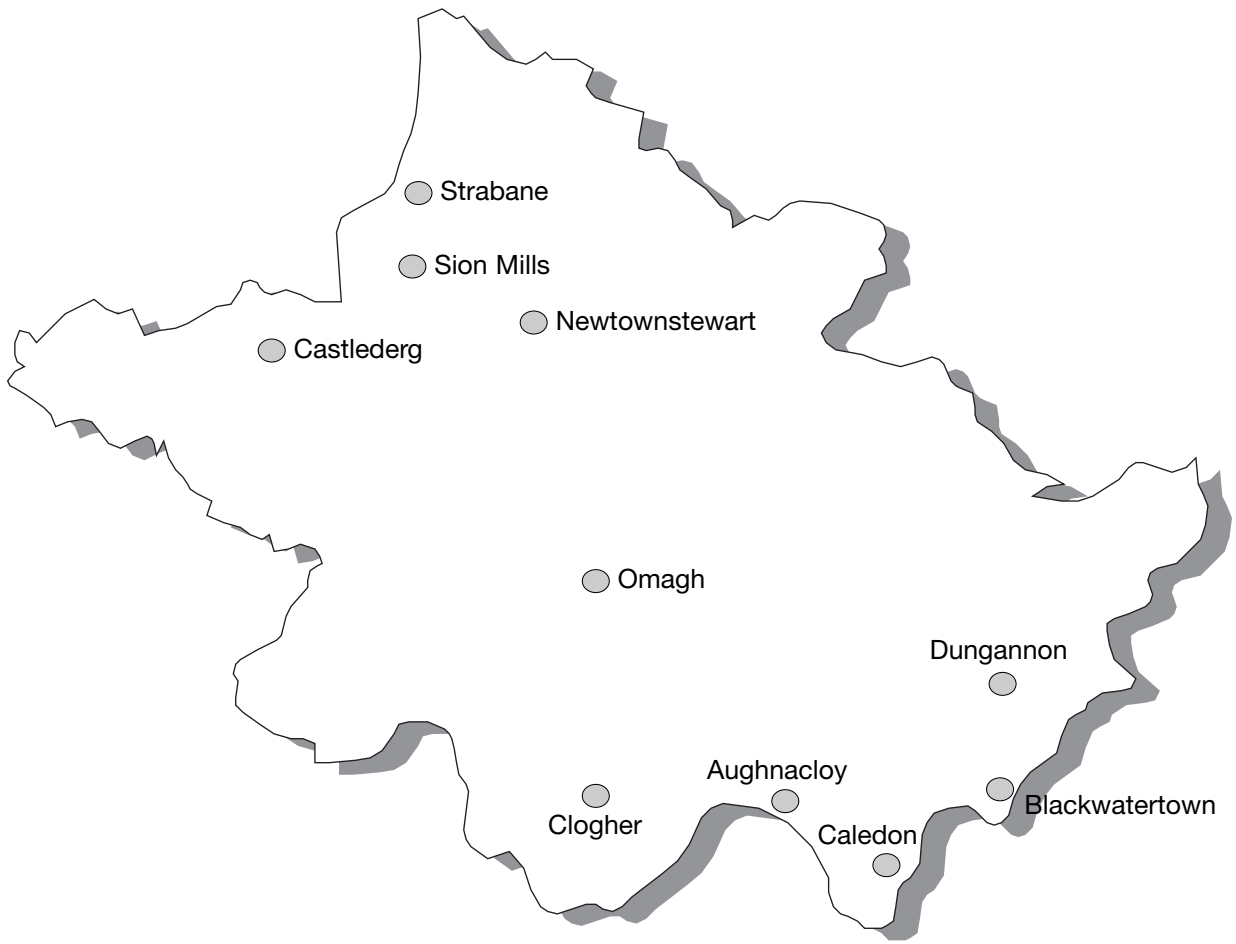


Buildings at Risk  
Tyrone



*County*  
**TYRONE**





### COTTAGE, 7 KILLETER ROAD, CASTLEDERG

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

*Refs:*

MBR

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

Mr Cyril Muldoon, c/o Manor Architects

LOCATION

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

O.S. MAP NUMBER

12

GRID REFERENCE

259 848

STATUS

*Listed*

BARNI Ref. No. 10/02/001



**28A STRABANE ROAD,  
CASTLEDERG**

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

O.S. MAP NUMBER  
*12*

GRID REFERENCE  
*272 849*

STATUS  
*Listed*

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

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

*Refs:*  
MBR

FOR FURTHER INFORMATION CONTACT  
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Omagh Divisional Planning Office, tel: 028 8225 4000



### 3 MOYLE ROAD, NEWTOWNSTEWART

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

#### FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

#### LOCATION

*Moyle Road leads S. out of the town*

#### O.S. MAP NUMBER

12

#### GRID REFERENCE

401 855

#### STATUS

*Listed*

*In the Newtown Stewart*

*Conservation Area*

BARNI Ref. No. 10/04/001



## 1-2 MILL STREET TERRACE, CALEDON

LOCATION  
*Mill Street runs E. off Main  
Street*

O.S. MAP NUMBER  
*19*

GRID REFERENCE  
*757 454*

STATUS  
*Listed  
In the Caledon Conservation  
Area*

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

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

### FOR FURTHER INFORMATION CONTACT

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



## 17 ANNAGHROE ROAD, CALEDON

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

### *Refs:*

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

### FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

### LOCATION

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

### O.S. MAP NUMBER

*19*

### GRID REFERENCE

*743 443*

### STATUS

*Listed*

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



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

LOCATION

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

O.S. MAP NUMBER

19

GRID REFERENCE

837 521

STATUS

*Listed*

BARNI Ref. No. 13/11/002

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

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

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

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

LOCATION

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

O.S. MAP NUMBER

*19*

GRID REFERENCE

*642 554 and 685 519*

STATUS

*Listed*

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

*13/12/003*



## 6-8 KILLYMAN ROAD, DUNGANNON

LOCATION

*In the town centre*

O.S. MAP NUMBER

19

GRID REFERENCE

802 625

STATUS

*Listed*

*In the Northland Conservation*

*Area*

BARNI Ref. No. 13/20/003

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000



## PERRY STREET, DUNGANNON

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Omagh Divisional Planning Office, tel: 028 8225 4000

LOCATION

*In the town centre*

O.S. MAP NUMBER

19

GRID REFERENCE

799 624

STATUS

*Unlisted*

*In the Northland Conservation Area*

BARNI Ref. No. 13/04/002



## STABLES, ZION HOUSE, MELMONT ROAD, SION MILLS

### LOCATION

*On the main road through Sion Mills*

### O.S. MAP NUMBER

12

### GRID REFERENCE

341 932

### STATUS

*Listed In the Sion Mills Conservation Area*

BARNI Ref. No. 10/07/004

Zion House may never have appeared before as a building at risk, although it is on the BARNI Register, but the gate lodge and stables did feature in *Buildings at Risk*, Vol. 1, pp. 109 and 110 respectively. Since that time, the half-timbered lodge has been restored, while the stables were to feature again as a building still at risk in Vol. 6.

However, the picturesque and rambling stable block continues to deteriorate at an alarming rate. This has prompted the use of enforcement action by the DOE (NI) and the first 'Repairs Notice' was served on the owner in 2003, which should eventually lead to compulsory acquisition. This represents a crucial turning point for the future of the building.

### FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

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## FORMER POOR LAW HOSPITAL, TULLYBROOM ROAD, CLOGHER

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

### *Refs:*

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

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

### LOCATION

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

O.S. MAP NUMBER  
18

GRID REFERENCE  
537 523

STATUS  
*Listed*

BARNI Ref. No. 13/02/001



## THE TREAD WHEEL, CASTLE PLACE, OMAGH

LOCATION  
*N. of McConnell's Place*

O.S. MAP NUMBER  
*12*

GRID REFERENCE  
*449 728*

STATUS  
*Unlisted*  
*In the Omagh Conservation*  
*Area*

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

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

*Refs:*

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

FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Omagh Divisional Planning Office, tel: 028 8225 4000



## HERDMANS SPINNING MILLS, SION MILLS

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

### *Refs:*

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

### FOR FURTHER INFORMATION CONTACT

Ulster Architectural Heritage Society, tel: 028 9055 0213

Environment and Heritage Service, tel: 028 9054 3145

Omagh Divisional Planning Office, tel: 028 8225 4000

### LOCATION

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

### O.S. MAP NUMBER

12

### GRID REFERENCE

343 933

### STATUS

*Listed*

*In the Sion Mills Conservation Area*

BARNI Ref. No. 10-07-002