



BUILT HERITAGE AT RISK  
Northern Ireland

November 2008

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The Ulster Architectural Heritage Society exists to promote the appreciation and enjoyment of architecture from the prehistoric to the present in the nine counties of Ulster, and to encourage its preservation and conservation.

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Front cover: Mill, Mill Bay, Rathlin Island, page 17

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The decline of our historic buildings and their triumphant rescue, or pitiful destruction, does not happen in a vacuum remote from wider economic, social or environmental influences. Individually, and collectively, the future of this precious resource depends on a plethora of issues, not least institutional arrangements which help to shape the context within which heritage-led regeneration can happen.

It is important, therefore, to highlight several of the changes that have occurred in Northern Ireland since the last Built Heritage at Risk Catalogue was published in 2005, with two of the most significant being the restoration of devolution to the Stormont Assembly, and major decisions on the future of local government, including the return of planning powers to councils. Whilst their full impact will not be felt for some time, such changes at least offer the potential for a radical and hopefully positive shift in emphasis in favour of historic buildings. The rescue of the 14 derelict structures explored later in the case studies represent excellent examples of what can be achieved when circumstances permit. Aiming for such high quality development should be at the forefront of all our thoughts when deciding upon the detailed workings of our new institutions, as failure to do so can only lead to repetition of past mistakes.

Public policy initiatives have also moved forward during this period. Arguably the most important of these has been the Northern Ireland Environment Agency's review of their grant aid policy, which has opened up funding opportunities to virtually all listed building owners. This includes previously excluded grade B2 buildings which, as the statistics on page ix indicate, currently make up 27 percent of all buildings at risk (in addition to 11 percent grade B listed). In addition, a higher limit of eligible costs is also now available, as is more specialised funding for Buildings Preservation Trusts or other charitable organisations seeking to acquire and rescue a building at risk. It would not be an exaggeration to state that there is now no excuse for an owner not to seriously consider the future of their building as the carrot has become considerably juicier.

In those few cases where an owner is not willing to cooperate, a metaphorical big stick, otherwise known as an Urgent Works or Repairs Notice, might help clarify matters. The resonance that an effective enforcement strategy could have on recalcitrant owners should not be underestimated. It is to be hoped that this will now be a key focus of government with the somewhat belated action at Sion Mills serving as an invaluable early lesson (see page 100).

Whilst these developing initiatives are to be warmly welcomed the public policy arena is not without further challenges. The imposition of VAT on repairs and maintenance (while new development is zero rated) remains a glaring anomaly, although reductions can be applied to the re-use for residential purposes of many buildings featured in this catalogue, a fact not widely known (see HM Revenue & Customs VAT Advice Notice 708). This lingering fiscal problem is in the gift of Brussels and Westminster, so change should not be expected imminently.

An issue of particular relevance to rural Northern Ireland, and which is a key responsibility of local politicians, is draft Planning Policy Statement 21: Sustainable Development in the Countryside. The Ulster Architectural Heritage Society's primary interest has always centred on the diminishing resource of non-listed vernacular buildings, which collectively help to define much of the character of the countryside. However, a far-reaching policy such as this also impacts dramatically on listed buildings as it directly influences the investment choices of those wishing to live in the countryside; an effective and sustainable approach would seek to limit new build development whilst encouraging the re-use of existing assets, such as buildings at risk. A delicate balance must be struck, but there are real dangers that too lax an approach might ultimately conflict with the laudable aim of the Northern Ireland Environment Agency of rescuing 200 buildings at risk over a 10 year period (as first established in the Northern Ireland Sustainable Development Strategy in 2006).

Turning specifically to the contents of this catalogue, many of the buildings featured are in public or quasi-public ownership. These make up just under 22 percent (14 percent within the broader public sector and 8 percent owned by the various churches) of the total number of structures "at risk" on the online Register, which currently stands at 489. Their prominence in this publication is for good reason, principally because they can better serve to illustrate the fallout from the processes of rationalisation and redundancy that often accompany broader economic, political or social change, whether it be manifested in school building closures due to lack of numbers (as is the case with Mersey Street on page 38), or a church vacated following the opening of a new building nearby (as happened at Toomebridge on page 16).

The impacts of these processes are not unique to the public sector, but there is a clear moral imperative for public bodies to either dispose of their historic buildings in an appropriate and expeditious manner, or to find new sustainable uses prior to closure. They must lead by example as failure is so often pursued by needless decay, vandalism and unnecessary accumulative expense. Recent experience has not been encouraging, and the examples of the Tillie and Henderson shirt factory in Derry, Cairndhu House near Ballygalley and Milford Manor House in County Armagh stand out – the latter two remain 'at risk'; whilst the former was demolished without authorisation in 2003 following a series of arson attacks.

On a more encouraging note, good practice has been followed by Armagh City & District Council in the disposal of the old gaol (see page 29), the marketing of which was preceded by repair work to the fabric of the building, and was accompanied by a conservation minded development brief and a plethora of salient information leaving

no room for any future owner to misinterpret the policies that will be applied to any proposed development scheme.

Other instances of positive public sector involvement are celebrated in several of the case studies, such as the re-use of the former fire station in Derry (page 83). Portrush Townhall (see [www.hearth-housing.org.uk](http://www.hearth-housing.org.uk)) is another example realised under a partnership between a building preservation trust and the local council and is indicative that such collaborations with charities or community based organisations, whether as full project partners or simply end users, can often result in success, not least because as charities they have potential access to a more diverse range of funding sources including the Heritage Lottery Fund. The announcement in May 2008 by the Minister of the Environment that money will be set aside for such organisations (managed by the Architectural Heritage Fund) to help with the acquisition and rescue of listed buildings at risk should hopefully encourage similar schemes.

Whilst conducive institutional arrangements and financial incentives are clearly influencing factors, just as important in shaping the destiny of our built heritage are the perseverance, enthusiasm and vision of building owners and custodians. Each of the case studies demonstrate such qualities and prove that even in the most desolate of states, or where demolition is pending, historic buildings can be brought back into use. Twelve from the fourteen have been fully completed, whilst one is currently on site but is expected to be finished within the next 6 months. They provide homes, places of work, tourist attractions and much needed community facilities, in the process helping our economy and our communities to grow in all sorts of ways. They have also been conserved for their own intrinsic worth as precious survivors from our past.

In addition to the buildings featured there are also those structures which by their very nature, such as a mausoleum or a ruined church, do not have an income generating use and cannot be occupied in the same way that a building might. This is particularly pertinent given the inclusion for the first time of scheduled masonry monuments in the broader focused Built Heritage at Risk Register (previously known as Buildings at Risk). The approach taken to scheduled monuments is different and the motives for their conservation and repair should be reflected in any proposed scheme of work, as demonstrated at Crevinish Castle in County Fermanagh (see page 70) where consolidation, conservation and interpretation of historic fabric are key. There are currently some 34 scheduled monuments on the BHARNI Register.

Given the widely publicised issues over housing need and affordability in Northern Ireland it is instructive to note from the analysis on page x that approximately 51 percent of Register entries were formerly in residential use (including 7 percent categorised as gate lodges). Other structures, such as the 7 percent that were in industrial use, or the 3 percent that were previously schools, could also conceivably be adapted to homes, in

the process becoming part of the solution to our housing problems whilst fitting neatly into the broader sustainability agenda.

The fact that approximately 72 percent of entries are in private ownership (both commercial and individual), and the majority are sited in rural areas, reinforces the need for effective planning and targeted public policies that encourage re-use whilst discouraging vacancy. In addition to a robust new draft Planning Policy Statement 14, and improvements already initiated to the historic buildings grant aid system, the recent Review of Domestic Rating might enhance the range of policy tools available (for example, by introducing rates on vacant residential buildings). These can only help build on the good work that has taken place since the BHARNI Register was first launched in 2004, with 36 entries removed in 2006/07 and 22 in 2007/08, the majority due to re-use (50 in total).

The ultimate achievement for BHARNI would be for it to become a victim of its own success, because redundant buildings speedily find new uses and timely action by informed and caring owners ensures that large scale (and perhaps unaffordable) repair does not become an unfortunate necessity. For this to happen, the future of our collective efforts must focus more clearly on preventative maintenance and, by extension, on measures such as better educating owners and “up-skilling” both craftspeople and professionals. The forthcoming National Heritage Training Group report, expanded upon by Seamus Hanna on page xi, provides an insight into just some of the obstacles that must be traversed for our built heritage to be sustained into the future – it’s not just about bricks and mortar but also the knowledge and skills needed to properly care for what is a fragile and finite resource.

If indeed the first step on the road to solving a particular problem is firstly recognising it, a publication such as this makes explicit an array of problems in black and white. What the challenge now is to find the sometimes colourful solutions.

*Thanks are due to a wide range of people and organisations: to the Northern Ireland Environment Agency for their ongoing support of the built heritage at risk partnership; to my colleagues in the Ulster Architectural Heritage Society (staff, committee and volunteers); to all those who provided inspiration and help for the various case studies, particularly owners, agents and funders; to Seamus Hanna for his contribution on traditional building skills at risk and general interest in Northern Ireland; and to G2 Design for their invaluable input to making it such an attractive publication. Without a collective effort such initiatives would not be possible.*

Andrew McClelland  
Heritage Projects Officer

## Analysis of BHARNI Register Entries

The individual structures highlighted in this publication have been selected from the online BHARNI Register ([www.ni-environment.gov.uk](http://www.ni-environment.gov.uk) and [www.uahs.org.uk](http://www.uahs.org.uk)) and represent just under one-fifth of total entries (currently standing at 489). To provide some overall context to the Register a statistical and graphical snapshot of all entries, as of August 2008, is presented over the following pages, showing their location, protected status, principal use and ownership status. This is not just for academic interest but should help form the basis of collective approaches to dealing with the issue of vacant and derelict historic buildings and monuments. For clarity, the criteria for entry to the Register are stated below.

NOTE: Information has largely been extracted from NIEA's online Buildings Database, which is the most comprehensive single source of information available on listed buildings. However, the status of entries can be subject to change from time to time, either due to sale, or perhaps following a 2nd survey. Records are therefore assumed not to be fully up-to-date but the figures do give a good broad representation of the prevailing situation at this time.

## Criteria for Entry to the BHARNI Register

Entries to the BHARNI Register have been included primarily on the basis of an external visual inspection of their condition. All listed buildings that are considered to be 'at risk' are included and this has been extended to include a number of scheduled historic monuments.

A number of non-listed buildings, particularly those situated within a conservation area, which have local, historic and architectural significance and which make a contribution to the urban or rural setting, are also included.

Risk is assessed primarily on the basis of condition and occupancy. Buildings which can be described as being in a ruinous, very poor, or poor condition, are included within the Register regardless of their current occupancy status.

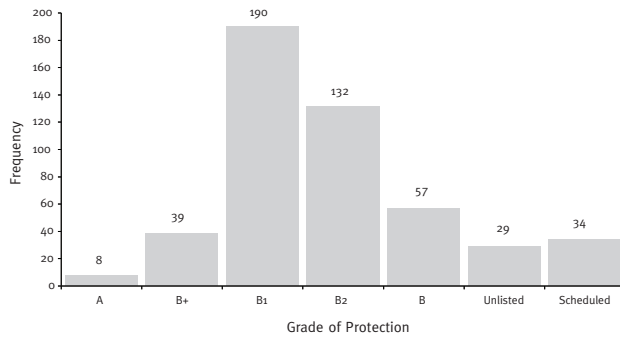
Condition is the primary consideration for inclusion of scheduled monuments. This is expressed differently to buildings and includes the terms: well preserved; substantial remains; and, some remains.

A building or monument which is generally in a good or fair condition can also be included in the Register for reasons other than those based on an assessment of its condition. This may be due to several factors including recent functional redundancy or perhaps a threat of demolition.



Protected Status

Protected status of BHARNI Register Entries

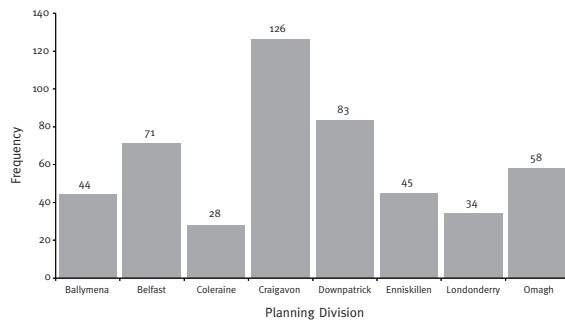


Following recent changes to the NIEA Historic Buildings grant scheme the distribution of entries according to listing grade is now of minor significance as all have potential access to grant aid while planning policies are applied equally regardless of grade.

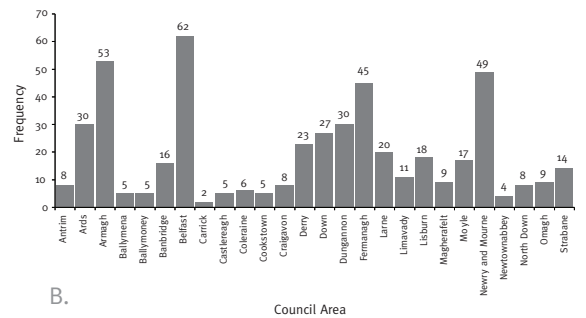
Scheduled monuments currently account for only 7 percent of entries, something not unexpected given that they are significantly fewer in number when compared against the total number of listed buildings in Northern Ireland. In addition, only above ground masonry monuments are considered for inclusion, as advised by NIEA.

A: Location of BHARNI Register Entries by Planning Division

B: Location of BHARNI Register Entries by Council Area



A.



B.

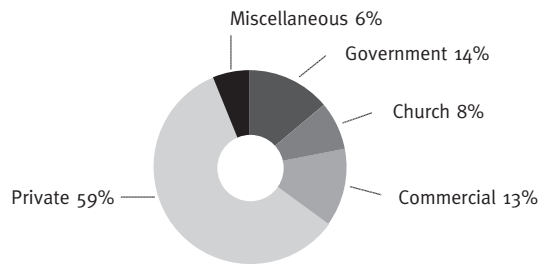
Location

The largest concentration of entries continues to be found within the Downpatrick, Craigavon and Belfast Planning Divisions. Considering individual council areas, Armagh City and District Council and Newry & Mourne District Council account for the highest numbers outside of Belfast, with 53 and 49 respectively. The Belfast City Council area contains 62 structures in total, and Fermanagh District Council also stands out with 45, largely smaller rural vernacular buildings.

Given the range of complex factors at play it is difficult to pinpoint why some areas have higher numbers than others. Influencing factors could include: the proportionate number of listed buildings in that area; whether or not they have been 2nd surveyed; and economic activity linked to issues such as the rural/urban split.

Ownership

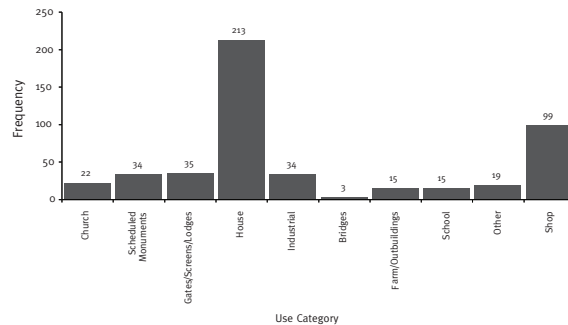
*Ownership of BHARNI Register Entries*



Arguably the starkest figures relate to ownership, with around 72 percent of entries in private ownership, including 13 percent commercial. Government in its broadest sense (central, local and agency) has responsibility for approximately 14 percent, whilst various churches own around 8 percent. There is undoubtedly a strong correlation between the rural location of many entries and private ownership.

Principal Use

*Principal Use of BHARNI Register Entries*



Structures formerly in residential use form the overwhelming majority of entries, with just under 45 percent having formerly been houses. No other single use category collates into double percentage figures.

For ease of analysis a whole range of uses occurring at much lower individual frequencies are accounted for within the “other” category. These would include banks, offices, prisons, pubs, police stations, market and court houses, and hospital buildings, amongst others.

Traditional  
Building Craft  
Skills 'at Risk'



The best means of long-term preservation of any building is routine care and maintenance. Without this, buildings soon fall into disrepair and in a short space of time decay, neglect and vandalism rapidly leads to serious physical and structural failure. Buildings seen as beyond saving quickly face the ultimate ignominy of demolition.

Preventing this type of decline requires awareness that our built heritage – all pre-1919 buildings, not just the landmark buildings or those protected by legislation – are an important part of the built environment continuum. Maintaining these buildings provides a link to the past and in making use of a non-renewable physical resource, sits firmly at the heart of sustainability. The excellent Ulster Architectural Heritage Society publication *Lose or Reuse* shows that it is often cheaper, and more environmentally friendly, to repair and maintain a building than to demolish and build a new one.

Using traditional building materials in tandem with sensitive conservation, repair and maintenance is the only way of ensuring that older buildings survive. However, both traditional building skills and the use of traditional building materials declined in the latter part of the 20th century. This shortage of skilled craftspeople led to the formation of the National Heritage Training Group (NHTG); an independent specialist skills training group with a UK-wide remit to provide assistance with all aspects of recruiting, training, and qualifying the built heritage sector workforce to meet current and future demand. Our partners include CITB-Northern Ireland and the Northern Ireland Environment Agency.

The NHTG has been successful in raising awareness of the need for traditional building skills, largely due to its seminal Traditional Building Craft Skills research reports. These have quantified demand, supply and training provision and address the issue by providing tailored skills action plans for each of the UK home countries. The latest of these is currently under preparation on an all-Ireland basis and will be published later in 2008 thanks to funding and support from CITB-Northern Ireland, the Northern Ireland Environment Agency, Office of Public Works (Dublin), FÁS, Ulster Architectural Heritage Society, ConstructionSkills and the NHTG.

Without pre-empting the findings of this report, it is clear that coordinated effort is required to up-skill the workforce. This is mainly composed of general builders, not conservation specialists, who make the switch from new build to pre-1919 buildings and many will use inappropriate and damaging modern methods and materials. There is a need to use and expand upon existing pockets of best practice, such as Hearth projects and the Mourne Heritage Trust's Homestead Scheme as exemplars to help improve local standards.

Property owners often need to be better educated to be informed clients so that only contractors and craftspeople well versed in using the correct repair techniques are employed. Similarly, integrating an understanding of heritage skills into mainstream construction thinking and training is essential to support demand for the right skills for the job. This requires partnership working across Northern Ireland to ensure that those who work on older buildings are competent to do so and I am confident there is a willingness to realise this ambition.

Northern Ireland has a rich architectural heritage and we must ensure that we pass this on to future generations in as good a condition as possible. The best way of achieving this is by having a fully-trained and suitably experienced workforce to undertake appropriate and careful conservation, repair and maintenance.

Seamus Hanna  
Secretary

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## About the catalogue



Entries to this Catalogue have been taken from the online Built Heritage at Risk Northern Ireland Register (BHARNI), maintained by the Ulster Architectural Heritage Society, and are grouped by county with a separate section relating to the city of Belfast. In a departure from previous volumes, case studies showing buildings that have been successfully re-used or conserved over the last three years make up the first two entries in each section.

The telephone number of the various Divisional Planning Offices is given on page xvii and they should be approached for further information on planning considerations relating to any proposed scheme. However, in all cases concerning either a listed building or a scheduled monument, the Northern Ireland Environment Agency should be contacted in the first instance (see page xv).

Ownership of a listed building, a scheduled monument, or an unlisted building in a conservation area, carries specific responsibilities. Where there is long term deliberate neglect, and where no arrangements can be made for the implementation of a conservation scheme, legislation enables the Department of the Environment to undertake direct action that would ensure their future. Owners who find difficulty in maintaining a building are encouraged to examine alternative solutions, including selling or leasing to a genuinely sympathetic new owner or tenant.

Names and addresses of individual owners are not given, nor will the Ulster Architectural Heritage Society pass these on to enquirers, unless express permission

has been granted. It is important to note that inclusion of a structure does not mean that it is for sale. However, where this is the case, estate agent or auctioneer details are provided.

Locating owners is often difficult, and although we have attempted to inform all of our intention to include their properties 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 Ulster Architectural Heritage Society at the details given.

Whilst the Ulster Architectural Heritage 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. It is strongly recommended that all information about a property is confirmed by readers by inspection.

The information in this publication is current as of November 2008 and all photographs have been taken during this calendar year (with the exception of Mahon House on page 34 and Carrick or Aghamore Church on page 77). If we have inadvertently included a structure which is no longer at risk, or have misrepresented the intentions of any owners in any way, we ask that they accept our sincere apologies.

We are very grateful to the Department of the Environment for their continuing support and cooperation; and to members of the public for continuing to pass on salient information. 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 or others which should be considered for inclusion.

Any enquiries should be directed to:

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Tel: 028 9055 0213  
Email: [andrew@uahs.org.uk](mailto:andrew@uahs.org.uk)

## Help for owners

## FUNDING

## Funds for Historic Buildings

The Funds for Historic Buildings website ([www.ffhb.org.uk](http://www.ffhb.org.uk)) is a comprehensive guide to funding for anyone seeking to repair, restore or convert for a new use any historic building in the United Kingdom which is listed, scheduled, or in a conservation area and of acknowledged historic merit. It includes details of virtually all substantive funding sources which specialise in historic buildings, as well as many (including a variety of regeneration programmes) which provide funding for historic building projects within a wider remit.

## Directory of Funds for Historic Buildings

Copies of the 2nd edition of this publication are still available for collection from the Ulster Architectural Heritage Society, although much of the information has been superseded by the Funds for Historic Buildings website. A fee of £4.00 to cover postage, packing and administration will be charged if sent by post within the United Kingdom. A PDF copy is also available online: [www.uahs.org.uk](http://www.uahs.org.uk)

## Northern Ireland Environment Agency

Information, advice and grant application forms:

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

Tel: 028 9054 3145  
Email: [bh@doeni.gov.uk](mailto:bh@doeni.gov.uk)  
[www.ni-environment.gov.uk](http://www.ni-environment.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 located at the address above.

The Heritage Lottery Fund  
Guidelines, advice and application forms:

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

Tel: 028 9031 0120  
Email: [northernireland@hlf.org.uk](mailto:northernireland@hlf.org.uk)  
[www.hlf.org.uk](http://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:

Housing Executive Head Office  
2 Adelaide Street  
Belfast BT2 8PB

Tel: 08448 920 900  
[www.nihe.gov.uk](http://www.nihe.gov.uk)

The Architectural Heritage Fund  
Advice, information and financial assistance for projects undertaken by building  
preservation trusts (BPTs) and other charities throughout the UK.

Alhambra House  
27-31 Charing Cross Road  
London WC2H 0AU

Tel: 020 7930 0199  
Email: [ahf@ahfund.org.uk](mailto:ahf@ahfund.org.uk)  
[www.ahfund.org.uk](http://www.ahfund.org.uk)



## PLANNING

## Planning Service

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

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

**Planning Service Headquarters**

Millennium House, 17-25 Great Victoria Street, Belfast BT2 7BN

Tel: 028 9041 6700 [planning.service.hq@doeni.gov.uk](mailto:planning.service.hq@doeni.gov.uk)

**Ballymena Divisional Planning Office**

County Hall, 182 Galgorm Road, Ballymena BT42 1QF

Tel: 028 2565 3333 [ballymena.planning@doeni.gov.uk](mailto:ballymena.planning@doeni.gov.uk)

**Belfast Divisional Planning Office**

Bedford House, 16-22 Bedford Street, Belfast BT2 7FD

Tel: 028 9025 2800 [belfast.planning@doeni.gov.uk](mailto:belfast.planning@doeni.gov.uk)

**Craigavon Divisional Planning Office**

Marlborough House, Central Way, Craigavon BT64 1AD

Tel: 028 3834 1144 [craigavon.planning@doeni.gov.uk](mailto:craigavon.planning@doeni.gov.uk)

**Coleraine Sub-Divisional Planning Office**

County Hall, Castlerock Road, Coleraine BT51 3HS

Tel: 028 7034 1433 [coleraine.planning@doeni.gov.uk](mailto:coleraine.planning@doeni.gov.uk)

**Downpatrick Divisional Planning Office**

Rathkeltair House, Market Street, Downpatrick BT30 6EA

Tel: 028 4461 2211 [downpatrick.planning@doeni.gov.uk](mailto:downpatrick.planning@doeni.gov.uk)

**Fermanagh Sub-Divisional Planning Office**

County Buildings, 15 East Bridge Street, Enniskillen, BT74 7BW

Tel: 028 6634 6555 [enniskillen.planning@doeni.gov.uk](mailto:enniskillen.planning@doeni.gov.uk)

**Londonderry Divisional Planning Office**

Orchard House, 40 Foyle Street, Londonderry BT48 6AT

Tel: 028 7131 9900 [londonderry.planning@doeni.gov.uk](mailto:londonderry.planning@doeni.gov.uk)

**Omagh Divisional Planning Office**

County Hall, Drumragh Avenue, Omagh BT79 7AF

Tel: 028 8225 4000 [omagh.planning@doeni.gov.uk](mailto:omagh.planning@doeni.gov.uk)

BUILDING  
PRESERVATION  
TRUSTS

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

UK Association of Preservation Trusts  
Alhambra House  
27-31 Charing Cross Road  
London WC2H 0AU

Tel: 0207 930 1629  
Email: [apt@ahfund.org.uk](mailto:apt@ahfund.org.uk)  
[www.ukapt.org.uk](http://www.ukapt.org.uk)

GENERAL ADVICE AND  
PROFESSIONAL HELP

Directory of Traditional Building Skills, 4th Edition

This directory includes details of specialist suppliers, individuals, firms and craftsmen who have experience of working with older buildings. It is free of charge and is available for collection from the Ulster Architectural Heritage Society. A fee of £2.00 to cover postage, packing and administration will be charged if sent by post within the United Kingdom. A PDF copy is also available online: [www.uahs.org.uk](http://www.uahs.org.uk)

Home & Dry

Professional advice on the repair and maintenance of historic buildings is offered by the Ulster Architectural Heritage Society via a regularly updated website ([www.homeanddry.info](http://www.homeanddry.info)), as well as biannual seminars for owners on related topics throughout Ulster.

HERITAGE AT RISK

Comprehensive Building or Heritage at Risk Registers are compiled in Great Britain by the following organisations:

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

In the Republic of Ireland The Heritage Council also manages a Buildings at Risk grant scheme. Further information can be found on their website: [www.heritagecouncil.ie](http://www.heritagecouncil.ie)



Catalogue Entries

20 Scroggy Road,  
Glenavy  
(before restoration)



Entries include:

Two former churches; three vernacular buildings; a funerary monument; a ruined medieval church; two gate lodges; a former shop and house in a conservation area; a picturesquely sited old mill; and unusual farm buildings.



Gracehill Old School,  
Church Road  
(before restoration)

## CASE STUDY

Gracehill Old School,  
Church Road



Gracehill was Northern Ireland's first conservation area, designated in 1975, and it remains one of the most beautiful and complete Moravian settlements in Ireland. The Moravians are a small Protestant denomination, originally emanating from Central Europe but now spread throughout the world. Renowned, amongst other things, for their pioneering focus on education it is fitting that the former old school, one of the largest buildings in the centre of the conservation area, has been saved from dereliction by a local building preservation trust (Gracehill Old School Trust – otherwise known as GhOST). The building has been successfully re-used as a resource for visitors and the local community.

The old school is a deceptively spacious two-storey building with attic and basement levels. Altered quite considerably internally over the years, it also suffered a number of inappropriate interventions, such as the insertion of uPVC windows. The adaptive re-use scheme completed in the summer of 2008 involved internal remodelling as well as the addition of a rear return to accommodate a lift for improved access. The building now accommodates an after school activity club, a tearoom and an historical exhibition detailing the history of the village and its various international links. It will undoubtedly act as a venue for numerous educational and heritage related activities into the future.

Funding for the project, which took over 10 years of voluntary effort by the Trust members to bring to fruition, was provided by the Heritage Lottery Fund; Northern Ireland Environment Agency; Ulster Garden Villages and the general public. Ballymena Borough council also helped financially and through invaluable technical assistance.

## CASE STUDY

20 Scroggy Road,  
Glenavy



The thatch on this two-storey dwelling had deteriorated quite rapidly in the 5 years prior to its re-habitation in 2008, allowing prolonged water penetration to the interior of the building. Its listing record suggests that it may have been partially raised by a storey in the late-19th century, due to the fact that prior to the renovation scheme only two-thirds of the roof structure was thatched; the remaining section being covered with slates. At that time this would have been a relatively common occurrence throughout the countryside – finances permitting.

Thanks to grant assistance from the Northern Ireland Environment Agency and the Northern Ireland Housing Executive under their Renovations Grants programme, the private owner has undertaken a comprehensive refurbishment. As a listed building a grant of 75 percent for re-thatching was available and the entirety of the roof is now covered with scallop thatch, laid by Gerry Agnew. Re-pointing was undertaken and the exposed stone cleaned, whilst landscaping has provided a more appropriate setting.

Now returned to residential use, it is one of an increasing number of thatched houses to have been saved from ruin in recent years, and is a great example for those featured within this publication which are still at risk.

Farm Buildings at  
Kilwaughter Castle,  
Larne



LOCATION:  
2 miles S.W. of Larne

STATUS: Listed

BHARNI Ref:  
06/07/003

Historic Building Ref:  
06/07/004 B

John Nash's early-19th century creation at Kilwaughter was an inspiring sight before its untimely descent into dereliction following World War Two. The castle is a large castellated and turreted structure, remodelled in 1807, but incorporating an earlier 17th century Plantation tower-house at its core. Abandoned in 1845, after occupation as an American Army Transit Camp, it is now a gaunt ruin, and a number of associated outbuildings and estate related structure are likewise in varying states of dilapidation, including the rather quirky farm buildings pictured above. Comprising two main courtyards of single- and two-storey buildings, they lie immediately to the north of the main house, and although partially in agricultural use, are in a poor state of repair with much historic detail missing. A square tower with battlements at the corner of one block, Tudor-arched openings and lattice glazing, amongst other things, set the buildings apart from the usual run-of-the-mill agricultural buildings of the 19th century. They are therefore of significant architectural and historic interest and are much in need of care and attention.

Refs:

Monuments and Buildings Record

Brett, CEB (1996) Buildings of County Antrim, Ulster Architectural Heritage Society and the Ulster Historical Foundation, pp.94-95

Former National School,  
Main Street,  
Bushmills



LOCATION  
In the village centre

STATUS: Listed  
In the Bushmills  
Conservation Area

BHARNI Ref:  
05/08/006

Historic Building Ref:  
05/08/073

This former National School, built in 1842 by Sir Francis MacNaughten, is set well back from the main street and is hidden behind high walls, leaving only a fraction of the upper floor to be seen. A two-storey, three-bay building with a central pedimented section, hipped roof, squat window openings with Tudoresque hood moulds, it is constructed of rubble basalt with sandstone surrounds and has a harled finish to the front elevation. It is one of three long-term buildings at risk in the town, including the former court house (see Buildings at Risk Catalogue, Volume 1, p.28; Volume 4, p.15; and Volume 7, p.16) and no. 43 Main Street (Volume 4, p.8), in a much more pronounced state of dilapidation. Encouragingly, the village is currently in receipt of substantial funding from the Heritage Lottery Fund under the Townscape Heritage Initiative. However, both this building and the former court house are currently the subject of extensive planning applications to which the Ulster Architectural Heritage Society has strongly objected.



41 Fairhead Road,  
Coolanlough,  
Cross



LOCATION

Close to Fair Head,  
at the National Trust  
car park

STATUS: Listed

BHARNI Ref:  
05/04/001

Historic Building Ref:  
05/04/016 D

Part of what was thought to have originally been a five dwelling clachan, this single-storey structure with roughcast walls and a slated roof is the only one of four remaining houses in the group not appearing to be in active use. Known locally as Coolanlough, the clachan it thought to derive its name from its proximity to the nearby lough, which when translated into English is accepted to mean “the back of the lough”. It is located in a remote area of great scenic value, within walking distance of Fair Head. A clachan is defined simply by Curl as a “small Gaelic settlement of dwellings informally arranged”. Such settlements were usually associated with the Rundale system of land tenure and many had strong kinship ties. Arguably the most well know surviving example in Northern Ireland is Hanna’s Close outside Kilkeel, restored in the 1990s as holiday accommodation. Further information on Coolanlough, as well as numerous other clachan sites in north County Antrim can be found on the website of the Glens of Antrim Historical Society: [www.antrimhistory.net](http://www.antrimhistory.net).

Refs:

Curl, JS (2006) Oxford Dictionary of Architecture and Landscape Architecture, 2nd Edition, Oxford University Press, p.177

10-12 Toberwine Street,  
Glenarm



**LOCATION**

In the village  
centre, close to the  
roundabout

**STATUS: Listed**

In the Glenarm  
Conservation Area

**BHARNI Ref:**

06/02/001

**Historic Building Ref:**

06/02/053

Glenarm arguably contains one of the most characterful and well preserved conservation areas in Northern Ireland, although it is not without its problems. A castle was founded here in the 13th century (pre-dating the existing Glenarm castle, and on a different site) but the prevailing street pattern in the village is essentially of late-17th century origins. Toberwine Street (meaning street of the 'sweet well') is the principal thoroughfare and was first referred to in 1709. John O'Hara's map of 1779 later shows the street fully developed with the market/court house at one end. The listing record for nos. 10-12 Toberwine Street dates the property to the early 1840s; and substantial original character is said to survive, hence the grade B1 listing. It has, however, been unoccupied for a number of years and has suffered some vandalism.

**Refs:**

Monuments and Buildings Record

Department of the Environment (1978) Glenarm Conservation Area

186 Coast Road,  
Cairndhu,  
Ballygalley



LOCATION

Off the A2 coast road,  
at Carnfunnock Bay,  
3 miles N. of Larne

STATUS: Listed

BHARNI Ref:  
06/03/001

Historic Building Ref:  
06/03/007

This late-19th century gate lodge by the architect SP Close was built for John Stewart Clark as the front entrance to Cairndhu, latterly known as the Sir Thomas and Lady Dixon Hospital. It has featured twice before in printed Buildings at Risk Catalogues, Volume 1 (p.13) and Volume 7 (p.4), and on each occasion has generated a great deal of interest amongst the general public. For that reason, and also for the fact that it remains vacant, it has been singled out once again for special attention. Cairndhu House itself, and the listed outbuildings to the rear, are in a similarly precarious state.

Refs:  
Monuments and Buildings Record

Old ('Cruck') House  
at 77 Straid Road,  
Ballyminstra,  
Ahoghill



LOCATION  
1 mile S.E. of Ahoghill

STATUS: Listed

BHARNI Ref:  
07/08/001

Historic Building Ref:  
07/08/016

This is not the only cruck framed house to have been 'at risk', with other noted examples at 4 Trummery Lane, Maghaberry; 1 Dornan's Road, Ballinderry (see page 11); and 5 Corbally Road, Crumlin – the latter demolished several years ago. For the most part they look unremarkable from the outside, as in this case with a roughcast external coating and corrugated iron roof covering the thatch. However, such buildings are nevertheless extremely rare, something reflected in the high grade of listing (usually A or B+). Although the exact date of construction of this building is unknown it is thought to be of 17th century origins, due largely to the particular type of cruck frame employed. A dolman situated nearby also suggests a site of occupation for a considerable period of time. It would be heartening to see a comprehensive scheme of research and conservation being undertaken on the building so that it might survive a further 400 tumultuous years.

Refs:  
Monuments and Buildings Record

1 Dornan's Road,  
Gortrany,  
Ballinderry



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

STATUS: Listed

BHARNI Ref:  
19/01/004

Historic Building Ref:  
19/01/051

A photograph of this partially cruck supported, hipped roof dwelling is shown in Gailey's seminal work, *Rural Houses of the North of Ireland* (p.69, Figure 64), when it was in a much better state of repair with a well maintained reed thatch roof. As reported in the last *Buildings at Risk Catalogue, Volume 7* (p.3), this is sadly no longer the case and the building is increasingly consumed by vegetation, obscuring views of the rubble stone walls and exposing the roof structure due to decay of the reed covering. The house appeared on the 1833 Ordnance Survey map but is thought to be much older. It is one of few hipped roof structures of this nature to survive in east Ulster, with most confined to Counties Fermanagh and Cavan. Urgent action is required to arrest its inexorable decline.

Refs:

Gailey, A (1984) *Rural Houses of the North of Ireland*, John Donald Publishers Ltd, Edinburgh, p.69  
Monuments and Buildings Record

Stephenson Mausoleum,  
Kilbride Presbyterian  
Church,  
Doagh



LOCATION  
2 miles N.W. of Doagh

STATUS: Listed

BHARNI Ref:  
21/02/001

Historic Building Ref:  
21/02/006

Curl writes enthusiastically of the Stephenson Mausoleum, sited in the rather sober and contrasting surroundings of Kilbride Presbyterian Church graveyard, describing it as both “exotic and oriental”, adding that it owes something architecturally to the “spirit of the Brighton Pavilion as well as to the funerary buildings of Moslem India”. It was constructed in the 1830s and commemorates a large number of members of the Stephenson family, including four who were medical men. Brett noted in the 1970s that the ivy covering the mausoleum had been cut back, but that by the mid-1990s it was once again in poor order: “pieces of stonework are beginning to lean and tumble”. The latter sentiments reflect an all too common theme throughout this publication.

Refs:

Curl, JS (1978) Mausolea in Ulster, Ulster Architectural Heritage Society, p.18

Brett, CEB (1996) Buildings of County Antrim, Ulster Architectural Heritage Society and the Ulster Historical Foundation, p.290

684 Shore Road,  
Newtownabbey



LOCATION  
1/4 mile S. of the main  
vehicular entrance to  
the University of Ulster's  
Jordanstown campus

STATUS: Listed

BHARNI Ref:  
21/08/001

Historic Building Ref:  
21/08/005

An extended single-storey, three-bay stuccoed lodge of circa 1855, contemporary with the main house (Dalriada), and built for Philip Johnston, wealthy grocer and flax spinner of Brookfield Mill (on the Crumlin Road in Belfast). The most striking feature of the lodge, in what is a relatively simple composition, is a pedimented portico with slender Doric columns. It is sited next to the busy Shore Road, behind a high hedge and fronts on to a pedestrian access point to the Jordanstown campus of the University of Ulster. Vacant and boarded up for several years, its future is undoubtedly tied to that of a major road scheme proposed for the area.

Refs:

Monuments and Buildings Record

Dean, JAK (1994) *The Gate Lodges of Ulster*, Ulster Architectural Heritage Society, pp.9-10

Ardclinis Old Church,  
Waterfoot



LOCATION  
6 miles N. of Carnlough  
and 2 1/2 miles E. of  
Waterfoot

STATUS: Scheduled

BHARNI Ref:  
05/01/001

Sites and Monuments  
Record No.  
ANT 020:001

The scenery of the Antrim coast is no less spectacular when viewed from the fragmentary remains of this small medieval church with surrounding graveyard, accessed via a newly constructed lay-by off the Coast Road between Carnlough and Waterfoot. A public information panel gives a brief history of the site and although an exact date of construction is not known, it was said to have been valued at 20 shillings in the Ecclesiastical Taxation of 1306-1307. A crozier of probable 12th century origins is associated with the site. The church ruins and gravestones are protected behind a rectangular stone wall, at least from potential damage caused by grazing farm animals. However, vegetation growth is more of a concern and timely conservation action would be welcomed.

Refs:  
Northern Ireland Sites and Monuments Record



Cushendun  
Parish Church,  
Cushendun



LOCATION  
Near the village centre,  
just off Church Lane

STATUS: Listed  
In the Cushendun  
Conservation Area

BHARNI Ref:  
05/03/001

Historic Building Ref:  
05/03/019

Nestled in a wooded area at the heart of the Cushendun Conservation Area is the former Parish Church of circa 1838, last used as a place of worship in 2003. It was described in the Ulster Architectural Heritage Society list of 1971 as “a plain and pretty little country church of reddish rubble, with tall lime pointed windows, and very tall slim hexagonal tapering pinnacles”. The building is still in a reasonably good state of repair and some action has been taken to try and ensure its future; with the Irish Landmark Trust completing a feasibility study in 2006 and, more recently, a local building preservation trust has been established in the hope of converting it to an art and community centre (should a long-lease be successfully arranged with the Representative Church Body of the Church of Ireland). It came to wider prominence when featured on the BBC’s Restoration Village, where it won the Northern Ireland regional heat.

Refs:

Brett, CEB (1972) Glens of Antrim, Ulster Architectural Heritage Society, p.42

Church of the  
Sacred Heart,  
Staffordstown Road,  
Toomebridge



LOCATION  
2 1/2 miles S.E.  
of Toome

STATUS: Listed

BHARNI Ref:  
20/01/001

Historic Building Ref:  
20/01/013

The Ordnance Survey Memoirs suggest that this former church at Cargin was built sometime in the mid-1820s, although it was not thought to have been consecrated until 1829. Built from public subscription, at a cost of some 600 pounds, both Lord O'Neill (10 guineas) and General O'Neill (5 guineas) contributed towards the total cost of construction. The building is six-bays wide with tall, Y-traceried, Gothic-windows and a central projecting, gabled, two-bay porch with clasping stepped buttresses and bellcote. It now stands idle, neglected and vandalised, encircled by the numerous gravestones of the surrounding cemetery, with a new church having been built nearby.

Refs:

Monuments and Buildings Record

Day, A and McWilliams, P (Editors) (1993) Ordnance Survey Memoirs of Ireland: Parishes of County Antrim VI, Volume 19, The Institute of Irish Studies, p.115

Mill,  
Mill Bay,  
Rathlin Island



LOCATION  
1/2 mile E. of the Manor  
House and harbour

STATUS: Listed

BHARNI Ref:  
05/16/004

Historic Building Ref:  
05/16/006

This small, single-storey building of basalt and limestone construction is picturesquely sited overlooking Mill Bay, close to the ruined kelp store. It originally functioned as a corn mill, said by Brett to have replaced an earlier structure nearby to Bruce's Castle on the easternmost point of the island. It was powered by a wheel on its southern gable (now gone), with water flowing via a race, dam and sluice from Craigmacagan Lough. Still seemingly used as a store, its roof structure is in increasingly poor order with several holes on the rear exposing the ends of the roof timbers and interior to the elements. Although modest, a building such as this with some imagination could perform several useful functions, potentially enhancing the economic fortunes of the island. It is understood that plans are afoot to convert the building into a single dwelling with extension.

Refs:

Brett, CEB (1974) Rathlin, Ulster Architectural Heritage Society, p.13

Knappagh Road,  
Killylea  
(see page 26)



Entries include:

Two grand houses; a gate lodge; a lock house; a former flax spinning mill; an old National School; an urban vernacular house; a ruined church; a split-level cottage; a large Gaol complex; a 19th century gentleman's residence; and two middling sized country dwellings.



Robbs Ferry House,  
Derrycarne Road,  
Portadown  
(before restoration)

## CASE STUDY

Robbs Ferry House,  
Derrycarne Road,  
Portadown



The future of this single-storey, mud-walled cottage with a corrugated iron-over-thatch roof, looked bleak at the turn of the millennium as it was then unlisted, and permission had been granted for its replacement. However, having languished on the online Built Heritage at Risk Register for several years, new owners came to its rescue in 2006, and they have since completed a sensitive domestic restoration using sympathetic materials and traditional techniques. Re-thatching of the structure is planned for a future phase of work, which will also include re-use of the range of outbuildings opposite across the cobbled yard.

Once home to the ferrymen who rowed locals across the River Bann, the cottage had been vacant for a number of years and had suffered both from vandalism and the effects of water ingress caused largely by previous inappropriate repairs and alterations. The rarity of such buildings, which were once so common in the local landscape, was recognised by Northern Ireland Environment Agency in 2002 when it was 'listed' grade B1. Whilst this ensured that it could not be demolished overnight, it was ultimately the tenacity and vision of the owner which ensured such a happy ending: an inspiration for the numerous other rural vernacular buildings that are currently going to waste.

## CASE STUDY

180 Mullalelish Road,  
Derryhale  
(before restoration)



In common with the cottage at Derrycarne Road, this mud-walled thatched building had fallen into a state of disrepair prior to new owners taking forward a scheme of repair. Said in its listing record to be of early-19th century origins, it is thought to possibly be older and a dating analysis using the roof timbers is to be undertaken. Tucked snugly into a gently rising hill in the heart of the County Armagh countryside, the unoccupied building featured in Buildings at Risk Catalogue, Volume 2 (p.27), when it was surrounded by agricultural buildings and shrubbery, all of which have since been removed.

The slated sections of the single-storey structure, the lower of which served as a barn, were in a reasonable state of repair, whilst the thatched roof had inevitably suffered greater deterioration, putting at risk the mud walls. With planning permission for conversion, the conservation project will involve the consolidation of the walls, re-thatching of the principal roof, the use of a limecrete floor and the construction of a modest new extension to the rear as a kitchen space, with the original being used as a parlour. The old barn will function as a sitting room whilst a mezzanine level will allow for additional living space. One ensuite bedroom and a bathroom will complete the internal accommodation. Another long-term building at risk should thankfully find an appropriate new use.

138 Gilford Road,  
Breagh,  
Portadown



LOCATION

1/4 mile from the edge  
of Portadown, off the  
A50 southbound

STATUS: Listed

BHARNI Ref:

14/05/002

Historic Building Ref:

14/05/009

A substantial, two-storey vernacular dwelling house with associated outbuildings, sited close to the edge of the suburban reaches of Portadown, just off the Gilford Road. The building appears to be in a relatively untouched state, free of unsympathetic modernisation, and retains its full Georgian glazing pattern as well as mostly original interior. It is unclear as to how long it has been uninhabited but the condition of the main dwelling house would suggest for at least a decade. The complex of buildings, together with a small agricultural holding, was recently sold.

Castle Dillon House,  
Turcarragh,  
Armagh



LOCATION  
3 miles N.E. of Armagh,  
1 mile N. of the A3

STATUS: Listed

BHARNI Ref:  
15/03/004

Historic Building Ref:  
15/03/001

An impressive and austere mid-19th century house, made up of a two-storey, nine-bay central section, with single-storey three-bay wings either side. It occupies an elevated position, overlooking a nearby lake, and is reached via a long and winding avenue, which it now shares with several newer dwellings. The present structure was built for Sir George Molyneux to the designs of William Murray, and it remained in the ownership of the family until 1926, after which it was used as a sanatorium, then a nursing home, but is now vacant and decaying. The rapidly deteriorating stable buildings close by featured in Buildings at Risk Catalogue, Volume 1 (p.50), Volume 4 (p.43) and Volume 7 (p.27) and are now minus their central louvred tower. The unlisted, heavily rusticated twin gate lodge (possibly by Sir William Chambers) also appeared in Buildings at Risk Catalogue, Volume 6 (p.40). The main house should not be allowed to deteriorate to such an extent and it is understood that conversion to residential use is under active contemplation.

Refs:

Brett, CEB (1999) Buildings of County Armagh, Ulster Architectural Heritage Society, pp.109-110



25 Main Street,  
Markethill



LOCATION  
In the town centre

STATUS: Listed

BHARNI Ref:  
15/07/005

Historic Building Ref:  
15/07/020

A short distance from a terrace of three vacant listed buildings (54-58 Main Street) is this substantial stone built property in a more advanced state of disrepair. Described simply in its listing record as a “substantial two-storey terrace dwelling”, it is five-bays wide with a slated, pitched roof and a centrally placed dressed-stone door surround reached via four stone steps. The Gibbsian door surround is rather unusually flanked by two squat sidelights built into the wall at high level. It is now partially boarded up and several windows have been broken. The appearance of the main street would benefit greatly were it to be repaired.

Refs:  
Monuments and Buildings Record

Thomas Telford  
Lock House,  
Tullymore,  
Etra,  
Milltown



LOCATION  
Milltown is 1 mile S.W.  
of Benburb on the  
County Armagh side of  
the River Blackwater

STATUS: Listed

BHARNI Ref:  
15/12/004

Historic Building Ref:  
15/12/011 A

A standard sized, single-storey stone built lock-house with canted gable projection on one elevation, which once served the Ulster Canal. Over-sailing eaves, exposed rafter ends and stone hood moulds create a picturesque, if somewhat overgrown, effect. The structure is closely associated both physically and historically with the nearby lock and accommodation bridge, as well as the former mill buildings of the present day Benburb Valley Heritage Centre, otherwise known as Orr-Sinton's Mill. It is hoped that the anticipated restoration of the 46 mile canal might ensure a prosperous future for buildings such as this, which could satisfy a variety of uses.

The White House,  
38 Main Street,  
Middletown



LOCATION  
In the village centre

STATUS: Listed

BHARNI Ref:  
15/11/005

Historic Building Ref:  
15/11/022

The small border town of Middletown has featured only once before in buildings at risk. That involved the important former Court House in Buildings at Risk Catalogue, Volume 1 (p.52), which has since been sensitively reused by a local community group. This building, known as 'The White House', is described simply in the Monuments and Buildings Record as a "Two-storey house at the end of block", and is of a somewhat striking appearance, particularly the six panelled main entrance door with spiders web fanlight. Located prominently at the southern entrance to the town, it still retains its outer layer of lime render and brightly painted window frames and door. Dilapidated buildings, thought to be part of a former brewery, are sited to the rear, which might help to date this building, since the Ordnance Survey Memoirs suggest that in 1835 the brewery was "...in course of erection, Mr Johnston, proprietor". The local fortified police station sited opposite was demolished recently leaving a cleared site: perhaps this improvement might provide some impetus for the re-use of this important building?

Refs:

Monuments and Buildings Record

Day, A and McWilliams, P (Editors) (1990) Ordnance Survey Memoirs of Ireland: Parishes of County Armagh, Volume 1, The Institute of Irish Studies, p.132

41 Knappagh Road,  
Killylea



LOCATION  
1 mile N.N.E. of Killylea,  
off the A28

STATUS: Listed

BHARNI Ref:  
15/12/007

Historic Building Ref:  
15/12/020 B

This lodge was built towards the end of the 19th century as one of the gate lodges to the now derelict Elm Park House, a large three-storey building of circa 1750, said to have been enlarged to the design of Sir Charles Lanyon in 1860. The lodge was described by Dean as “A one and a half storey house on an L plan, roughcast with facing brick window dressings, quoins and battered corbelled chimney stack”, and decorative elements such as bargeboards and a veranda imbue it with a great deal of character, although this is largely lost behind rampant vegetation growth. The northern Irish countryside is full of buildings of character that lie idle and neglected but which could be readily adapted for modern day needs: this is just one important example.

Refs:

Dean, JAK (1994) *The Gate Lodges of Ulster*, Ulster Architectural Heritage Society, p.37

Knappa Vale,  
36 Knappagh Road,  
Killylea



LOCATION  
1 mile N.N.E. of Killylea,  
off the A28

STATUS: Listed

BHARNI Ref:  
15/12/008

Historic Building Ref:  
15/12/017

Nearby to the impressive Knappagh House, and just down the road from the previous entry, is this two-storey roadside dwelling behind cast iron gates and railings, which, according to its listing record, was formerly a rectory and may even have been a coaching inn. Almost symmetrical on the front elevation it has an interesting off-centre grouping comprising a panelled entrance door with fanlight and three-quarter sidelights, and two closely spaced windows above on the first floor. The rear elevation is rather more jumbled with a two-storey return and a smaller section with a cat-slide roof. Much of the historic detailing of the buildings appears to be intact but it is clearly vacant and in need of speedy repair.

Refs:  
Monument and Buildings Record

The Castle  
(aka Richhill House),  
Richhill



LOCATION  
In the village centre,  
off The Square

STATUS: Listed  
In the Richhill  
Conservation Area

BHARNI Ref:  
15/13/001

Historic Building Ref:  
15/13/001

Brett, writing in the Buildings of County Armagh, considers Richhill House to be one of the most important buildings in the county, being possibly the first dwelling-house in Ulster not designed for defence. Thought to date from the 17th century, it was in the ownership of the Richardson family for over 200 years, until the latter half of the 19th century. In 1936, the magnificent wrought-iron gates were moved to Hillsborough Castle, but, this undoubted loss has not diminished the architectural importance of the building. Two-storey with attic level, it has two distinctive 'Dutch' gabled and pedimented wings, with dormers in the same style. A number of tall, panelled chimney stacks and the partially ivy and creeper covered walls complete, what is without doubt, a highly picturesque effect. The building, still under private ownership, is partially used, but is in a visibly deteriorating condition. Its predicament has been recognised internationally by its inclusion on the World Monuments Watch list of 100 Most Endangered Sites 2008, placing it amongst such sites as the historic walls of Istanbul, the historic skyline of St Petersburg and the ancient hill of Tara in County Meath.

Refs:

Brett, CEB (1999) Buildings of County Armagh, Ulster Architectural Heritage Society, pp.74-76

Armagh Gaol,  
Gaol Square,  
Armagh



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

STATUS: Listed  
In the Armagh  
Conservation Area

BHARNI Ref:  
15/17/001

Historic Building Ref:  
15/17/016

The former gaol in Armagh has lain redundant since its closure in 1988, in defiance of several mooted rescue schemes that would have seen it converted to another use. It sits in a very prominent position, helping to frame the historic Mall and has been described 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, but has been added to over the years, most notably by William Murray in 1846. Holding repairs have been undertaken to the building but its future remains uncertain and it is understood that a process which will eventually lead to a sale by the current owner (Armagh City and District Council) is ongoing.

Refs:

McKinstry, R et al (1992) The Buildings of Armagh, Ulster Architectural Heritage Society, p.141

Townsend  
National School,  
Castleblaney Street,  
Newtownhamilton



LOCATION  
Near the village centre

STATUS: Listed

BHARNI Ref:  
16/18/001

Historic Building Ref:  
16/18/015

Not far from the centre of the south Armagh village of Newtownhamilton is the former Townsend National School; a two-storey, three-bay masters' lodging with two connected school rooms to the rear, forming part of what appears to be a surprisingly spacious complex on quite a narrow site. Built in 1885, its listing record suggests that it was latterly used as a clothes factory, but has been empty since 1994. A 'listed' water pump of early-20th century origins abuts the railings to the front of the building. On external inspection at least, the site does not appear to be in too bad a state of repair, although some vandalism is evident.

Refs:  
Monuments and Buildings Record



Woodview,  
1 Mill Road,  
Bessbrook



LOCATION  
1/4 mile from the centre  
of the village, close  
to the Quaker  
Meeting House

STATUS: Listed

BHARNI Ref:  
16/23/001

Historic Building Ref:  
16/23/003

Bessbrook is often affectionately referred to as the Model Village and is a product of the linen industry in the north of Ireland in the mid-late-19th century. A particularly significant influence to which most of its special character can be attributed was the beliefs and foresightedness of the Richardson family who developed the village to house workers for the nearby linen mill. This split-level cottage with some picturesque detailing is sited close to the mill but is now vacant and boarded up, although it is unclear as to when it was last occupied. Its fate is undoubtedly linked to that of the former mill, which was latterly in use as an army base; the closure of which has made this building increasingly vulnerable to vandalism. An urgent resolution of its future is needed.

## Ballymoyer Old Church



LOCATION  
1 1/2 miles W. of  
Whitecross, off a minor  
road travelling toward  
Newtownhamilton

STATUS: Scheduled

BHARNI Ref:  
16/18/002

Sites and Monuments  
Record No.  
ARM 021:030

Standing in the grounds of the church that replaced it in 1822 are the ruins of Ballymoyer Old Church, thought to have been built during the reign of Charles I, but possibly occupying an earlier site. Brett describes the ruin, set on raised ground within a surrounding enclosed graveyard, as a “rare relic of its period; interesting but unfortunately, close inspection is not advisable, as it is of doubtful stability”. Both gable ends stand to almost full height, although the entirety of the structure is very overgrown.

## Refs:

Brett, CEB (1999) Buildings of County Armagh, Ulster Architectural Heritage Society, pp.53-54  
Northern Ireland Sites and Monuments Record

Sinton's Mill,  
Glebe Hill Road,  
Tandragee



LOCATION

On the southern  
edge of the town,  
adjacent to the  
River Cusher

STATUS: Listed

BHARNI Ref:  
15/05/002

Historic Building Ref:  
15/05/030

Sinton's Mill was described in its listing record as "relatively small and compact flax spinning mill complex built between c.1865 and c.1882 in a combination of rubble, brick and render". An important element of the built heritage in Tandragee, and an equally important part of the social fabric of the area, having once been home to one of the principal employers, large-scale production ceased at the site in 1996. Since that time, the building has been in need of a suitable long-term use whilst a low-rise housing development has devoured the adjoining green fields, now obscuring many views into and out from the building. Surely planning approval for a large site such as this should have ensured the re-use of the redundant listed buildings prior to any new build?

Mahon House,  
Mahon Road,  
Portadown



LOCATION  
Just off the A27 on  
the southern fringes  
of the town

STATUS: Listed

BHARNI Ref:  
14/02/001

Historic Building Ref:  
14/02/010

Mahon House is a modestly sized early-19th century country house with Classical detailing, which was acquired by the Ministry of Defence in 1992 but has lain vacant and neglected ever since, within the grounds of a large army camp. The Ulster Architectural Heritage Society list of 1973 in Craigavon notes the existence of a well under a brick vault in the paddock to the front of the house, which is said to be a holy well of pilgrimage associated with a monastic foundation. The camp has now closed and the site has been sold to a developer; the future of the listed building, its grounds and any archaeological remains within the curtilage are now faced with a somewhat uncertain future. The photograph above was taken in the early 1990s.

Refs:

Monuments and Buildings Record

Ulster Architectural Heritage Society (1973) Craigavon (Omnibus Volume), Belfast

Carlisle Memorial  
Methodist Church,  
Belfast  
(see page 44)



Entries include:

Three former schools; a physical education centre; a dance hall; a neo-Classical terrace; a sprawling house with Titanic links; an artisans dwelling; two former Methodist churches; a mill office with chimney; and an historic warehouse.



Ormeau Park House,  
Belfast  
(before restoration)

## CASE STUDY

## Crumlin Road Gaol



The complex re-use of the foreboding Crumlin Road Gaol in north Belfast is some way from completion, but it has nevertheless been included as a case study following the recent unveiling to the public of a partial restoration scheme, thanks to a £1 million investment by the Department for Social Development. The Gaol, and contemporaneous court house opposite, requires little introduction as both are well-known landmarks of significant historic and architectural interest. Designed by the prolific Charles Lanyon, in very contrasting architectural styles, the Gaol is built on an innovative radial cellular plan form based on Pentonville Prison in London but it is the first to have been built in Ireland using this system. Opening for prisoners in 1845, many alterations and changes have been made to the structure over the years, including the addition of a tunnel linking to the court house in 1850, but the essential layout and most notable interior features remain untouched, hence Grade A listed status.

The Gaol closed in 1996, and in 2003 ownership was transferred to the Office of the First and Deputy First Minister. The recent investment included work to remove unsightly security structures, restoration of the historic cast iron railings, repairs to damaged masonry, lighting improvements, hard and soft landscaping, and health and safety enhancements. These have facilitated managed public access and the site has proven particularly popular for visitors on European Heritage Open Days. The rather macabre surroundings have also played host to a successful production of *Macbeth* as part of the Belfast Festival at Queens.

A master planning exercise and public consultation to consider future options for the site, together with the former Girdwood Army Barracks to the rear, was completed in early-2008. This should provide a platform for a major regeneration scheme which the Ulster Architectural Heritage Society hopes will be sympathetic in conception and execution.

## CASE STUDY

## Ormeau Park House



The unlisted Ormeau Park House was built in 1878 as the head gardener's cottage for Belfast's oldest municipal park, to the designs of the architect Timothy Hevey – who is perhaps better known for his work on ecclesiastical buildings in the city.

In a rather isolated position in the centre of the park, the house was extremely vulnerable to vandalism when it was vacated some twenty years ago, and has also suffered from the normal patterns of weathering and creeping decay. By the time that Hearth, a housing association specialising in restoring historic houses for social housing, had agreed a 50 year lease for the building with Belfast City Council, the building had lost most of its roof covering, an iron veranda had been stolen, it was covered in graffiti, and was smothered by rampant vegetation growth. The restoration of the house back to a single dwelling therefore presented numerous challenges, complicated further by the strong desire to apply eco technologies such as a heat pump for heating and domestic hot water needs, as well as less technologically advanced (but no less important) “green” solutions such as sheep wool insulation.

Work started on site in early-2007 and it was officially opened by the Minister for Social Development on 3rd July 2008. The finished project demonstrates real sustainability in action; re-using a neglected historic asset for much needed social housing whilst showing how new technologies can be integrated into an older building in a sensitive way.

Further information on this project and the many other schemes that Hearth has been involved in over the last decades can be found at their website: [www.hearth-housing.org.uk](http://www.hearth-housing.org.uk)

Mersey Street  
Primary School



LOCATION  
In east Belfast,  
bounded to the  
N. by the A2  
Sydenham Bypass

STATUS: Listed

BHARNI Ref:  
26/07/003

Historic Building Ref:  
26/07/005

Mersey Street Primary School is one of 26 in Belfast designed by RS Wilshire prior to the Second World War, and is one of the earliest to be built as a result of the 1923 Northern Ireland Education Act, other notable examples being Botanic Primary, Strandtown Primary and Nettlefield Primary. A large single-storey building laid out on a quadrangular plan, with an octagonal assembly hall centrally placed in the garden, it sits in the shadow of the iconic Harland & Wolff shipyard cranes as well as Glentoran Football Club. Several hundred neighbouring houses have been demolished in recent years under a government sponsored redevelopment scheme and it was not particularly surprising that the school closed soon after in June 2006. The building has been boarded up since then but a re-use scheme to convert it into housing is currently being devised.



## 37 McMaster Street



## LOCATION

McMaster Street is off the western end of the Newtownards Road, east of the River Lagan

## STATUS: Listed

In the McMaster Street Conservation Area

## BHARNI Ref:

26/08/010

## Historic Building Ref:

26/08/001 11

The McMaster Street Conservation Area is unlike any other designated in Belfast in that it does not contain any significant landmark buildings; it isn't particularly old; nor is it noted for being an area of outstanding architectural interest. However, it is significant for historical and social reasons, forming the most complete group of late-Victorian terraced workers' dwellings to survive in a city ravaged by redevelopment. As a consequence, most of the properties on the street were 'listed' in the early 1990s, and further protection was afforded in 1994 with the designation of the conservation area. This hasn't prevented several properties falling into disrepair, while others have been subject to inappropriate alterations. Hope is at hand, however, and it is understood that a housing association plans to restore a number for social housing.

## Refs:

Department of the Environment (1994) McMaster Street Conservation Area, Belfast

Ormiston,  
Hawthornden Road



LOCATION  
In east Belfast,  
bounded to the E.  
by the A55, accessed  
off the Belmont and  
Hawthornden Roads

STATUS: Listed

BHARNI Ref:  
26/13/001

Historic Building Ref:  
26/13/001

Described by Larmour as “a thoroughly Scottish House”, Ormiston is a picturesque, Scots Baronial style building with crow-stepped gables, stringcourses, gargoyles and a bartizan turret, set within extensive grounds bordering the A55 dual carriageway. Designed by Edinburgh architect David Bryce, and built 1865-67 for his fellow countryman James Combe, it was lived in for a time by both Edward Harland and William (Lord) Pirrie and was eventually bought by Harland & Wolff; ownership then passing to Campbell College in the 1920s and, finally, to the government in the 1970s. It has been vacant for a number of years and a proposal to turn the building into offices is understood to have been put on hold indefinitely. Both the east gate lodge and stable block were listed in 2007, and all three historic properties on the site are ‘at risk’.

Refs:

Larmour, P (1987) Belfast: An Illustrated Architectural Guide, Friar’s Bush Press, p.33

Henry Garrett Building,  
Stranmillis College,  
Stranmillis Road



#### LOCATION

In the grounds of  
Stranmillis College

#### STATUS: Listed

In the Stranmillis  
Conservation Area  
On the Register of  
Historic Parks, Gardens  
and Demesnes of  
Special Historic Interest

BHARNI Ref:

26/17/003

Historic Building Ref:

26/17/052

The Henry Garrett building is one of a select number of structures built during World War Two to have merited statutory protection through listing. It is perhaps not surprising given a sophistication and refinement of design considered in its listing record to be “unmatched in any other building of the period in Northern Ireland”. Built of red-brick with flat concrete roofs, it consists of single-storey wings linked to a larger two-storey central block, in what has been described by Larmour as a blend of “functionalist ideals and traditional values”. It was designed in 1943 by the prolific TFO Ripplingham, who was also responsible for additions of the early 1950s. Fenced off for safety reasons, its future is now uncertain, but it would be much too valuable a building to lose for want of a sustainable use.

#### Refs:

Monuments and Buildings Record

Larmour, P (1987) Belfast: An Illustrated Architectural Guide, Friar’s Bush Press, p.93

## 14-16 Upper Crescent



## LOCATION

The Crescent lies between University Road and Botanic Avenue

## STATUS: Listed

In the Queens Conservation Area

## BHARNI Ref:

26/27/005-007

## Historic Building Ref:

26/27/028 H-J

Larmour offered the rather forthright opinion of this part of the Queens Conservation Area: “The concave Upper Crescent of 1846, with a giant Corinthian order applies to the centre and ends, all finished in stucco, is the grandest Neo-Classical terrace in Ulster”. Sadly, that assessment may not be so true today, however, as nos. 4-6 Upper Crescent (which appeared in Buildings at Risk Catalogue, Volume 2 (p.18) have been replaced, no. 1 (which featured in Volume 6, p.21) has been subject to major refurbishment and nos. 14-16 remain very much at risk. Having first been highlighted in Buildings at Risk, Volume 6 (p.26), when they were at that time ‘To Let’, they are now completely boarded up on the ground floor, holding repairs undertaken by the previous owner having been undone by an unholy combination of graffiti artists and the weather. They are currently the subject of a planning application for conversion into three single dwellings and there is an imperative for as much original fabric as possible to be conserved.

## Refs:

Larmour, P (1987) Belfast: An Illustrated Architectural Guide, Friar’s Bush Press, p.12

Jennymount Mill,  
North Derby Street



LOCATION  
North Derby Street is  
E. off York Road

STATUS: Listed

BHARNI Ref:  
26/47/001

Historic Building Ref:  
26/47/004 A

Several prominent local architects have worked on this well-known industrial complex, including John Lanyon (1891) and WJW Roome (1904). The seven-storey red-brick Italianate tower block, designed by the former, appeared in Buildings at Risk Catalogue, Volume 4 (p.30) and is a familiar landmark along the motorway heading north. However, it was not as a result of its condition that it was highlighted, but rather because of the difficulties associated with letting such a large amount of space in a deprived part of the city; which remains the case today. Parts of the older mill complex are, however, at risk due to their condition, and in particular the two-storey office block, incorporating a striking octagonal brick chimney stack rising from a three-storey rear return. In contrast to some of the more utilitarian structures on the site, sculptured keystone heads of historical and literary figures, among other features, imbue this building with a greater sense of architectural vigour. Bounded on the east side by a railway-track and overshadowed by the seven-storey structure to the west, it is, in comparison, hidden from prominence but no less deserving of attention.

Refs:  
Monuments and Buildings Record

Carlisle Memorial  
Methodist Church,  
Carlisle Circus



LOCATION  
At Carlisle Circus, close  
to the Mater Hospital

STATUS: Listed

BHARNI Ref:  
26/50/008

Historic Building Ref:  
26/50/091 A

Built in 1872-75 as a gift of James Carlisle to the memory of his son, this towering structure has had a chequered history. Having been abandoned as a place of worship several decades ago, it was bought for conversion to provide an arts centre, but now lies empty and unused. Designed by WH Lynn, it is described by Larmour as “a Gothic Revival Church in Early English style, excellent in composition and in details, and well proportioned with a tower and rich spire on a really grand scale”. This view is perhaps not shared by all, with Brett suggesting that “It is amongst his [W H Lynn] least happy works, and...must have a fighting claim to be Belfast’s ugliest church”. Whichever view one finds sympathy with on aesthetic merits, it is without doubt an extremely important and prominent building in a ‘gateway’ location at the junction of the Crumlin and Antrim Roads. The regeneration of this part of the city would not be complete without the conservation of this historic landmark.

Refs:

Larmour, P (1987) *Belfast: An Illustrated Architectural Guide*, Friar’s Bush Press, p.43  
Brett, CEB (1985) *Buildings of Belfast*, Revised Edition, Friar’s Bush Press, p.50

Warehouse at  
42 Waring Street



LOCATION  
Behind Cotton Court  
and Waterman House

STATUS: Listed  
In the Cathedral Quarter  
Conservation Area

BHARNI Ref:  
26/50/021

Historic Building Ref:  
26/50/278

Once the financial and commercial centre of Belfast, Waring Street is considered by Patton to be a “fairly narrow but historically important street”. Originally known as Broad Street, its name was changed around the mid-18th century and it continued to thrive for the best part of 200 years, when many of the fine buildings that make up the present-day Cathedral Quarter were constructed. Located just off Waring Street, the Cotton Court warehouse dates from the early-19th century and is sited opposite the grand former premises of the Ulster Bank, designed almost half-a-century later by the Glaswegian James Hamilton. Although a stark contrast architecturally, the warehouse is historically significant as an early surviving building of its type in this locality. A four-storey gabled building retaining much of its original roof timberwork, it is now almost totally obscured by 1920s warehouse buildings, most of which have been converted to other uses. It remains unused and is in a relatively poor state of repair. In addition, due to a difficult enclosed location, the viability of any future re-use proposals remains somewhat uncertain, particularly when the adjoining access land is proposed for development.

Refs:

Patton, M (1993) Central Belfast, Ulster Architectural Heritage Society, p.326  
Monuments and Buildings Record

Floral Hall,  
Zoological Gardens,  
Antrim Road



LOCATION  
Belfast Zoo is on the  
Antrim Road, N. of  
Belfast Castle

STATUS: Listed

BHARNI Ref:  
26/51/002

Historic Building Ref:  
26/51/024

There is renewed optimism that a scheme to restore this rare Art Deco building in the grounds of Belfast zoo might soon come to fruition. The building, designed by David W Boyd, has been described by Larmour as “a striking and, for Belfast, rare enough example of a particular brand of 1930’s modernism”, and its listing record suggests that it is one of a very few remaining Art Deco structures in Northern Ireland. Of architectural importance, it is also of great social importance having been a popular venue for dances right up until the onset of the Troubles in 1969, even hosting the original Pink Floyd line-up in 1967. When it appeared in Buildings at Risk Catalogue, Volume 2, it had been used intermittently as a fodder store for the zoo: a slight comedown since its heyday as a concert and dance hall.

Refs:

Larmour, P (1987) Belfast: An Illustrated Architectural Guide, Friar’s Bush Press, p.103  
Monuments and Buildings Record



St Comgall's  
Primary School,  
Divis Street



LOCATION  
On Divis Street,  
opposite the junction  
with Percy Street

STATUS: Listed

BHARNI Ref:  
26/33/001

Historic Building Ref:  
26/33/004

To the rear of the recently restored St Peter's Cathedral in west Belfast is another former school designed by RS Wilshere (see Mersey Street Primary on page ?) and built circa 1932 on the site of the old Belfast Model School which had been destroyed by fire. Largely two-storey, it is a symmetrical building in a neo-Georgian style, built from brick and with stone dressings. An internal courtyard is enclosed by colonnades giving it a grand cloistered feel; appropriate given its close proximity to St Peter's. Closed as a community facility in 1999 (use as a school ended in 1988), it has suffered badly from neglect and vandalism but is now owned by the Falls Community Council which hopes to turn it into a cultural and commercial hub. Environmental improvements works, including restoration of the listed front railings, are expected to be completed in 2009 as an initial statement of intent.

Refs:

Wylie, R (1997) Ulster Model Schools, Ulster Architectural Heritage Society, p.17  
Monuments and Buildings Record

Methodist Church,  
University Road



LOCATION  
Close to Queen's  
University

STATUS: Listed  
In the Queen's  
Conservation Area

BHARNI Ref:  
26/28/003

Historic Building Ref:  
26/28/006

This former church is an important piece of townscape and an imposing building in its own right; one of a group of ecclesiastical buildings in this part of the Queen's Conservation Area. Designed by WJ Barre, and built circa 1865, it was recently deconsecrated and has been for sale on a number of occasions, together with the substantial unlisted halls to the rear which are physically attached. The campanile and polychrome brickwork are the most obvious features of interest but the interior is equally of note. Walker considers it "a remarkable building, constructed in a flamboyant style and representing a departure from the classical idiom, which had been the norm for Methodist church architecture". Concerns have been expressed that the character of the building could be damaged by too intensive a redevelopment scheme on the site, with proposals existing for the demolition of the halls and the construction of an apartment block, and the insertion of mezzanine floors within the nave of the church itself. The buildings are currently for sale with full planning permission.

Refs:

Walker, S (2000) *Historic Ulster Churches*, The Institute of Irish Studies, Queen's University Belfast, p.122

FOR SALE with CB Richard Ellis Tel: 028 9043 8555 [www.cbre.co.uk/ni](http://www.cbre.co.uk/ni)

St Malachy's  
Primary School,  
Sussex Place



LOCATION  
To the rear of May  
Street Presbyterian  
Church

STATUS: Listed  
In the Linen  
Conservation Area

BHARNI Ref:  
26/30/003

Historic Building Ref:  
26/30/024

A cute former school of circa 1878, designed by Timothy Hevey (see Ormeau Park House on page 37) in a Gothic Revivalist style – who died a few months after its opening. Immediately adjacent to the now redundant St Joseph's Convent of Mercy, designed by Alexander McAlister, the school forms part of an important grouping in the Linen Conservation area, helping to retain a distinctive sense of place. Although the building is in a poor condition, holding repairs have been undertaken following recent acquisition by Belfast Buildings Preservation Trust, which intends to restore it for a number of uses. Planning approval is currently being sought and the UAHS looks forward to seeing the restored building emerge from the doldrums.

Refs:

Larmour, P (1987) Belfast: An Illustrated Architectural Guide, Friar's Bush Press, p.47

Bangor Road,  
Gate Lodge,  
Holywood  
(see page 63)



Entries include:

A former town hall; a ruined winding house and chimney; two gate lodges; a mausoleum; three terraces; glass houses within an historic walled garden; a harbour warehouse; a former Presbyterian church; a Glebe House; a three-storey townhouse; a seaside villa; and the ruins of a medieval church.



Hollywood Old School,  
Church Road,  
(during restoration)

## CASE STUDY

Hollywood Old School,  
Church Road



The old school on the Church Road in Hollywood dates from 1845 and although starting life in educational use, between 1878 and 1954, it served as a Parochial Hall for the nearby Church of Ireland Parish of St. Philip and St. James. From 1916 it was also used as a scout hall but was closed in 2002 due to safety concerns. It first appeared on the online Built Heritage at Risk Northern Ireland Register in 2004.

The Hollywood Old School Preservation Trust was formed by members of the local community charged with finding a new sustainable use for the building. A highly successful fundraising campaign was developed, using leaflets and a 'buy a brick' campaign to encourage individual donations. Events such as a concert, dances, a treasure hunt and a family barbeque enlisted community support and raised additional funds. These helped to supplement grants and loans offered by the major project funders: the Heritage Lottery Fund; Northern Ireland Environment Agency; Ulster Garden Villages; The Garfield Weston Foundation; the Architectural Heritage Fund; the EU Peace Programme through the North Down Local Strategy Partnership, Better Belfast and the Energy Saving Trust. Another crucial element of the fundraising for the project, which was completed in May 2008, was the generosity of numerous local businesses, over 70 of which contributed financially whether directly or by supporting fundraising events.

The building has a small separate accommodation unit and a commercial unit at either end; originally the teachers' accommodation. The rental income from these units helps to subsidise the use of the main hall by local community groups. An education project involving an architectural time line and guided walk around the town is also based in the hall.

For further information, including how to hire the spaces available, visit:  
[www.hollywoodoldschool.com](http://www.hollywoodoldschool.com)

## CASE STUDY

35-41 Main Street,  
Kircubbin



The village of Kircubbin on the Ards Peninsula has not been ravaged by demolition and over-development to the same extent as many other rural settlements in Northern Ireland. As such, it retains a pleasant main street and has a number of fine terraced buildings, including the listed nos. 35-37 which have been brought back from dereliction as part of a wider development by Kircubbin Regeneration Programme Ltd., a local community based organisation.

The buildings form part of a mid-terrace grouping thought possibly to date from the late-18th century. They have, however, been subject to major alterations over the years, giving their front facades an informal and even quirky appearance. When they were featured in the last Buildings at Risk Catalogue (Volume 7, p.58), they were then empty and the site was for sale, with the ground floor and shop front boarded up.

However, thanks to funding from the International Fund for Ireland, the Department of Agricultural and Rural Development, the Office of the First Minister and Deputy First Minister, Ards Borough Council, and loan finance from the Ulster Community Investment Trust, what has been dubbed 'Maxwell Courtyard', is now home to commercial units and offices, a gallery and craft shop, a podiatrist and community function rooms for hire, as well as designer craftspeople at work. What was once a down-at-heel site with potential, is now an attractive and economically beneficial asset for the local village.

Ruined Winding House  
and Chimney,  
Whitespots,  
Newtownards



LOCATION

1 1/2 miles N. of the  
centre of Newtownards,  
in Whitespots  
Country Park

STATUS: Scheduled

BHARNI Ref:

24/09/002

Historic Building Ref:

24/09/030

Sites and Monuments

Record No.

DOW 006:505

The substantial remains of an engine house, lead mine and other ancillary structures built by the Ulster Mining Company in the mid-19th century, in an area which was the centre of sporadic lead mining activity from the 1780s, but which ceased to operate only a few decades after its construction. The local landscape still bears the scars of this period, and retains a number of prominent industrial heritage landmarks, including a windmill stump, several tall chimneys, engine house structures and mine shafts. Most of this particular engine house, and the lower reaches of the chimney stack, are covered by vegetation which, if left unchecked, could lead to further serious deterioration of their masonry fabric.

Refs:

Northern Ireland Sites and Monuments Record

Monuments and Buildings Record

1 Stewart's Place,  
Holywood



LOCATION  
In the town centre

STATUS: Listed  
In the Holywood  
Conservation Area

BHARNI Ref:  
23/20/002

Historic Building Ref:  
23/20/020

Nos. 1 and 3 Stewart's Place are sited just within the northern boundary of the Holywood Conservation Area, designated by the Planning Service in 2004 after much public pressure. They are thought to have been built about 1840 by William Lowry, and are said to be named after the first post-master of the town, Hugh Stewart. Benefiting from early listing status in the mid-1970s, they essentially comprise a pair of three-storey stucco houses with rounded corners, which have lost some of their historic context due to past demolitions, but help this part of the town centre to retain some sense of place. No. 3 was restored by Hearth in 1993 but no. 1 is empty and in a very poor state of repair.

Refs:

Hearth (2005) *Hearth: A Review of Projects 2005*, Belfast  
Monuments and Buildings Record

FOR SALE with BTWCairns Tel: 028 9042 8989 [www.btwcairns.com](http://www.btwcairns.com)



Ballywalter Old Church,  
White Church



LOCATION  
1/2 mile N.W. of  
Ballywalter  
village centre

STATUS: Scheduled

BHARNI Ref:  
24/04/004

Historic Building Ref:  
24/04/043

Sites and Monuments  
Record No.  
DOW 012:006

An old church and burial site, the earliest fragments of which are thought to date from the 13th century but, according to the Archaeological Survey of County Down, with some 15th century reconstruction. The church is thought to have still been in active use until 1704 (probably under a thatched roof) when a new church was built at Balligan, south-west of Ballywalter, to serve the parishes of Ballyhalbert, Ballywalter and Inishargy. It is now a ruin but two gables still survive to almost full height, on what was originally a very simple cruciform plan. The structure is extensively covered with ivy and is therefore in need of sensitive repair, although the graveyard appears to be well maintained.

Refs:

HMSO (1996) The Archaeological Survey of Northern Ireland: County Down, Belfast, pp.300-301

Northern Ireland Sites and Monuments Record  
Monuments and Buildings Record

Strangford  
Presbyterian Church,  
Downpatrick Road



LOCATION

On the edge of the  
village when entering  
via the A25 from  
Downpatrick

STATUS: Listed

In the Strangford  
Conservation Area

BHARNI Ref:

18/08/002

Historic Building Ref:

18/08/052

Recently closed due to lack of numbers, this church was described by the Ulster Architectural Heritage Society as an “...unusual stucco façade of considerable merit, with six pilasters (four paired), three round-headed recesses, and a triangular pediment supporting a curious small obelisk”. It is no longer used for worship and has suffered from some minor vandalism, with several of the panes to the round-headed window openings on the side elevations having been broken. The future of redundant buildings such as this usually lies in conversion to a new use which, in the case of churches, requires a great deal of skill. This is particularly difficult for residential conversions and, as this building is currently for sale, it is to be hoped that a new owner will approach any scheme sympathetically.

Refs:

Bell, GP, Brett, CEB and Matthew, R (1969), Portaferry & Strangford, Ulster Architectural Heritage Society, p.30

FOR SALE with Templeton Robinson, Tel: 028 9042 4747 [www.templetonrobinson.co.uk](http://www.templetonrobinson.co.uk)

Harbour Warehouse,  
North Quay,  
Ardglass



LOCATION  
In the village centre

STATUS: Listed  
In the Ardglass  
Conservation Area

BHARNI Ref:  
18/09/006

Historic Building Ref:  
18/09/032

A simple and prominent three-storey stone warehouse overlooking the north quay in Ardglass, considered in the Conservation Area guide to be “the largest Listed Building in Ardglass and although the original 19th Century structure has been adapted over the years, it still characterises the maritime traditions of Ardglass”. These maritime traditions are clearly long established, the village playing host to a number of tower houses reflecting its strategic importance, and the Archaeological Survey of County Down attesting to the fact that by 1837 the main activity of the port was the herring-fishing industry (the pier having been built in 1814 and extended in 1829). The village has, however, seen better times and it has suffered from the loss of the railway connection (the old station remains in a dilapidated state), a decline in visitor numbers, and cuts in the fishing industry. On a more positive note, it still retains a unique sense of place that could be harnessed for regenerative aims. Buildings such as this should play a leading role in any such developments.

Refs:

Department of the Environment (1996) Ardglass Conservation Area, p.14  
HMSO (1996) The Archaeological Survey of Northern Ireland: County Down, Belfast, p.391-392

Glebe House,  
Buskhill Road,  
Donaghmore



LOCATION  
6 miles N.N.W. of  
Newry City, off the A1

STATUS: Listed

BHARNI Ref:  
16/14/005

Historic Building Ref:  
16/14/047

This late-18th century glebe house, located in a rural area north of Newry, was unlisted when it appeared in Buildings at Risk Catalogue, Volume 4 (p.62). A two-storey building over semi-basement, with a substantial yard and outbuildings to the rear, it forms part of a prominent and picturesque group together with the former Glebe School and St Bartholomew's Church. Although a number of inappropriate alterations have been made to the building, which has been uninhabited since the 1970s, including cement rendering and the loss of the front glazing bars, it is considered in its listing record to be in a virtually unaltered state. The outbuildings are thought to still be in agricultural use but this attractive dwelling is surely too valuable to let go to waste?

Refs:  
Monuments and Buildings Record

7-8 Corry's Square,  
Newry



LOCATION  
Corry Square is E.  
of the city centre;  
a continuation of  
Edward Street

STATUS: Listed

BHARNI Ref:  
16/25/001-002

Historic Building Ref:  
16/25/003 A-B

The substantial granite buildings at nos. 1-2 Corry's Square, which featured in Buildings at Risk Catalogue, Volume 1 (p.56), at which time they were for sale as a 'valuable commercial site', have since been demolished, reducing considerably the historic coherence of this once important public square. At the opposite end of the same terrace are two early townhouses, retaining many original features of interest, and thought to have at one point been combined to form a hotel (Victoria Hotel). Both are currently vacant and boarded up but seem more than capable of economic re-use. In an expanding urban context such as Newry City it would seem a sensible policy to encourage the rehabilitation of historic assets such as this.

Refs:

Monuments and Buildings Record

Gate Lodge,  
Belmont Hotel,  
Rathfriland Road,  
Banbridge



LOCATION  
S. of the town centre,  
close to the  
mini-roundabout

STATUS: Listed

BHARNI Ref:  
17/17/001

Historic Building Ref:  
17/07/029

A sturdy, single-storey, three-bay lodge to the mid-nineteenth century Greek Revival house, now a hotel. Set back behind fine stone piers, to the right of the avenue entrance, the lodge may be contemporary with the main house but is considered by Dean to be “somewhat less elegant”. Neo-Classical in design, the porch is flanked by Doric columns and a frieze surrounds the building at eaves level. However, like so many other gate lodges, it is no longer in use and is currently boarded up with hundreds of new houses having been built nearby.

Refs:

Dean, JAK (1994) *The Gate Lodges of Ulster*, Ulster Architectural Heritage Society, p.64

Princetown Villa,  
66 Princetown Road,  
Bangor



LOCATION  
Princetown Road runs  
N. from the junction  
of Bryansburn Road  
and Gray's Hill

STATUS: Listed

BHARNI Ref:  
23/14/001

Historic Building Ref:  
23/14/010

The draft Belfast Metropolitan Area Plan 2015 states that in the Bangor West Area of Townscape Character, "the hilly topography has made a particular contribution to creating a distinctive coastal townscape with a unique sense of place and identity". The late Victorian and Edwardian residences on the Princetown Road are thought typical of the turn of the century seaside architecture and the road is rightly said by Patton to contain "the most consistently fine of Bangor's Villas". No. 66 is one such villa, built circa 1900 by JC McCandliss for James Campbell. It is a large, two-and a-half storey, double fronted, stucco house, with canted bays on the seaward facing front elevation and a fine entranceway at the pinnacle of a short flight of steps. In spite of its obvious charms, however, it is sadly vacant, boarded up and vandalised; the neighbouring no. 64, once also containing a fine unlisted villa, now a wasteland.

Refs:

DOE Planning Service (2004) draft Belfast Metropolitan Area Plan 2015, Volume 7 (North Down), pp.44-45

Patton, M (1999) Bangor: An Historical Gazetteer, Ulster Architectural Heritage Society, pp.156-161

FOR SALE with Neill Estate Agents, Tel: 028 9127 0283 [www.neillestateagents.co.uk](http://www.neillestateagents.co.uk)

Walled Garden,  
The Castle,  
Castlewellan



LOCATION  
In Castlewellan  
Country Park

STATUS: Listed  
On the Register of  
Historic Parks, Gardens  
and Demesnes of  
Special Historic Interest

BHARNI Ref:  
18/12/007

Historic Building Ref:  
18/12/027

Castlewellan Castle is a large granite pile built in the mid-1850s for the 4th Earl, William Richard Annesley, and designed by William Burn. It is set within a large demesne which was bought by the government in 1967 as a public park and is now stewarded by the Forest Service. Characterised in their listing record as rare survivals of the mid-19th century, the conservatories within the walled garden at Castlewellan are sited on a terrace at the northern junction of the 'upper' and 'lower' gardens. The principal conservatory, known as the 'peach house', is a long, lean-to; timber framed and glazed structure, on top of a brick base, and abutting a tall garden wall. It is flanked either side by much smaller gabled conservatories of similar construction, both known as the 'fig house'. Their condition is now a cause for some concern, as deterioration of the timber and cast iron elements is evident. A number of panes of glazing are also broken.

Refs:

Bence-Jones, M (1988) A Guide to Irish Country Houses, Revised Edition, Constable, London, p.79

Monuments and Buildings Record



Craigowen Lodge,  
208 Bangor Road,  
Holywood



LOCATION

At the junction between  
the A2 Bangor and  
Seahill Roads

STATUS: Listed

BHARNI Ref:  
23/16/001

Historic Building Ref:  
23/16/010

This single-storey symmetrical gabled lodge appeared somewhat prematurely as a good news case study in the last Buildings at Risk Catalogue (Volume 7, p.xxxvi). Although the road widening scheme under which it had been vested has been abandoned, and planning approval has been granted for re-use with extension, no sale to a restoring purchaser has yet occurred. The building was designed in circa 1851 by Thomas Turner and is considered by Dean to be “a sophisticated Italianate composition in good buff coloured sandstone”. Unfortunately, it is now vacant, boarded up and has the indignity of being covered with a tin roof, hopefully as an interim measure following a fire. A hasty resolution of any legal issues would be welcomed.

Refs:

Dean, JAK (1994) *The Gate Lodges of Ulster*, Ulster Architectural Heritage Society, p.70

18-20 Ferry Street,  
Portaferry



**LOCATION**  
In the town centre,  
close to the harbour

**STATUS:** Listed  
In the Portaferry  
Conservation Area

**BHARNI Ref:**  
24/01/001

**Historic Building Ref:**  
24/01/015

This two- and three-storey block, formerly comprising a shop and what appears to be substantial living accommodation, dominates this part of the winding and sloping Ferry Street, at the heart of the Portaferry Conservation Area. It has been described by the Ulster Architectural Heritage Society as “an excellent 18th century combined dwelling and warehouse, six-bay, two-storey: to the North, three warehouse-hoist doors; a fine pedimented stone portico (much damaged) up three stone steps from the pavement”. The property is now vacant and has suffered from both vandalism and more generally from a lack of maintenance, as evident by broken windows, blistering paintwork, rusting rainwater goods and vegetation growing from gutters. It is just one of several prominent listed buildings in the town that are under threat.

**Refs:**

Bell, GP, Brett, CEB and Matthew, Sir R (1969) Portaferry and Strangford, Ulster Architectural Heritage Society, p.15

2-8 Church Street,  
Portaferry



#### LOCATION

In the town centre,  
facing towards the  
Square

STATUS: Listed and  
Unlisted

In the Portaferry  
Conservation Area

BHARNI Ref:  
24/01/010 and 24/01/008

Historic Building Ref:  
24/01/139 and 24/01/140

Nos. 2-4 Church Street, together with the unlisted neighbouring properties nos. 6-8, forms an extremely important grouping at the start of Church Street, facing towards The Square. The former is thought to have been single-storey until the 1840s when another storey is reported to have been added. It has an urban vernacular appearance and was described in 1969 as “a fine if tumbledown three-storey stucco 18th century house with quoins and large windows, glazing-bars all complete”. A small shop front has been inserted at some point in its history but this is now boarded up, as are the remainder of the ground floor and the entirety of nos. 6-8. Fine buildings such as these, which should be contributing to the aesthetic appearance and economic life of our towns and villages, deserve better than to slowly crumble.

#### Refs:

Bell, GP, Brett, CEB and Matthew, Sir R (1969) Portaferry and Strangford, Ulster  
Architectural Heritage Society, p.13

Former Town Hall,  
24 High Street,  
Donaghadee



LOCATION  
In the town centre

STATUS: Listed  
In the Donaghadee  
Conservation Area

BHARNI Ref:  
24/07/002

Historic Building Ref:  
24/07/004

Prominent along the High Street in Donaghadee is this large, three-storey, five-bay building, possibly dating from the 18th century. From the 1950s, until the early-1970s local government reorganisation, it was used as the town hall for Donaghadee Urban District Council. It has a symmetrical front façade with a Georgian glazed window pattern and openings diminishing in height. A centrally placed door-case of cut stone surmounted by a pediment is the most striking architectural feature of the structure. The building has been empty for several years and was recently for sale, together with a substantial site to the rear, with the agent's brochure seeking "proposals for the redevelopment of the site retaining the existing façade". A planning application has recently been lodged seeking conversion into six apartments with new build in the yard to the rear.

Refs:

Dixon, H, Kenmuir, K and Kennett, J (1977) Donaghadee and Portpatrick, Ulster Architectural Heritage Society, p.16

Cleland Mausoleum,  
Dundonald  
Parish Graveyard,  
Dundonald



LOCATION

On a height, in the  
centre of Dundonald

STATUS: Listed

BHARNI Ref:  
25/05/001

Historic Building Ref:  
25/05/002

The uncertain future of this monument to the undoubtedly unpopular Samuel Cleland, son of the even more unpopular 'Black John' Cleland, agent of the Castlereagh estates, has still not been resolved. Described in the Monuments and Buildings Record as a "Grey granite monument having square Greek Doric base supporting upper drum encircled by 6 Ionic columns with entablature and domed roof enclosing a sarcophagus", the monument featured on the back cover of James Stevens Curl's book on Mausolea in Ulster, within which he describes it as "one of the largest mausolea in Ulster, and one that commands a spectacular site". It appeared in Buildings at Risk Catalogue, Volume 4 (p.70) and its condition still gives cause for concern.

Refs:

Monuments and Buildings Record

Curl, JS (1978) Mausolea in Ulster, Ulster Architectural Heritage Society, pp.14-15

Willoughby Place,  
Enniskillen  
(see page 80)



Entries include:

A canal warehouse; three thatched cottages; an old Roman Catholic church; a ruined Plantation castle; a former Workhouse; a ruined church; a half-hipped roofed cottage; an early farmhouse; and a pair of three-storey terraced houses.



South Gate Lodge,  
Colebrooke  
(before restoration)

## CASE STUDY

South Gate Lodge,  
Colebrooke

Photo courtesy of Kriterion Conservation Architects

The Irish Landmark Trust has recently completed the conversion into self-catering holiday accommodation of the south lodge to Colebrooke Park, an important private demesne near Brookeborough which retains a very fine collection of historic buildings and a strong sense of place. Complementing the impressive Triumphal Arch entrance to the estate is this single-storey, T-plan, classically proportioned lodge with central bow containing a curved and panelled entrance door, built circa 1830 to the designs of William Farrell.

It was in a ruinous state when featured in the first Buildings at Risk Catalogue in 1993 (p.76) and many will undoubtedly have thought that it was beyond repair, with no roof, crumbling plasterwork and little hope of finding a new use. However, thanks to a combination of the foresight of the Trust, the willingness of the owners to contemplate leasing, and crucial funding from the Heritage Lottery Fund and the Northern Ireland Environment Agency, a dramatic transformation has resulted.

Repairs to the brick, stone and stuccowork have been completed and missing mouldings replaced. A new roof, windows and doors envelope the structure, whilst the introduction of modern services has brought it up to 21st century standards, without compromising character. No new extension has been added but internal partitions have helped form two bedrooms, a bathroom and a living/kitchen/dining area.

The lodge is available for bookings through the Trust's website: [www.irishlandmark.com](http://www.irishlandmark.com)

## CASE STUDY

Crevinish Castle,  
Kesh



Photo courtesy of NIEA

The ruins of this 17th century castle, built by Thomas Blennerhasset, have recently been conserved by the Northern Ireland Environment Agency's (formerly the Environment and Heritage Service) direct labour force from Enniskillen. The structure had been built in phases and an older castle may have provided the impetus to build on the site. A defensive corner tower had clearly been added after the main rectangular block was built. Many of the timber components of the roof were accurately recorded by their impression in the masonry and evidence for a hoist was found in the upper floor of the projecting tower. However, some puzzling aspects of the original entrance and possible re-use of window openings were not resolved as a result of the work and associated investigations. A detailed photographic and drawn survey was conducted in advance in order to analyse the structure and provide guidance on the consolidation work.

The castle was in a very poor state of repair with ivy obscuring much of the stonework, trees growing in the masonry and stones falling regularly from the top of walls. Consolidation work has been carried out using hydraulic lime mortar mixed with sand from Derrylin, selected on colour so as to blend with the original. A policy of replacing mortar only where necessary was adopted to allow the patina of that surviving to dominate where possible. Some re-building was necessary to support areas of masonry and this was done in the recessed manner (whereby older masonry "stands proud" of new work). Much of the internal plasterwork survives and beam sockets remain open to enable interpretation of the flooring within the building.

Further information, including detailed records of the structure before and during consolidation, may be viewed on request at the Monuments and Buildings Record (see page xv for contact details).



Cottage,  
Drumlone,  
Newtownbutler



LOCATION  
2 1/2 miles N.W.W of  
Newtownbutler

STATUS: Listed

BHARNI Ref:  
12/02/006

Historic Building Ref:  
12/02/049

A nicely proportioned single-storey cottage with a half-hipped and slated roof and Georgian glazing pattern on the front elevation. A smaller outbuilding with corrugated iron roof abuts the left gable. The building sits next to the road, behind a small garden with low enclosing hedge, in a rural location outside of Newtownbutler. It is vacant, and several slipped slates and rotting window frames provide evidence of ongoing deterioration to the fabric of the building, although it now appears to be securely boarded up. Figures from the Planning Service would suggest that County Fermanagh has had some of the highest number of planning applications for new dwellings in the countryside. Such an unsustainable situation cannot continue.

Canal Warehouse,  
Gortnacarrow,  
Newtownbutler



LOCATION  
3 miles S.S.E. of  
Newtownbutler, near to  
Gortnacarrow Bridge

STATUS: Listed

BHARNI Ref:  
12/02/007

Historic Building Ref:  
12/02/091

Hopes are rising that the long anticipated reopening of the Ulster Canal will soon come to fruition, potentially bringing positive spin-offs for the many built heritage features along its length, such as this former warehouse near Newtownbutler. Although partially derelict when listed in 2005, the listing record suggests that it is of particular interest “on account of its door configuration (in relation to the road), internal spaciousness, flagging and first floor beam arrangement”, further adding that few canal related store in Northern Ireland are in “such pristine condition”. The Ulster Canal, which runs for 46 miles between Wattle Bridge in County Fermanagh and Charlemont in County Armagh, was opened to commercial traffic in 1842, closing in 1931, and lying for the most part derelict ever since.

Refs:

Monuments and Building Record

McCutcheon, WA (1980) The Industrial Archaeology of Northern Ireland, HMSO, pp.65-71

Former District  
Council Offices,  
Poor Law Hospital,  
Lisnaskea



LOCATION  
Near the southern edge  
of the village, in a  
housing estate

STATUS: Listed

BHARNI Ref:  
12/03/004

Historic Building Ref:  
12/03/037

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 being “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 appears to be only partially in use.

Refs:

Gould, MH (1983) *The Workhouses of Ulster*, Ulster Architectural Heritage Society, p.7

Rowan, A (1979) *North West Ulster*, Penguin, p.360

McBrien's,  
Cornahoule,  
Derrylin



LOCATION  
1/2 mile S.E. of  
Derrylin, off the A509

STATUS: Listed

BHARNI Ref:  
12/08/005

Historic Building Ref:  
12/08/037

A relatively plain, single-storey, three-bay thatched cottage with loft and off-centre gabled porch, sited at the end of a short lane and clearly visible from the nearby road. It retains an unaltered internal layout, kitchen hearth and roof structure; which adds significantly to its rarity value. Although no longer inhabited, it appears to have been maintained until recent times, as the thatched roof is generally in good order, with repairs having been carried out in 1994 and 1999. Somewhat depressingly, it is one of a number of vacant cottages in the county to be featured not only in this catalogue, but also on the online BHARNI Register. Comprehensive action is needed to halt their seemingly inexorable decline.

Refs:  
Monuments and Buildings Record

70 Croaghrim Road,  
Florencecourt



LOCATION  
1 1/4 miles N. of  
Florence Court

STATUS: Listed

BHARNI Ref:  
12/09/001

Historic Building Ref:  
12/09/007

Alan Gailey's book, *Rural Houses of the North of Ireland*, is widely regarded as a seminal study on traditional buildings, within which old photographs of the next two cottages appeared when they were in a much better state of repair: no. 102 Salloon Road shown on page 64, and this cottage near Florence Court at the bottom of page 169, where it is described as a three-unit lobby-entry farmhouse with loft floor. This is thought to be the only surviving thatched structure in Northern Ireland to be built from brick, said to have been manufactured locally. Its condition has deteriorated somewhat since the last Buildings at Risk Catalogue (Volume 7, p.68) and the effects of water ingress are much in evidence internally. Something as unique and picturesque as this should not be lost to decay for want of timely repair.

Refs:

Gailey, A (1984) *Rural Houses of the North of Ireland*, John Donald Publishers, Edinburgh, p.169

Monuments and Buildings Record

102 Sallon Road,  
Relagh Guinness,  
Irvinestown



LOCATION  
2 miles S.E. of  
Irvinestown

STATUS: Listed

BHARNI Ref:  
12/16/001

Historic Building Ref:  
12/16/017

Although thatched this cottage, located to the south east of Irvinestown, is very different to that at Croaghrim, being built of stone rather than brick; single storey rather than one-and-a-half; and with outbuildings extending longitudinally rather than detached to the rear. It also falls into the categorisation of direct rather than lobby entry. First appearing on the first Ordnance Survey map of 1833, it was of insufficient value to merit a mention in the accompanying valuation records. It is thought to have continued in occupation until the 1990s and, although several minor repair schemes have been carried out, undoubtedly remains vulnerable pending future reoccupation. A particular feature of interest worth noting is the thatched piggery on the opposite side of the road, now also in a poor state of repair.

Refs:  
Monuments and Buildings Record

Farrancassidy House,  
Farrancassidy,  
Belleek



LOCATION  
1 1/2 miles S.E. of  
Belleek

STATUS: Listed

BHARNI Ref:  
12/12/004

Historic Building Ref:  
12/12/036

An important seven-bay, two-storey farmhouse with a corrugated iron roof, built by the Dundas family in 1731. Said to be one of less than a dozen such properties to survive in a recognisable form, the house, together with the adjoining pigeon loft, byre and garden gateway have been afforded a high grade of listing (grade B+), of which there are only a few hundred in Northern Ireland. The most impressive external feature is undoubtedly the cut stone Gibbsian surround to the centrally placed door. Now vacant, the property is in a very poor state of repair, particularly the upper floor, whilst internally much early joinery work survives as well as a large kitchen hearth.

Refs:

Rowan, A (1979) North West Ulster, Penguin, p.143  
Monuments and Buildings Record

Carrick or  
Aghamore Church,  
Derrygonnelly



LOCATION  
2 miles N.W. of  
Derrygonnelly

STATUS: Scheduled

BHARNI Ref:  
12/11/003

Sites and Monuments  
Record No.  
FER 191:069

A beautifully situated church overlooking Carrick Lough, some two miles north of the village of Derrygonnelly. Access to the building is very difficult due to vegetation growth. Founded in the 15th century, it is set within a triangular enclosure and is surrounded by numerous grave slabs; some surviving from the 18th and 19th centuries. Both gables of the rectangular shaped building survive, although seemingly in a precarious state due to ivy and partial collapse (although some ivy has been removed since this photograph was taken). The arched east window is also in need of attention.

Refs:

Northern Ireland Sites and Monuments Record



Castle Caldwell,  
Belleek



LOCATION  
4 1/2 miles E. of  
Belleek, off the A47

STATUS: Scheduled  
On the Register of  
Historic Parks, Gardens  
and Demesnes of  
Special Historic Interest

BHARNI Ref:  
12/13/002

Sites and Monuments  
Record No.  
FER 171:003

An important Plantation castle dating from the early 1600s, built by Sir Francis Blennerhasset, but later sold to Sir James Caldwell. It was remodelled and enlarged in the late-18th century and now stands as a ruin, the ownership of the estate having passed to the Forestry Commission in 1913 (now the Forest Service). Rowan stated of the castle in 1979: "The walls are now so overgrown with ivy that it is difficult to distinguish the various parts". Sadly, this has changed little in the intervening years and the structure remains an overgrown ruin with only its scale and basic form in any way discernable. Its scheduling record notes that the added Gothic façade of the late-1780s is one of the most impressive still surviving in Ireland: it is a shame that nobody can currently enjoy it.

Refs:

Rowan, A (1979) North West Ulster, Penguin, pp.171-173  
Monuments and Buildings Record

22-24 Willoughby Place,  
Enniskillen



#### LOCATION

On the W. side of the River Erne in the centre of the town, close to the entrance to Portora Royal School

STATUS: Listed  
In the Enniskillen Conservation Area

BHARNI Ref:  
12/19/001-002

Historic Building Ref:  
12/19/017 A-B

The Enniskillen Conservation Area guide provides a brief, but interesting, insight into the history and development of the town. From its early beginnings as a Maguire fortress in the 15th century, it had expanded considerably by the early- to mid-19th century, at which time the terrace at Willoughby Place was built. Now, sadly, several of the properties in Willoughby Place, which were said to have superseded those in Wellington Place as being the most desirable properties in the town, are vacant and looking rather down-at-heel. Three-storey, slated and stuccoed, nos. 22 and 24 are included for the first time as buildings at risk. They are slightly less imposing than other properties further up the terrace, being only of two-bays and having lost their Georgian glazing pattern. Both appear to have been vacated some time ago although the front facades have benefited from a coat of paint. Their importance as listed buildings and their prominent position within the streetscape of the conservation area cannot be underestimated and it is hoped that they can soon regain their former status.

#### Refs:

Department of the Environment (1998), Enniskillen Conservation Area, p.14  
Dixon, H (1973), Enniskillen, Ulster Architectural Heritage Society, p.2

Cooneen Old Church,  
Cooneen



LOCATION  
1/2 mile S.E. of  
Cooneen, near  
Fivemiletown

STATUS: Listed

BHARNI Ref:  
12/04/001

Historic Building Ref:  
12/04/092

This former Roman Catholic Church dating from the late-18th century was wrongly thought to have been listed when it featured in 1998 in Buildings at Risk Catalogue, Volume 5 (p.71), but such statutory protection was only conferred in December 2007 following a detailed survey by the Northern Ireland Environment Agency. It has been described as a “Georgian vernacular” single-storey building with later porch and vestry additions, and is largely devoid of later Victorian improvements, which adds greatly to its historic interest. The neighbouring former national church has been successfully converted from dereliction into a community hall but the former church, which was deconsecrated in the 1940s, has deteriorated quite significantly with the central section of the roof having collapsed inwards. Restoration of this important building, integrating it with the national school site, would present a great challenge for the future.

Refs:  
Monuments and Buildings Record

Corn Stores,  
Market Street,  
Moneymore  
(during restoration)



Entries include:

A thatched mill building; a former barn; two vernacular cottages; three gate lodges; two former churches; a caretakers cottage within an old graveyard; a stable block; and a Tudoresque country house.



Fire Station,  
Hawkin Street,  
Derry  
(before restoration)

## CASE STUDY

Former Fire Station,  
Hawkin Street,  
Derry



In the shadow of the famous city walls, next to the historic New Gate, is this compact and attractive red brick building, thought to be the earliest known fire station still to survive in Northern Ireland. Built in 1891, it somewhat ironically suffered extensive fire damage in 2006, a matter of months before a planned refurbishment scheme was due to start on site. By then the building had been vacated, having last been occupied as an office by a local community group, and with use as a fire station having ceased in the 1960s.

The building is located within the Historic City Conservation Area, which has since been extended considerably to the south, but it was 'listed' in 2004 following a request by Derry City Council – who had acquired it in order to help encourage wider regeneration in the area. Refurbishment was completed in late-2007 and it now provides office accommodation.

As part of the scheme a two-storey brick extension with a chamfered corner has been added to the side, incorporating an NIE electricity sub-station, while a lift shaft neatly enclosed behind zinc cladding stands to the rear. A mural has been replaced, following negotiation with the local community, with a brick carving on the new extension depicting a group holding hands above the wording "The Pride of the Fountain".

The council should be commended for pursuing such a positive heritage-led project, in the process attracting considerable investment from the likes of the Northern Ireland Tourist Board as part of their Walled City Signature Project. It just goes to show that a fire, however severe, does not have to spell the end for an historic building: where there's a will there's a way.

## CASE STUDY

Corn Stores,  
Market Street,  
Moneymore



The old market house in the centre of the Moneymore Conservation Area was completed by the Drapers' Company in the late-1830s, to replace the predecessor building which still survives on the opposite side of High Street. The former is a large and impressive limestone complex containing a centrally placed pedimented projection with tall carriage arch, within a front elevation that has been described by Rowan as "...a solemn, austerely detailed three-storey block".

To the rear of the complex, helping to enclose an internal cobbled yard, is a three-storey, nine-bay former corn store with metal balconies on its upper floors, which featured in Buildings at Risk Catalogue, Volume 1 (p.93) when it was in a poor state of repair. However, thanks to a Townscape Heritage Initiative scheme, drawn together by the Drapers' Towns Partnership, a charity formed by two community based organisations working in both Moneymore and in nearby Draperstown (Workspace (Draperstown) Ltd and the Moneymore Heritage Trust), and largely funded by the Heritage Lottery Fund, it has been rather impressively reused as high specification apartments with commercial units on the ground floor.

The store is one of over 70 historic buildings in the two towns to have benefited from an investment of some £3.4 million under this heritage-led regeneration programme. Other major funders included the Planning Service, the International Fund for Ireland, the Northern Ireland Housing Executive, the Rural Development Council and the Department for Social Development, as well as private investment by individual building owners.

The entire project won a prestigious 'Best Practice in Regeneration' award in 2006 from the British Urban Regeneration Association (BURA) and is rightly considered an exemplar of regeneration.

Refs:

Rowan A (1979) North West Ulster, Penguin, p.425

Killea Mortuary Chapel,  
Killea



LOCATION  
3 miles W.S.W. of Derry  
city centre, on  
the border with  
County Donegal

STATUS: Listed

BHARNI Ref:  
01/12/001

Historic Building Ref:  
01/12/003

Killea Mortuary Chapel (or Truscot Lodge) is now a shell at the entrance to an ancient graveyard, built by the Irish Society in the 1860s under the instruction of Richard Williamson, then County Surveyor, as a cottage for the caretaker of the burial ground. A relatively simple stone-built building, it had a steeply-pitched roof – now gone without trace – and a bell cote over the entrance door on the gable elevation facing the entrance gates to the graveyard. Owned by the local council, its condition has deteriorated significantly since it featured in Buildings at Risk Catalogue, Volume 4 (p.81) in 1997. It would seem an ideal project for a community group or building preservation trust, especially now that Northern Ireland Environment Agency funding for such groups has been enhanced.

Gate Lodge,  
Brooke Park,  
Derry



LOCATION

At the Infirmary Road  
entrance to  
Brooke Park

STATUS: Listed

In the Clarendon Street  
Conservation Area  
On the Register of  
Historic Parks, Gardens  
and Demesnes of  
Special Historic Interest

BHARNI Ref:

01/22/001

Historic Building Ref:

01/22/001

A single-storey sandstone building with pedimented Doric portico and over-sailing eaves, formerly the lodge to Gwyn's Institute, a fine neo-Palladian pile of circa 1840, burnt out in the 1970s. Now at the entrance to a park, on land endowed by James Brooke in the early-18th century, the architect is said to have been the prolific Thomas Jackson, who also designed the main house, the appearance of which was described by Rowan as gauche, whilst the lodge was considered to be a "nice classical design". Although it is understood that plans have been mooted for the restoration of the park and the lodge, nothing has yet come to fruition. In the interim, a building such as this will always remain vulnerable.

Refs:

Monuments and Buildings Record

Rowan, A (1979) North West Ulster, Penguin, p.398



Lodge,  
Cromore House,  
North Ballyleese,  
Coleraine



LOCATION  
1 1/2 miles S.E. of  
Portstewart town centre,  
off the B185

STATUS: Listed

BHARNI Ref:  
03/07/001

Historic Building Ref:  
03/07/010

Built circa 1857 for John Cromie, this single-storey, three-bay lodge with impressive gabled porte-cochère, is thought to have been designed by Lanyon and Lynn in their familiar Italianate style. Now vacant, and with vegetation encroaching, a planning application to turn it into licensed premises was recently refused on several grounds, including the proposal for an overly large extension, which would have been out of keeping with the listed building in terms of scale and form, as well as the potential impact on the historic Cromore House demesne. The main house is described by Bence-Jones as a “mid-C18 century house of 2 storey with a dormered attic and 4 bays, enlarged and remodelled in 1834”. It is now a care home for the elderly.

Refs:

Dean, JAK (1994) *The Gate Lodges of Ulster*, Ulster Architectural Heritage Society, p.113  
Bence-Jones, M (1988) *A Guide to Irish Country Houses*, Revised Edition, Constable, p.95

Gate Lodge to  
Aberfoyle House,  
Northland Road,  
Derry



LOCATION  
On the Northland Road,  
next to Magee

STATUS: Listed  
In the Magee  
Conservation Area

BHARNI Ref:  
01/22/003

Historic Building Ref:  
01/22/007

This two-storey gate lodge remains vacant despite featuring some three years ago in the previous buildings at risk catalogue. Now part of the Magee campus of the University of Ulster, it was built for Robert Corscadden in 1870 after he had bought the demesne (which was originally known as Richmond) and has been described by Dean as a “big cube below a hipped roof”. Together with the two pedimented archways, and tall screen wall, it is an important, potentially usable, townscape element on the Northland Road. Although listed, and sited within the recently designated Magee Conservation Area, the best form of protection is considered to be daily use and routine maintenance. Hopefully, this theory might eventually be practised in this prominent case.

Refs:

Ferguson, WS, Rowan, AJ and Tracey, JJ (1970) City of Derry, Ulster Architectural Heritage Society, p.50

Dean, JAK (1994) The Gate Lodges of Ulster, Ulster Architectural Heritage Society, p.120

Stables at Boom Hall,  
Culmore Road,  
Derry



#### LOCATION

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

STATUS: Listed

BHARNI Ref:  
01/25/001

Historic Building Ref:  
01/25/004 B

Rather like the gate lodge to Aberfoyle House there appears to be little movement on the future of Boom Hall, the listed stables and farm buildings and the 28 or so acres of surrounding agricultural land. The late-18th century farm buildings are recorded in their listing record of 1997 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". A tremendous amount of work is ongoing in the centre of the city to revitalise the wealth of historic buildings both within and out with the city walls. A similar, forward looking approach would be welcomed at Boom Hall which is also full of potential.

#### Refs:

Rowan, A (1979) North West Ulster, Penguin, p.401  
Monuments and Building Record

Ballykelly Old Church/  
Graveyard,  
Walworth Road,  
Ballykelly



LOCATION  
1/2 mile N.W. of the  
village centre

STATUS: Scheduled  
and Listed

BHARNI Ref:  
02/10/002

Historic Building Ref:  
02/10/001 A

Sites and Monuments  
Record No.  
LDY 009:002

The ruins of an historic plantation church dating from the 1620s, standing in a secluded location on the fringes of the modern day village of Ballykelly, within an enclosing graveyard bounded by a tall rubble stone wall. It is adjacent to a former fortified manor house and the original plantation village, developed by the Fishmongers' Company, which were all recorded on Raven's 17th century map. Only fragments of the main walls of the church stand to any height with the main surviving feature being a large semi-circular chancel arch in red sandstone. It is now extensively covered in ivy and a large crack is noticeable at the corner of the west gable and northern wall. The church is thought to have fallen out of active use in 1795 and about this time a neo-classical mausoleum for the Cather family was erected, forming part of the south wall. The mausoleum is 'listed' whereas the church is a scheduled monument: both are in need of repair.

Refs:

Northern Ireland Sites and Monuments Record  
Monuments and Buildings Record

67 Windyhill Road,  
Drumalief,  
Limavady



LOCATION  
2 miles N.N.E. of  
Limavady, on the  
Coleraine side of  
Artikelly, off the B201

STATUS: Listed

BHARNI Ref:  
02/11/002

Historic Building Ref:  
02/11/019

A beautifully situated vernacular dwelling which retains its whitewashed walls; irregularly placed sliding sash windows; and corrugated metal roof covering, although it was probably originally thatched. Single-storey outbuildings continue either side of the main dwelling house and a barn is also sited to the rear. The building was listed in 2002 and is one of few vernacular buildings in the general area to have been conferred with such statutory recognition. Now vacant, it is hoped that the opening up of the grant aid system to owners of grade B2 listed buildings might encourage its re-use.

89 Tirkane Road,  
Tullyheran,  
Maghera



LOCATION  
1 mile N.W. of the  
centre of Maghera

STATUS: Listed

BHARNI Ref:  
02/10/002

Historic Building Ref:  
08/04/017

A pair of semi-detached single-storey cottages close to the village of Maghera, sited at the edge of the road, behind a squat wall. They are built of rubble stone and have large window openings with metal casement windows on the front elevation. Remnants of thatch are said to remain underneath the corrugated iron roof covering and their internal layouts are unchanged. Although clearly of a modest size, and in a poor state of repair, were they to be combined, perhaps with an extension, they could form a compact dwelling or a small office.

Graveyard,  
Dunlade Road,  
Eglinton



LOCATION  
1 mile E. of Greysteel

STATUS: Scheduled

BHARNI Ref:  
02/01/001

Historic Building Ref:  
02/01/001

Sites and Monuments  
Record No.  
LDY 015:024

Reputedly an early monastic site, possibly from the 7th century, the ruined church at Faughanvale is thought to date from the 12th century due in part to the plan proportions (3:1) and also the use of small and narrow lancet windows. The structure is positioned on a sloping site with views outwards towards Lough Foyle, and is surrounded by a walled graveyard containing both historic as well as more contemporary graves and headstones. Two gables stand to almost full height, while only stumps remain of the side walls. Vegetation growth engulfs most of the structure but a fine splayed window with cut stone surround is nevertheless visible on the eastern wall.

Refs:  
Northern Ireland Sites and Monuments Record  
Monuments and Buildings Record

Learmount Castle,  
Learmount Road,  
Claudy



LOCATION  
Immediately W. of the  
village of Park, 4 miles  
E. of Claudy

STATUS: Listed

BHARNI Ref:  
01/01/001

Historic Building Ref:  
01/01/010

The architect JB Keane is thought to have been the designer of this Tudoresque double pile country house of circa 1830, which appears to have been added to an earlier, smaller building of around 1730; the original built for a Captain Montgomery, the latter for Henry de la Poer Beresford. Like so many other big houses it was used as a school during World War Two, and was then converted into a hostel. Its listing record compares it to another Keane creation at Irvinestown, County Fermanagh, where sadly Necarne Castle also sits forlorn and derelict. Learmont has appeared in two previous Buildings at Risk Catalogues, Volume 2 (p.63) and Volume 4 (p.86); in the latter after a serious fire had gutted the unlisted stable buildings to the rear. A conversion scheme on these buildings to a family home, with adjoining holiday accommodation, has been completed but the main house remains untouched. Properties of this scale and age are rare and it surely presents a unique opportunity to save an important part of our heritage.

Refs:  
Monuments and Buildings Record



Former Common Barn,  
3 Springhill Road,  
Moneymore



LOCATION  
The Springhill Road runs  
E. from the  
village centre

STATUS: Listed

BHARNI Ref:  
09/06/005

Historic Building Ref:  
09/06/022

Jesse Gibson and WJ Booth, both Surveyors to the Drapers' Company (the former from 1748-1828 and the latter from 1822-1854), have been credited with establishing the modern day plan form of Moneymore and for designing many of its finest buildings. The 'Common Barn' is situated on the fringes of the town and was built for the purposes of storing grain, hence its name. Thought by Curl to have been designed by Booth 1840-1843, it is an impressive two-storey, symmetrical building, five bays long, with a twin staircase on the gable end, all built of cut limestone. It has had some modern modifications in the 20th century and is now derelict, with all of the window openings blocked up and two elevations increasingly overgrown.

Refs:

Curl, JS (1979) Moneymore and Draperstown – The Architecture and Planning of the Estates of the Drapers' Company in Ulster, Ulster Architectural Heritage Society, p.41

Old Mill,  
William Clarke  
and Sons Ltd,  
Upperlands



LOCATION  
Approximately 150  
metres along the  
avenue to the main mill  
complex, off the B75  
road to Kilrea

STATUS: Listed

BHARNI Ref:  
o8/02/006

Historic Building Ref:  
o8/02/001 A

Manufacturing has been associated with Upperlands from at least the mid-18th century (although it wasn't then known as Upperlands) when this two-storey stone built mill building with thatched roof and large water wheel powering a beetling engine was thought to have been completed. It is the oldest and until recently the only listed part of the historic William Clark & Sons mill complex, although the sprawling factory buildings from the late-19th and early-20th centuries have now been protected following closure of the site for production. The future of these later structures is currently uncertain but the thatched mill latterly housed a small museum, a use which appears to have been abandoned. With the winding down of manufacturing operations at the site, and a clear need for ongoing maintenance and remedial work, it is important that they are highlighted in publications such as this.

Refs:

Monuments and Buildings Record

St Brigid's Convent  
and National School,  
Cookstown  
(see page 101)



Entries include:

An unusual police station;  
two country houses; old mill  
buildings; a former convent;  
an old primary school; a ruined  
engine house; picturesque but  
dilapidated stables; a long  
terrace in a conservation area;  
an isolated cottage; two ruined  
churches; and a pair of stone  
terraced houses.



Laurel View Villa  
4 Main Street,  
Donaghmore  
(before restoration)

## CASE STUDY

Laurel View Villa,  
Main Street,  
Donaghmore



Laurel View Villa is an important and intriguing historic building on the main street in Donaghmore, located in a prominent position close to the entrance to the village. It is thought to have been built as a Brewer's House for the now demolished McKenzies Brewery but was latterly in a very poor state of repair having been vacant for several decades.

The Ulster Architectural Heritage Society featured the building in Buildings at Risk Catalogue, Volume 2 (p.76) when the rather forthright opinion was expressed: "In order to halt the decay of this listed building, an urgent scheme of holding repairs needs to be implemented immediately. If the present owner is unable to carry this out, the Society would wish to see that the building be offered for sale or lease, in order that its future be assured".

Although not heeded immediately, the building was eventually offered for sale some eight years later and was bought by a restoring purchaser who immediately set about obtaining the necessary consents for re-use as a single dwelling. A sensitive repair scheme has since been completed into a five bedroom home with a small walled garden to the rear. Although the roof had partially collapsed inwards and wet rot was rampant, many of the original roof timbers and windows were able to be retained and repaired. Reclaimed floor slabs and tiles used internally fit perfectly with the character of the building, whilst the use of a lime based render should ensure an attractive patina with age.

## CASE STUDY

Herdmans Mills,  
Sion Mills  
(during restoration)



The Italianate Herdmans Mills requires little introduction as not only did it feature in the popular BBC Restoration series but it was also the final entry highlighted in the last Buildings at Risk Catalogue (Volume 7, p.107), where it was described as “An immense industrial complex whose importance to the nearby town of Sion Mills cannot be understated”. The main building on the site, designed by WH Lynn in the early-1850s, is a four-storey, sixteen-bay spinning mill with a six-storey tower at one end. This structure remains redundant but several ancillary buildings, including the old maintenance block and the carpentry and paint shops are currently being turned into commercial workspace units by Sion Mills Buildings Preservation Trust, with funding from the International Fund for Ireland; the Department for Social Development; the Department of Enterprise, Trade and Investment (EU funding); the Northern Ireland Environment Agency; The Clothworkers’ Foundation; Strabane District Council; and the Trust’s own resources.

Planning permission for the scheme, which has taken years of dedication and effort to bring to fruition, was given in 2007, with work starting on site in May 2008. It is due to be completed in March 2009, at a cost of some £1.3 million, and will provide 11,500 sq ft of useable letting space to allow the Trust to generate an income so as to continue its good work in the Sion Mills Conservation Area.

The workspace units are just the latest phase in the Trust’s work. A comprehensive restoration of the 152 ft mill chimney was completed in 2006, which had been suffering from severe structural problems including cracking. Environmental improvements and a village “spruce-up” will also be undertaken. It is sincerely hoped that all of these positive initiatives can eventually lead to the comprehensive re-use of the whole mill complex as well as the overdue rescuing of the old stable block on the village Main Street (see page 100).

Stables at Sion House,  
Sion Mills



LOCATION  
In the village centre

STATUS: Listed  
In the Sion Mills  
Conservation Area

BHARNI Ref:  
10/07/004

Historic Building Ref:  
10/07/001

The London architect WF Unsworth would undoubtedly be horrified to discover what has become of his picturesque creations of the 1880s and 90s in Sion Mills, which included Sion House and its associated gate lodge; an extension to the surrounding mill village (now a conservation area); and the horribly dilapidated stable block on the main street, the latter one of the most prominent buildings in the village. Unsworth had been commissioned by his brother-in-law, Emmerson Tennent Herdman, of the nearby flax-spinning mill, to completely remodel what at that time was a simple, two-storey stuccoed house with portico into the large half-timbered Elizabethan Revival affair which survives today, although with its character much reduced. The gate lodge and stables both featured in Buildings at Risk Catalogue, Volume 1 (pp.109-110), and even though the lodge was restored, benefiting from public funding, it once again lies derelict. However, it is the stable block which has been subject of the greatest concern due principally to its precarious state of repair, something which worsened considerably following unauthorised action leading to the collapse in June 2008 of the clock tower and central gabled structure. This prompted the belated completion by the government of the delayed compulsory acquisition process, which had been initiated following the serving of a Repairs Notice by the DOE, to much public fanfare, in 2003. Although there is still a long way to go, perhaps finally there is light at the end of the tunnel for this long-neglected historic building.

Refs:

Monuments and Buildings Record

Dean, JAK (1994) The Gate Lodges of Ulster, Ulster Architectural Heritage Society, p.149

St Brigid's Convent  
and National School,  
Convent Road,  
Cookstown



LOCATION  
In the town centre

STATUS: Listed

BHARNI Ref:  
09/14/001

Historic Building Ref:  
09/14/024 A

Situated opposite the former court house and next to the landmark Holy Trinity church (designed by JJ McCarthy in the 1850s), is this important group of ecclesiastical buildings. Incorporating the old Convent and Convent National Schools, the most striking feature of the group is undoubtedly the new Chapel of the Annunciation, which is a square two-storey building, built in 1965 to the designs of Laurence McConville, described by Evans et al as “one of the gems of modern Irish church architecture”. It is prominently attached to the front elevation of the old Convent, a seven-bay, three-storey block of 1891. To the rear of this are the former National Schools from the same period, housed in a long, two-storey return. The buildings appear to be well-built and have a number of decorative features which enhances the whole composition. Although the new chapel is still in use, both the old convent and the national schools are vacant and were under threat of demolition (so as to create a car park) prior to their listing in 2005. Perhaps now they can be put to a more imaginative new use?

Refs:

Evans, D et al (2006) *Modern Ulster Architecture*, Ulster Architectural Heritage Society, p.62

Minterburn  
(Old) Primary School,  
142 Minterburn Road,  
Caledon



LOCATION  
3 miles N.N.E. of  
Caledon, 1/4 mile S. of  
Creeve Lough

STATUS: Listed

BHARNI Ref:  
13/10/010

Historic Building Ref:  
13/10/069

The hamlet of Minterburn is located approximately 3 miles north-north-east of the historic village of Caledon and consists of a small number of dwellings clustered around the Presbyterian Church and old primary school opposite, both built in the 18th century. The latter, a single-storey building with a hipped roof and a large centrally placed gabled porch, now appears to be unused and poorly maintained with several broken window panes. It ceased use as a school some time ago and a new school building sits adjacent, although this closed in the summer of 2008. A stone building of generous proportions, it has a strong architectural presence and forms part of an important historic group together with the church and graveyard.

Refs:  
Monuments and Buildings Record



94 Scraghy Road,  
Killen,  
Castledearg



LOCATION

On the B72 between  
Killen and Ederny

STATUS: Listed

BHARNI Ref:  
10/03/001

Historic Building Ref:  
10/03/010

Unlike the cottage nearby at Meenablagh Road (see the online BHARNI Register) the thatch on this building has been removed, to be replaced with a corrugated iron roof covering – a relatively common occurrence historically, especially where finances precluded the use of slate. Otherwise, it retains many original features of interest, including an internal direct-entry layout, timber sheeted doors and sash windows. The building has been dated to between 1840 and 1859 and it stands close to the B72, in an upland location, between Killen and Ederny. Two outbuildings are in close proximity, one to the north, and a larger one at right angles to the main dwelling.

Refs:  
Monuments and Buildings Record

Engine House and  
Steam Engine,  
Mill Street,  
Caledon



LOCATION  
Close to the centre of  
the village

STATUS: Scheduled  
In the Caledon  
Conservation Area

BHARNI Ref:  
13/10/009

Historic Building Ref:  
13/10/087

Sites and Monuments  
Record No.  
TYR 067:500

Immediately opposite the derelict dwelling houses at nos. 1-2 Mill Street are the last remaining fragments of the Caledon Woollen Mills, originally built in the 1820s by the Earl of Caledon to grind corn but which were adapted in the 1880s following a period of inactivity for the purposes of spinning, weaving and finishing woollen cloth. They ceased production in 1931 and the impressive mill buildings (the main one six storeys tall) were eventually demolished in the 1980s as part of the Blackwater Drainage Scheme; what remains today are the base of the former chimney, in a reasonable state of repair and, in a more precarious condition, a roofless engine house and beam engine (steam). The latter is attested to be one of only eight surviving examples in Ireland, and is also said to be the oldest, having been referred to in the 1835 Ordnance Survey Memoirs. The site is fenced off and both the masonry structure, and machinery, appear to be in a very poor state if repair. The importance of the site is reflected in the recent designation as a Scheduled Monument – urgent action is required if further deterioration is to be prevented.

Refs:

Northern Ireland Sites and Monuments Record

Monuments and Buildings Record

Department of the Environment (2003) Caledon Conservation Area, p.18

Perry Street,  
Dungannon



LOCATION  
In the town centre

STATUS: Unlisted  
In the Northland  
Conservation Area

BHARNI Ref:  
13/04/002

Events have moved on quite significantly since Perry Street last featured in a Buildings at Risk Catalogue over three years ago (Volume 7, p.103), but not, unfortunately, for the better. Although still an ideal candidate for the Heritage Lottery Fund's Townscape Heritage Initiative, such an opportunity is no longer on offer as the grant programme for the Northland Conservation Area was curtailed due to lack of progress. This represents such a wasted opportunity, especially as there are few sources of funding available for private owners of unlisted buildings. The Northern Ireland Housing Executive's designation of Dungannon as a Living Over the Shop (LOTS) area does give some cause for hope, however.

1-2 Mill Street Terrace,  
Caledon



LOCATION  
Mill Street runs E.  
off Main Street

STATUS: Listed  
In the Caledon  
Conservation Area

BHARNI Ref:  
13/10/004-005

Historic Building Ref:  
13/10/043 A-B

Mill Street slopes eastwards from Main Street down towards the River Blackwater, passing by this fine terrace of listed cottage style workers' dwellings (as well as the engine house referred to on page 104). Whereas the one-and-a-half storey, multi-gabled dwellings were restored in the 1990s, nos. 1-2 Mill Street have sadly deteriorated since they were last thought to have been inhabited in the early 1990s. Unlike in nearby Dungannon, the Townscape Heritage Initiative in Caledon proved a great success with a number of buildings successfully re-used, including the prominent former court house. However, it is a great shame that the opportunity was not grasped to restore these buildings, but perhaps their inclusion in this catalogue might provide a sufficient stimulus.

Drumragh Old Church,  
Omagh



LOCATION  
2 miles S. of Omagh

STATUS: Scheduled

BHARNI Ref:  
11/15/001

Sites and Monuments  
Record No.  
TYR 043:036

Located several miles south of Omagh, and reached via the photogenic Drumragh Bridge, are the much overgrown remains of a 17th century church with surrounding disused graveyard containing many decorative headstones. Both gables of the roofless building stand but the side walls are reduced in height: it is reputed to have been burnt by Cromwellian troops. The ruins are quite difficult to discern amongst the rampant vegetation, although some evidence of previous inappropriate repair to the walls using cement are evident. A Northern Ireland Environment Agency guidance booklet entitled *The Conservation of Scheduled Masonry Monuments* highlighted this very issue: "Some monuments may have been repointed in the past using unsuitable mortars, that is a mortar, generally cement based, which is impermeable and more durable than the stone it surrounds". It is essential that a more considered approach is taken to any much needed repairs in the future.

Refs:

Rowan, A (1979) *North West Ulster*, Penguin, pp.449-450

Northern Ireland Environment Agency (Date Unknown) *The Conservation of Scheduled Masonry Monuments*, Belfast, p.13

Cappagh Church,  
Omagh



LOCATION  
2 miles N. of Omagh

STATUS: Scheduled

BHARNI Ref:  
11/16/001

Sites and Monuments  
Record No.  
TYR 026:002

Cappagh Church (otherwise known as Dunmullan Old Church) is thought to date from the 16th century and occupies a picturesque setting within an enclosed graveyard in the townland of Dunmullan, several miles north of Omagh. A substantial amount of the original structure remains, including carved window surrounds, the most visible being on the added south transept – a tablet containing rope mouldings and angels was removed from the structure to Cappagh Parish Church nearby in 1968. Although the graveyard appears relatively well kept, the scheduled monument is in a poor state of conservation, particularly due to roots, vegetation and tree growth. An extensive amount of work is necessary to halt further decay.

Refs:

Northern Ireland Sites and Monuments Record  
Rowan, A (1979) North West Ulster, Penguin, p.429

Lissan House,  
Cookstown



LOCATION  
3 miles N.N.W. of  
Cookstown town centre

STATUS: Listed  
On the Register of  
Historic Parks, Gardens  
and Demesnes of  
Special Historic Interest

BHARNI Ref:  
09/03/001

Historic Building Ref:  
09/03/008

Lissan House is perhaps one of the more famous buildings at risk, having appeared on the first BBC Restoration programme in 2003 when it lost out in the national final to Manchester's Victoria Baths. Historically the home of the Staples family, and dating from 1690, the present building is an impressive three-storey, nine-bay structure with a massive porte cochère occupying the four central bays at ground floor level. It was described rather unenthusiastically by Rowan as "A large and rather confusing house, basically of the c18 but dull in appearance". An octagonal drawing room overlooking the river was added to the original house about 1820, and both the porte cochère and the clock tower to the rear were added around 1880. Located in an extremely picturesque setting, the buzz of activity that there must once have been when the house was fully inhabited has given way to a slow and painful decline in fortunes. Until recent years it was occupied by a descendant of the Staples family, the late Hazel Radcliffe Dolling, who has gifted the house to a charitable trust. The Trust is currently attempting to secure funding for its future restoration and re-use, opening it to the public; making some of the yard buildings into self-contained flats; creating a seminar/community room in the turf house, and including a shop, kitchen, toilets and café. Horse riding and cycling paths would be created within the extensive grounds and the Woodland Trust intends to take on and restore the mature woodland.

Refs:

Rowan, A (1979) North West Ulster, Penguin, p.362

Old Mill Buildings,  
Benburb



LOCATION  
1/4 mile S. of Benburb  
village centre

STATUS: Listed

BHARNI Ref:  
13/11/003

Historic Building Ref:  
13/11/002

A fairly substantial and picturesquely sited pair of rubble stone former corn mill buildings, strategically located at a bend in the River Blackwater. Given the close proximity to the river, and the Ulster Canal, this was historically an area of great importance to industry, particularly in Victorian times. However, with the changing fortunes many of the older buildings and structures that were once employed for production are now largely abandoned, particularly former mill buildings. Their future will be dependent on finding new uses, such as for tourism, and the examples of Dyan nearby, as well as Annalong and Ballydugan mills in County Down might provide inspiration for these structures in Benburb.



Former Police Station,  
25 Market Square,  
Dungannon



LOCATION  
In the town centre

STATUS: Listed

BHARNI Ref:  
13/20/001

Historic Building Ref:  
13/20/010

One of two former Royal Irish Constabulary barracks to be included as buildings at risk (the other being on Court Street in Newtownards), this building is undoubtedly the more interesting visual spectacle of the two. First featured in *Buildings at Risk Catalogue, Volume 2* (p.78), it has been described by the Ulster Architectural Heritage Society as a “forbidding Scottish-Baronial-style fortress”. Built in 1871, and designed by James H Owen, it was intended to give a clear indication of the resolve of the authorities to prevent trouble. The building is four-storeys in height plus attic, built of squared rubble and displaying the typical features of Scottish-Baronial architecture with the familiar crow-stepped gables finishing the steeply pitched roofs. It is the most striking feature of the Market Square, which it dominates from on high. Together with the adjoining former Northern Bank, by WH Lynn, they form arguably the most important architectural group in the town. A considerable amount of investment is expected to be made in the town in the coming years, on public realm schemes, and on the historic Castle Hill. Finding a future for this building should also be a priority.

Refs:

Oram, RW and Rankin, PJ (1971) *Dungannon & Cookstown*, Ulster Architectural Heritage Society, p.8

Drumglass House,  
Killybrackey,  
Dungannon



LOCATION

On the northern outskirts of the town, off the Coalisland Road

STATUS: Listed

BHARNI Ref:  
13/17/001

Historic Building Ref:  
13/17/003

A substantial, stuccoed, mid-19th century property, two-storey on basement, with a large range of outbuildings to the rear. Originally a gentleman's residence, it was last used as a hospital, but is now vacant and boarded up. The building is situated just off the Coalisland Road travelling out of Dungannon, and its front elevation is partially obscured by the low-rise buildings of what is now the Oakridge Social Education Centre and Drumglass Children's Home (built on what was once presumably the front garden and avenue of the old house). An imposing structure, full of potential, it could conceivably be adapted to a range of beneficial uses.



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