

# Buildings at Risk Down



*County*  
**DOWN**





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

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

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

#### LOCATION

*Immediately W. off main  
Newtownbreda crossroads*

#### O.S. MAP NUMBER

*15*

#### GRID REFERENCE

*352 702*

#### STATUS

*Listed*

BARNI Ref. No. 25/16/001



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

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

O.S. MAP NUMBER  
*20*

GRID REFERENCE  
*114 463*

STATUS  
*Listed*

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

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



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

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

*Refs:*  
MBR

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

LOCATION

*6 mls. N.W. of Newry*

O.S. MAP NUMBER

*29*

GRID REFERENCE

*134 354*

STATUS

*Listed*

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



## 11 MOYALLAN ROAD, GILFORD

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

O.S. MAP NUMBER  
*20*

GRID REFERENCE  
*060 493*

STATUS  
*Listed*

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

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

*Refs:*

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

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Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Craigavon Divisional Planning Office, tel: 028 3834 1144



### EAST LODGE TO TAMNAHARRY HOUSE, BRIDGE ROAD, NEWRY

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Craigavon Divisional Planning Office, tel: 028 3834 1144

LOCATION

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

O.S. MAP NUMBER

29

GRID REFERENCE

137 237

STATUS

*Delisted*

BARNI Ref. No. 16/10/001



### **GATE LODGE TO FLORIDA MANOR, FLORIDA ROAD, KILMOOD**

**LOCATION**

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

**O.S. MAP NUMBER**

*21*

**GRID REFERENCE**

*477 620*

**STATUS**

*Listed*

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

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

*Refs:*

Brett, C.E.B., *Building of North County Down*, UAHS, 2002, p. 231

Dean, J.A.K., *The Gate Lodges of Ulster*, UAHS, 1994, p. 76

**FOR FURTHER INFORMATION CONTACT**

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211



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

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

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Downpatrick Divisional Planning Office, tel: 028 4461 2211

**LOCATION**

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

**O.S. MAP NUMBER**

*21*

**GRID REFERENCE**

*217 555*

**STATUS**

*Listed*

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



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

LOCATION  
*2 mls. S.E. of Mayobridge*

O.S. MAP NUMBER  
*29*

GRID REFERENCE  
*179 246*

STATUS  
*Listed*

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

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

*Refs:*  
MBR

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Craigavon Divisional Planning Office, tel: 028 3834 1144



### 53 DOWNPATRICK STREET, RATHFRILAND

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

#### FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Craigavon Divisional Planning Office, tel: 028 3834 1144

#### LOCATION

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

#### O.S. MAP NUMBER

29

#### GRID REFERENCE

201 335

#### STATUS

*Unlisted*

BARNI Ref. No. 16/08/005

#### SALE/LEASE

POSSIBLE



**35-37 MAIN STREET,  
KIRCUBBIN**

LOCATION  
*In the centre of the village*

O.S. MAP NUMBER  
*21*

GRID REFERENCE  
*597 628*

STATUS  
*Listed*

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

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

*Refs:*  
MBR

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



### **HARDFORD LODGE, 65 WEST STREET, NEWTOWNARDS**

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

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Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

#### LOCATION

*N. of the town centre*

#### O.S. MAP NUMBER

15

#### GRID REFERENCE

486 743

#### STATUS

*Listed*

BARNI Ref. No. 24/10/001



**BURREN WOOD,  
BURREN ROAD, CASTLEWELLAN**

LOCATION

*1 ml. S. of Castlwellan*

O.S. MAP NUMBER

29

GRID REFERENCE

341 349

STATUS

*Listed*

BARNI Ref. No. 18/12/004

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

*Refs:*

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

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## CLOUGH HOUSE, 32 MAIN STREET, CLOUGH

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

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

*Refs:*

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

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Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

LOCATION

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

O.S. MAP NUMBER

21

GRID REFERENCE

409 401

STATUS

*Listed*

BARNI Ref. No. 18/17/002



**HILLTOWN LODGE,  
CASTLEWELLAN ROAD, HILLTOWN**

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

O.S. MAP NUMBER  
29

GRID REFERENCE  
216 290

STATUS  
*Listed*

BARNI Ref. No. 16/07/002

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

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

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Environment and Heritage Service, tel: 028 9054 3145  
Craigavon Divisional Planning Office, tel: 028 3834 1144



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

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

**FOR FURTHER INFORMATION CONTACT**

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Downpatrick Divisional Planning Office, tel: 028 4461 2211

**LOCATION**

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

**O.S. MAP NUMBER**

*21*

**GRID REFERENCE**

*447 485*

**STATUS**

*Listed*

BARNI Ref. No. 18/05/001



## **MOUNT PANTHER, DUNDRUM ROAD, CLOUGH**

### LOCATION

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

### O.S. MAP NUMBER

21

### GRID REFERENCE

404 386

### STATUS

*Listed*

BARNI Ref. No. 18/11/003

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

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### GLEBE NATIONAL SCHOOL, DONAGHMORE, NEWRY

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

*Refs:*

MBR

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

LOCATION

*6 mls. N.N.W. of Newry*

O.S. MAP NUMBER

*29*

GRID REFERENCE

*103 349*

STATUS

*Listed*

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