUMBER

29

GRID REFERENCE

134 354

STATUS

Listed

BARNI Ref. No. *16/14/004*



11 MOYALLAN ROAD, GILFORD

LOCATION
*1 ml. N.W. of Gilford, on the
A50 Portadown Road*

O.S. MAP NUMBER
20

GRID REFERENCE
060 493

STATUS
Listed

BARNI Ref. No. *17/01/002*

A sturdy mid-19th century lodge of great character, built for the Uprichard family of the Springvale Bleach Works. The standard, single-storey, three-bay building with a hipped roof is now in a serious state of disrepair and has deteriorated visibly since its appearance in *Buildings at Risk*, Vol. 1, p. 57, due to the removal of roof slates. Built of basalt with granite quoins, it is a building with great potential, sited on the fringes of the improving village of Gilford.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 64

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



EAST LODGE TO TAMNAHARRY HOUSE, BRIDGE ROAD, NEWRY

When this Thomas Duff designed lodge first appeared in *Buildings at Risk*, Vol. 3, p. 39, it was in an increasingly deteriorating condition, although Dean's description of it as being "a highly desirable building much in need of loving care and attention", was wholly accurate. Now, some 7 years later, the half-granite columns supporting the canopy have disappeared and the lodge is in a desolate state. It could still have a future, if placed in the hands of a caring restorer.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 97

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

*1 ml. N. of Burren village, on
the B7 Warrenpoint -
Mayobridge road*

O.S. MAP NUMBER

29

GRID REFERENCE

137 237

STATUS

Delisted

BARNI Ref. No. 16/10/001



GATE LODGE TO FLORIDA MANOR, FLORIDA ROAD, KILMOOD

LOCATION

*2 1/2 mls. N.W. of Balloo, off
the A22 Comber -
Downpatrick road*

O.S. MAP NUMBER

21

GRID REFERENCE

477 620

STATUS

Listed

BARNI Ref. No. *24/17/003*

Brett regards Florida Manor as a “rather mysterious house, probably of 17th century origin but much altered, with a disconcerting combination of possibly late 18th-century pompous tetrastyle Ionic porch and sprouting polygonal Elizabethan-style chimney-pots”. It was originally the seat of the Crawfords before being passed, by marriage, to the Gordons. The Georgian Gothic-style gate lodge was built c.1840 for David Gordon who was director of the Belfast Bank. Of the two original gate lodges to Florida Manor, the west lodge is the only one to remain relatively intact, although it is becoming increasingly overgrown. Typical in scale to other lodges – three-bay, single-storey with attic and a centrally placed chimney stack – its end elevations are canted to allow a more spacious interior. Lancet-headed window openings now incorporate what Dean considered to be “nasty modern metal windows”. The house, two-storey coach and farm buildings and pretty gate lodge are all now ‘at risk’. The lodge is also prone to vandalism, like so many other isolated and uninhabited buildings. A scheme for its reuse and extension has been devised but has yet to be implemented.

Refs:

Brett, C.E.B., *Building of North County Down*, UAHS, 2002, p. 231
Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 76

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Downpatrick Divisional Planning Office, tel: 028 4461 2211



**TURNPIKE COTTAGE,
131 HILLSBOROUGH ROAD, DROMORE**

Planning permission has recently been given for the restoration and extension of this early-19th century building, reputed to be the last remaining turnpike cottage in Northern Ireland. It is single-storey, T-shaped in plan with a hipped slated roof and, although in a poor state of repair for a number of years, has recently been fully boarded up. It featured previously in *Buildings at Risk*, Vol. 1, p. 56.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

*1 ml. N. of Dromore, just off
the A1*

O.S. MAP NUMBER

21

GRID REFERENCE

217 555

STATUS

Listed

BARNI Ref. No. *19/05/001*



**14 COYLES HILL ROAD,
MAYOBRIDGE, NEWRY**

LOCATION
2 mls. S.E. of Mayobridge

O.S. MAP NUMBER
29

GRID REFERENCE
179 246

STATUS
Listed

BARNI Ref. No. *16/09/003*

On page xliii several of the vernacular properties that are currently being restored by the Mourne Heritage Trust were shown. These represent only a tiny fraction of the total number of such dwellings in the wider Mourne area that are vacant or derelict, although it is hoped that both the Mourne Homesteads Scheme and the likely designation of a Mourne National Park will have a positive impact on these numbers. This is an unusually unaltered vernacular dwelling of the early-19th century, nestled into the hillside looking across a narrow valley towards Slieveacarnane. It consists of a three-bay direct-entry dwelling house, partially two-storey with a natural slated roof, a muddy yard to the front and a range of outbuildings to the side. Internally its listing record suggests that it has an “unusual ‘cupboard’ staircase”, which further adds to its overall appeal. It is a wonderful building with a great deal of potential.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



53 DOWNPATRICK STREET, RATHFRILAND

Forming an extremely important group with the neighbouring listed Fitzpatrick's, this rather forlorn two-storey, five-bay, late-Georgian house has further deteriorated since it was featured as a building at risk in *Buildings at Risk*, Vol. 3, p. 43. Rathfriland has featured often in buildings at risk and many of its fine older buildings remain vacant. It would surely be a worthy candidate for conservation area status, not just in recognition of its architectural and historical significance but also as a mechanism by which much needed funding can be attracted to regenerate the town sensitively.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

*Off Church Square, in the
 centre of the town*

O.S. MAP NUMBER

29

GRID REFERENCE

201 335

STATUS

Unlisted

BARNI Ref. No. 16/08/005

SALE/LEASE

POSSIBLE



**35-37 MAIN STREET,
KIRCUBBIN**

LOCATION
In the centre of the village

O.S. MAP NUMBER
21

GRID REFERENCE
597 628

STATUS
Listed

BARNI Ref. No. *24/02/002*

This part of the main street has been described as a “two-storey terrace block of possible late-18th century origin, large sections of which have been much altered in fairly recent times”. Those responsible for listing the buildings believe that the façade of nos. 35 and 37 possesses “a certain quirkiness”, which, “...may indicate that this section at least may have begun life as a single storey’. They are now boarded up, having been empty for a number of years. An application to demolish the adjoining property, which would have had a detrimental effect on the integrity of the terrace, has been rightly refused. They undoubtedly represent one of the finest pieces of urban streetscape in the catalogue and a local regeneration group is intent on their restoration and reuse, should sufficient funds be raised.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Downpatrick Divisional Planning Office, tel: 028 4461 2211



HARDFORD LODGE, 65 WEST STREET, NEWTOWNARDS

This building is an unusual find in what is a narrow back street running parallel to Regent Street, one of the main thoroughfares in Newtownards. Formerly a house, it is a two-storey gabled building with outward curving wings at each end. Last used as an office, it recently suffered fire damage which has partially destroyed the roof structure, although the building appears sound.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

N. of the town centre

O.S. MAP NUMBER

15

GRID REFERENCE

486 743

STATUS

Listed

BARNI Ref. No. *24/10/001*



**BURREN WOOD,
BURREN ROAD, CASTLEWELLAN**

LOCATION

1 ml. S. of Castletwellan

O.S. MAP NUMBER

29

GRID REFERENCE

341 349

STATUS

Listed

BARNI Ref. No. *18/12/004*

A one-time cottage orneé of the highest order, full of such vigour and interest as to merit a Grade B+ listing (reduced to B1 after the second survey), Burren Wood is now rapidly deteriorating and a testament to absenteeism. Built c.1820 by General Robert Meade, who had been left the land by his mother, the 1st Countess of Clanwilliam, it has been compared to Derrymore in County Armagh, well tended by the National Trust. The rambling thatched roof was replaced and covered with tin during World War Two but many other unusual features remain intact. It appeared in *Buildings at Risk*, Vol. 4, p. 65, since which time several parties have expressed a keen interest in taking on the enormous task of restoration. Its condition is such that the future of this unique building, together with its wooded setting, must be decided as a matter of some urgency.

Refs:

UAHS, *Mourne Area of South Down*, 1975, pp. 40-41

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211



CLOUGH HOUSE, 32 MAIN STREET, CLOUGH

Clough House was described in the UAHS list of 1972 as “an imposing stucco early-19th century house, 13 bays long, with bay windows at each end; doorcase with fluted Doric columns; glazing-bars complete in the central section”. It featured as a building at risk in *Buildings at Risk*, Vol. 1, p. 64, and was listed some 5 years later.

Unfortunately, its protected status did not deter the owner from partially demolishing the building without the necessary statutory approval and the site has lain derelict ever since.

Refs:

UAHS, *East Down*, 1973, p. 26

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

*In Clough village, at the ‘T’
junction off the A25 to
Castlewellan road and the A24*

O.S. MAP NUMBER

21

GRID REFERENCE

409 401

STATUS

Listed

BARNI Ref. No. 18/17/002



**HILLTOWN LODGE,
CASTLEWELLAN ROAD, HILLTOWN**

LOCATION
*At the E. end of Hilltown
village on the B8 towards
Newcastle*

O.S. MAP NUMBER
29

GRID REFERENCE
216 290

STATUS
Listed

BARNI Ref. No. 16/07/002

Hilltown Lodge has been vacant for a considerable period of time. The UAHS list of 1979 in Rathfriland and Hilltown suggested that the building is “in need of restoration: the window frames and glazing bars starting to disintegrate, the garden all in long grass”. This was some 15 years prior to its appearance as a building at risk in *Buildings at Risk*, Vol. 1, p. 68, where it was said that “...no major restoration or holding repair work has been carried out [since 1979]”. Despite this neglect, it remains an important listed building, rare and irreplaceable and deserving of a positive future. It is hoped that a suitable scheme of repairs can be undertaken to safeguard its future, or, at the very least, to check its prolonged deterioration.

Refs:
UAHS, *Rathfriland and Hilltown*, 1979, p. 24

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Craigavon Divisional Planning Office, tel: 028 3834 1144



**ROSSCONOR HOUSE,
65 ANNACLOY ROAD, ANNACLOY**

Rossconor House sits rather oddly in the midst of ribbon development in the heart of the County Down countryside. Built around 1800, it is a relatively modest two-storey, five-bay, double-pile country house with a particularly fine panelled door, flanked by columns and surmounted by an attractive radial fanlight. A number of new dwellings have encroached upon its setting over the years and the building itself, which has not been occupied for several decades, is now in a very poor state of repair.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

*In Annacloy, 4 mls. N.W. of
Downpatrick*

O.S. MAP NUMBER

21

GRID REFERENCE

447 485

STATUS

Listed

BARNI Ref. No. 18/05/001



MOUNT PANTHER, DUNDRUM ROAD, CLOUGH

LOCATION

*On the S.W. edge of Clough
village, in an elevated position
off the Castlewellan Road*

O.S. MAP NUMBER

21

GRID REFERENCE

404 386

STATUS

Listed

BARNI Ref. No. 18/11/003

Mount Panther is a building of considerable merit in a state of utter dereliction which poses a significant headache for its future reuse. Built c.1770, it is an eleven-bay, three-storey edifice with basement in modified Palladian style. It occupies an elevated position near the village of Clough with its high chimney stacks being clearly visible from the Castlewellan Road. Once famous for its ballroom which contained exceptional rococo plasterwork, all of this interior is now in ruins, along with the substantial two-storey stable yard to the rear. It appeared in the very first *Buildings at Risk* catalogue (p. 73) and remains a very important historic building.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211



GLEBE NATIONAL SCHOOL, DONAGHMORE, NEWRY

Part of an important historical grouping at Donaghmore crossroads, along with the nearby church and former Glebe House (see *Buildings at Risk*, Vol. 4, p. 62), the charming and beautifully situated split-level former Glebe National School remains vacant and at risk. Built in 1818, it is a plain vernacular type building considered to be “in virtually original condition” and was recently listed by Environment and Heritage Service under its second survey of historic buildings. It appeared previously in *Buildings at Risk*, Vol. 4, p. 61, when it was likened to the Madden National School near Armagh (*Buildings at Risk*, Vol. 3, p. 35). Madden is to be reused as a community hall. However, no such plans exist for the long-term future of this former school, although it is generally well tended by the owners.

Refs:

MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

6 mls. N.N.W. of Newry

O.S. MAP NUMBER

29

GRID REFERENCE

103 349

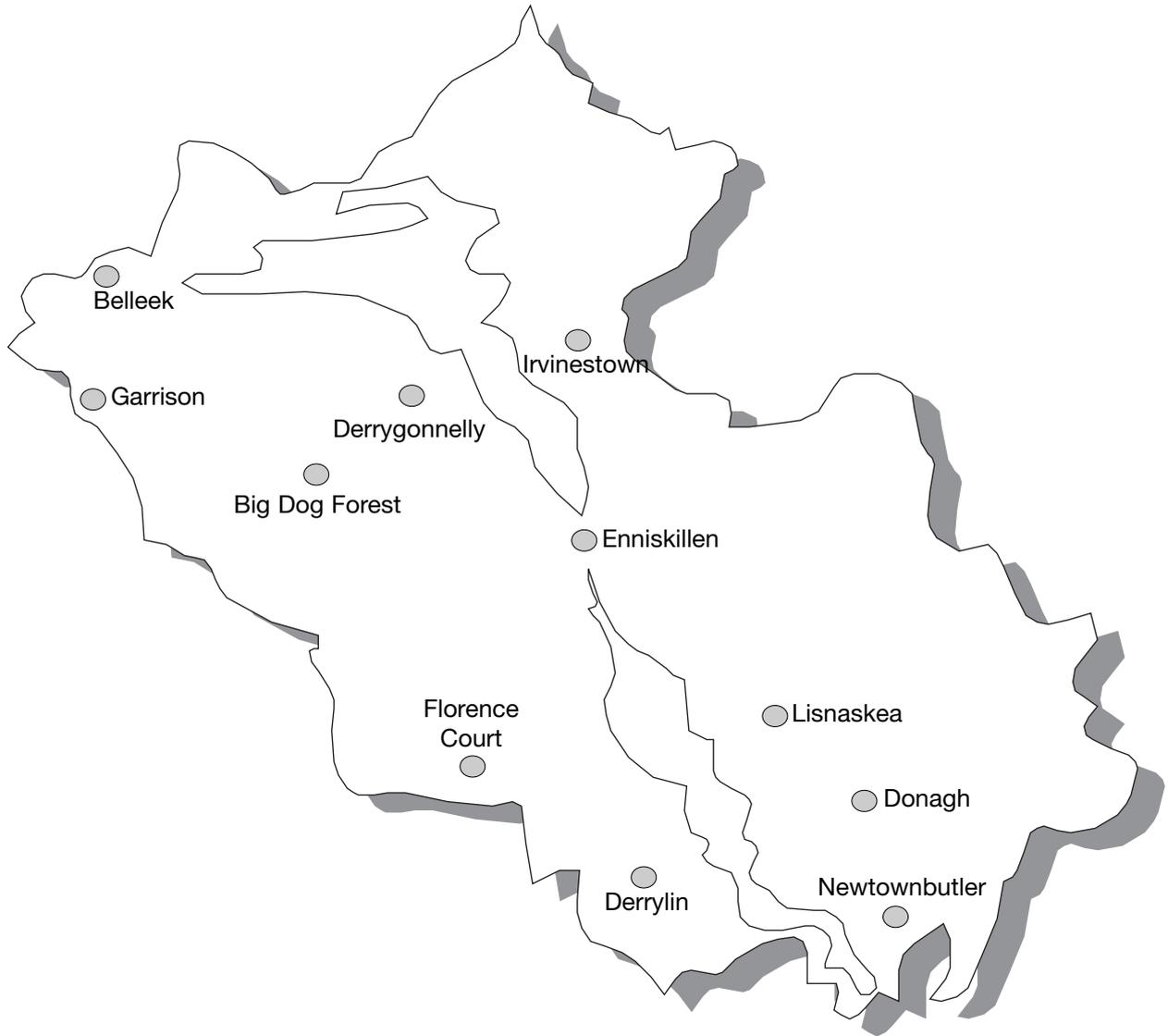
STATUS

Listed

BARNI Ref. No. *16/14/002*



County
FERMANAGH





**THATCHED COTTAGE,
19 DERRYKERRIB ROAD, NEWTOWNBUTLER**

Situated close to the road behind a low hedge, pyramidal coped piers and pretty wrought iron gate, is this three-bay vernacular dwelling with margined-glazed sash windows and a polychromatic brick chimney stack. It is unclear whether it is still in use, as the external appearance is in good order although the thatched roof is in need of urgent repair. Listed thatched buildings can attract a generous amount of grant aid from the Environment and Heritage Service and it is hoped that this will be taken up in this particular case before the property deteriorates further.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

*2 1/2 mls. S. of Newtownbutler,
off the B533 1/2 ml. from the
border*

O.S. MAP NUMBER

27

GRID REFERENCE

410 206

STATUS

Listed

BARNI Ref. No. *12/02/003*



**FARM WORKERS'S COTTAGE,
70 CROAGHRIM ROAD, FLORENCE COURT**

LOCATION

1 1/4 mls. N. of Florence Court

O.S. MAP NUMBER

26

GRID REFERENCE

175 372

STATUS

Listed

BARNI Ref. No. *12/09/001*

A charming one-and-a-half storey, three-bay thatched dwelling, formerly part of the nearby Florence Court estate. It once housed a farm worker's family and was lived in until relatively recently. It is lacking in many modern conveniences and is slowly deteriorating from water ingress. The cottage is now at the stage where urgent remedial action is necessary to prevent a more rapid decline.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



**39 KILLYCARNAN ROAD,
LEITRIM, NEWTOWNBUTLER**

This recently listed two-storey, three-bay vernacular farmhouse is an excellent example highlighting the wealth of older buildings that still survive in County Fermanagh. Commanding a mature setting, close to Killycarnan Bridge, it is set back from a quiet country road and is enclosed behind an interesting complex of stone outbuildings. The listing record considers the property “a little altered two-storey hearth-lobby vernacular house of interesting character”, and it appears to have been occupied until relatively recently.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION
*2 mls. S. W. of
Newtownbutler*

O.S. MAP NUMBER
27

GRID REFERENCE
440 240

STATUS
Listed

BARNI Ref. No. *12/02/004*



**VERNACULAR COTTAGE,
BIG DOG FOREST, DERRYGONNELLY**

LOCATION
*7 mls. E. of Garrison on the
mountain road to
Derrygonnelly*

O.S. MAP NUMBER
17

GRID REFERENCE
048 494

STATUS
Unlisted

BARNI Ref. No. *12/11/001*

This beautiful and relatively intact single-storey limestone cottage with two-storey outbuildings to the rear is sited immediately opposite the former Rossinuremore School – which appeared in *Buildings at Risk*, Vol. 4, p. 76. It now has a corrugated asbestos roof covering but retains its Victorian glazing pattern and is thought probably to have been the accommodation for the headmaster. Sheltered by the forest on three sides, it forms part of a wonderfully attractive composition on a remote and windswept road in County Fermanagh.

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



GATE LODGE, MAGHERAMENAGH CASTLE, BELLEEK

The Gothic Revival lodge to the J.B. Keane creation of 1840 is now in a somewhat precarious state. It was described in 1994 by Dean as being “secreted behind rampant shrubbery the gabled three bay building constructed in very fine uncoursed squared masonry in which the windows with lancet heads are arranged in pairs...A central ornamental porch to the front door has been taken down. To the steep gables sturdy waved bargeboards...The house is now a ruin, the lodge though occupied, run down”. The final comment no longer holds true as the lodge is now most definitely vacant and in an increasingly poor state of repair. However, it is not beyond rescue and could make an attractive home or holiday accommodation without, as its listing record suggests, “losing its essential architectural qualities”.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 109
 Rowan, A., *North West Ulster*, Penguin, 1979, p. 143
 MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

2½ mls. E. of Belleek, on a bend on the A47 Belleek - Kesh road

O.S. MAP NUMBER

17

GRID REFERENCE

982 593

STATUS

Listed

BARNI Ref. No. *12/13/001*



**146 BROLLAGH ROAD,
DRUMLISALEEN TD, BELLEEK**

LOCATION
*1 1/2 mls. S. of Belleek, on the
B52 Belleek - Garrison road*

O.S. MAP NUMBER
17

GRID REFERENCE
942 574

STATUS
Listed

BARNI Ref. No. *12/12/002*

Considered in its listing record to be one of few good surviving examples, this building is of a style once characteristic of the region. Single-storey, three-bay with a half-hipped roof and margined-glazed sliding sash windows, it has a rather incongruous looking garage tacked onto one gable-end and a small range of limestone outbuildings run at right angles to the dwelling. Situated on a bend, just off the main Belleek to Garrison Road, the cottage is barely visible but for the bright red sheeted door that catches the eye. Clearly vacant, with a number of slipped slates and the garden overgrown, it is, nevertheless, full of character and potential. Its current state does not suggest that refurbishment costs would be too prohibitive for a restoring owner.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



**DWELLING, CALDRUM GLEBE TD,
DERRYGONNELLY**

A majority of buildings at risk from County Fermanagh have been modest traditional dwellings that display local characteristics in their design. This distinctive contribution to the local landscape has, however, been increasingly eroded over the last number of decades under a rash of replacement and new dwellings that are often out of character with their surroundings. Of the traditional farmhouses that do remain many, like this dwelling, are largely abandoned. Described in its listing record as a “two-storey, two-bay vernacular farmhouse; rendered dry dash to front and gables; rear harled and whitewashed”, it is now empty and deteriorating, although is far from being beyond restoration and reuse.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

*1 ml. N. of Derrygonnelly, on
the B81*

O.S. MAP NUMBER

17

GRID REFERENCE

120 533

STATUS

Listed

BARNI Ref. No. 12/11/002



**178,180,182 BALLAGH ROAD,
BALLAGH, NEWTOWNBUTLER**

LOCATION

*1 1/2 mls. E. of Donagh, N. off
the Donagh - Rosslea road*

O.S. MAP NUMBER

27

GRID REFERENCE

426 310

STATUS

Listed

BARNI Ref. No. *12/01/002*

Writing in 1979, Alistair Rowan provided this succinct description of the Manor Court House and cottages, in the time before they became buildings at risk: "By the road below Armagh Manor three highly picturesque gabled and mullioned buildings, erected by Mr Haire. Further up the hill is the Court House, 1853, with a slender square tower and a lavish supply of bargeboards. Its E end is a two-storey cottage. Next a twin two-storeyed cottage with four gables to the road, and, at the bottom, the most elaborate of all, a cottage orné of 1857, worthy of Nash, with grouped high chimneys, winking oriel windows, and a timber veranda at the front." Now, much of the detail that once imbued these cottages with such charm, has been lost, despite the buildings featuring several times in the *Buildings at Risk* catalogues. Nos. 178-180 and No. 182 were included on consecutive pages in Vol. 1, pp. 78-79, while the Manor Court House, which is undoubtedly in the best condition, first appeared in Vol. 3, p. 71. All four properties subsequently appeared in Vol. 6, as buildings still at risk. Since that time their condition has worsened and, at the time of writing, only the Manor Court House is boarded up.

Refs:

Rowan, A., *North West Ulster*, Penguin, 1979, p. 236

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



**THATCHED DWELLING AT CLONSHANNAGH TD,
NEWTOWNBUTLER**

A beautiful one-and-a-half-storey, four-bay thatched vernacular house, with a mature, elevated setting, situated in a remote part of County Fermanagh, close to the border. Built pre-1834 it has a modern porch, modern rear extension and modern casement windows, yet still retains all the vernacular charm of what is a fast disappearing building type. Now vacant and in a deteriorating condition, it has the potential to become a home of real character.

FOR FURTHER INFORMATION CONTACT
 Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

*1 1/2 mls. E. of Donagh, N. off
 the Donagh - Rosslea road*

O.S. MAP NUMBER

27

GRID REFERENCE

434 215

STATUS

Listed

BARNI Ref. No. *12/02/002*



**FORMER POST OFFICE,
5 MAIN STREET, GARRISON**

LOCATION
In the village centre

O.S. MAP NUMBER
17

GRID REFERENCE
943 518

STATUS
Listed

BARNI Ref. No. *12/12/001*

The former post office in Garrison first appeared as a building at risk in *Buildings at Risk*, Vol. 3, p. 68, some three years after it had been listed for being “a well proportioned and well conserved urban vernacular building, given added interest by the unusual feature of paired windows at ground floor level”. The windows are now no longer visible, as all of the openings having been securely boarded up. It served as a post office from 1902 until closure in 1970 and it still retains the neglected and gloomy air that it had in 1996. Garrison is said to derive its name from a barrack that was erected in the neighbourhood by King William’s army after the battle of Aughrim. Although described by Rowan as a rather “haphazard” village, it is pleasantly situated by the shore of Lough Melvin, and its economic fortunes have taken a turn for the better.

Refs:

MBR

O.S. *Memoirs of Ireland, Parishes of County Fermanagh II*, Vol. 14, p. 74

Rowan, A., *North West Ulster*, Penguin, 1979, p. 302

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



DONAGH HOUSE, DONAGH

The O.S. Memoirs of the 1830s noted several good dwelling houses with farms attached in the Parish of Galloon. Donagh House was one such dwelling and at that time it was unoccupied following the death of the owner, a William Noble Esquire. A two-storey, five-bay, double-pile country house with an attractive Gibbsian door surround, it has been empty since the 1970s and is in a very poor condition. Reminiscent in many ways of Rosconor House (see p. 63), it occupies a very prominent, elevated position and could assume pride of place once more.

Refs:

O.S. Memoirs of Ireland, *Parishes of County Fermanagh I*, Vol. 4, p. 91

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

*In Donagh Village, between
Lisnaskea and Newtownbutler*

O.S. MAP NUMBER

27

GRID REFERENCE

398 302

STATUS

Listed

BARNI Ref. No. 12/03/003



**KINAWLEY RECTORY AND GATE LODGE,
AGHINTRA, DERRYLIN**

LOCATION
*2 1/2 mls. S. of Derrylin on the
road to Ballyconnell (Co.
Cavan)*

O.S. MAP NUMBER
27

GRID REFERENCE
279 239 and 277 237

STATUS
Listed

BARNI Ref. No. *12/08/001 and
12/08/002*

When Dean wrote the description below for the gate lodge to Kinawley Rectory it was described as being “deserted, as is the fine old glebe house”. That is, unfortunately, still the case. Described by Rowan as “typically Regency in appearance, with a shallow overhanging slate roof and long, low proportions”, the O.S. Memoirs thought the main house to be a “neat small residence, tolerably planted but not deserving any particular mention”. The listers obviously disagreed with the last remark and suggested that “few such buildings remain in such original condition complete with a contemporary range of outbuildings, gates etc...”. Dean further adds that “the original little lodge in stone construction can still be seen parallel to the road, unusual in having half hipped and part gable roof... It now forms a back return to the later lodge which faces the avenue.” The later lodge is a standard-sized, single-storey, three-bay symmetrical building with a hipped roof and centrally placed chimney stack.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 109
Rowan, A., *North West Ulster*, Penguin, 1979, p. 227
O.S. Memoirs of Ireland, *Parishes of County Fermanagh I*, Vol. 4, p. 115

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555



NECARNE CASTLE, IRVINESTOWN

Necarne Castle is evidently one of the more problematic buildings at risk in County Fermanagh, having featured in the first *Buildings at Risk* catalogue, along with the estate cottages at Ballagh (see p. 74) and the double-pile Georgian country house at Donagh (see p. 77). Described simply in its listing record as a “large mansion house in decorated castellated style with stone walls partly rendered”, it has lain empty for a considerable period of time. The grounds of the castle have been successfully developed for equestrian sports, with the substantial courtyard buildings having been sensitively restored for use as part of an agricultural college. In the meantime, the main building remains mothballed for want of a new use and all of its many and varied openings have been boarded up (albeit attractively) to deter vandals. While rescuing the building would certainly be a major undertaking, it is of such importance that all avenues must be explored to find a sustainable new use.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Enniskillen Sub-Divisional Planning Office, tel: 028 6634 6555

LOCATION

1/2 ml. S. of Irvinestown

O.S. MAP NUMBER

18

GRID REFERENCE

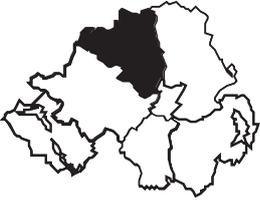
236 573

STATUS

Listed

BARNI Ref. No. 12/15/001

SALE/LEASE
POSSIBLE



County
LONDONDERRY





GATE LODGE TO ABERFOYLE HOUSE, NORTHLAND ROAD, DERRY

One of several gate lodges from the Derry area on the online BARNI Register (none of which have featured before in previous *Buildings at Risk* catalogues); this is the younger of two lodges to 'Richmond', which was later to be known as 'Aberfoyle House'. It was added by Robert Corscadden in 1870, after he bought the demesne. Described in the UAHS list of 1970 as being an element of "neat townscape detail", the two-storey former porter's lodge is considered by Dean to be essentially "a big cube below a hipped roof. Faintly Italianate in style, the front elevation alongside the footpath has a first floor pair of semicircular-headed sash windows with dressed stone over a transomed and mullioned timber oriel supported on four brackets". The two tall pedimented archways are a further essential element of the whole composition. One forms the screen to the public foot path, the other at right angles to this off the rear elevation, once gave entry to the park and carriage yard. The lodge is now boarded up, the gates closed and padlocked and the fine pedimented archway is being slowly covered by rampant greenery.

Refs:

UAHS, *City of Derry*, 1970, p. 50

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 120

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Londonderry Divisional Planning Office, tel: 028 7131 9900

LOCATION

On the Northland Road, next to Magee

O.S. MAP NUMBER

7

GRID REFERENCE

434 178

STATUS

Listed

BARNI Ref. No. 01/22/003



**SOUTH LODGE,
BALLYNAGARD HOUSE, DERRY**

LOCATION

*On the A2 N.W. of Derry City,
1 1/2 mls. from Culmore Point*

O.S. MAP NUMBER

7

GRID REFERENCE

463 217

STATUS

Listed

BARNI Ref. No. 01/27/001

A simple and symmetrical single-storey, three-bay, stone-built gate lodge with a hipped and slated roof, built c.1850 as the second lodge to 'Ballynagard', the second home of the Hart family from Muff. The front entrance door is contained within an unusual bowed central projection. The lodge is vacant and boarded up and the slates on the rear elevation have been removed, exposing the interior to the deleterious effects of the weather. It is one of three lodges from the surrounding area to appear as recent buildings at risk and it, too, could benefit from an injection of interest.

Refs:

Rowan, A., *North West Ulster*, Penguin, 1979, p. 403

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213, Environment and Heritage Service, tel: 028 9054 3145, Londonderry Divisional Planning Office, tel: 028 7131 9900



139 TIRKANE ROAD, MAGHERA

This is a beautiful example of a 19th-century Irish vernacular building that sits in harmony with the surrounding plantings and wider landscape. Noted simply in the MBR as being a “two-storey house”, it retains its harled and whitened walls, sheeted-door, sliding-sash windows, natural slated roof and a pair of welcoming traditional gate-pillars with simple wrought-iron gates. First indicated as being at risk in *Buildings at Risk*, Vol. 6, p. 103, it remains a desirable, yet vulnerable building. Encouragingly, the owner has expressed a desire to see it eventually re-inhabited.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

*3 mls. N.W. of Maghera on the
Tirkane Road*

O.S. MAP NUMBER

8

GRID REFERENCE

828 038

STATUS

Listed

BARNI Ref. No. *08/01/001*



**ROWAN'S GIFT, 18 DRUMLAMPH LANE,
CASTLEDAWSON**

LOCATION
*2½ mls. E. of Knockcloughrim
(market on map)*

O.S. MAP NUMBER
14

GRID REFERENCE
917 964

STATUS
Listed

BARNI Ref. No. *08/08/001*

Rowan's Gift is a one-and-a-half storey, five-bay, 'L' shaped, stone-built and harled dwelling, with a natural slate roof and highly unusual stepped chimneys on either gable end. The unrecused sash windows are also of some interest and are indicative of the building's considerable age. In a poor state of repair when it appeared in *Buildings at Risk*, Vol. 2, p. 62, it has deteriorated since then and is slowly disappearing under the undergrowth. Buildings of this type and age are now rare and it is imperative that all is done to secure its future.

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



9-11 LINENHALL STREET, LIMAVADY

The O.S. Memoirs considered Limavady, or Newtownlimavady as it was then known, to be “rather irregular in form, consisting chiefly of two principal streets united by a cross one”. Catherine Street and Main Street were undoubtedly the two principal thoroughfares, while it is thought probable that it was Linenhall Street which united the two. Built in the mid-19th century, the red-brick nos. 9-11 are the most notable properties remaining on the street, although they have been unoccupied for some time. They have been tidied up considerably since they were featured in *Buildings at Risk*, Vol. 6, but still suffer from the unwanted attention of vandals and, consequently, several of the Georgian window panes have been broken. While applauding the steps taken to brighten the properties up, this should only be seen as a stop-gap at best and finding a long-term use is the ultimate aim.

Refs:

O.S. Memoirs of Ireland, *Parishes of County Londonderry II*, Vol. 9, p. 76

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Londonderry Divisional Planning Office, tel: 028 7131 9900

LOCATION

Near the centre of town

O.S. MAP NUMBER

4

GRID REFERENCE

669 230

STATUS

Listed

BARNI Ref. No. *02/12/001*



**PROBATE OFFICE, 13 BISHOP STREET,
DERRY**

LOCATION

In the city centre

O.S. MAP NUMBER

7

GRID REFERENCE

433 166

STATUS

Listed

*In the Walled City
Conservation Area*

BARNI Ref. No. 01/19/001

The *Historic City Conservation Area* guide states that: “The buildings of Bishop Street span a period of two hundred years. The Irish Society Offices were erected in 1768; the Courthouse by John Bowden of Dublin dates from 1817 and the Deanery of 1833 was built to replace a former building of 1720 in London Street.” This building, the former District Probate Office, was added not long after the Deanery in 1861. It is a small two-storey, three-bay, brick-built building, now painted white, with segmental-headed window and door openings and a tall, slender, corniced chimney, which adds significantly to the character of the building. No longer in use, the building’s external paintwork is beginning to flake, although generally the building appears to be in a fair condition.

Refs:

DOE (NI), *Londonderry Historic City Conservation Area*, 1977, Part 2

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Londonderry Divisional Planning Office, tel: 028 7131 9900



ARTILLERY STREET, DERRY

The DOE (NI) review of the *Historic City Conservation Area* considered Artillery Street to be “a fine example of the unique curved streetscape of the historic city with the former St. Joseph’s School (The Playhouse) forming the centrepiece”. The E. J. Toye designed school appeared in *Buildings at Risk*, Vol. 6, and came to wider public prominence in the BBC2 *Restoration* programme as one of three featured Northern Ireland buildings at risk. Encouragingly, it is soon to be renovated, ensuring its long-term future as an arts venue. However, several of the neighbouring properties are currently vacant and suffering from vandalism, although they form an equally important part of the varied and interesting streetscape, which provides a fitting attractive backdrop to the 17th century city walls. The inclusion of the walled city as one of five key tourism signature projects by the Northern Ireland Tourist Board should ensure that all is done to reuse the historic buildings at this sensitive location appropriately.

Refs:

DOE (NI), *Review of Historic City Conservation Area*, 2004, p. 5

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Londonderry Divisional Planning Office, tel: 028 7131 9900

LOCATION

Artillery Street runs parallel with Pump Street and is overlooked by the city walls

O.S. MAP NUMBER

7

GRID REFERENCE

435 164

STATUS

Unlisted

*In the Walled City
Conservation Area*

BARNI Ref. No. 01/19/006



**LING HOUSE, 173 SLIEVEBOY ROAD,
CLAUDY**

LOCATION <i>2 mls. S. of Claudy</i>	<p>This late-17th century farmhouse has important historical associations with Colonel Adam Murray, one of the defenders during the siege of Derry. Two-storey, seven-bay, it has an unusual and extremely attractive centrally placed entrance door with boldly chamfered stone surrounds and fanlight above. Although earlier, the door is similar in appearance to that at Bovevagh Rectory in nearby Dungiven, which featured in <i>Buildings at Risk</i>, Vol. 3, p. 75 and has now been well restored. Situated in a rural location with panoramic views of the nearby valley, its condition has not deteriorated to any great extent since it appeared in <i>Buildings at Risk</i>, Vol. 4, p. 85, although it remains partially boarded up. Discussions which might have resulted in the building being restored as a cultural centre proved unsuccessful. However, the owners are willing to consider offering the building on a long restoring lease.</p>
O.S. MAP NUMBER 7	
GRID REFERENCE <i>546 043</i>	
STATUS <i>Listed</i>	
BARNI Ref. No. <i>01/01/002</i>	
LEASE POSSIBLE	FOR FURTHER INFORMATION CONTACT Ulster Architectural Heritage Society, tel: 028 9055 0213 Environment and Heritage Service, tel: 028 9054 3145 Londonderry Divisional Planning Office, tel: 028 7131 9900



FARM BUILDINGS TO BOOM HALL, DERRY

The highly impressive Boom Hall and its estate-related buildings featured in the very first *Buildings at Risk*, on page 96. Since that time, little has changed in the condition of the main building, which remains something of a gaunt ruin. Built c.1770 by Robert Alexander, who was said by Rowan to have been “a younger brother of the first Lord of Caledon”, it was reduced to a shell by fire in the early 1970s. The farm buildings are also in an advanced state of disrepair. Recently listed B2 they are under the ownership of the local authority, along with the surrounding 28 acres of agricultural land. The farm buildings are recorded in their listing record as being: “...of two-storey construction in rubble schist with sandstone dressings. They are built in a square courtyard plan, each side of eight bays internally. The external elevations have segmental arches with oculus windows over...whilst in need of major repair remain largely unaltered and are not beyond restoration.” There has been recent discussion about turning the grounds into a country park, which would then allow the farm buildings to be restored and converted for public use.

Refs:

Rowan, A., *North West Ulster*, Penguin, 1979, p. 401
MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Londonderry Divisional Planning Office, tel: 028 7131 9900

LOCATION

North of the city at the western end of the new Foyle Bridge

O.S. MAP NUMBER

7

GRID REFERENCE

449 197

STATUS

Listed

BARNI Ref. No. 01/25/001



**PRESBYTERIAN CHURCH,
GREAT JAMES STREET, DERRY**

LOCATION

*Great James Street runs W.
from the Foyle, N. of the
Walled City*

O.S. MAP NUMBER

7

GRID REFERENCE

STATUS

*Listed
In the Clarendon Street
Conservation Area*

BARNI Ref. No. 01/21/001

This building has been the subject of much speculation recently. It was first highlighted as a building at risk in *Buildings at Risk*, Vol. 2, p. 69, where it appeared beside the Whitehall Chambers in Hawkin Street. The Chambers have subsequently been demolished and this equally 'difficult' building is now empty and facing an uncertain future. A very powerful neo-classical composition, it was built in 1837 to the designs of Stewart Gordon, and was to be the third Presbyterian Church in the city. Its front façade is dominated by a projecting central-pediment portico supported by four ionic columns on a broad flight of steps, which are flanked by scrolled edges. Behind is a four-bay, two-storey hall with large, round-headed windows. There is a Venetian window on the rear elevation, behind the pulpit. Set back from the main frontage line of the neighbouring buildings on Great James Street, it is certainly an impressive sight, and would be too valuable an asset to lose.

Refs:

Rowan, A., *North West Ulster*, Penguin, 1979, p. 387

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Londonderry Divisional Planning Office, tel: 028 7131 9900



ST. PATRICK'S RC CHURCH, INISCARN ROAD, DESERTMARTIN

St. Patrick's Church, in common with its namesake in Claudy (*Buildings at Risk*, Vol. 2, p. 66 and Vol. 3, p. 79), has appeared twice before as a building at risk – in *Buildings at Risk*, Vol. 1, p. 89 and then again in Vol. 3, p. 80. It remains unused, although it has been secured from vandalism. A simple, early-19th century, four-bay rendered building, without a use its long-term future must be in some doubt. Until this situation is resolved it will remain as a building at risk, along with a substantial number of other redundant churches.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
 Environment and Heritage Service, tel: 028 9054 3145
 Ballymena Divisional Planning Office, tel: 028 2565 3333

LOCATION

*1/2 ml. N.W. of Boveagh village
 crossroads and 4 mls. S.E. of
 Draperstown*

O.S. MAP NUMBER

13

GRID REFERENCE

826 922

STATUS

Listed

BARNI Ref. No. *08/12/001*



FORMER CRANNY PRIMARY SCHOOL, CRANNY

LOCATION

*In Cranny village, 3¹/₂ mls. N.
of Moneymore, W. off the A29*

O.S. MAP NUMBER

13

GRID REFERENCE

848 891

STATUS

Listed

BARNI Ref. No. *08/12/002*

Erected by the Drapers' Company in 1820, this former primary school was described in its listing record as being "typical of buildings erected in the Moneymore and Draperstown area by the Drapers' Company of London". First highlighted in *Buildings at Risk*, Vol. 1, p. 90, it has a large, pedimented gable above the double-leaf entrance door, flanked either side by tall segmentally-headed, square-paned window openings, with oversailing eaves to the three-bay wide side elevations. It remains empty and several window panes have been broken.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Ballymena Divisional Planning Office, tel: 028 2565 3333



FACTORY, 1 ABERCORN ROAD, DERRY

Several factories that have featured from Derry in the buildings at risk campaign have successfully found new uses – the former Rosemount Factory (*Buildings at Risk*, Vol. 1, p. 100); the Star factory (Vol. 1, p. 101 and Vol. 4, p. 96); and the Welch and Margetson factory (Vol. 1, p. 102). Regrettably, one prominent former shirt factory, the former Abercorn factory, remains at risk following the demolition of the nearby Tillie and Henderson factory, the first of the city’s shirt factories. The ‘Abercorn’ factory is one of the last remaining links to the city’s industrial past, and thus takes on even greater significance. Designed and built in 1863 by the local architect, A. McElwee, it is described as being “one of the earlier factories, with a very pleasantly weathered coloured brick. The fenestration is handled in an austere simple Georgian manner. The sweep of the building from Abercorn Road to Wapping Lane is interestingly achieved and punctuated with ground floor entrance and clock tower at top”. It appeared in *Buildings at Risk*, Vol. 1, p. 99, and remains only partially used.

Refs:

UAHS, *North West Ulster*, 1970, p. 46

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Londonderry Divisional Planning Office, tel: 028 7131 9900

LOCATION

On the corner of Abercorn Road, by the roundabout off the Craigavon Bridge, on the west bank of the Foyle

O.S. MAP NUMBER

7

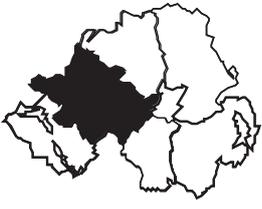
GRID REFERENCE

435 163

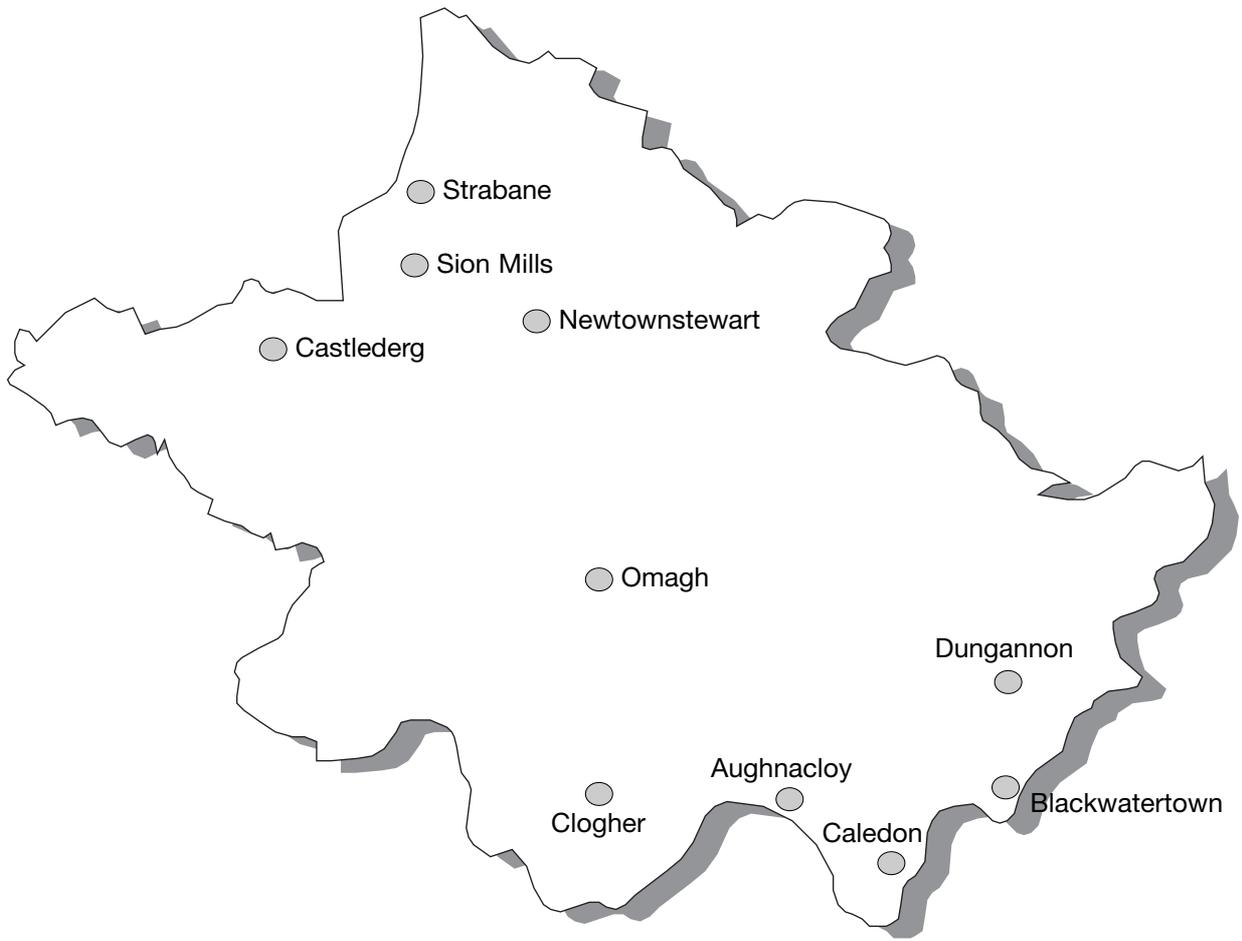
STATUS

Listed

BARNI Ref. No. 01/19/002



County
TYRONE





COTTAGE, 7 KILLETER ROAD, CASTLEDERG

Situated at the end of a short grassy lane, close to the centre of the town yet secluded from view by surrounding houses, this is a pretty single-storey, three-bay vernacular dwelling. Uninhabited for a number of years, it is now partly boarded up, with its thatched roof slowly becoming overgrown. All that remains of the nearby corn mill which it once served is a grass covered mound. The MBR records that there is a “loft over the eastern bay and main hearth against the western gable having a bed outshot to the north of the hearth”. Gailey writing in *North West Ulster*, describes how “throughout Donegal, almost all of Derry, north and west Tyrone, and the extreme north-western margins of Fermanagh, many vernacular dwellings include a nook in one corner of the kitchen, almost always beside the fire. Projecting outwards on the rear wall from the basic rectangle of the house, this ‘outshot’, known in Gaelic as cailleach or cúilteach, accommodates a bed which traditionally was reserved for the older generation”. The condition of this cottage, though poor, is not irredeemable and its evident importance as an example of a traditional local vernacular form should help ensure its continued survival.

Refs:

MBR

Rowan, A., *North West Ulster*, Penguin, 1979, p. 90

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

Mr Cyril Muldoon, c/o Manor Architects

LOCATION

Up a short grassy lane, close to the centre of the town

O.S. MAP NUMBER

12

GRID REFERENCE

259 848

STATUS

Listed

BARNI Ref. No. 10/02/001



**28A STRABANE ROAD,
CASTLEDERG**

LOCATION
*Off the B72, 1/4 ml. from the
centre of Castlederg*

O.S. MAP NUMBER
12

GRID REFERENCE
272 849

STATUS
Listed

BARNI Ref. No. *10/02/002*

Not far from the cottage on page 95, this traditional dwelling is described as being “a single-storey, three-bay, thatched house of the gable-hearth, direct-entry type”. The description from its listing record further adds that “there is a hearth on either gable and the entrance door is in a separately-roofed shallow projection. The internal layout is of two rooms with partitioned space at the rear and with a small central staircase to the loft... The original kitchen hearth with pot crane has been retained”. At the time of the survey, the building was considered to be basically unaltered but it is now increasingly at risk from insipid deterioration. The grass sprouting from the thatched roof is undoubtedly the greatest cause for concern.

Refs:
MBR

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Omagh Divisional Planning Office, tel: 028 8225 4000



3 MOYLE ROAD, NEWTOWNSTEWART

The condition of this property has greatly deteriorated since it was featured in *Buildings at Risk*, Vol. 5, and the spalling external rendering has exposed more and more of the underlying brick structure. Of the three buildings from the centre of Newtown Stewart to have appeared in that particular *Buildings at Risk* catalogue, only one has been restored to date – no. 6 Main Street – although a great deal of good has been done in the town as part of a Heritage Lottery Fund backed Townscape Heritage Initiative.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

Moyle Road leads S. out of the town

O.S. MAP NUMBER

12

GRID REFERENCE

401 855

STATUS

Listed

In the Newtown Stewart

Conservation Area

BARNI Ref. No. 10/04/001



1-2 MILL STREET TERRACE, CALEDON

LOCATION

*Mill Street runs E. off Main
Street*

O.S. MAP NUMBER

19

GRID REFERENCE

757 454

STATUS

*Listed
In the Caledon Conservation
Area*

BARNI Ref. No. *13/10/004*

The beautiful terrace of one-and-a-half storey, multi-gabled and lattice-glazed, cottage style workers' dwellings on Mill Street was highlighted in *Buildings at Risk*, Vol. 1, p. 106. At that time, all but two of the properties were vacant. Times have changed, however, and while the remainder of the terrace has been sensitively restored, nos. 1 and 2, which were still inhabited in 1993, are vacant and at risk. Although much simpler in design than the cottage-style dwellings, they are attractive limestone properties with brick surrounds to openings. Two-storey in height, they sit adjacent to a substantial unlisted three-storey former mill building which is also in a derelict state.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Omagh Divisional Planning Office, tel: 028 8225 4000



17 ANNAGHROE ROAD, CALEDON

Dean considers the possibility that the well-known Newry architect, Thomas Duff, was responsible for a “host of estate workers cottages peppered about the [Caledon] estate...all in the new Picturesque English Cottage Style”, after he had taken over work at Caledon House in the 1820s. No. 17 Annaghroe Road may be one such property, although it does not boast the sort of picturesque elements that several of the other derelict cottages on the road still possess. Formerly comprising a one-and-a-half-storey pair, it was occupied as a single dwelling until a number of years ago, and is therefore in better condition than many of the other cottages. It is now vacant and its undoubted character and potential should enable it to be put to new and productive use.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, pp. 138-139

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

1 1/4 mls. S.W. of Caledon, on the B45 Caledon - Glaslough Road

O.S. MAP NUMBER

19

GRID REFERENCE

743 443

STATUS

Listed

BARNI Ref. No. *13/10/006*



**GATE LODGE, TULLYDOWEY HOUSE,
49 TULLYLEARN ROAD, BLACKWATERTOWN**

LOCATION

*Between Benburb and
Blackwatertown (Tullydowey
House is marked on the map)*

O.S. MAP NUMBER

19

GRID REFERENCE

837 521

STATUS

Listed

BARNI Ref. No. 13/11/002

This picturesque one-and-a-half storey lodge remains at risk. Now that the future of the main house is certain, there is renewed hope that the lodge may be restored in time. Built in 1793 and described by Dean as “a lodge unique in its precocity being of a date when the newfangled Picturesque cottage style was still a novelty in England”, it certainly provides a lively welcome at the foot of the main avenue.

Refs:

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 150

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000



LEVEL-CROSSING KEEPER'S HOUSE, TULLYVAR TD AND GLENCREW TD, AUGHNACLOY

McCutcheon suggests that there were 19 level crossings in total along the defunct Clogher Valley Railway line, which ran between Tynan in County Armagh and Maguiresbridge in County Fermanagh. They were built to provide a measure of public safety where the railway line crossed public roads. Most were tended by crossing keepers who sometimes lived in adjoining company houses. These houses were described briefly by McCutcheon as usually being "...of two storeys, generally built to a simple two-up and two-down standard rectangular design, in roughly dressed whinstone blocks, with brick facings on doors and windows and a small slate-roofed porch facing the line". No longer required for their original purpose, the two picturesque crossing keepers' houses are now vacant and included as buildings at risk.

Refs:

McCutcheon, W.A., *The Industrial Archaeology of Northern Ireland*, H.M.S.O., 1980, p. 184

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

*1 1/2 mls. S.E. of Ballygawley,
off the A5 Omagh - Aughnacloy
road and 1ml. S.E. of
Aughnacloy, off the A28*

O.S. MAP NUMBER

19

GRID REFERENCE

642 554 and 685 519

STATUS

Listed

BARNI Ref. No. *13/12/001 and*

13/12/003



6-8 KILLYMAN ROAD, DUNGANNON

LOCATION

In the town centre

O.S. MAP NUMBER

19

GRID REFERENCE

802 625

STATUS

Listed

In the Northland Conservation

Area

BARNI Ref. No. 13/20/003

An extremely attractive three-storey, five-bay pair of townhouses with a central carriage arch and large range of outbuildings to the rear. It is located on the periphery of the Northland Conservation Area, and immediately adjoining the sacristan's house to St. Patrick's Roman Catholic Church (by J. J. and C. J. McCarthy), the spire of which towers over the properties. They are constructed of coursed rubble with dressed quoins and lintels and have a natural slated roof, brick archway and attractive brick chimney stacks at either gable. The coach houses and stabling to the rear are in particular need of attention and are increasingly being smothered by rampant greenery. A substantial amount of money has been invested in the centre of the town in recent times and areas such as Northland Road have benefited greatly, while Perry Street (see p. 103), just around the corner, still awaits attention. Encouragingly, the owner of this property is understood to be actively pursuing a number of funding options.

Refs:

UAHS, *Dungannon & Cookstown*, 1971, p. 20

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000



PERRY STREET, DUNGANNON

The guide for the Northland Conservation Area in Dungannon suggests: "Unlike Northland Row, Perry Street and Church Street were not planned but have evolved... The town centre has developed outwards from its earlier Market Square location, resulting in many changes of use from residential to retail... Some buildings still display original detailing but many are now scarred by inappropriate alterations." Not only have inappropriate alterations affected the character of the street, but subsequent abandonment of several of the properties with the ensuing decay and vandalism led to its inclusion in *Buildings at Risk*, Vol. 6, p. 116. Here, it was suggested that the street could be an ideal candidate for a Townscape Heritage Initiative, similar to those in many other towns and villages in Northern Ireland. It has been recently sold and it is hoped that ongoing discussions might lead to such a proactive initiative taking shape. Until that time, the buildings of Perry Street will remain very much 'at risk'.

Refs:

DOE (NI), *Northland Conservation Area*, 1994, p. 13

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

In the town centre

O.S. MAP NUMBER

19

GRID REFERENCE

799 624

STATUS

Unlisted

In the Northland Conservation Area

BARNI Ref. No. 13/04/002



STABLES, ZION HOUSE, MELMONT ROAD, SION MILLS

LOCATION

On the main road through Sion Mills

O.S. MAP NUMBER

12

GRID REFERENCE

341 932

STATUS

Listed In the Sion Mills Conservation Area

BARNI Ref. No. 10/07/004

Zion House may never have appeared before as a building at risk, although it is on the BARNI Register, but the gate lodge and stables did feature in *Buildings at Risk*, Vol. 1, pp. 109 and 110 respectively. Since that time, the half-timbered lodge has been restored, while the stables were to feature again as a building still at risk in Vol. 6. However, the picturesque and rambling stable block continues to deteriorate at an alarming rate. This has prompted the use of enforcement action by the DOE (NI) and the first 'Repairs Notice' was served on the owner in 2003, which should eventually lead to compulsory acquisition. This represents a crucial turning point for the future of the building.

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Omagh Divisional Planning Office, tel: 028 8225 4000



FORMER POOR LAW HOSPITAL, TULLYBROOM ROAD, CLOGHER

Gould, writing in *The Workhouses of Ulster*, explained how many of the workhouses designed by George Wilkinson were made up of three main constituent parts. At the front was a separate building known (rather unimaginatively) as 'the front building'. Behind this, at some distance, was what was referred to as 'the body of the house', which generally consisted of a long building of two and three storeys with a spine extension at right angles at the back. The infirmary building then completed the H plan of the main buildings of the workhouse which were, in turn, all surrounded by a high wall enclosing a complex of exercise yards. Rowan described the 1851 workhouse at Lisnaskea as "one of George Wilkinson's standard Elizabethan designs, unusually well preserved". It now consists of a five-bay, two-storey, gabled front building with a long two- and three-storey block to the rear. The infirmary building has been demolished. The front block is currently vacant and in a poor state of repair while the main body is only partially used and in need of restoration work. Encouragingly, a local playgroup is currently engaged with restoration proposals.

Refs:

UAHS, *The Workhouses of Ulster*, 1983, p. 7
Rowan, A., *North West Ulster*, Penguin, 1979, p. 360

FOR FURTHER INFORMATION CONTACT
Ulster Architectural Heritage Society, tel: 028 9055 0213
Environment and Heritage Service, tel: 028 9054 3145
Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

On the Tullybroom Road, 1/2 ml. N. of Clogher, on the northern bank of the River Blackwater

O.S. MAP NUMBER
18

GRID REFERENCE
537 523

STATUS
Listed

BARNI Ref. No. 13/02/001



THE TREAD WHEEL, CASTLE PLACE, OMAGH

LOCATION
N. of McConnell's Place

O.S. MAP NUMBER
12

GRID REFERENCE
449 728

STATUS
Unlisted
In the Omagh Conservation
Area

BARNI Ref. No. *11/14/001*

The *Omagh Conservation Area* guide considers the Tread Wheel to be “a third surviving building, contemporary with the Gaol”, and further elaborates that “it was used to raise water to the building from a deep well adjacent to it and it is presumed that it was used for the punishment of recalcitrant prisoners”. Now in an extremely poor condition, it first appeared as a building at risk in *Buildings at Risk*, Vol. 5, p. 96, where it was advised that urgent action should be taken to preserve it. To date, no such action appears to have been taken and its long-term future remains in some doubt.

Refs:

DOE (NI), *Omagh Conservation Area*, 1993, p. 14

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Omagh Divisional Planning Office, tel: 028 8225 4000



HERDMANS SPINNING MILLS, SION MILLS

An immense industrial complex whose importance to the nearby town of Sion Mills cannot be understated. Developed by the Herdman family in the early part of the 19th-century, the main feature of the complex is a four-storey, sixteen-bay spinning mill with a six-storey tower at one end. This was designed in an instantly-recognisable Italianate fashion by W. H. Lynn in 1853. A substantial number of other ancillary structures and spaces complete the site, including the famous cricket pitch where Ireland defeated the West Indies in 1969. However, the historic mill buildings are no longer in use, having been superseded in the 1980s by a modern complex – although this too has recently ceased production. As a result they have become increasingly vulnerable to vandals and have decayed somewhat, although like most large mill buildings of that age they are of an extremely resilient construction. Encouragingly, a major regeneration scheme has been proposed by the Sion Mills Building Preservation Trust that necessitates not only a massive amount of capital expenditure but also much creative thinking and vision. Until sufficient funding has been secured (particularly government assistance) the buildings will remain vulnerable and it is with a considerable degree of hope that they are included within this catalogue.

Refs:

Rowan, A., *North West Ulster*, Penguin, 1979, pp. 487-488

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

In the centre of the village, on the banks of the Mourne River

O.S. MAP NUMBER

12

GRID REFERENCE

343 933

STATUS

Listed

In the Sion Mills Conservation Area

BARNI Ref. No. 10-07-002

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NOTES

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