



Caledon Conservation Area



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Caledon

Conservation Area





FRONTISPIECE

Pleasantly situated close to the River Blackwater in fertile rolling countryside. Caldon is one of the most pleasing villages in Northern Ireland, neat and attractive in appearance, with fine mature trees on its outskirts. In essence, the village is late Georgian, many of its buildings dating from the 1820s and 30s, but its origins as a settlement can be traced to late mediæval times.

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I. *Introduction*

Caledon is located approximately nineteen kilometres south of Dungannon on the A28 Aughnacloy to Armagh Road, fourteen kilometres west of Armagh City.

The village has retained much of its original townscape character and many of its 18th & 19th century buildings, a large number of which are listed as being of special architectural and historic merit.

In recognition of this heritage, a Conservation Area was designated in the village on 24 May 1984.

Following an assessment of the historic fabric of the village and the advice set out in the existing Conservation Area booklet, the Department has determined that the boundary of the existing designated area should be extended and the design guidance updated. Dungannon and South Tyrone Borough Council, the Historic Buildings Council, government agencies and local residents have been consulted as part of this process.

The purpose of this publication is to:

- provide guidance on good design practice for development within the Conservation Area and
- stimulate local interest and awareness in the value and importance of conservation and encourage support for conservation measures.

Conservation area designation introduces control over the demolition of unlisted buildings in conservation areas (Article 51, Planning (NI) Order 1991). Anyone wishing to demolish a building must first apply for “conservation area consent” and it is a criminal offence to carry out such work without an approval.

This revised publication supersedes the existing Conservation Area Booklet published in 1984.



Viewed from the east the village sits at the top of the escarpment.



Needle spire, cuboid reservoir and grassed slopes.

II. *Townscape Character Assessment*

Introduction

The character and identity of Caledon is a function of the relationship between its physical, environmental and land use characteristics and its setting in the surrounding landscape.

Townscape Character Assessment seeks to highlight the key elements that make up local identity and has informed the issues and opportunities (see section IV) that should be addressed to conserve and enhance the local heritage. The assessment will be a material consideration in the determination of applications for planning permission and conservation area consent and for appeals into the refusal of planning permission.

Caledon's unique character stems specifically from the interplay of the village's:

- setting, comprising topography, landscape, skyline, landmarks and key approaches;
- historic background, comprising origins and historical development and
- morphology. This comprises:
 - urban structure, made up of the street pattern, building enclosure, urban spaces, important views and vistas;
 - public spaces, consisting of streets, trees and open space;

- buildings, made up of individual buildings, groups of buildings, local building traditions, materials and colour and
- circulation patterns, comprising vehicular and pedestrian flows and linkages and their impact on the physical environment and the quality of life of residents and visitors.

Setting, topographical and built form

Caledon is situated on the edge of the valley of the River Blackwater where Counties Tyrone and Armagh meet. Viewed from County Armagh, the village sits at the top of the Blackwater's western escarpment.

To the north east, the landform climbs up Church Hill, to be crowned by a functional, cuboid, concrete 20th century service reservoir. In contrast, the crenellated tower and graceful, needle spire of St John's Church of Ireland church protrude above the hilltop. The hill's steep, bare and grassed southern slopes, as well as the land extending to the east, fall down towards the river. To the south east, from the modern road bridge, the land rises up above the river's flood plain, the road travelling uphill northwards towards the village.

The northern and western sides of the village are fairly level, overall. Indeed, to the northern side of the western approach road, the land is reclaimed. This site now has the appearance of open grassland, with a single line of poplar trees, but otherwise without significant woody vegetation.

Except for detached civic and community buildings, the village's built form is of almost unbroken 2 storey terraces, built of stone and lining the streets, with the building line at the back edge of the footpath.

Historic background, growth and development

The settlement of Caledon started life in late medieval times. Then, it was known as Kinard (or Kinaird), meaning 'high head' or 'top of the hill'.

"The Annals of the Four Masters" records a settlement at Kinard, during the 1500s. This probably amounted to a small collection of timber and thatched dwellings, close to the castle, possibly on the site of the present village. In 1514, this small settlement appears to have been 'put to the torch' and, in 1531, the castle itself was largely

dismantled during a siege. A later map (by Sir Josias Bodley and dating from c.1609) indicates that the settlement also possessed a church.

In 1614, as part of the Plantation of Ulster, the 'Manor of Kinnard' was granted "to Catherine Ny Neale, (sic), wife of the late Terence or Tirlagh Oge O'Neale and now wife of Robert Hovenden, gent." A litany of townland names follows... The Grant concludes with reference to its being for Catherine's life and passing to "...Feliny Roe O'Neale, her son and his heirs forever...the whole premises are created into the Manor of Kinard, with 500 acres in demesne..." Philip Robinson records that Catherine's grant amounted to 2,620 acres in the baronies of Dungannon and Tiranny which extended into county Armagh. By 1618/19 and the time of the report of Captain Nicholas Pynnar on the progress of the Plantation, for Caledon nothing is recorded. This may have been an oversight on Pynnar's part or—because it was occupied by native grantees rather than planted with English, Welsh or

S. Phelim O Neale
Chiefe Traytor



Woodcut of Phelim O'Neill

Scots Undertakers—perhaps it did not interest him...

Following the 1641 Rebellion and the Restoration, after a long time with no owner, by letters patent—dated 27th February and 15th July 1660—the encumbered Kinard Estate of Sir Phelim O'Neill, executed in Dublin in 1653 for his leading role in the Rebellion, was granted to Captain William Hamilton, "for his services to the Royalist cause, during the Civil War".

It may well be that Hamilton named the estate "Caledon", after his native Scotland, (which the Romans had named Caledonia), it

could be a corruption of the word 'Culligan', a townland within the demesne, or—according to an old Church of Ireland directory for the Armagh Diocese—it could mean "Fort in the marshy meadow"...

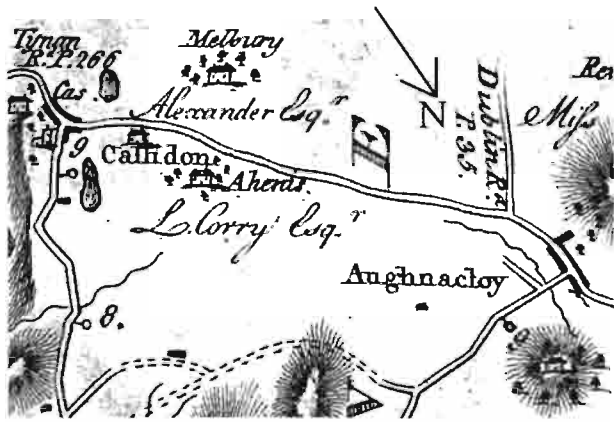
There is little source material concerning Caledon during this period. The village is indicated on Herman Moll's 1714 map of Ireland, however, in which it is marked (as 'Kinnard at Callidon', the village adjoining the estate) along the road from Monaghan to Dungannon, suggesting that the axis of the village was north—south at that time, as it is now.



Herman Moll map, 1714.



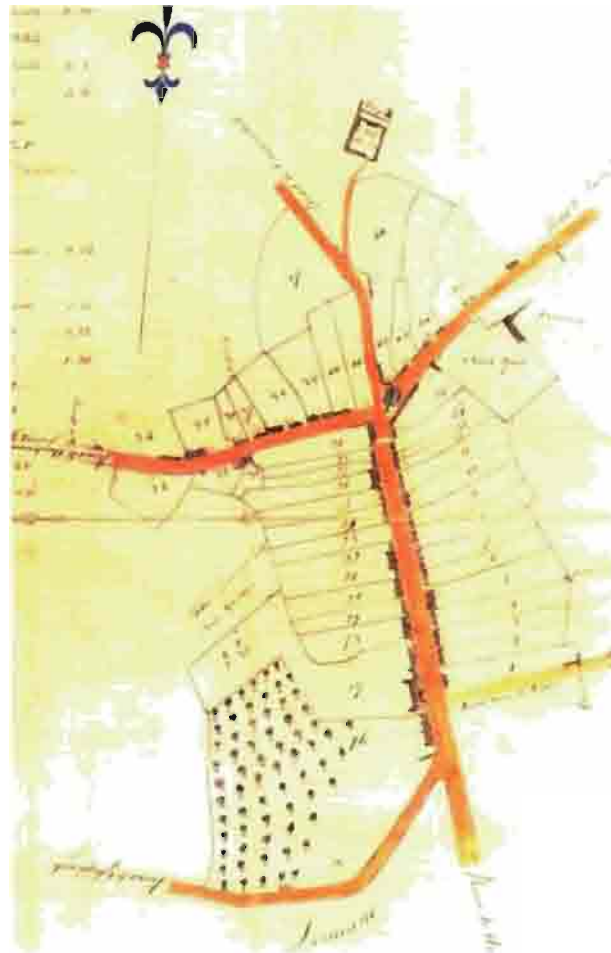
Bodley's 1609 map



Taylor and Skinner's map, 1777

The first appearance of Caledon, or 'Callidon', in recognisable map form, is in Taylor and Skinner's Directory (with eccentric orientation), dating from 1777. The map depicts a 'T' road junction: Church Hill Road/Castle Lane running east—west and Main Street/Killyleagh Road running north—south. Buildings appear on both axes, more-or-less as today. It is dated just after the acquisition of the estate by James Alexander and a large house is depicted, annotated "Alexander Esq.", within the demesne. This *may* represent the new house (then not yet built) to be designed by Thomas Cooley and erected in 1779. Various detached houses are dotted around the map, including one sited immediately to the south of the village, between the road to Armagh and the River Blackwater. This would place it within the roughly triangular area, between the present south end of Caledon and the crossing on the river (see "Hamilton-Orrery House").

The next map—a relatively large-scale one—is an estate map, by 'Rob' Barns', dating from 1813. It is more informative than previous maps: it shows the village laid out, with plots numbered 1-45 and let, with the names of the lessees set out in an adjoining schedule. The document can be described as a 'cadastral' map. It also

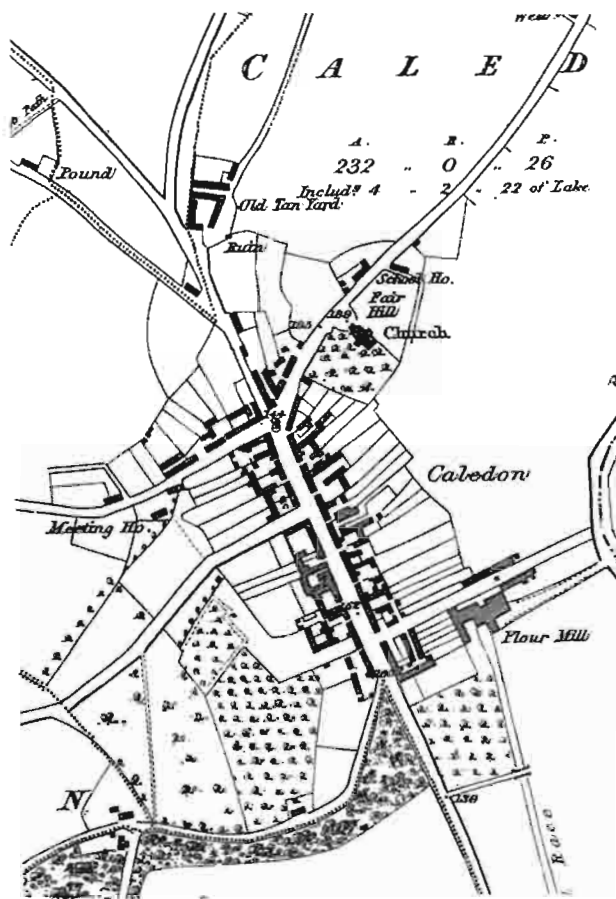


Barns' Estate Map, 1813, ref D2433/A/13/7/1

shows the elevations of the buildings as if they had fallen, complete, into the plots. Of interest, moving from 12 o'clock, clockwise, are:

1. the "Road to Carranteel" (a *presumed* medieval route) which still exists and leaves by the north-west;
2. the "Mill Houses" and "Tanyard", now disappeared, which are to the north east and opposite;
3. the "road to Dungannon", the present Church Hill, with tree at the bottom;
4. the "Road to Bason" (*sic*), later to become Mill Street, which leaves the east side of the middle of Main Street;
5. the "Road to Armagh", which led to the river crossing;
6. the "Road to Glaslough", now an unmade road which leads to a derelict gate lodge of the estate but which formerly went through the demesne, before the Earl of Orrery (in the way of 18th century noble privilege) was able to have it closed to the public;
7. the plot reserved for the Courthouse/Inn (not built until 1822 but represented— although not accurately);
8. the empty plot 23, later to become 'Derrycourtney Road', the main but circuitous level route from Aughnacloy into the village and finally
9. Castle Lane, then the main route into the village from Aughnacloy.

The first Ordnance Survey map (of 1834) shows new roads to the north, to Minterburn and Dungannon and the Derrycourtney Road, to Aughnacloy. The roads were built between the dates of the 1813 Barns estate map and the 1834 Ordnance map. Also of note is the 'village pound'—where distrained goods and stray cattle were impounded— which fronts and is reached by the 'Road to Carranteel'. It is possible that Plantation *functions*—the pound, the school and the tan yard—were superimposed on the pre-existing village and concentrated on or about



1834 OS Map, ref 1D/6/8

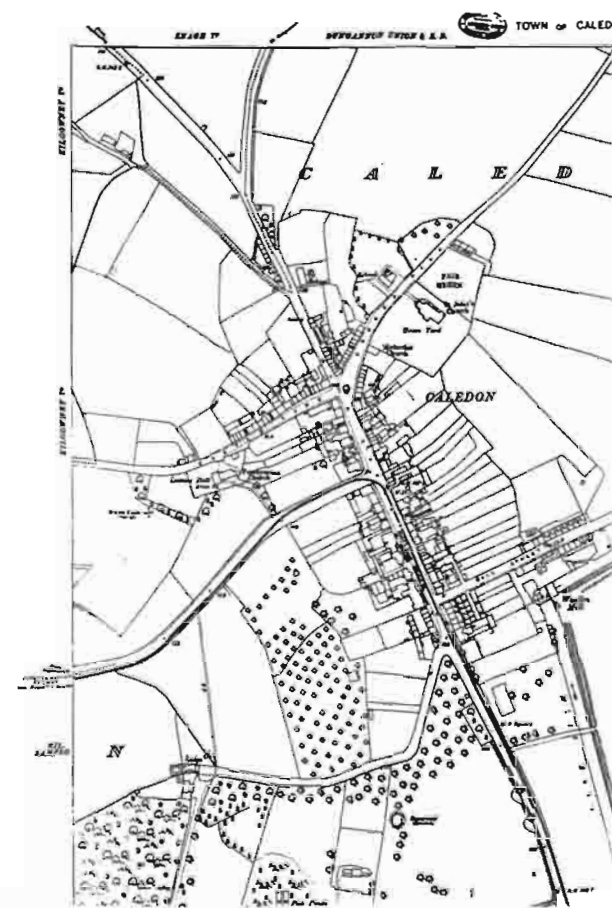
the east-west axis, between the Castle and the Church, (in *Plantation planning*, Castle and Church archetypically are at the outer ends of the main axis).

The 1907 Ordnance Survey map depicts the village with the tracks of the Clogher Valley Railway in Main Street/Derrycourtney Road and individual houses demarcated. Much of the

northern part of the village was redeveloped in the 1960s and '70s. The houses that were demolished had a notably narrower frontage than the presently existing 19th century houses in Main Street. This suggests that Du Pre Alexander's 19th century new village was, in fact, a redevelopment of earlier buildings that had existed in Main Street.

In summary, Caledon has a long history—stretching back into late-medieval times—unusual for a village in Ireland. Most of its present incarnation was built by DuPre Alexander, the second Earl, probably during the third decade of the 19th century but, after a thorough search, the little information found suggests that the second Earl was not sufficiently *enamoured* of his creation to record much, if anything about it.

Redevelopment was carried-out, by the Housing Executive, in the 1960s and '70s, including Kilgowney Close, Castle Drive, Castle View, Kinaird Park, Park View and 27–32 Main Street, the stone-faced, terrace-of-five, south of Estate Terrace. It is regrettable that ideas of 'conservation' were not more to the fore, at that time—either existing houses would have been repaired and *made fit*, or the style of the redevelopment would have been more in keeping with the older housing. (This with the notable exception of 27–32 Main Street, which fit-in well with *historic Caledon*).



1907 OS Map ref 8/65/1.

Efforts are now being made to reinvigorate the village. In 1994, Dungannon District Council prepared a proposal for the regeneration of the village. The Caledon Regeneration Partnership was established to carry this development forward. The Partnership has prepared a Comprehensive Development Plan, set in the context of the Blackwater Catchment Rural



Caledon House, built 1779 to a design by Thomas Cooley. Extensions (domed pavilions and colonnade [stoep] by John Nash).



Caledon House, extended by John Nash and Thomas Duff (who raised it from 2 to 3 storeys).

Development Strategy, which will promote Caledon into the 21st Century as a tourism centre via appropriate regeneration of its built heritage, drawing on a range of funding sources. As part of this overall initiative, a proposed CRISP¹ scheme will target prominent derelict listed buildings—the Alexander Annex, the

Courthouse and Caledon Hotel—combining private, public sector and community funds, to provide a unique tourism experience.

¹ Community Regeneration Improvements Special Programme, managed by the Department of Social Development

Caledon leases of the late 18th century

It is only from the period of the tenure of the Earls of Orrery that the earliest documentation concerning the village of Caledon dates. This includes a copy of a thick volume entitled “*Transactions relating to the Caledon Estate since the grant thereof to William Hamilton Esq. by King Charles 2nd*”. It contains a summary of leases, dating from the late 1730s onwards, giving occasional glimpses of the development of the settlement.

One, dating from May 1737, concerns ground ‘*lying on ye right and left of ye road leading to Caledon mill, and two parks on the road leading to Tullynashane*’, required lessee John Pringle to build “*six dwelling houses, each 35ft long, 20ft wide and 10ft high*”.

Another, of August 1750, refers to a bleach green “*on ye right hand of the road leading from Caledon to Caledon Bridge*”. The lessee was required to “*...bleach one webb of linnen cloth yearly for ye Earl of Orrery and to bleach all linnen cloth for the tenants of the Caledon Estate at as reasonable a price as can be done elsewhere...*”

A further lease of c.1746 informs that the forerunner of the present Mill Street was laid-out around this time from land that previously comprised the glebe garden. Other documents include a rent roll of 1772 which lists 47 individual tenements and leases of 1773-76, several of which mention “*premises in [the] street of Caledon*” and “*premises on [the] east side of [the] street of Caledon*”.

Approaches to Main Street

North

The roads from Dungannon and Dyan join to become Main Street. To the west, classically-detailed former cottage façades (fronting more recently-developed lock-up garages) adjoin tall Lime trees which face towards the Arts and Crafts-style former National School (1). This, in turn, is at the bottom of a steep, scrub-covered bank. Past a group of recently developed semi-detached houses, which face east up a sloping, 30 years-old, grassed slum clearance site, is the rear of the Corner Bar (20). At the junction with Church Hill is the canted corner of a derelict,



... look towards the Arts and Crafts-style school.



Classically detailed cottage façades . . .

rendered terrace flanked by a Horse Chestnut tree. The tree grows out of a circular, raised, stone-wall/planter—about a metre high and 6 metres in diameter. It is sited asymmetrically at the mouth of Church Hill, where it meets Main Street, slightly behind the projected kerb line of the latter and its crown spread extends outwards into the principal street. Along Main Street, the length of the terrace faces onto a 1960s public sector terrace of houses, set back behind long foregardens.

John Wesley Tree



The original Elm, photographed pre-1887

At the bottom of Church Hill, at its junction with Main Street, grows a Horse Chestnut Tree. It is in a planter, formed by a low, circular stone wall and it started life in the 1920s. It replaced a tree that grew there since the 18th century.

An old photograph, taken in winter, depicts the earlier tree with the structure of its branch and twig tracery having the appearance of an Elm or a Sweet Chestnut.

It is reputed that, on his second visit to the area, John Wesley—the founder of Methodism—stood beneath the tree and preached to an assemblage of local people. Wesley was a friend of Canon Congreave, then

the incumbent of Caledon. He visited in 1769, preached at the church and stayed at Congreave's rectory, located on the opposite side of the Dungannon Road from the church. Two years later, on 23rd June, "...a little Society had lately formed, much alive to God..." On this occasion the church was not available to him as a difference had arisen between Wesley and Congreave. He came a third time in 1785, by which time he had use of a 'preaching house'. In Ireland, frequently

associated with this 'preacher-under-a-tree' were Sweet Chestnut trees (Sweet Chestnut is a non-native, European tree introduced into Britain by the Romans).

There is, however, a reference to "...an Elm felled in 1923" having been "planted by one, Lord Orrery." An article in the 'Armagh Guardian', in March 1847, notes that "...offenders were placed in stocks, at the base of the tree..."

Before it was felled, the tree played a part in the successful formation of a branch of the Irish Transport and General Workers' Union, which led to a damaging strike in 1919; it may well have led to the eventual demise of the Woollen Mill in the village... Willie O'Hare, a carpenter

in the Monaghan Asylum invited Peadar O'Donnell—an organiser with the ITGWU—to speak to workers in Caledon. The Woollen Mill was not union-organised and wages were low. In Caledon, no hall being available to the Union, O'Donnell "...with the light of bicycle lights only...addressed his first meeting from the raised surround of a tree."

According to O'Donnell's biography, "...the meeting was a resounding success, with over a hundred new members signed up on the spot." In fact, following the introduction of the Union, from "...only receiving 18s per week with 1s 6d bonus...an increase of 14s was given."

Mr Bertie Lawson—school crossing warden to the village, until recently serving in this very location—remembers the present Horse Chestnut being planted, over 75 years ago.



Recent, similar view of the replacement Horse Chestnut.



Memorial to DuPre Alexander.



The route is alongside the demesne wall

South

The Killyleagh Road from Armagh crosses the modern Blackwater Bridge and passes the gate lodges and entrance screen of Caledon Castle. The site of the memorial to Du Pre Alexander, with its avenue of Chilean Pines, adjoins. The route continues alongside the demesne wall and is of a moderate slope. The east bank of the Blackwater and County Armagh is parallel and visible.



On the southern approach, to the east the Conservation Area is defined by a laneway.

The beginning of the Conservation Area, to the east, is defined by the southern boundary of a laneway leading from the Killyleagh Road to the bridge that formerly crossed the now filled-in headrace to the mill. Presently, the bridge sits isolated in a field, part of the floodplain of the river. West of the road is a stand of mature trees, mainly Beech, planted in triangle plan-form and enclosed by the wall. Across the road are the twin, Tudorbethan gabled elevations and chimneys of Kinard House (12), which face south to meet the traveller. At this point, Main Street is the start of a noticeable plateau, on which the village is built.



Bridge isolated in field.



Gabled elevations and chimneys of Kinard House.

East

Approaching from Church Hill, the first part of the road is level. To the south, before St John's church, the Fair Green rises up towards the service reservoir. An unsurfaced laneway of recent construction accesses the reservoir, between the Fair Green and the churchyard wall.



To the south the Fair Hill rises towards the service reservoir.



Gothic-style Church Hill Primary School

The field opposite, fronted by a thorn hedgebank, has a wedge shape, defined to the rear by a smooth-rendered wall of distinct, curving plan. Closer in, the hedge bank becomes a low stone wall. Next to this is the Gothic-style Church Hill Primary School (2), fronted by a low stone wall topped by decorative railings of recent origin. Around the school's rear hedged boundary, in a single line and planted sentinel-like, is a number of Scots Pine.

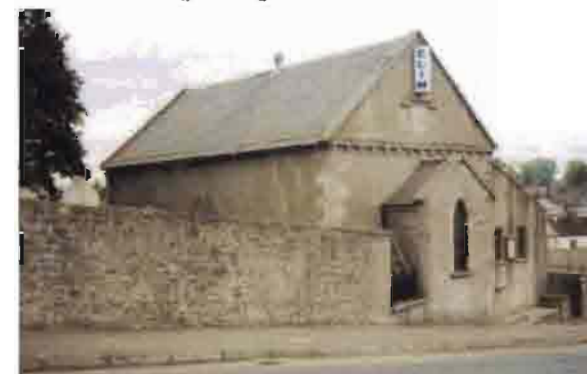
Behind the pavement opposite, the smooth-rendered masonry and wrought iron entrance screen and gates to the Church are of impressive (2 metre high) dimensions. The enclosing churchyard wall, closer in to the

village and equally as tall, in traditional fashion follows the slope of the road, crossing the contours down the hill. It is backed by 8 mature Lime trees, which lean over the pavement and road. The former Wesleyan, hall-church (4), with its pediment supported on widely spaced brick-size stone dentils, is against the churchyard retaining wall and faces slightly uphill towards the sole-surviving cottage (probably the oldest occupied house in Caledon), left isolated from slum clearance of 3 decades ago.

Looking down the hill, the vista is diminished as a consequence of cleared sites on both sides of the road, particularly to the north. The viewer's attention is focussed on the Horse Chestnut tree. Beyond it, is the gable of 'the Corner Bar' on the other side of the junction with Main Street.



Sole surviving cottage.



Wesleyan Hall Church and traditional churchyard wall



Diminished vista as a consequence of cleared sites.

West

Derrycourtney Road skirts the reclaimed Dromorrhagh Lough and has an avenue of Sycamore trees, evenly spaced, on both sides. It comprises an 835 metre long, winding avenue, offering changing views of the rear of the village. As the village is entered, growing behind a low stone wall the trees change from Sycamore, to Lime. Within the Conservation Area and beyond the trees, the stone walls enclose the street and the traveller is met by the west facing buildings on the far side of Main Street.

Until the early 19th century, Castle Lane was the main road leading into the village from Aughnacloy. It starts at the beginning of the Sycamore avenue on Derrycourtney Road. The Lane undulates and passes Cranogue House (the approximate site of the cleared O'Neill castle) and further-in,



West-facing buildings on Main Street.



On top of the hill, St John's towers over.

the Presbyterian Church. After going through an area of housing redevelopment, the Corner Bar marks the edge of the Conservation Area. To the east, across Main Street, is the grassed clearance site climbing steeply up Church Hill. The Horse Chestnut tree adjoins the second, smaller clearance site on the southern side of the road. In turn, it is adjoined by the dilapidated, rendered terrace fronting Main Street. The long-foregardened Housing Executive houses opposite complete the cross-roads. On top of Church Hill, St John's towers over.



An avenue of evenly-spaced Sycamore.

The Hamilton/Orrery house



Platform, not far from Kinard House

The location of the house, built by William Hamilton who, following the 1641 Rebellion was granted the estate forfeited by Phelim O'Neill, until recent times has been something of a mystery. It would have dated from the late 1660s. Its description comes from the pen of the Earl of Orrery himself. In correspondence, he described it as: "...old, low and though full of rooms, not very large..." Was the house on the site of the 1779 classical mansion which Thomas Cooley designed for the Nabob, James Alexander—that would have removed the evidence altogether—or was it somewhere else?

The information has come from research in two recent publications, "Lost Demesnes" and "Home is House and Garden".

The Irish traveller, O'Connor visited Caledon in 1794. In his *Journal* he described the location of the ruins of the Hamilton house: "Adjoining to the Road in the suburbs of Caledon is the ruins of the Dwelling House of the Earl of Orrery in a hollow on the banks of the Rivulet not far from the house of Lord Caledon..."

Following from O'Connor's journal, there is a further reference to the house in the publication "Home is House and Garden". Michael McGarvie describes locating a site, in 1977, in company with Mrs Armitage, wife of the librarian at Caledon Castle and Lady Caledon, mother of the present Earl.

McGarvie wrote: "When I returned to Caledon...I was told that it (the site of the Hamilton/Orrery house) had been found in the football field, near the town...just as O'Connor had described it...We were rewarded by the discovery of a clearly-defined house platform in the right place, under the hedge and close to the road."

A platform indeed exists—at the south end of the village, not far from Kinard House—at the end of Bank Terrace. In the 1907 OS map, it appears as a rectangle. This is confirmed (16th February 2000) by Michael McGarvie as being the platform that he had identified. In terms of size, the platform has a similar footprint to Bank Terrace.

To an extent it complies with O'Connor's 1794 description as being 'in the suburbs of Caledon' and 'in a hollow', (at its northeast corner, the platform is 'dug-in' to the topography).

O'Connor also describes its being "on the banks of the Rivulet"; in fact, the platform overlooks the floodplain of the River Blackwater and there is not a stream in sight.

Thirty years after O'Connor's visit, in 1823 Du Pre Alexander, the 2nd Earl, built a 5 storey mill and this was fed by a mill race from a weir built upstream, at the floodplain's southern end. Before this and the building of the weir, it is possible that—in particular flow conditions—the flood plain could have comprised a braided river channel. O'Connor's description of 'the Rivulet' could be explained by one of these braids being near the line of the future millrace, at the foot of the bank on which the house stood.

On the position of the house—without the wall of the estate—the demesne wall wasn't built until the 19th century. While, as 'Director of Highways for Caledon Manor', in 1739 the Earl of Orrery was able to have the road to Glaslough (which led through the demesne) closed, the main road to Armagh couldn't be diverted.

Further confirmation of the separateness of the house from the demesne is found in a letter of 1747, to Lady Elizabeth Spelman. Orrery writes of spending most of the time in the summer 'at a lodge in the park, about a-mile-and-a-half from the house.'

In earlier times, Kinard village must have been seen as a part of the demesne. Indeed, although Kinard Castle was the main house of the Plantation Grant of 1614, its site was on the far side of the village—even further away from the presently defined demesne than the Hamilton/Orrery house.



Both single unit and tripartite sliding sash windows.



.... uniformity of detail and style

Main Street

The centrepiece of Caledon Conservation Area, Main Street comprises a relatively wide (18.5 to 19.5 metres between buildings) and virtually level roadway. It is oriented north-north-west/south-south-east and is lined by 2 storey, slate-roofed terraced houses built of limestone rubble. A few of the houses, opposite Derrycourtney Road, are of sandstone built to courses.

The buildings are sited mostly at the back-edge of the pavement. Windows are multi-paned sliding sash, both single-unit and tripartite. Some buildings have sandstone ashlar quoins and lintols and jambs to the openings. The materials, the uniformity of detail and style, together with the single period of construction, give these original buildings a remarkable unity of appearance.



22-24 Main Street



Executive infill - 27-32 Main Street



Kinard House and Bank Terrace.



Courthouse/Inn group.



...to the south, the vista is closed by tall Beech...



Estate Terrace

Early maps show Main Street entirely close-fronted by buildings. The only exception was the Courthouse/Inn group (14-16) at the southern end of the street, where the buildings are set back approximately 5.5 metres from the kerb line. Sometime before 1887, the buildings to the front of the former Market House (8) were cleared away to reveal it and the Prentice Memorial (7) to its forecourt.

Although seemingly level throughout its length, in fact Main Street rises slightly towards the middle. The highest point almost coincides with its junction with Mill Street. As a typical, straight, Irish village street—part of a longer road continuum—travelling from the ends of the street towards the highest point, the space leaks away. Viewed from just before the highest point, however, the vista becomes closed by trees in both directions: to the north by distant Enagh Wood and to the south, by the group of tall Beech on the edge of the village.



Prentice Memorial, Market Yard - formerly fronted by buildings.



Mill, viewed from the south.

The massive, six-storey mill—like the other buildings in the village, built of squared rubble limestone (in this case with brick reveals to door and window openings) and with a slated roof—has been referred to as covering an area of 5 acres. It reputedly cost £47,000 when built in 1823. It stood on the flood plain of the River Blackwater and fronted and was at the foot of the south side of Mill Street, opposite the still extant 'Mill Street Terrace'. All that now remains is the derelict engine house, still occupied by an early, stationary beam engine. The engine dates from the 1830s and provided power (especially when the river was low) to supplement 2 waterwheels—*undershot* and *breast*—respectively 20 and 30 feet in diameter. Later, in the late 19th or early 20th century, the waterwheels were replaced by a more-efficient water turbine.

Caledon Mill was built in 1823—by James Du Pre Alexander, the second Earl of Caledon and the village's *builder*—to grind flour. It was leased to flourmillers, Messrs James McGlow and Company. The milling was carried on for some 56 years and this it did—at a reputed profit of £20,000 a year—until 1879, when it closed down.

The building reopened as a woollen mill in 1882, under the proprietorship of Messrs Sherrard Smith & Company, later to become a public limited company, trading as 'Caledon Woollen Mills Ltd'. The entrepreneurs had accumulated 20 years experience of woollen and worsted manufacture at the Shannon and Burnbrook Woollen Mills, in Athlone. In Caledon, there were 40 looms. The firm wholesaled its goods "...in the United Kingdom, the European Continent, the United States and the Colonies..."—tweeds, friezes, serges, blankets, flannels, coatings, costume cloths, (ladies' dress goods) and knitting goods. By 1888 Sherrard Smith & Co had exhibited at the Cork International Exhibition (1883), Artisans' Exhibition, Dublin (1885), it received the Diploma of Merit, at the Manchester Exhibition. In 1886 it was

appointed 'Woollen Manufacturers to Her Majesty the Queen'. In 1902, the business was taken over by the firm of 'Messrs Fulton and Company'. This company suffered a notorious and damaging strike in 1919.

After such an auspicious start, it seems surprising that this second business activity ceased in 1930, when—on the 29th of January—the business went into liquidation, after only 47 years operation.

To create space for surface storage, during the construction of the 'Blackwater Drainage Scheme' the derelict mill buildings were demolished in the 1980s, leaving the present cleared site. It is perhaps ironic that the mill remained vacant and derelict almost for the same length of time as it operated, both as a corn and woollen mill...





Between Estate and Bank Terraces, Mill Street slopes steeply...



... towards the River Blackwater.

Mill Street

Halfway along Main Street, Mill Street slopes steeply eastwards to the River Blackwater. From the top of the street, there is a fine view of the Armagh countryside across the river. The rears of Estate Terrace and Bank Terraces (10 & 12), with their out-offices, face down towards the river.

To the north of Mill Street is the cul-de-sac of Kinaird Park, public authority housing which was built on the rear gardens of 28-31 Main Street. The estate is surrounded by, but not included in, the Conservation Area.

Both the Mill and half of the housing are now gone. The remaining half, Mill Street Terrace (11), recently was renovated. Earlier—past the chimney to the steam engine—it close-faced an opposite terrace of houses. Now it looks past the plinth of the chimney to an open aspect, with the derelict engine-house in the foreground. Beyond that is a level floodplain, in which is a large field, with a pitch used by the local football team.

III. *Issues and opportunities*

Most of the Caledon we see today was developed as a planned settlement during a period of landlord control. The architectural style is a 'one period' development. It is important that the charm of the early 19th century, late Georgian village be maintained and enhanced.

In exercising its planning functions within the Conservation Area, Planning Service will be guided by the need to:

- prevent insensitive development and redevelopment and
- protect and enhance the intrinsic character of the area.



Alexander House and adjoining, annexe - both with railed front boundary walls

following issues will continue to be the focus of attention for the Conservation Area:

- in the long-term, the inappropriately designed buildings and cleared sites in and adjoining the historic village, could be replaced with more sympathetic in-character development, as typically exists, in the form of continuous terraces, at the back edge of the pavement;
- in the short to medium term, the former clearance sites adjoining the crossroads to the north of Main Street should be fenced and planted with native deciduous trees;
- the Conservation Area is comparatively free of modern materials and contemporary designs e.g., slates manufactured from sheet material, plastic and aluminium material used in signs, shop fronts and replacement uPVC windows and doors and replacement

doors with integral fanlights. The introduction of such materials will dilute the detail and quality of the Conservation Area and should be resisted;

- the rear gardens of Main Street offer the opportunity to develop residential uses, accessed through the existing carriage arches. Such developments, handled sensitively, have the potential to be most attractive and
- while the built-up Main Street has and *had* no trees, with the notable exception of the Horse Chestnut Tree at Church Hill, the fringe of the historic village and the avenue approach along the Derrycourtney Road are noted for their trees. A programme of maintaining and where necessary, replacing the trees and increasing the tree cover should be undertaken.



Detail of Caledon Post Office

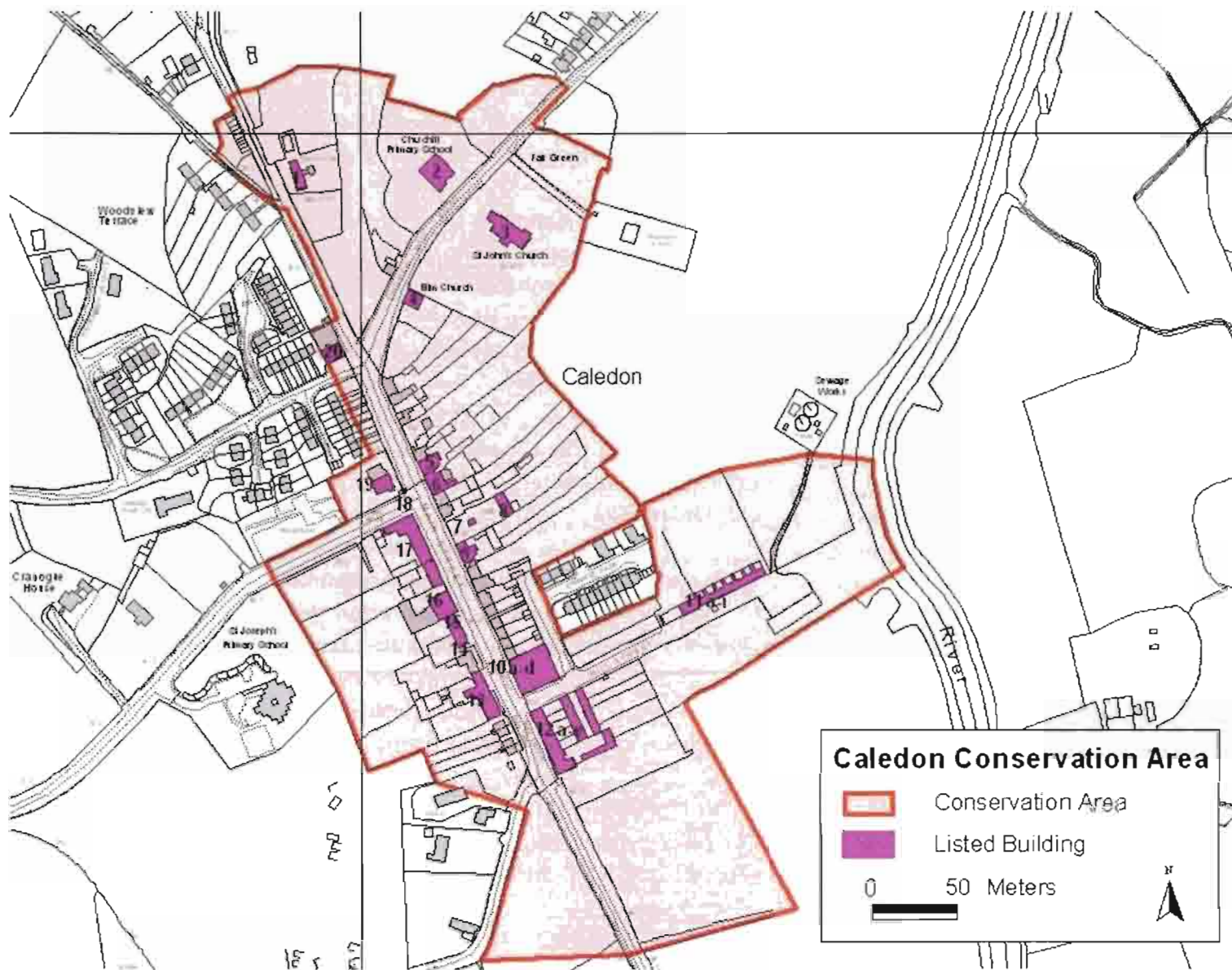
These objectives may be augmented by inputs from the Urban Development Programme (UDP) and the Townscape Heritage initiative (THI), grant programmes sponsored by the International Fund for Ireland and the Heritage Lottery Fund respectively-see Appendix I.

The Planning Service considers that the



Maintaining, replacing and increasing tree cover is important

The Designation



Notice is hereby given that the Department of the Environment (Northern Ireland), in pursuance of powers conferred upon it by Article 50 of the Planning (NI) Order 1991, has designated the area outlined in the accompanying map as a Conservation Area, being an area of special architectural and historic interest, the character of which it is desirable to preserve and enhance.

A map of the designated area has been deposited at the Borough Council Office and Divisional Planning Office, at the addresses below:

Dungannon and South Tyrone Borough Council
Council Offices
Circular Road
DUNGANNON BT71 6DT
Telephone (028) 8772 5311

Divisional Planning Office
County Hall
Drumragh Avenue
OMAGH BT79 7AF
Telephone (028) 8225 4000

IV. *Design Guidance*

Regional Policy context

The Department's regional planning policies for conservation areas and other features of Northern Ireland's built heritage are currently set out in a Planning Policy Statement, PPS6 "Planning, Archaeology and the Built Heritage" published in March 1999. The following advice has been prepared to supplement these policies, to help ensure that the individual characteristics of Caledon Conservation Area are not affected detrimentally by development and that any works complement the best of the existing townscape.

The design guidelines will therefore be applied to all new development and to the renovation and refurbishment of all existing buildings within the Conservation Area. They emphasise the importance of having a consistently high standard of design and the use of appropriate materials.

The design of new buildings, or the extension or repair/alteration of existing ones in the Conservation Area, should be carried out with sensitivity.

The design solution can be approached from three different directions, each of which is valid in given circumstances. Thought should be given to the most appropriate approach before working drawings are prepared.

The **REPRODUCTION** approach is the most obvious way of maintaining the character of an original building. When infilling a terrace of unified composition, where any other approach would destroy its homogeneity, the reproduction approach is essential. Attention to detail is vital, including correct materials, colours, finishes and external joinery detailing.

The **TRADITIONAL** approach is frequently regarded as the best, particularly where the development is domestic in character as in Caledon. As in the reproduction approach, detailing is important, as is the study of the characteristics of existing adjoining buildings. The end product should be a building that respects the local character preserving a measure of the uniqueness, which the area has evolved and avoiding the blandness often associated with present-day buildings.

The **CONTRAST** approach is arguably the most subjective and controversial. There may be instances, however, where it is possible to design an uncompromisingly modern building that can be satisfactorily integrated into the urban fabric. To do this, the new building should respect and not threaten the mass and design of the existing adjoining buildings or wider setting.

Listed Buildings have special architectural qualities and historic interest and are protected statutorily under Article 44 of the Planning (NI) Order 1991.

Once a building is listed, consent is required for its demolition and for any works of alteration or extension that would affect its character as a building of special architectural or historic interest. This is referred to as "listed building consent" and it is a criminal offence to carry out such works without consent. Planning permission is also required in addition to listed building consent if the works involve "development".

The Environment and Heritage Service (Built Heritage) should be consulted on such matters, before any work is commissioned.

Form, Proportion And Materials



Scale

New buildings and extensions should incorporate simple, rectangular proportions, with the vertical emphasis of existing buildings and the pattern of solid to void in the elevations. They should relate to their neighbour in terms of height and number of storeys. Many of the terraced units in Main Street are relatively wide-fronted—up to 6.5 metres. This can be contrasted with Mill Street terrace, with its narrow-fronted units. Where the relationship of adjacent buildings is considered satisfactory, due recognition should be given to this in the design of any units being replaced or altered.

Building line

The residential terraces included in the Conservation Area are mainly built at the back



The "Alexander Annex", to the north of Alexander House

edge of the pavement. Indeed, historically, there were no gaps: the street frontages were entirely built-up. Occasionally, the buildings are slightly set back, with a deeper pavement, the depth incorporating river cobbles and perhaps a cellar grating. Indeed, there is only one real example of a short foregarden, ie Alexander House. In the case of infill development, it is important that the building line be respected.



Alexander House - more than domestic scale.



External wall finishes

One of the factors that makes Caledon so attractive is the use in the wall construction of locally quarried (mainly), limestone rubble. Fronting the streets of the Conservation Area, such material should be retained and used in new building. In masonry—either building new work or repointing—the mortar used should be lime rather than cement-based.³ Elsewhere, to the rears, where buildings can be seen from public areas, it may be acceptable to use a fairfaced concrete block, colour-matched to the limestone rubble.

³ Particularly in old buildings and walls, lime mortar should be used to point the masonry: it enables the wall to move, to breathe and to dry-out. Conversely, cementitious mortars—because they are usually *stronger* than the masonry—have none of these attributes and serious problems of spalling of the stonework can occur in freezing conditions, when the wall is wet. On extensive areas of masonry, a consequence of using a cementitious mortar to point previously lime mortared joints may even be structural failure, resulting from the wall's not being able to expand, as before!

Dry dash or roughcast render has not been traditionally used in the Conservation Area and it will generally not be acceptable. Although Alexander House is *smooth* rendered, in Edwardian times this was most likely applied over a limestone rubble wall. Except for the former railway building — the CVR Parcels Office—there are no brick buildings in Caledon and the use of brick will not be approved.

Existing features, usually in grander buildings, such as cut-stone details, like cornices, string courses, alternate quoins, keystones and ashlar masonry (in eaves corbels and often used around window and door reveals), should be retained, reinstated or included in new buildings. In new buildings also, the base of the wall should include a plinth, ie the wall built off base courses, approximately 300 mm high (approximating to the dpc) and projecting 50 mm, suggesting a platform on which the building sits. The upper part of the plinth should be splayed, to shed water from the wall.



The CVR parcels office - sole brick building.

Roof design and materials



corbel detail

New roofs—including those on building extensions—should be pitched and ridged. The angle of pitch should be in accordance with that on existing buildings, ie about 40 degrees.

Coverings should be in natural slate or, in certain circumstances, a realistic manufactured 'slate', having a riven appearance with feathered edges, can be used. Gables and eaves should finish flush, without barge or fascia boards. Gutters should be supported on hooks—in Caledon, there are particular wrought iron designs—emerging from under the continuous corbelled eaves detail. Three separate, apparently original designs have been identified. Frequently the corbelled eaves has a significant projection—up to 100mm. In one-or-two instances, coped verges exist, but in the village these are *not* used in association with 'kneelers'. To the gables generally, flush, pointed verges without barge boards will be expected.

Walls and railings

Wrought iron railings are a feature of many settlements in Northern Ireland. The railed front boundary walls of Alexander House, the former Market Yard and the Church Hall on the corner of Main Street/derrycourtney Road are an integral part of these structures and should be maintained. Elsewhere in the Conservation Area, there are railings around St John's Churchyard and opposite, fronting Church Hill School. Opportunities should be taken to restore and enhance these features, as and when offered. New railings should be of *adequate*-section mild steel (having regard to existing wrought sections), galvanised and painted black, possibly with cast heads to match local examples. They should have a vertical emphasis.

Colour

Colour should be applied to the timber components of buildings in order to achieve a harmonious townscape. Generally, off-white or pastel colours should be used. Rainwater goods can be painted as appropriate to 'disappear' (i.e. a similar colour to the façade) or to stand out (painted a contrasting colour, e.g., black). Window frames should generally be painted in a white or off-white, oil-based paint. Stains and varnishes should *not* be used. Shop fronts should be painted a mid-tone colour.



Access through carriage arches offers the potential for residential, backland development

Carriage arches

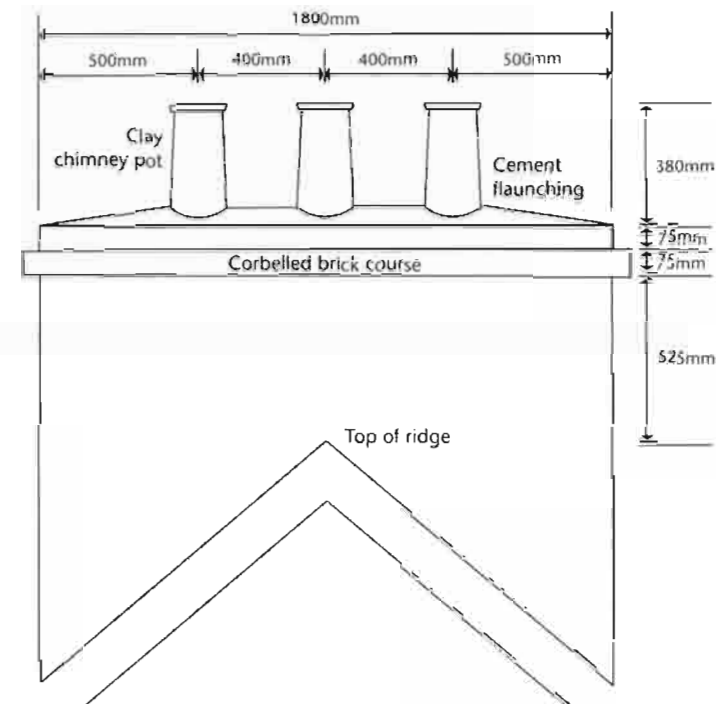
An attractive detail in Caledon is the use of the three-centred carriage arch — giving access to the back lands through frontage buildings. This detail could be considered in new development. Indeed, mostly in Main Street, so as to maintain a continuous built-up street frontage, limited infill residential development may be allowed to the rear of properties, with vehicular access *through* carriage arches. This could also be applied to new-build schemes, although each site will be considered on its merits.

Chimneys

Where renovations to existing buildings are being carried out and chimneys are no longer in use, they should nevertheless be retained and repaired so as to maintain the existing roofscape silhouette. Where they have been taken down in the past, developers will be encouraged to reinstate them. Normally, new development should incorporate chimneys, real or 'dummy', one per terraced unit so as to avoid a bare-ridged appearance.

Chimneys should be several flues deep front to back and should reflect the form of those on adjoining buildings, be in smooth red brick or rendered, with corbelling and other appropriate detailing. The use of tall chimney pots will also be important, either reused or new. In new development,

where chimneys are not required for heating, nevertheless they should be provided; there is the possibility of soil vent stacks being directed through flues and terminating beneath the chimney pots, or a mechanical ventilation system having its exhaust through the chimney.



Detail of 'dummy' chimney

Rainwater goods

Rainwater downpipes, gutters and hopper heads should be either cast iron or cast aluminium, painted. PVC or cold-rolled rainwater goods should be avoided except where concealed or not visible from the public domain.

Windows



Original type window, with exposed sash boxes

Except for shop fronts, windows and window openings should be of vertical form. Solid to void ratios should be biased towards the solid. Cills should be constructed in either precast concrete or be of (possibly salvaged) stone with at least 100 mm leading edge. In existing, period buildings, timber, sliding sash windows, with a vertical emphasis, using similarly-sized sections to the original (and especially astrigals of 6mm front face), with a vertical emphasis, should normally be used with the

correct detail replicated. The glass should be held in place with putty or putty-sized timber slips.

The use of a heavier glass can make a great

difference and weather strips will have the optimal effect on sound and heat insulation.

Renovation work to existing buildings will offer the opportunity to reinstate the form and detail of the original timber sliding sash windows. They are much preferred to modern aluminium or uPVC substitutes that lack authentic detail and are either over slim or excessively bulky in section. The latter two are uncharacteristic and should therefore be avoided. The enlargement of domestic-sized, vertically proportioned window openings into ones of horizontal form requires planning permission. It will have a detrimental impact on the character of the Conservation Area and will also be unacceptable.

In new buildings, where alternative window forms to timber sliding sash are acceptable, in the upper half of vertically-proportioned openings, inward-opening windows with a central transome should be used.

Dormer Windows and Skylights

Dormer windows are not a feature of Caledon and should be avoided, particularly on front elevations or where visible from public areas. Where illumination to the attic storey is required from the front of a building, conservation-type rooflights should be used.

Doors and accessories

Doors should be of a traditional panelled or vertically boarded design, as appropriate. In late Georgian/Victorian buildings (and this would apply to most of Caledon) correct detail would involve the use of bolection mouldings in plain panelled doors. In some instances, glass may be substituted for solid panelling in the upper half and held in place with the afore-mentioned triangular section, flush timber slips. Large expanses of glass, however, should be avoided. Doors with integral 'fanlights' should not be used.

Where they exist, such items as doorknockers, handles and letterboxes should be retained for re-use. Alternatively, replica reproductions should be sought.

Shops and other commercial fronts

Good design-standards are most important to maintain the attractiveness of Main Street.

The elements that create a shop front need to be seen and be treated as part of the building as a whole. Shop fronts should relate to plot widths and not be carried over into two or more properties. Where a retailer occupies two or more plot widths, however, visual continuity of ownership may be achieved by the use of similar fascias, colour or letter type rather than by a continuous fascia. In the case of shop fronts, to

contribute to the three-dimensional effect, the doorway should be recessed from the front of the building, with the shop's side window(s) slightly canted.

In Caledon there are not *that* many good examples of shopfronts. It is important that those that do exist be properly integrated into the ground floor of the building. A sympathetically designed shop front to an existing building could be constructed of timber or a combination of timber or precast concrete units and borrow its component parts from classical architecture. These are:

the **entablature**, which in essence, is the shop sign over the window, comprises a moulded **cornice**, which demarcates the ground floor shop and functions as a visual stop[‡]; a fascia/**frieze** which is the vertical, signed surface of the shop sign (not 'framed around') and an **architrave**, possibly moulded, which defines its lower edge. The entablature should be fairly limited in vertical dimension and be in proportion to the rest of the shop front and indeed, with the building elevation;

pilasters are imitation, rectangular-section, non load-bearing columns, on either side of the shop

front and are either plain, fluted or with other decorative designs. They project from the wall—say 50-75 mm—and visually support the entablature above. In a small settlement, historically, these would have been narrow, rather than wide. Pilasters comprise 3 parts: the **capital**, usually moulded and of a simple Doric Order; the **shaft**, fluted or plain and a **base**, again moulded.

stallrisers which are in the space between the shop window cill and the pavement and can be constructed from stone or blockwork/render and be plain or incorporate a recessed and panelled design.

On small shops, avoiding the use of pilasters, a sign could be formed above the window by a 'label' of raised, smooth plaster, with a moulded edge.

A new front should never dominate the street elevation. It should relate in scale and character to its host building and to neighbouring premises. It should respect and not overlap existing architectural features, such as fanlights, string courses, first floor cills or windows.

The use of large expanses of glass should be avoided. Vertical glazing bars, mullions and stallrisers should be introduced. Colours and finishes used for the shop front should be kept to a minimum and be as simple as possible.

uPVC and natural-finish aluminium are

inappropriate and unacceptable materials for use for shop fronts within the Caledon Conservation Area. Original, moulded section woodwork in doors and windows should be painted, rather than stained or varnished. Timber-framed windows are preferable to colour-coated aluminium.

The dimension from floor level to the top of the shop window should be a minimum of a door and fanlight.

Advertisements and shop signs

Advertisements are an important aspect of the Conservation Area.

Hoardings will not be permitted in the Conservation Area or on its approaches.

Signs are very visible, and both they and their illumination should be used with restraint. Poor design and clutter can detract from a building that may otherwise be of good visual quality. The three-dimensional aspects of the design should be considered.

Generally, signs should be hand-painted. Gold lettering on a black background makes the sign very visible and should be used in preference to illumination.

Reflective plastic, particularly, is inappropriate and should not be used.

Generally, the only signs to be permitted on

[‡] The lead flashing, dressed over the cornice to waterproof the shopfront, should have a plain, not a 'scalloped' edge.

listed buildings without an existing shop front will be metal plaques. They should be approximately 300 x 200 mm, adjacent to the entrance doors and where more than one occurs, harmoniously grouped together.

Shop fascias

Lettering on shop fascias should normally be hand-painted or be of individual, raised (appliqué) letters, possibly back-lit. Fascia lettering should be in scale, with clear and legible letter type. Fascias should be used to display the name, trade and street number of the business, only. Illuminated box fascia signs should be avoided in favour of wash-down lighting; this can be achieved by the use of an illuminated cornice, with care taken as to the dimension of its projection. Projecting 'fascia-mounted downlighting strip lights' and individual swan-necked or projecting lights are an obtrusive means of illumination, out of character with the Conservation area, and will normally be unacceptable. It should be pointed out, however, that light or gold coloured lettering on a dark background can be easily read and should be used in preference to illumination.

Satellite dishes, burglar and fire alarms

Satellite dishes and antennas are a modern feature, alien to the traditional building styles and features of the Conservation Area. Normally, the Department will require such devices to be sited to the rear of properties, below ridgelines and out of view from public areas.

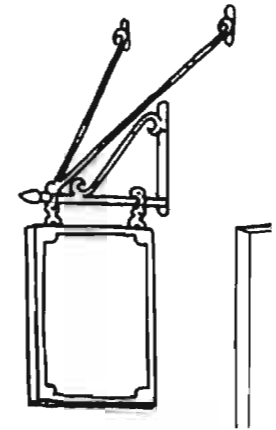
Where alarms are fitted, they should be unobtrusively sited and discreetly coloured

Projecting/hanging signs

Projecting box signs are uncharacteristic and will therefore be unacceptable. Hanging signs may be considered, if well designed. They should be positioned at first floor window head height and designed in relation to the dimensions and proportions of first floor windows. Generally, they could be upwards of half the first floor window's area. Scale is important here—too diminutive would imply that the sign is an afterthought; too large in proportion to the building and it will dominate other features. Banner-type signs, often of vertical proportion, are uncharacteristic of the Conservation Area and will generally not be approved.

Illumination—if required—should be by discreetly sited, separate spotlights (they could be sited in the outside lower corners of adjoining

windows) not swan-necked lights. Only one such sign will normally be permitted per frontage. It would be expected, however, that a proliferation of projecting signs would tend to detract from the visual harmony of the street. Generally, signs fixed to, or painted on, the upper floor walls will not be acceptable.



Standardised signs

House-style signage, used by regional or national companies to give a degree of uniformity to their shops, may need to be modified to conform to the character of the Conservation Area.

Shutters, canopies and awnings

Shutters are often a feature of shopping streets. Modern roller shutters, where used, should be of the lattice type, be colour coated and recessed behind the fascia. Channels should be flush with—not project from—window or door reveals. To fix roller shutters on the exterior wall face, above the window, is unsightly and will not be acceptable. As an alternative, removable wooden shutters, with discreet fixings, featuring

a panelled or sheeted design could be used.

Where required, canopies and awnings should be of the traditional, canvas, retractable type. They should be located at the level of the cornice of the entablature (in Caledon, it is unlikely that the shopfront will be of sufficient height for the awning to spring from the lower edge of the fascia). When positioned at cornice level, it is suggested that the leading edge of the awning could be of moulded timber so that, when retracted, it will *act* as a cornice. Rigid, Dutch-type, canopies are inappropriate and unacceptable within the Conservation Area.

Extensions

Extensions should be subsidiary in size to the main building and have a pitched roof with covering and detailing to match the parent structure, where they are visible, or have the potential to be visible from public areas. Garages and outbuildings should be designed, in a form and be of materials which will complement the main building, particularly where likely to be viewed from public areas. Wall finish should be as referred to under "external wall finishes", above.

Fire escapes and rear access

Where rear access or egress is required, steps should be contained within the existing building envelope or be part of a sympathetically designed rear extension, where visible from public areas.

Disabled access to buildings within the Conservation Area

The Disability Discrimination Act was passed by the Westminster Parliament in 1995. Part of the Act requires premises to overcome physical features which make it impossible or unreasonably difficult for disabled people to use a service. Additional duties in this respect come into effect from 1st October 2004.

Any modifications necessary to ensure compliance with the legislation should be carried out in a manner that does not detract from the existing character of the property. For example, sufficient width for wheelchair access should be via the provision of shop doors consisting of two leaves, rather than a single out-of-proportion door.

Development by public agencies

The Department will try to ensure that the activities of statutory undertakers and public agencies result in an improvement of the environmental quality of the Conservation Area.

When the renewal of overhead electricity and telephone services becomes operationally necessary, as much as possible should be undergrounded. The removal of incongruous items of street furniture will be encouraged, eg poles, unnecessary public signage, or other items which add to visual clutter, as well as the better placing of public notices.

New development or the renovation of existing buildings should include the provision of internal ducting, so avoiding the need for unsightly external wiring on the face of buildings and facilitating its removal in the longer-term.

Streetscape works, affecting pavement and roadway surfaces, should employ materials and details that complement those which traditionally exist or existed in the Area. Expanses of tarmac should be avoided.

To ensure a high quality environment, a coordinated design approach to the provision of street lighting, signage and street furniture, should be adopted. The maintenance of street furniture should be given a high priority, since the rundown appearance of such items can have a depressing effect; conversely, well-maintained street furniture can enhance the Area.

Caledon Steam Engine

The stationary Beam Engine, housed in the Engine House is a relic from the first half of the 19th century. This early steam engine, with a horizontal, pivoting beam linking between the vertically-aligned piston, supplying the power, and the flywheel which develops rotary motion, is the same as that used on original-type steam locomotives.

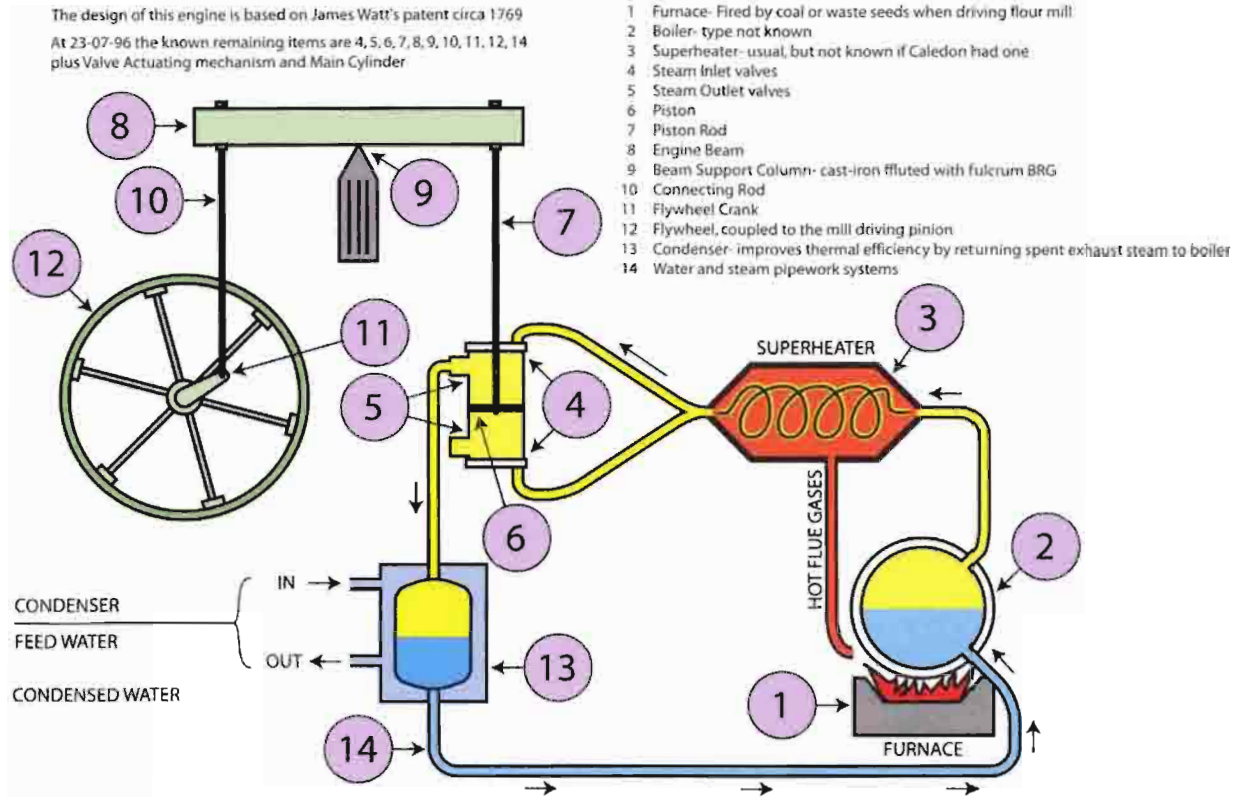
In fact, the 'atmospheric beam engine' was developed by Thomas Newcomen at the beginning of the 18th century. Used, initially, for pumping excess water from mineral workings, the engines were enormous in size but low in efficiency. They worked by the reaction of atmosphere to a partial vacuum produced within the engine's cylinder, as a result of the sudden condensation of steam.

This particular engine is thought to be a design by William Fairbairn, but evidence is circumstantial and such cannot be proved. Caledon Mill was built in 1823 and initially power was supplied by 2 waterwheels that Fairbairn designed. It is possible that a steam engine was commissioned from him after it was discovered that, during dry periods, waterpower alone provided inadequate power.

If it is a Fairbairn, it is the only one still in existence.

Reference to the existence of a steam engine appears in 1835, as described by Colonel Thomas Colby, of the Ordnance Survey, who described it as:

"...a low pressure steam engine of 25 horse power:



Based on a drawing supplied by John Cummings

the agent told me they burned seeds (refuse) to save coal for the engine and that one ton of seeds or 4 cwt of coal supplied the engine with fuel for an hour..."

The chimney to the boiler of the beam engine was situated in the middle of Mill Street, between the existing Mill Terrace and the cottages, which were opposite and a part of the

Mill. The chimney has been taken down and only the plinth now remains. The flue (man-sized, to facilitate cleaning) travelled under the ground, between the engine and the plinth/chimney.

extracted from W A McCutcheon: "The Stationary Steam Engine in Ulster" - The Royal Society of Antiquaries in Ireland.

Conservation Area Grant

At the time of this booklet's publication, there is a moratorium on Conservation Area Grant. Under the Planning (NI) Order, 1991, however, the Department may grant aid expenditure relating to works to either listed or non-listed buildings that promote the preservation or enhancement of the character or appearance of the Conservation Area. Details can be obtained from:

The Planning Service
County Hall
Drumragh Avenue
OMAGH BT79 7AE
Tel: Omagh (028) 8225 4000



Urban Development Programme

This Grant is sponsored by the International Fund for Ireland (IFI) and is specifically aimed at the generation of viable economic activity in derelict or underused buildings or sites, particularly where jobs may be created. It may also be available for certain projects that improve the physical fabric of run down areas and improve the economic infrastructure for the benefit of the wider community. Information can be obtained from:

Urban Development Programme Section
Department of Social Development
10a Market Street
OMAGH BT78 1EH
Tel: Omagh (028) 8224 1944

Historic Buildings Grant

Under the Planning (NI) Order, 1991 Environment and Heritage Service may give financial assistance towards the cost of maintenance or repair of buildings that are listed as being of special architectural or historic interest. Information can be obtained from:

Environment and Heritage Service
Built Heritage
5-33 Hill Street
BELFAST BT1 2LA
Tel: Belfast (028) 9023 5000

Hearth Revolving Fund

This charitable trust, part of the Ulster Architectural Heritage Society, operates a revolving fund for the acquisition and restoration of historic buildings at risk and is particularly interested in buildings in conservation areas. Further details may be obtained from:

Hearth Revolving Fund
66 Donegall Pass
BELFAST BT7 1BU
Tel: Belfast (028) 9053 0121

Charitable Trusts

Charitable Trusts are sometimes willing to help with the conservation of buildings in charitable or other non-profit making ownership. Reference could usefully be made to the publication 'A guide to the Major Trusts', marketed by English Heritage (ISBN 0 907164 61 7)



Renovation Grant

Under the Housing (NI) Order 1992, the Northern Ireland Housing Executive may grant-aid the cost of improvement and conversion of houses, subject to means testing. In certain circumstances, the Executive may also grant aid repair. Such grants do not necessarily exclude either Historic Buildings Grant or Conservation Area Grant, which should be applied for as appropriate. Further information may be obtained from:

Northern Ireland Housing Executive
Grants Office
MacAllister House
Woodside Avenue
OMAGH BT79 7BP

Tel: Omagh (028) 8224 6111

Ulster Architectural Heritage Society

The Ulster Architectural Heritage Society is a voluntary body, with some 1500 members, concerned with the promotion of good architecture-of all periods-in the historic, nine counties of Ulster. As well as having published some 50 books and monographs concerning aspects of local architecture, it arranges visits to buildings for its members and may be able to provide technical advice of a general nature or direct enquirers to appropriate sources for information. Further details may be obtained from:

Ulster Architectural Heritage Society
66 Donegall Pass
BELFAST BT7 1BU
Tel: (028) 9055 0213

The Heritage Lottery Fund and the Townscape Heritage Initiative (THI)

The Heritage Lottery Fund uses money raised by the National Lottery to improve the quality of life by:

- safeguarding and enhancing the heritage of buildings, objects and the environment, whether man-made or natural, which have been important in the formation of the character and identity of the United Kingdom
- assisting people to appreciate and enjoy their heritage
- allowing them to hand it on in good heart to future generations.

Further details may be obtained from:

Northern Ireland office:
51-53 Adelaide Street
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The Townscape Heritage Initiative (THI) was launched in April 1998 and is supported by the Heritage Lottery Fund (HLF). The THI focuses on Conservation Areas aiming—in partnership with the public, private and voluntary sectors—to create exemplars of conservation practice and management. It is concerned primarily with securing the long-term future of the built heritage by:

- repairing built fabric;
- restoring authentic details and materials;
- securing the continued use of historic buildings;
- bringing vacant floorspace in historic buildings back into use and
- facilitating a high standard of design and materials in filling gap sites in key frontages.

Appendix ii: *Listed Buildings*

No	HB ref	grade	address	Description
1.	10/73	B	Caledon National School, Main Street	5-bay, single-storey school. Divided, according to gender. Swept dormers and other 'Arts & Crafts' influences
2.	10/45	B	Church Hill Primary School and railings, Church Hill	schoolroom and integral schoolhouse. Stone-built, Gothic composition
3.	10/3	A	St John's Church of Ireland, Church Hill	originally built 1768 for Primate Robinson. Mixed Gothic style, altered by T Welland in 1848. Needle spire 1808 by J Nash – replaced 1830. Graveyard contains tombstone of W Hamilton, 1674 and Corry 'pyramid'
4.	10/46	B+	Methodist (now Elim) Church, Church Hill	hall, with simple Gothic detail. Rendered, with more-modern stone-built porch
5.	10/33	B2	Shop, 17 Main Street	2-storey, late Georgian, with late 19 th century shopfront
6.	10/32	B2	The Deerpark Bar, Main Street	2-storey, limestone townhouse, converted to a bar
7.	10/30	B/1A	Prentice Memorial, Main Street	weighbridge office, built as a memorial to a former Agent of the Estate. A curious mixture of picturesque details
8.	10/31	B	former Market Hall, (now Orange Hall), Main Street	2-storey hall of limestone. Fenestrated, 4-span former arcade at ground floor level
9.	10/40	B1	22-23 Main Street	a pair of 2-storey dwellings, stone faced and slated, converted to commercial use
10.	10/2 a-d	B+	1, 2-4 Estate Terrace, Main Street	2-storey Georgian terrace, with limestone walls
11.	10/43 a-i	B/V	1, 2-9 Mill Street Terrace, Mill Street	Nos 1 & 2 are 2-storey, to which were added a further 7 as 1½ storey, cottage-style workers' dwellings
12.	10/1 a-e	B+	1, 2-6 Bank Terrace and outbuildings, (including Kinard House)	2 & 3 storey Georgian terrace, built of limestone
13.	10/41	B1	37 Main Street. "Alexander House" and railings and annexe on right-hand (north) side of Alexander House	former Dower House. 2-storey. symmetric front. Smooth-rendered. The porch is an addition. Stone-built, possibly as a barracks. 2-storeys, 4 bays rendered with gablets to normal-height 1st floor windows
14.	10/37	B	Court House, 42 Main Street	3-bay, 2-storey stone built. Centre bay advanced and pedimented. Unusually- tall cupola, centrally-placed on roof
15.	10/38	B	43 Main Street	former dispensary—2-storey stone-built, adj Court House
16.	10/39	B1	The Caledon Arms, 44 Main Street	former hotel—2-storey, stone-built. Symmetrical, severe detail
17.	10/8	B	45, 46-49 Main Street	part of a 2-storey Georgian street terrace under 4 different roof levels. Limestone rubble walls. Consists of a house and shops
18.	10/34	B	Caledon Fountain, Main Street	memorial to the 4 th Earl. 2-tiered limestone, with granite columns
19.	10/35	B	Meeting Hall, Main Street	3-bay hall. Gothic, with gabled porch
20.	10/10	B2	Corner Bar, 1 Castle Lane	2-storey, stone-built Georgian building. Following basic architecture—originally a smithy?

Appendix iii: *Glossary of Technical Terms*



The following is a guide to some of the planning and architectural terms used in this document.

APPLIQUÉ: Cut out material applied to a surface, in this case letters fixed to a fascia.

ARCHITRAVE: Refers to the lintel, jambs and mouldings around a doorway or window. Also used in classical architecture to describe the beam or lowest division of an entablature.

ASTRAGAL: A term (esp in Scotland) for a glazing bar. These (in Georgian windows) should present a front face of 6mm

AWNING: A projecting covering to screen parts of a building (in this case the shop window) from the sun or rain.

BOLECTION MOULDING: Convex moulding covering the joint between two different planes and overlapping the higher as well as the lower one, especially on panelling and fireplace surrounds of the late 17th and early 18th century. Occurs also in doors of the Victorian period.

CANT: e.g. 'canted corner'—an external angle of a building, at circa 45 degrees to the main wall.

CAPITAL: The moulded or carved top of a column or pilaster which concentrates (or appears to concentrate) the load on to the shaft of the column. Often richly ornamented.

CONSERVATION: 1. The means of protecting the intrinsic quality of a building, groups of buildings or of specific areas. 2. A building philosophy, in which built structures are assumed to live indefinitely, by being subject to regular maintenance, the authenticity being maintained by small-scale, in-time, *repairs* rather than by *replacement* of extensive parts.

CONSERVATION AREA: An area, declared by the Department of the Environment (NI), considered to be of particular architectural or historic importance and thus worthy of retention. In order to ensure that the character of such an area is not eroded, future development proposals are normally expected to conform to a series of policies and controls prepared by the Department.

CONSOLE BRACKET: In classical architecture, an ornamental bracket of slight projection but of much greater height. May serve to support a cornice above a shop front or exterior door.

COPED VERGE: An upstanding masonry gable, weathered with a coping, which closes the end of a pitched roof.

CORBEL: A projecting, cantilevered block of masonry, supporting elements over it. In the Conservation Area this detail would occur particularly in eaves and chimney details. The projection of the cantilever could vary greatly.

CORNICE: A projecting moulding, often of ornate design, along the top of a building shopfront or above doors and windows.

CUPOLA: A diminutive domed form

DEVELOPMENT CONTROL: The term given to the process whereby the planning authority assesses and determines planning applications.

DOUBLE FRONTED: Describes a (frequently detached) 3 bay building which is symmetrical about a central doorway.

ENTABLATURE: The upper part of an Order of Architecture above a pilaster, column or colonnade comprising the architrave, frieze and cornice. Forms the 'fascia' in a period shopfront.

FAÇADE: The face of a building, towards the street.

FASCIA/FRIEZE: A broad, flat band or board often used in the context of shop fronts. It is where the name of the shop or its owners is to be found.

FENESTRATION: The arrangement of windows in a building.



GEORGIAN: The architectural style associated with the time of Kings George I-IV (1702-1830).

GOTHIC: The style of architecture prevalent in Europe from 12th – 16th centuries. It is characterised by the pointed arch and traceried windows and was revived, in Ireland, in the 18th and 19th centuries.

INFILL: The process of development or redevelopment that takes place within gaps in existing street frontages.

JAMB: The vertical side of a window or door opening. *cf* reveal – the portion inside a window or door opening.

KNEELER: A masonry detail that supports the weight of a verge coping.

LAND USE: The use or activity that does or might take place on a particular area of land.

LANDSCAPING: The design and layout of the spaces between and about building. This can take the form of either hard landscaping, i.e. walls, paths or soft landscaping, i.e. trees, shrubs, open space.



MULLION: Upright bar that divides a window, horizontally, into two lights.

PILASTER: A rectangular feature in the shape of a pillar projecting from the face of a building, but having no structural function.

PLINTH: Any solid base. The base courses of a building, designed to suggest a platform on which the building sits. In terms of Ulster traditional building form, the plinth would project *circa* 30 mm from the main wall and have a chamfered top.

PROPORTION: Refers to relationship, in terms of size and arrangement, of the various elements in a facade.

REVEAL: The side of an opening in a wall, between the framework and the outer face of the wall.

ROUGHCAST: A rendering of mortar with coarse aggregate, thrown on to the wall.

QUOIN: A term generally applied to the raised stonework or plasterwork initiating stone to be found at the corners and angles of a building.

SASH: A frame, holding window glass, made to slide up and down in grooves.

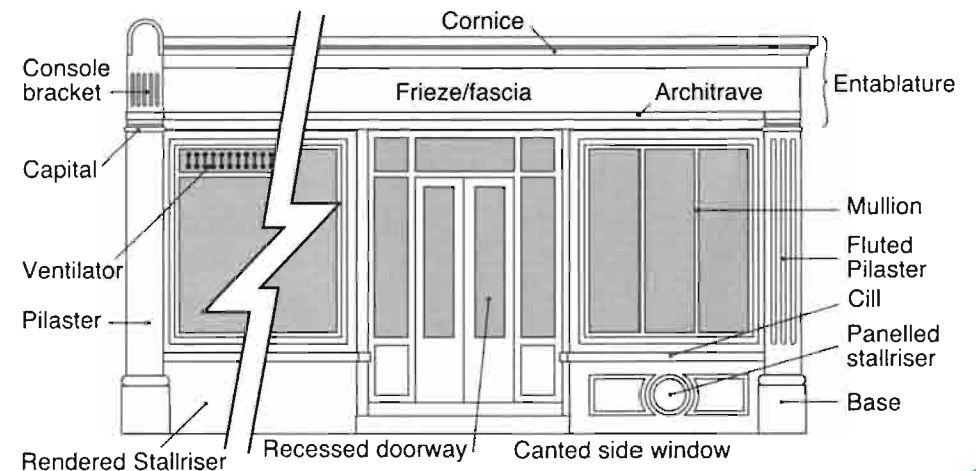
SASH BOX: The vertical box (the inner side of which comprises the sash frame) on either side of a vertically-sliding sash window. It contains the counterbalancing weights.

SCALE: The size of a particular building or its components when considered in relation to its surroundings, or in reference to the human form.

SEGMENTAL (ARCH): Comprising part of a circle.

SHOPFRONT

Shop window ventilation. There is often a temptation to insert an opening light in the top of the shop window. This would destroy its appearance and proportions. Preferably the top frame should be paralleled by a second one *circa* 8 cm below. The intervening space should contain a 'hit and miss' ('trickle') ventilator fronted by an exterior slotted plywood panel.





STALLRISER: In a shopfront, the panel below the cill.

STRING COURSE: Projecting horizontal course or line of mouldings running across the façade of a building.

STREET FURNITURE: this refers to the various elements to be found in typical streets of our towns and cities, such as street lamps, post boxes, litter bins, direction signs and public seating.



THREE-CENTRED

ARCH: Half-oval arch embodying three curves, the large diameter one spanning the opening.

TOWNSCAPE: The visual effect created as a result of the relationship of buildings or groups of buildings to each other and to the spaces formed by these buildings.

TRANSOM: A horizontal structural division in a window. In a vertically sliding sash window, it is the lower member of the upper (outer) sash and the upper member of the lower sash. When the window is closed, these two coincide in the horizontal plane.

TRIPARTITE WINDOW: One with 3 distinct parts.

UNDERTAKER: A class of Plantation grantee composed of influential English and Scots who were to 'undertake' the plantation of British settlers into estates they had obtained.

URBAN DESIGN: The discipline or study of urban areas in terms of design and function.

VERNACULAR: A style of building or architecture peculiar to a particular locality.

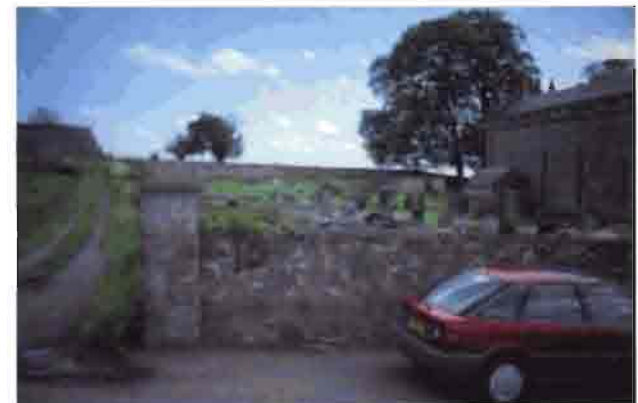
VICTORIAN: The association of architectural style and ideas with the reign of Queen Victoria (1837-1901).



Former Market Hall, fronted by Prentice Memorial.

VISTA: A long narrow view, as between rows of trees or buildings in a street.

WET-DASH: A type of external render, which uses an aggregate—mixed-in with sand—to give a 'rough' finish.



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The Building Stones Of Caledon



Vegetated rubble walling abutting ashlar wall.

Caledon is noted for being a 'pretty' village built of stone.

The main stone used is **limestone**, from the Maydown Limestone Formation, which extends north, south and west of the village. Generally, it is a fine-grained, partly-porcellanous rock, dark-grey-to-black, when freshly-worked. Carboniferous fossils—colonial corals, crinoid fragments and productid brachiopods—can be identified.

When weathering, the limestone becomes progressively paler and the *norm* for the village appears grey.

As a building stone, the limestone is difficult to dress into plane, ashlar-type faces and in Caledon it is used as a rubble stone, sometimes squared, often not. Occasionally it is dressed into roughly squared blocks and laid in regular courses.



Cut stone, ashlar jointed window surround.

In addition, **sandstone** is used in the settlement, for dressings, quoins, cills, and exterior steps. More rarely, it is used in wall masonry. There is a wide range of finishes, including ashlar, corduroy work, reeding and a variety of pecked and chased finishes. It appears to be from a common source. The stone weathers well and the survival of toolmarking attests to its durability. There is a slight sparkle from surface quartz grains and a few blocks show flecks of white mica (muscovite?) on some bedding planes.

The source of the sandstone is uncertain. The Sherwood Sandstone Formation, from the Triassic Period is a uniform deep-reddish brown colour. It is located to the east of Caledon. In the general area of Caledon—outside the Sherwood Formation—as well as Dungannon Sandstone, there are quarries in the Aughnacloy area, one in particular, Legane Quarry, is close to Legane Lough.



Squared sandstone, laid to courses



Rubble limestone walling



Cellar grating and river cobbles, in front of Bank Terrace



River cobbles, in front of the Court House group



Donegal Eelstone paving slab

Caledon is 5 miles from Legane Quarry but the same formation is known to exist 3 miles from the village. It is possible that there were 18th/19th century stone pits, in outcrops in the nearer location.

The Aughnacloy quarries are Carboniferous rocks of the Carrickaness Formation.

On both sides of Main Street and in front of 'Mill Street Terrace', **river cobbles** were used between the front of the buildings and the flagstone pavements. These probably would have been taken from the Blackwater. Their present-day equivalent would be supplied from the 'waste' pile of quarry washings.

In the past, Main Street was paved with large, pale bluey-grey **flagstones**. These are thought to have been of Donegal Eelstone, a slate from the county next-door. They were taken up in the 1960s, by the County Council. A number of them are to be found, under one of the Nash wings at Caledon Castle. Currently, a few of the flags still remain close to the front of the Courthouse/Dispensary. They are weathered and covered with grime-accumulation and the *blue* colour is not very evident.

The drinking fountain **Monument** erected to the memory of James, 4th Earl of Caledon, at the junction of Derrycourtney Road with Main Street uses Newry grandiorite and a variant of it, Bessbrook 'granite', in its columns and panels.



Monument, erected to the memory of the 4th Earl

Appendix v: *Acknowledgements*

Dr P Blackstock
The Hon the Earl of Caledon
The late J M Cummings
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Ms A M Ireland
J Johnston
G McCartney
M McGarvie
R Oram
T Reeves-Smyth



Commentary on the Caledon aerial photo, circa 1995

The aerial photograph—taken at about midday—shows the village clearly:

avenue approaches: the northern approach roads to/from Minterburn and Dungannon seem to show evidence of earlier, avenue planting. The Sycamore avenue on Derrycourtney Road is believed to be post-1942, after the closing of the Clogher Valley Railway. If formerly there had been an avenue on Killyleagh Road, the demesne wall, CVR and road widening probably removed it!

road to Caranteel: the "Road to Caranteel", noted in the 1813 estate map of Robert Barris, can clearly be seen, paralleling the Minterburn Road. At the end of the road-fronting plots, however, it fades out;

rural cottages, Church Hill: the ribbon of early 20th century houses, on the north side of the road, strongly-identifies itself;

tree cover—western half: between the village and the River Blackwater, beyond the rear boundaries of house plots, tree cover is scant. Formerly-hedged field boundaries can clearly be seen;

laneway and bridge, across former head race: the route and the trees adjoining it, are clearly-defined in the lower right corner;

triangle of trees: this planting, within the Estate and mostly within the Conservation Area, punctuates its southern boundary;

St Joseph's Primary School: to the north, close to Derrycourtney Road, the recently-developed school site can be seen;

Dromorrhagh Lough: its approximate site, of poorly-drained land with a line of Poplar trees, shows-up as a rectangle, close to Derrycourtney Road;

Castle Lane: the *original* route from Aughnacloy is relatively-bare and without trees;

development, since 1970: mainly focusing around Castle Lane, the suburban-style village development of recent years contrasts sharply with the closely road-fronting style of the 19th century and

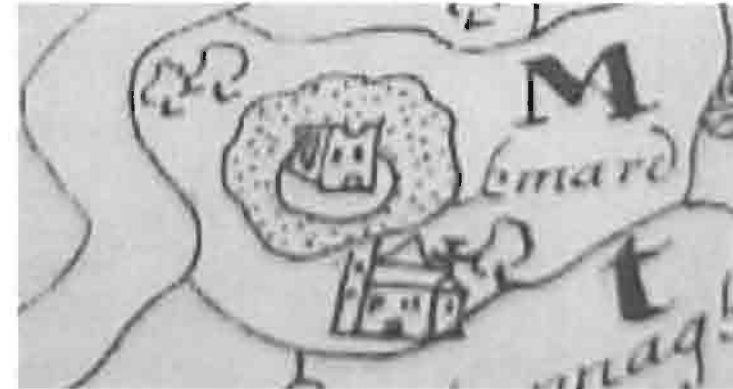
tree: the 'John Wesley replacement tree' stands at the foot of Church Hill. Surely John Boyle, Lord Orrery didn't realise the continuity that he was initiating, back in the 18th century,



Caledon - a brief history

Early history, up to the 16th century

The first record of the area is from 320 AD. The area within which Caledon is situated was known as the territory of 'Hy-Bruin Archoill', 'the clan of Brian of Archoill'. Later the name became 'Muntir Birn', (now Minterburn), or 'the country of Brian'. In the late mediæval period it came under the lordship of a branch of the powerful O'Neills, one of whom, John Buidhe O'Neill is recorded in 1480 as having a castle at 'Kinard'. The Castle stood on a rise close to the present Cranogue House. It possessed strategic significance and occurs frequently in accounts of battles between competing branches of the O'Neills in the 15th and early 16th centuries, conflicts which also involved Lord Deputy Kildare, a kinsman of one of these septs. In 1650 he handed jurisdiction of the castle to his nephew, Turlough Luineach O'Neill who, shortly after, passed it on to his brother, John. Unlike Turlough, who had 'residences' elsewhere, John lived in the Castle, establishing a stronghold for his descendants for the next century and a half.



Sir Henry Oge O'Neill—the late 16th century

In the latter years of the 1500s, Muntir Birn was under the lordship of one of its most able rulers, Henry Oge O'Neill, a son-in-law of Hugh O'Neill—the Earl of Tyrone—the most powerful of Ulster's Gaelic magnates. Because of his kinship to Tyrone and the location of his territory, Henry Oge was dragged into the Nine Years War. His allegiance was never wholehearted, however and by the early 1600s he had become a supporter of Queen Elizabeth. In reward for his services he was knighted and received a royal grant of his ancestral lands "at the rent of one horse and two spurs, or 40 shillings at election, payable at Michaelmas."

In September 1607, Hugh O'Neill, the Earl of Tyrconnel and other Gaelic lords left for the Continent, hoping to establish contact with King Philip of Spain and win back their lands from the English Crown. This 'Flight of the Earls' left large tracts of land open for settlement and control by 'plantation'.

The last of the O'Neills—the first half of the 17th century

Muntir Birn, like other areas in the hands of loyal Gaelic lords, was exempt from the grand scheme of 'The First Plantation of Ulster'. Muntir Birn was split into varying portions, the largest of which, the 'Manor of Kinard', was granted to Catherine Hovenden, the mother of Sir Phelim O'Neill. She was daughter-in-law of



Sir Henry—killed in the service of the English—and administered the grant during Phelim's minority. The Grant contained the right to hold a weekly market at Kinard as well as an annual fair, on the 10th of June.

This fragmentation of Muntir Birn proved short-lived, however. Upon attaining his majority, Phelim embarked upon a process whereby he gained control of the other lands, granted to his relatives; by the late 1620s, by an apparent mixture of ambition, money and force of personality, Phelim had amassed all of his grandfather's former territory. This situation appears to have been quietly accepted by the Stuart Government which, almost 30 years afterwards, in 1629 vested in him the lands contained within Sir Henry's original grant.

Sir Phelim, who became MP for Dungannon, regrettably was unable to carefully manage his estates and this, coupled with an extravagant lifestyle, ran him into debt. By the later 1630s, however, his financial affairs had become precarious. It was because of these problems—coupled with the emergence of Province-wide religious and political tensions in the wake the Plantation—that this '*light desperate young gentleman*' was induced to rise in rebellion in 1641. 'The 1641 Rebellion' was an event which proved the touch paper for a general rising of the disgruntled Ulster Gaels and the beginning of a decade of warfare in Ireland.

THE TRVE
DEMANDS
OF THE
Rebells in Ireland.

DECLARING
**The Causes of their taking up
ARMES.**

Sent into *England* by Sir *Phelim O-Neale*,
their Generall:

TO
The Honorable and High Court of
PARLIAMENT.

Ulster, February 10. 1641.

*Publisshed for preventing false Copies already
extant, or that may be hereafter printed.
Avowed by R. P. Gent.*

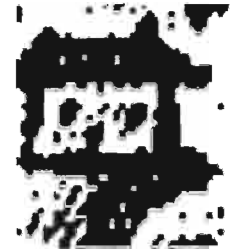
LONDON
Printed by *John Hammond*. 1641.

Throughout the rising and the ensuing conflict, Phelim O'Neill played a leading rôle. Muntir Birn and the castle of Kinard were witness to much incident during the 1640s. After being taken prisoner, Lord Charlemont, Toby Caulfeild, was shot in the back—by Phelim's foster-brother, Edmund Boy O'Hugh—at the gates of the castle, in early 1642. The castle and village were attacked and burned.

In 1649, with the arrival of Thomas Cromwell in Ireland and the defeat of the Irish cause at the hands of his Parliamentary troops during the early 1650s, Phelim O'Neill '*the chiefe traytor of all Ireland*', became a fugitive. He was betrayed, while hiding on the crannog at Roughan Lough. From there he was taken to Dublin and on 5th March 1653 he was executed, his lands at Muntir Birn being confiscated.

The Hamiltons and after—mid 17th to late 18th century

Muntir Birn was not disposed of until after the Restoration. In 1667, possession was granted to Captain William Hamilton of Lurgacullion. Hamilton was a distant relative of the Abercorn family and as a loyal officer, had fought in Ireland, Scotland and England. He built himself a house close to Kinard. The house and the estate lands became known as 'Caledon'. As the estate village, Kinard also eventually adopted the name.



By the third generation of Hamiltons, the Caledon estate passed to William's granddaughter, Margaret. In 1738 she married John Boyle, 5th Earl of Orrery. Orrery, was an improving landlord who wrote that "*...trees are the best monument that a man can erect to his own memory...*" He was the biographer of Jonathan Swift and a friend of Dr Johnson. He constructed a folly-like 'bone house' in the garden (actually faced with ox bones) which is the only element of his garden ornamentation to still survive.



On the death of his kinsman, Richard, the Earl of Corke, in 1753 Orrery became 'Earl of Corke and Orrery'. Margaret died in 1758 and with the death of the Earl himself in 1762, the Caledon estate passed to their son, Edmund. He is noted for being a spendthrift, "*devoted to the most wretched voluptuousness*" who lived mostly in Gloucestershire.

Rev John Wesley—the founder of Methodism and friend of Canon Congreave, the incumbent of Caledon—

visited in 1769, preached at the church and stayed at Congreave's rectory, located on the opposite side of the Dungannon Road from the church. He paid a second visit, two years later, on 23rd June, when "...a little Society had lately formed, much alive to God..." to which he preached in the open air. He came a third time in 1785, by which time he had use of a 'preaching house'.



The Alexanders and the development of Caledon

Almost a decade before Wesley's third visit, Caledon estate had again changed ownership. Edmund, Earl of Corke and Orrery, had sold it to James Alexander in 1776, for £96,400. The new landlord was the second son of Alderman Nathaniel Alexander, of Londonderry. He had made a *fortune* in the service of the East India Company during the 1750s and 60s, returning to Ireland in 1772—worth probably over £250,000. With this money, he accumulated estates in counties Antrim, Armagh, Donegal, Londonderry and Tyrone, including Caledon. In 1779 he built a classical mansion, designed by Thomas Cooley. James sat as MP for Londonderry between 1774 and 1790 and was sheriff of Tyrone (1780) and Armagh (1781). In 1790, he was elevated to the peerage as 'Baron Caledon', becoming 'Viscount' in 1797 and finally, 'Earl' in 1800.

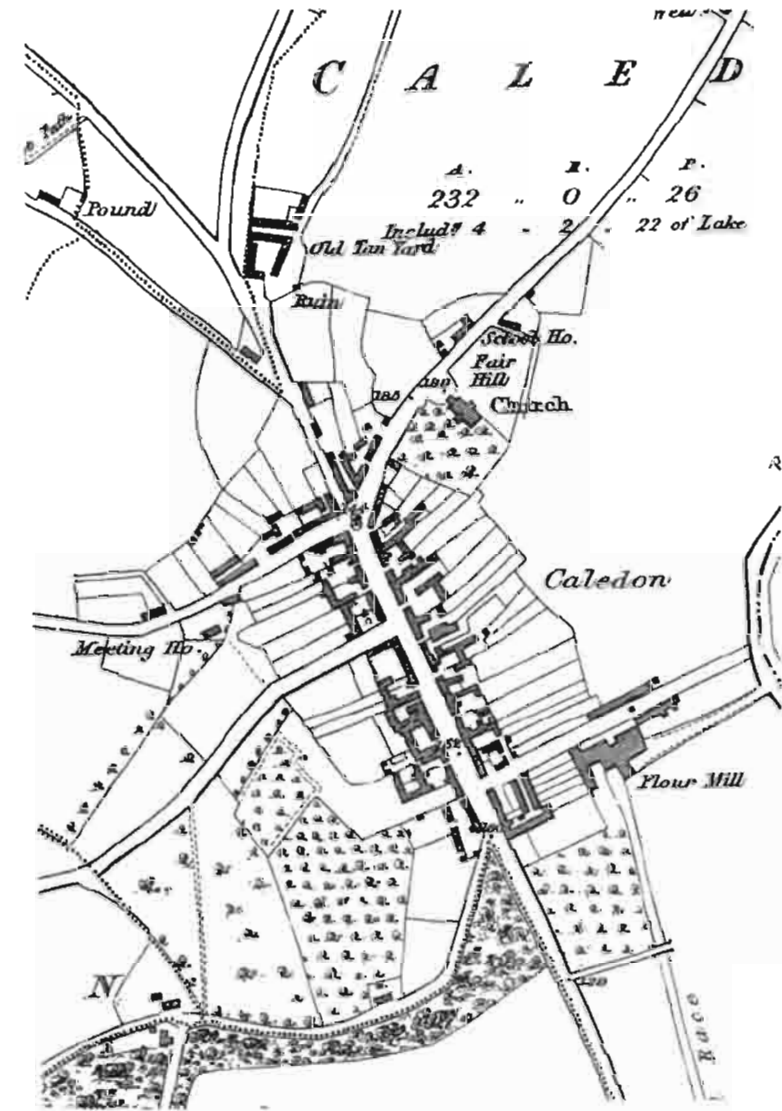
James Alexander died in 1802 and was succeeded by his son, Du Pre. From 1806 to 1811, the 2nd Earl served as the first Governor of the Cape of Good Hope, where the 'Caledon River' and the 'District of Caledon' are named after him. During his absence he commissioned John Nash to extend Caledon House; the house was further added-to by Thomas Duff, in 1833.

By the time of the first Ordnance Survey, in 1834, Caledon had been transformed from a "*mean village*" into an attractive and thriving settlement. The main impetus for this transformation seems to have occurred in 1816, when the village became the headquarters of the Royal Tyrone Militia. This enhanced both Caledon's standing and its economic prospects. The 2nd Earl—who was Colonel of the Militia—embarked on a rebuilding programme of the village. The Earl made 'additions and improvements' to St John's Church of Ireland, in 1828 and the growing Presbyterian and Methodist congregations added their own places of worship to the village in 1824 and 1834, the latter "...at a cost of £108.00, £50.00 of which was defrayed by the congregation, the remainder by Lord Caledon..." To the west, some time after 1825, Dromorrhagh Lough was drained and close by, in a symbolic sweeping away of the last vestiges of old Kinard, the remains of the O'Neill fortified residence were removed. On the east side of Main Street, Bank and Estate Terraces were completed, prior to 1834. At the southern end of the street, at a cost of £3,000, the complex which includes the "*neat and substantial*" Courthouse, hotel

and dispensary, had been built in 1822—it is believed to designs by William Murray. Adjoining this to the south, the large house formerly belonging to the Pringle family was refitted for use as the headquarters of the militia itself. In 1823, the Flour Mill was built



In the Ordnance Survey map of 1834, Caledon had taken on its present plan and road layout. It had also reached what—in many respects—was to be its heyday: the compilers of the Ordnance Survey Memoirs were among many impressed visitors. They reported that Lord Caledon was “...sparing no expense in improvements” and that the village had “a pleasing regular appearance...the predominance of slated roofs and the regularity of its masonry [giving it] from some points the appearance rather of the portion of a large town than the entire of a village...” Its mainly limestone-built and two storey houses, displayed a “...peculiar neatness...” The new flour-mill was “...among the most extensive of the class in the kingdom...”, grinding 9000 tons of wheat annually and supplying “...the country from Belfast to Lough Erne...” There was a market every Saturday, they further reported and monthly fairs; the “...neat barrack...” housed 24 militiamen and the hotel and post house were both “...excellent...”. The valuation returns of December 1836 reveal just how prosperous Caledon was during this period, with 99 out of its 125 buildings above the then rateable threshold of £3. Not many other rural centres of the time could boast such a statistic.



By 1837, the residents numbered well over 1,000 and according to *Lewis' Topographical Dictionary*, published that year, Caledon "...was, before 1816, a mean village..." but now is "...one of the best built towns in the North of Ireland..." In a fitting tribute to the "highly praiseworthy exertions" of the 2nd Earl on the behalf of the community, they erected a monumental column to his memory shortly after his death in 1839.



The later 19th century to the present

Despite the death of its energetic patron and the departure of the militia in 1855, Caledon continued to prosper. The Ulster Canal, constructed *circa* 1837-40, passed close to the village and though the building boom witnessed under the 2nd Earl slowed, a new school was erected in 1852, with the picturesque houses of Mill Terrace constructed in *circa* 1860. In the mid-19th century, the estate is recorded as being over 29 thousand acres in extent. A branch of the Belfast Bank was established at No 4 Bank Terrace, prior to 1870.

The Flourmill, which by this date also operated as a flax mill, closed in 1879. It reopened in 1880 as a factory for the manufacture of woollen and tweed cloth. The village was given a further boost in 1887 when it became part of the Clogher Valley Tramway network. Visitors continued to be impressed, *Slater's Directory* of 1870 noting the village's "...well built...pleasing appearance..." and proclaiming that it was "...equalled by few towns of its size, in the north of Ireland, for beauty and cleanliness..." The *Omagh Almanac and Co Tyrone Directory* extolled "...the charm of its surroundings, the excellence of its buildings and the general neatness of its aspect..."

The Clogher Valley Railway

"The Clogher Valley Railway" started life as the "Clogher Valley Tramway". It formed 37 miles (52 km) of the northern two sides of a rectangle, between Tynan and Maguiresbridge. The first (southern) two sides had already been laid down and completed in 1858 as 'The Dundalk and Enniskillen Railway'. On the tramway route, Caledon was the first stop after Tynan.

The Tramways and Public Companies (Ireland) Act, 1883 provided the legislative stimulus for the route. It related to 'tramways' which shared or ran parallel to public roads. In fact, it followed transatlantic and New Zealand practice of running the tracks through the main streets of towns. In the autumn of 1883, the promoters decided on a track of 3 feet gauge and in December, the Clogher Valley Tramway Company was incorporated. Its promotional leaflet forecast that special trains would run "...on fair and market days to take up persons with baskets at any place on the road."

Tenders for construction were sought in 1885 and the first sod ceremonially cut on 1st June of that year. The successful contractor was the Belfast firm of McCrea and McFarland; in April they submitted the successful tender of £32,000. Construction was not without mishap, however and at the end of the contract, the firm sought an additional £10,000 (reduced to £7,000) for 'additions and deletions'; McCrea and McFarlands' eventual bill came to £40,346 13s 10d. The Clogher Valley Tramway was opened on Monday 2nd May 1887. The High Sheriff of Tyrone, Major Mervyn Knox-Browne—of Aughtentaine Castle—officiated.

In Caledon, as in several settlements en route, the railway ran along the main street—in Caledon's case, on its east side. From there, it made a sweeping turn and left Main Street, at first by the north side of Derrycourtney Road—the road to Aughnacloy (see 1907 Ordnance Survey map). Although there was no *station* in the village, Caledon's sole brick building, built in Main Street in about 1890, is annotated "station" on the Ordnance Survey map. It was used, however, as a parcels agency and for passengers, to await the trains' arrival in inclement weather.

After leaving Tynan, from the bridge crossing the River Blackwater, "the train had two 1-in-31 ascents; these raised it 39 feet in 370 lineal yards, up to Main Street, Caledon." There, it made 2 absolute stops—first, opposite the Courthouse to pick up passengers—and again at the parcels office.



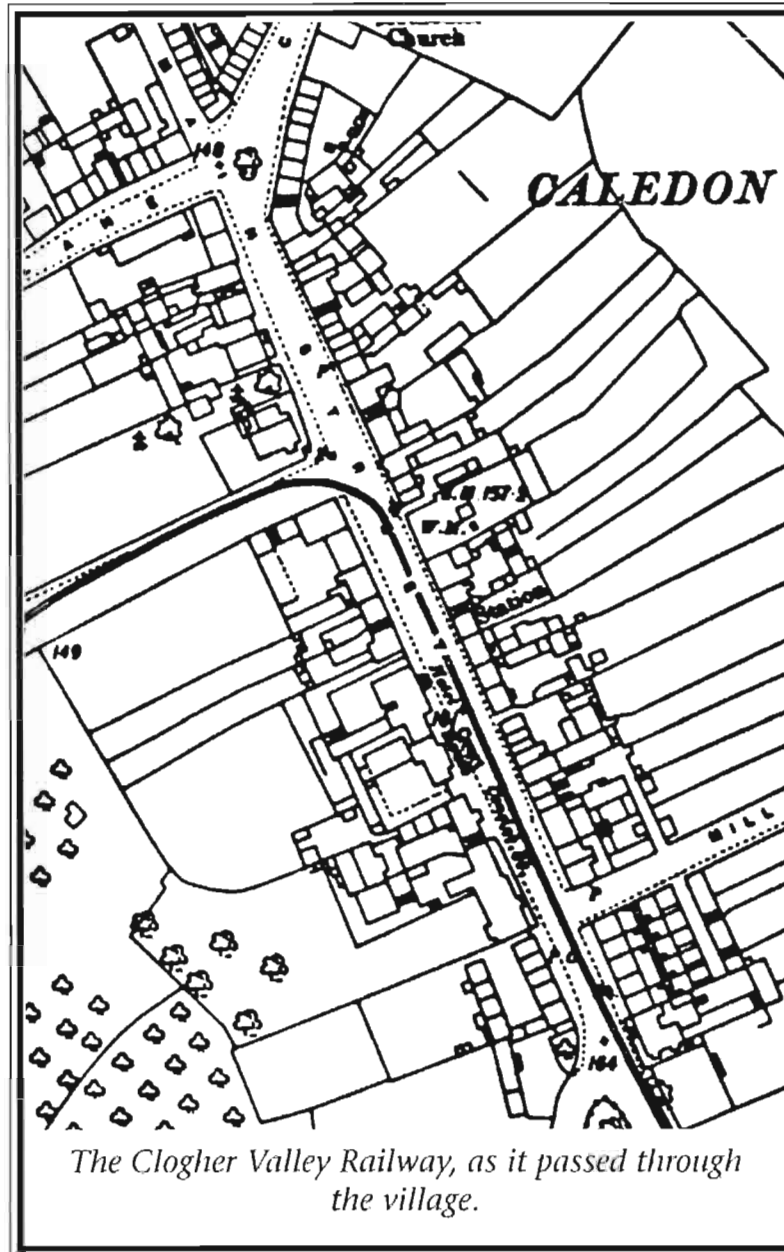
By the time the tramway was built, the mill in Caledon had been in existence for over half a century. Unfortunately, apparently immutable transport

arrangements (by wagon to Tynan station) were already in place and the CVT was unable to gain advantage of its proximity to the mill and its connection with the main line railway.

A major change occurred in the mid-1890s: as a *tramway*, the system was unable to avail of 'through ticketing'—to-and-from the valley—by way of the Railway Clearing House System. Board of Trade sanction was obtained to change its name: the 'Report of the Directors to the Shareholders' of 31st March 1894 advised that "Your undertaking is really a railway and not a tramway..." At an EGM on the 2nd July, the shareholders confirmed the proposal and from 16th July 1894, the Clogher Valley *Tramway* became the Clogher Valley *Railway*.

Two forms of tractor rolling stock ran on the CVR: first, 'tank'-type steam engines which—for the benefit of the drivers' visibility—travelled backwards, pulling a carriage, and goods wagons at the tail; second, from the end of the 1920s and the coal strike in England, diesel railcars were introduced. They were the brainchild of Henry Forbes, who was General Manager with the Donegal Railway and was responsible for their introduction there. Following the Killen Report, Forbes and Robert Darragh (of the Belfast and Northern Counties Railway) were appointed to a Committee of Management, formed from the two County Councils. The railcars comprised a tractor/carriage of the appearance of a contemporary bus body, with a long bonnet, but of a larger scale. As the steam engines, they frequently pulled a goods wagon.

Throughout its brief life, almost invariably the Clogher Valley Railway ran at a loss. In 1942 it closed, after a chequered history of only 55 years. Ironically—as with all of Ireland's Narrow Gauge Railways—had it been able to be maintained up until recent years, doubtless now the system would be attracting narrow-gauge enthusiasts from all over the world...



The Clogher Valley Railway, as it passed through the village.

In the latter decades of the century, the 4th Earl stocked the parklands around Caledon House with black bear and wapiti, brought from his days, ranching and hunting, in the United States.

By 1891 Caledon could still boast the relatively high population of 800 and a new 'Arts and Crafts' National School was built in 1907, but by 1910 numbers had dropped to 610 and to 540 by the 1940s, a decline hastened by the closure of the woollen mill in 1930 and the Clogher Valley Railway in 1941. By 1971, the population had fallen to approximately 360. At the beginning of the 21st century the village has assumed the rôle of a dormitory settlement, providing a small number of shops and community facilities locally, but looking towards Armagh for the bulk of its employment and services. In spite of its decline in fortunes, however, Caledon still retains much of its late Georgian character and appearance and the picturesque charm which so impressed visitors in the 19th century.