

Historic Environment Division

Criteria for the Scheduling of Historic Monuments and the Listing of Buildings of Special Architectural or Historic Interest, with associated procedures

May 2019



Historic Environment Division's Aim

“Helping communities to enjoy and realise the value of our historic environment”

We do this by:

- Recording, protecting, conserving, advising, promoting and enhancing its value
- Utilising and growing our specialist knowledge and expertise in collaboration with a wide range of groups and individuals
- Contributing to the Executive's objectives as laid out in the Programme for Government

Our historic environment provides authentic and attractive places which increase our pride, character and identity, lead to improved wellbeing and community engagement, and to prosperity through tourism, investment, skills, regeneration and creativity. It is a precious and finite resource available to present generations, and with appropriate management, to future generations.

This document replaces and supersedes Annex B and Annex C of Planning Policy Statement 6 (PPS6) 'Planning, Archaeology and the Built Heritage', which was published in March 1999.

PPS6 (Annex B) provided information on the legislative arrangements for archaeological sites and monuments, including setting out the Department's criteria for adding sites to the Schedule of historic monuments ('scheduling'). Annex C (Revised March 2011) provided the criteria under which buildings of special architectural and/or historic interest were listed.

The policies as laid out in this document remain the same as those previously provided in PPS6, with only minor amendments to the text to reflect the introduction of the Planning Act (Northern Ireland) 2011 and the Strategic Planning Policy Statement.

Reference should be made to any actual legislation referred to in this document and if any discrepancy or conflict exists between this document and the legislation, the provisions in the legislation will prevail.

Further information can be obtained from the Department for Communities website: www.communities-ni.gov.uk

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Preamble

Planning Policy Statement 6 ‘Planning, Archaeology and the Built Heritage’ (PPS6) was published in March 1999. PPS6 set out the Department of the Environment’s (now Department for Infrastructure) planning policies for the protection and conservation of archaeological remains and features of the built heritage, and embodied the Government’s commitment to sustainable development and environmental stewardship. Annex B provided information on the legislative arrangements for archaeological sites and monuments, including setting out the Department’s criteria for adding sites to the Schedule of historic monuments (‘scheduling’). Annex C (Revised March 2011) of PPS6 provided the criteria under which buildings of special architectural and/or historic interest were listed.

Under the Planning Act (Northern Ireland) 2011 the planning system was reformed and restructured from a unitary system where all planning powers rested with the Department of the Environment, to a new two-tier model of delivery whereby Councils have primary responsibility for the implementation of the following key planning functions:

- local plan-making
- development management (excluding regionally significant applications) and
- planning enforcement

As a result of these changes the Strategic Planning Policy Statement for Northern Ireland (SPPS) was introduced in September 2015. Where a Council adopts its Plan Strategy, Planning Policy Statements shall cease to have effect in the district of that Council.



Church at Lackagh, Co. Tyrone

The scheduling of historic monuments and the listing of buildings remains a function of the Department for Communities (superseding the Department of the Environment following the re-organisation of government Departments in May 2016) and there is an ongoing need for regional policy relating to the scheduling and listing of heritage assets. This document sets out those policies, and supersedes Annex B and Annex C of PPS6. The policies remain the same as those previously provided in PPS6, with only minor amendments to the text to reflect the introduction of the Planning Act (Northern Ireland) 2011 and the SPPS.

Scheduled Monuments

1. Scheduling of Monuments

- 1.1 The protection of archaeological sites and monuments by Scheduling enables the Department to ensure that these important heritage assets are maintained and conserved for present and future generations.
- 1.2 Under the Historic Monuments and Archaeological Objects (NI) Order 1995 (the 1995 Order) the Department has a duty to compile and maintain a schedule of monuments. Monuments on the schedule have statutory protection and inclusion is at the Department's discretion. In practice most proposals for scheduling originate within the Department's Historic Environment Division and consultation is required with the Historic Monuments Council before a monument is added to or removed from the schedule. Occupied dwellings and churches still in ecclesiastical use cannot be scheduled. The non-statutory criteria for scheduling are set out in paragraph 2 below.
- 1.3 Owners are normally notified in writing before monuments are added to the schedule. Scheduled sites are registered as a charge in the Land Registry for Northern Ireland and lists of scheduled monuments are published on an annual basis. Scheduled monuments are also identified in the Northern Ireland Sites and Monuments Record which is available for consultation through the National Monuments and Buildings Record maintained by Historic Environment Division and is available on the Department for Communities website.

- 1.4 The present schedule of some 2,000 sites has been compiled since the introduction of the Ancient Monuments (NI) Act, 1926 and work continues towards protecting a representative sample of all site types. Even so large numbers of known archaeological sites are likely to remain unscheduled, and whether or not they are preserved will depend on the commitment of owners and the public and the policies of public agencies.

2. The Non-Statutory Criteria for Scheduling Monuments

- 2.1 The following criteria are used for assessing the importance of a monument and considering whether scheduling is appropriate. The criteria should not be regarded as definitive, but rather as indicators which contribute to a wider judgement based on the individual circumstances. The criteria are not in any order of ranking.
 - (a) **period** – all types of monuments that characterise a category or period should be considered for preservation.
 - (b) **rarity** – there are some monument categories which in certain periods are so scarce that all surviving examples which still retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process takes account of all aspects of the distribution of a particular class of monument in a Northern Ireland context.



Doonan Fort, a raised rath or motte, Co. Antrim

- (c) **documentation** – the significance of a monument may be enhanced by the supporting evidence of historical records, or contemporary written accounts, or reports of previous investigations.
- (d) **group value** – the value of a single monument may be greatly enhanced by its association with related contemporary monuments or monuments of different periods. In some cases it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.
- (e) **survival / condition** – the survival of a monument’s archaeological potential, both above and below ground, is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- (f) **diversity** – some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- (g) **potential** – in some cases, it may not be possible to specify the precise nature of the archaeological evidence, but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for its scheduling. This may particularly apply to sites where there are no distinctive above-ground remains.
- (h) **fragility / vulnerability** – certain important archaeological remains may be particularly vulnerable or fragile and therefore benefit from the statutory protection scheduling confers.

Associated Procedures for Scheduled Monuments

3. Control of Work to Scheduled Monuments

- 3.1 Once a monument has been scheduled, the consent of the Department is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, disturbing, flooding or tipping on the monument. Consent can be granted only for detailed proposals and unlike planning permission there is no provision for the granting of outline consent. The Department also has powers to revoke or modify a consent. Under the Historic Monuments (Class Consents) Order (Northern Ireland) 2001 owners are able to proceed with certain specified types of work without application for consent. These include certain agricultural works, maintaining a canal, works urgently necessary for health and safety, and works carried out as management agreements.
- 3.2 Application forms for scheduled monument consent may be obtained from Historic Environment Division or downloaded from the Department for Communities website (www.communities-ni.gov.uk/publications/application-scheduled-monument-consent). Given the need for detailed proposals to be included in the application, it generally helps applicants to discuss proposals at

the very earliest opportunity with Historic Environment Division, and also before making a planning application, where this is required.

- 3.3 Normally applicants are notified by the Department of the proposed decision before it is formally issued, and have the right to ask for a hearing. In some cases a public local inquiry may be held in front of the Planning Appeals Commission before a final decision is reached. Where such a hearing or inquiry is to be held regarding a proposal which is also the subject of a planning inquiry, every attempt will be made to ensure that the two inquiries are held simultaneously.

4. Monument Management

- 4.1 Historic Environment Division provides advice on the management of scheduled monuments through a team of archaeologists and Field Monument Wardens. This team inspects scheduled monuments on a regular basis, reporting on their conditions and can discuss measures for the improved management of sites with owners and other interested parties. Support agreements can be provided under the 1995 Order and, since 2016, these have been available via application to the Department's Historic Environment Fund.



Remains of a megalithic tomb, Ballyreagh, Co. Fermanagh

5. Offences Relating to Scheduled Monuments

5.1 Under the 1995 Order there are a number of offences relating to scheduled monuments. Successful prosecution of those who carry out unauthorised work to scheduled monuments can provide a valuable deterrent to the damage or destruction of monuments. Historic Environment Division keeps a record of reported incidents and carries out preliminary investigation, if necessary with Police assistance. In some cases further investigation by the Police may be required. If there does appear to be a case for prosecution, either the Department or the Police will approach the Public Prosecution Service, to institute proceedings, providing such documentation and expert advice as may be required.

6. Metal Detectors

6.1 Metal detecting often causes serious damage to monuments, not only to the fabric of the monument, but also to its interpretation and understanding once archaeological objects have been removed from their archaeological context. It is an offence under Article 29 of the 1995 Order to possess and use a metal detector in a protected place (any place which is the site of a scheduled monument or any monument in the ownership or care of the Department) without prior consent from the Department. A Historic Environment Division guide entitled “Metal Detecting, Archaeology and the Law” (www.communities-ni.gov.uk/publications/guide-metal-detecting-archaeology-and-law) explains the law and procedure for gaining consent. Consent is not normally given except for non-destructive research purposes.

Listing Buildings of Special Architectural or Historic Interest

7. Introduction

7.1 The protection of historic buildings and structures by listing is only one part of a suite of controls that helps the Department influence and manage the Historic Environment. Important historic structures may be more appropriately protected for example as Monuments in State Care; Scheduled Historic Monuments; or as part of Conservation Areas. Many listed buildings are located in Conservation Areas. Designation of a structure as both a listed building and as a scheduled historic monument is normally avoided by deciding which form of protection is most appropriate.

7.2 Other controls guide planning decisions that affect historic structures within Areas of Townscape Character, Areas of Village Character, and Local Landscape Policy Areas. These designations are identified through location or area-based development plans.

7.3 Buildings are added to the lists normally as a result of systematic resurvey or review of particular areas or building types. The Department may also consider suggestions made by members of the public. Under Section 80(3) of the Planning Act (NI) 2011 the Department is required to consult with the Historic Buildings Council and the appropriate Local Council before including a building on a list or amending the list. Though not required, it also writes to owners in advance of a proposal to list.

7.4 Further information and a flow chart showing the listing process can be found on the Department for Communities web site at:

www.communities-ni.gov.uk/publications/listing-process

8. Statutory Criteria

8.1 Article 80(1) of the Planning Act (NI) 2011 gives the overall test for assessing a building for listing. It states that:

‘The Department –

(a) shall compile a list of buildings of special architectural or historic interest and

(b) may amend any list so compiled.

The key criteria for listing are, therefore, **architectural interest** or **historic interest**. A building can be listed for either criteria but in most cases it will have both. The overall test is that this interest must be considered **‘special’**. It should be noted that the same criteria must be applied to buildings whether the Department is considering adding or removing them from the list.

8.2 **Architectural Interest** is understood to encompass a broad spectrum which ranges from style, character and ornamentation to internal plan form and functionality. Also important are examples of particular building types and techniques used in their construction. Where buildings have been changed over time (as many have) it is the consideration of its current architectural interest that is



Castle Coole, Enniskillen, Co. Fermanagh

important, rather than what it may have been like in the past.

with different religious beliefs, political opinions, racial or other groups etc.

8.3 **Historic Interest** is understood to encompass a broad spectrum which ranges from age and rarity, through the amount of historic material left in a building, to its importance as a historic structure, and to the stories, historical events and people associated with the building. It is important that associations are linked in a clear and direct way to the fabric of the building if they are to be regarded as major grounds for listing. Aspects of social, economic and cultural history revealed by the building may also be considered important.

8.4 The heritage and culture of all parts of Northern Ireland's society are relevant to the consideration of the historic interest associated with a structure. This includes structures associated

Group Value

8.5 In considering whether to include a building in a list, Section 80(2) of the Planning Act (NI) 2011 states that the Department **may** take into account not only the building itself but also:

“any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms a part”

8.6 The main types of group are: Terraces of buildings designed as a group or designed as a single entity. eg.: with a 'palace façade' or which evolved in a similar style;. Estate-related structures eg. main house, gate lodges, stables etc.; A group of buildings that relate to each other in a planned manner – Court House, Market House, Parish

Church, etc., eg. the Main Street of Moneymore; A group of structures which were constructed as part of a single architectural scheme eg.: many railway or canal related structures; Vernacular groups such as ‘clachans’ or structures within an industrial complex which have a less formal relationship but still have important group characteristics.

- 8.7 The extent to which group value is relevant to any assessment of special interest will vary. The greater the element of design and the closer structures are to one another, the more this will normally be considered significant. For vernacular and industrial groups the best examples will be those which clearly illustrate known group characteristics eg. a vernacular clachan with all of the constituent historic buildings surviving and the associated ‘in field’ and ‘out field’ arrangement intact.
- 8.8 The value or interest within groups of buildings such as: building ‘types’, or; all the buildings designed by a particular architect, or; groups of buildings defined by a geographical area, are not considered in regard to ‘group value’ as defined above.
- 8.9 When assessing a group, the Department will first consider each building against the listing criteria. If some are considered listable the importance of the group will then be considered. Buildings not individually listable can meet the test as a result.

- 8.10 Individual buildings can have different listing grades (see section 11.1), or be deemed not list-worthy, i.e., group value alone does not imply listed status.

Features

- 8.11 Under Section 80(2) of the Planning Act (NI) 2011 the Department may also take into account not only the building itself but also:
- ‘the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building’.**
- 8.12 The Department regards the desirability of preserving such a feature as a factor which would increase the likelihood of a building being listed. However, in the absence of any other aspects of special architectural or historic interest, such features will justify the listing of the building only if they are of themselves of sufficient interest to render the building of special interest. An example is an otherwise unremarkable industrial building designed to house a highly important piece of fixed machinery or a significantly altered building which retains a rare seventeenth century roof structure.

NB. Fixtures and Curtilage are precise legal terms – see paragraph 18.1 to 18.6 for a detailed consideration.

9. Derived Criteria

- 9.1 Each listed building has an associated record (see Appendix 2), part of which, the ‘**evaluation**’ explains the reasons for listing. Since 1997 this evaluation has been separated from the description of the building and supplemented by letters indicating relevant criteria. These derive from the statutory criteria, and aim to improve clarity and consistency in regard to the legislative test that a listed building must be of: ‘**special architectural or historic interest**’ (see 8.1).
- 9.2 The following paragraphs, therefore, explain the criteria which will be considered for all future listing decisions. Not all of these will be relevant to every case, and a building may qualify for listing under more than one of them. However, the criteria provide a framework within which professional judgment is exercised in reaching individual decisions. Criteria are **not scored**; rather, the aim is for the criteria to act as a framework for a full assessment and understanding of a structure’s architectural and/or historic interest.
- 9.3 Criteria with a **significant** influence on a listing decision are noted on the building’s record. However, the lack of a criterion should not be taken as a lack of importance. For example, Setting may not be a significant determinant of the special architectural interest of a building in itself, but it will often still be of interest and be important to the understanding of key features. The following criteria seek to expand and clarify those employed since 1997.

Architectural Interest

9.4 Architectural Interest Criteria:

Criterion A – Style

A building may fit within a particular and distinctive style, eg. Gothic Revival or Neo-Classical, or its style may be more eclectic such as the ‘free styles’ which were popular at the beginning of the 20th century. The assessment will gauge the design against the relevant style and more weight will be given to the best examples. These should provide the most effective or consistent interpretation. A building, such as a vernacular house, may be less formally designed but still be a good example of a recognised style.

Criterion B – Proportion

Designed buildings exhibit systems of proportion both internally and externally, and the assessment will take into consideration the inter-relationship of elements within the overall composition, both in plan and in three dimensions, appropriate to the style. Not all buildings were formally designed and the informality of vernacular buildings can have an interest and proportion of their own. The best proportioned examples will be those which display this quality most consistently.

Criterion C – Ornamentation

This should be appropriate to the style and nature of the structure under consideration. It will vary from architectural styles that include rich ornamentation to those that deliberately avoided such decoration. The quality of such ornamentation and detailing will also be considered. Some buildings will be significant because

of both of these attributes or because the quality of their detail, or that of particular features, stands out from those of their peers. They may also be significant because they have features which are of high artistic quality.

Criterion D – Plan form

The plan form of a building can be as carefully designed as its façade and may be of equal significance. Plans which are intact and display the intentions of the designer are of greater significance those which do not. The same is true for a vernacular building which follows the traditional layout or is an interesting variation. Plans may be important because of their architectural quality, as an elegant solution to a complex function, because they display an important architectural concept or because they are a good illustration of a standard or vernacular type. The most significant plans will be those which clearly contribute to the interest of the building.

Criterion E – Spatial organisation

This is an extension of the study of plan forms where more complicated buildings often have a planned three dimensional relationship between spaces. The more significant examples of this occur when the potential of such space has been fully exploited in the architecture – such as in a gothic cathedral. Industrial buildings can also be significantly organised to utilise such a relationship. Fortified houses provide another example where the sequence of security from the front door to main rooms in some structures is carefully designed. The best examples take full advantage of this potential.

Criterion F – Structural system

This may be an important part of the interest of a historic building where the structure is unusual or an early example. It may also be important as a very good example of a more common type. Structure may be a significant determinant of the architectural form. Bridges often exhibit this interest for the way they have solved the problem of crossing a space or river. The best examples, on structural grounds, will be the most elegant designs or the most efficient solutions relating to the period in which they were built. Vernacular roofs can also be as important for their minor differences as for their underlying standard approach. All constructional types from load bearing mud-walling to cut stonework are of interest.

Criterion G – Innovative qualities

Some buildings are important because they are examples of the early use of building techniques or materials such as patent glazing or they are examples of innovative layouts – such as the Wiltshire schools.

Criteria H+ & H- – Alterations

Buildings may have extra interest where they have been added to over the years and illustrate an historic development. (H+) Similarly inappropriate extensions and alterations can damage a building's architectural and historical worth (H-).

Criterion I – Quality and survival of interiors

Buildings can be given added significance because of the quality and survival of their interiors. Sometimes the interior of a building can be more important than the exterior. Interiors may be regarded as significant if they are largely intact or if they add to and reinforce the character of the building. They may also be considered important in their own right because of the quality and standard of constituent features such as a plaster ceiling or staircase. Industrial buildings with surviving machinery will often be regarded as more significant than similar structures with such fixtures removed.

Criterion J – Setting

A building's setting can have a very important bearing on its architectural interest. The assessment will take into account the integrity of any planned setting. Settings can be important to the special interest of a building even if they were not part of the original design – for example, the wider landscape setting of a vernacular house. Even if not a significant influence on special interest, the loss of setting can have an adverse influence on the character and importance of a historic building.

Criterion K – Group value

A building's architectural interest may be increased when it forms part of a group such as a terrace, square or other architectural composition, as explained in paragraphs 8.6–8.10.



Christ Church of Ireland, Derriagh Road, Magheralave, Lisburn, Co. Antrim

Historic Interest

9.5. Historic Interest Criteria:

NB. Criteria in this section have been reordered to reflect their relative importance in assessment terms.

Criterion R – Age

The older a building is, and the fewer surviving examples there are of its kind, the more likely it is to have historic importance. The most significant examples of any age will be those which most clearly reveal this association. Buildings may however also be regarded as significant because of the way their fabric reveals the effects of change over time or illustrates changing values.

An example is changes in the eighteenth century to make an old building conform to classical ideals of beauty.

In general, buildings dating from before the early 19th century, ie. indicated on the Ordnance Survey 6 inches to one mile County Series maps drawn in the 1830s, which survive in anything like their original form, will qualify for listing.

After this period the choice is progressively more selective, not least because of the greater number of surviving buildings. Buildings constructed between 1830–1935 should be of definite quality and character, and will often be the work of important architects. Buildings constructed after 1935, but not normally younger than 30 years, will generally be outstanding buildings including the best works of important architects.

Criterion Z – Rarity

Importance is attached to the rarity of a building type, style or construction. This will be most significant when there are few examples of a particular building type left.

Criterion S – Authenticity

A building's extent of original fabric and therefore its ability to convey its significance, and levels of integrity, is important. This will add to the interest of a building when compared to its peers. It need not be the case that a building is as originally built, because changes made to it may have added to its interest. However a building even with a high quality reproduction of historic fittings will be less important than a similar example where the fabric is historic.

Criterion T – Historic Importance

A building may be significant because it is a good, early, example of a particular architectural type or structural development – such as the first cast iron structure – or because it forms an important part of the history of a particular style, type, or feature, and its development. The earliest known examples of a style, type or feature will be the most important.

Criterion V – Authorship

The buildings of architects who are recognised as being the leading exponents of the architecture of their era will be given special attention.

Criterion Y – Social, cultural or economic importance

Buildings such as churches, community halls and schools are of social and cultural importance to a community. The more significant examples will be those with long associations on one site or of particular importance or significance to a group. Some structures may be important because of their contribution to economic development. The most important examples will have made a major contribution to the development of an industry or business of major importance to Northern Ireland. The configuration of a group of buildings where they have facilitated important social interaction such as a market square may also be of social, economic or cultural importance.

Criterion U – Historic Associations

Close associations with national, or internationally recognised figures such as founders of important businesses and industries, scientists, writers, etc., or events whose associations are well-documented, can add to the significance of a building. This could be industrial, agricultural, commercial or social. In consideration of such cases the association must be well authenticated and important. If the fabric reflects the person or event and is not merely a witness to them the association will be of higher significance than if it is not. Associations should be linked in a clear and direct way to the fabric of the building if they are to be regarded as the main grounds for listing. Though homesteads, factories and any other buildings associated with such people can be considered, those which can be shown to have influenced or contributed to a persons' historic importance will be considered most significant. Transient association of short term guests, lodgers and tenants, however eminent, will not justify listing.

Architectural and Historic Interest

9.6 Architectural and Historic Interest Criteria:

(These criteria were included under the title of 'historic interest' between 1997 and 2011 and though it is appropriate that they be identified as joint criteria their reference letters remain the same to avoid any confusion.)

Criterion W – Northern Ireland/ International interest

Some buildings will be of interest within the context of Northern Ireland or even in a national or international context. This will include vernacular building types particular to Northern Ireland as well as exceptionally good examples of buildings that are common to many countries. If a building is of significant regional or international interest it will not also be recorded as of local interest. This will be assumed.

Criterion X – Local interest

Although most buildings will not be of regional or international interest they could be of particular local interest or be an example of a building type concentrated within a small geographical area.

10. General Notes

- 10.1 Where a building qualifies for listing primarily on the strength of its intrinsic architectural quality or its group value, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. Comparative selection would only play a role where a substantial number of buildings of a similar type and quality survive, and in such cases the Department would select the best examples.
- 10.2 It is important to stress that when buildings are being considered for listing, no factors other than architectural or historic interest as defined above can be taken into account. For example, the condition of a property is not a factor in the



St. Bernadette's Church, Rosetta Road, Belfast

evaluation. Similarly, proposals for the future of a building are not relevant to a determination of listing.

11. Grading of Listed Buildings

11.1 Buildings listed by the Department are divided into four grades; A, B+, B1 and B2. Many buildings currently still carry a general grade B listed status. These are buildings that have yet to be re-surveyed and once this is completed and the building evaluated, the grade will be amended to a more specific category. Gradings in Northern Ireland (unlike elsewhere in the UK) are not statutory. The categories contained within the list can be defined as follows:

Grade A: buildings of greatest importance to Northern Ireland including both outstanding architectural set-pieces and the

least altered examples of each representative style, period and type.

Grade B+: high quality buildings that because of exceptional features, interiors or environmental qualities are clearly above the general standard set by grade B1 buildings. Also buildings which might have merited Grade A status but for detracting features such as an incomplete design, lower quality additions or alterations.

Grade B1: good examples of a particular period or style. A degree of alteration or imperfection of design may be acceptable. Generally B1 is chosen for buildings that qualify for listing by virtue of a relatively wide selection of attributes. Usually these will include interior features or where one or more features are of exceptional quality and/or interest.

Grade B2: special buildings which meet the test of the legislation. A degree of alteration or imperfection of design may be acceptable. B2 is chosen for buildings that qualify for listing by virtue of only a few attributes. An example would be a building sited within a conservation area where the quality of its architectural appearance or interior raises it appreciably above the general standard of buildings within the conservation area.

12. Historic Buildings of Local Interest (Former Non Statutory Grade C)

- 12.1 Some important buildings of architectural or historic interest do not meet the 'special' standard required for listed buildings. These were formerly recorded by HED as 'Non Statutory Grade C', and their records were collectively known as the 'Supplementary List'. This category was discontinued in 1997. The Strategic Planning Policy Statement for Northern Ireland encourages discretionary local designation and Paragraph 6.24 considers 'non designated heritage assets'. A footnote defines historic buildings of local interest as: 'a building, structure or feature, whilst not statutory listed, has been identified by the council as an important part of their heritage, due to its local architectural or historic significance.' Buildings of this standard are still recorded as part of the survey and are included within the 'Record Only' category of the Northern Ireland Historic Buildings Database. The Department published a guide for the identification and protection of such features in May 2017.

Associated Procedures for Listed Buildings

13. Owner Notification

- 13.1 The Department will normally serve a non-statutory advance notice of listing upon an owner which explains that it intends to list their property. If the proposal to list proceeds this is followed by a statutory notice informing the owner and occupier(s) that the building has been listed. This includes an explanatory note which states that the building is subject to planning consent and that Listed Building Consent is required from the Local Council for demolition of the building or any works either to the exterior or interior which would affect its character. It also states that it is an offence to carry out such works without listed building consent or not to comply with any condition attached to a listed building consent. The notice also states that conviction for such an offence can result in a fine or imprisonment. Listed building status may provide the owner with certain tax advantages and also the possibility of grant aid from the Department's Historic Environment Fund for approved repairs and maintenance.

14. Building Preservation Notices

- 14.1 The power to issue building Preservation Notices was devolved to local councils in April 2015. The Historic Environment Division of DfC published updated guidance for councils, based upon its previous experience, in May 2017.
- 14.2 Under Section 81 of the Planning Act (NI) 2011 If it appears to a council that a building, which is not a listed building, is of special architectural

or historic interest, and is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest, it may serve on the owner and occupier of the building a 'Building Preservation Notice'. This protects a structure for a period of up to six months as if it were a listed building. This then allows the Department for Communities time to carry out detailed research and consultation and to decide if the structure should be permanently listed.

- 14.3 A building will not normally be considered for listing by the Department once planning permission which will affect its special architectural or historic interest has been granted and is still valid, or while works which have received such planning permission are under way.

15. Public Access to the List

- 15.1 The list of buildings of special historic or architectural interest is available for the public to inspect at local libraries and in the [National Monuments and Buildings Record](#) at the Klondyke Building, Gasworks Cromac Avenue, Lower Ormeau Road, Belfast, BT7 2JA, and local councils also hold copies of the list for their areas. The address information for all listed buildings is also available on the [Northern Ireland Buildings Database](#), which can be viewed on the Department for Communities Website: www.communities-ni.gov.uk/services/buildings-database. For listings reviewed since 1997, detailed descriptions and evaluations relative to the listing criteria are also available on this website. Data and evaluations

of unlisted buildings, reviewed by the Department since 1997, can also be accessed on the website.

16. List Description

- 16.1 The list includes a Departmental reference number, date of listing, an Irish Grid (IG) reference, and the name and address of the building.
- 16.2 A brief description / evaluation, bibliographic references, non-statutory grade of listing, and the date of erection are also included for each listed building. Where a building has been reviewed by the Department since 1997 this supporting information has been superseded by a more detailed record explaining the Department's view of its special interest online. In cases of dispute the online description, evaluation, bibliographic references, non-statutory grade, and the date of erection, as published in the Northern Ireland Buildings Database will be relied upon.
- 16.3 While the list is expected to remain unchanged over time, the supporting information may be subject to periodic review and updating. This may occur as a result of a systematic resurvey (eg. the current Second Survey) or if important history or features which add to the evaluation of the building are discovered.
- 16.4 In many cases the list, associated descriptions and evaluation will appear to set out the most important features of the building. In such a case the information is for guidance purposes only as it is, by necessity, a summary

of a structure's interest. Absence from the list description of any reference to a feature (whether external, internal or within the curtilage) does not indicate that it is of no interest, or that it can be removed or altered without consent. Where there is doubt, advice should be sought from the Historic Environment Division.

17. Listing Map

17.1 Under Section 245(b) of the Planning Act (NI) 2011 all listed buildings are also registered in the statutory charges register of Land Registry. This is recorded as an address and a map which indicates the listed building (statutory charge). A 'red line' indicates the structures of principal interest to the Department such as: a house; gates; and major outbuildings. These are also described in the 'extent of listing' section of the online record.

17.2 Where a building has been reviewed by the Department since 1997 this supporting information may have been updated with the aim of improving clarity. A common modification is the inclusion of the back return of a terraced house to clearly indicate that it is an important part of the listed building.

17.3 However, it should be noted (see 18.1 below) that curtilage features and fixtures associated with the building but not highlighted by the red line, are also afforded protection by the legislation.

18. Fixtures and Curtilage Structures

18.1 Further guidance to what can be included on the list is given in Section 80(7) of the Planning Act (NI) 2011.

This Article explains that the term "listed building" refers to any building included in the list and that the following is also treated as part of the building:

- (a) Any object or structure within the curtilage of the building and fixed to the building and
- (b) Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 October 1973

18.2 Paragraph 8.12 above explains that when listing a building, the Department may also take into account not only the building itself but also:

'the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building'. (Section 80 (2)(b) of the Planning Act (NI) 2011)

18.3 The word "fixed" has the same connotation as in the law of fixtures, where any object or structure fixed to a building should be treated as part of it. It is therefore a test of fact in each case as to whether a structure is free-standing or physically fixed to the building. Generally it would be reasonable to expect some degree of physical attachment, the intention of which is to make the object an integral part of the land or building. Examples of fixtures to a building would normally include items such as chimney pieces, wall panelling and painted or plaster ceilings.



East Lighthouse, Ballycarry, Rathlin Island, Co. Antrim

18.4 It may be difficult however to decide whether a particular object or structure is a fixture or not. Free standing objects, such as statues, may be fixtures if they were put in place as part of an overall architectural design: this would include objects especially designed or made to fit in a particular space or room. Works of art which were placed in a building primarily to be enjoyed as objects in their own right, rather than forming part of the land or building, are not likely to be considered as fixtures. However, each case must be treated individually, and owners that contemplate works to remove such features are advised to contact the Department.

18.5 The listing of a building affords protection to those objects or structures contained within its curtilage which form part of the land and have done so since before 1 October 1973. Examples of such objects might include stables, mews buildings, garden walls, a gate lodge or stone setts (cobble). There is no exact legal definition of a building's curtilage and this sometimes causes difficulties, but the following considerations may be of assistance in determining what is included within the curtilage:

- the historical connection of the building to the principal building
- the physical layout of the principal building and other buildings
- the ownership of the buildings now and at the time of listing
- whether the structure forms part of the land at present and
- the use and function of the buildings, and whether a building is ancillary or subordinate to the principal building

18.6 Changes in ownership, occupation or use after the listing date will not bring about the delisting of a building which formed part of the principal building at the time of listing. Ancillary buildings which served the purposes of the principal building at the time of listing or at a recent time before the building was listed, and are not historically independent of the principal building, are usually deemed to be within the curtilage. Where a self-contained building was fenced or walled off at

the date of listing, regardless of the purpose for which it was built or its use at the time of listing, it is likely to be regarded as having a separate curtilage. To be within the curtilage, the structure or building must still form part of the land at the time of listing, and this normally means that there must be some degree of physical connection to the land ie., the curtilage building was part and parcel of the main property when it was listed. As with fixtures however this guidance does not purport to be definitive and the Department will often need to consider the facts of each case.

19. Right of Appeal

19.1 There is no right of appeal against listing. However, an owner or occupier can write to the Department at any time, if they consider that the building is not of special architectural or historic interest sufficient to justify its listing. Such a claim must be supported by factual evidence relating only to the special architectural or historic interest ascribed to the building in the list description. The Department may then reassess the building's merit in light of the information supplied (see 21.1 below).

20. Certificates of Immunity from Listing

20.1 Provided that planning permission is being sought or has been obtained, any person may apply to the Department to issue a certificate stating that it does not intend to list the building or buildings involved in the planning application (Section 84 of the Planning Act (NI) 2011). Before issuing a certificate the

Department will consult with the Historic Buildings Council and the local council. Where a certificate is issued, the building cannot be listed for five years. However, if the Department does not grant a certificate, then it will normally add the building to the statutory list. This procedure gives greater certainty to developers proposing works which will affect buildings that might be eligible for listing.

21. Delisting

21.1 Buildings are sometimes removed from the list. This may be because the Local Planning Authority has seen fit to grant listed building consent to demolish or severely alter the building, because the Department has reviewed the listing (normally as part of a resurvey) and found that it does not meet the statutory test, or because an interested party (usually the owner) has demonstrated to the satisfaction of the Department that the building no longer meets the test of the legislation. In cases where unapproved changes have occurred to a building since listing an applicant will need to show that the restoration of such changes would still not allow the building to meet this test. As with listing, the Department is obliged to consult the Historic Buildings Council and the appropriate local council before removing a building from the list. The Department will then serve a notice on the owner and occupier to the effect that the building has ceased to be listed, with an explanation for the decision.

Appendix A

The Statutory Criteria – Extract from the Planning Act (Northern Ireland) 2011

Lists of buildings of special architectural or historic interest **Section 80**

1. The Department:
 - (a) shall compile lists of buildings of special architectural or historic interest and
 - (b) may amend any list so compiled
2. In considering whether to include a building in a list compiled under this section the Department may take into account not only the building itself but also:
 - (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part and
 - (b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man-made object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building
3. Before compiling or amending any list under this section, the Department must consult with the appropriate council and the Historic Buildings Council.
4. As soon as may be after any list has been compiled under this section, or any amendments of such a list have been made, the Department must cause a copy of so much of the list, or so much of the amendments, as relates to the district of a council to be deposited with the clerk of that council.
5. As soon as may be after the inclusion of any building in a list under this section, whether on the compilation of the list or by its amendment, or as soon as may be after any such list has been amended by the exclusion of any building from it, the Department must serve a notice in the prescribed form on every owner and occupier of the building, stating that the building has been included in, or excluded from, the list, as the case may be.
6. The Department must keep available for inspection by the public at all reasonable hours copies of lists and amendments of lists compiled or made under this section.
7. In this Act “listed building” means a building which is for the time being included in a list compiled under this section; and, for the purposes of the provisions of this Act relating to listed buildings, the following shall be treated as part of the building:
 - (a) any object or structure within the curtilage of the building and fixed to the building
 - (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st October 1973


Appendix B

Typical Public Record

Historic Environment Division – Protecting Historic Buildings Historic Building Details

HB05/16/010 A

(Available on request. Web database does not currently display photos)

| | |
|---|---|
| <p>Address Lighthouse, fog signal buildings and structures East Light Ballycarry Td Rathlin Island Co. Antrim</p> | <p>HB Ref No HB05/16/010 A</p>  |
| <p>Extent of Listing Lighthouse, base lantern, boundary wall and entrance gateway, Explosives Store, Rocket House and Gun Platform</p> | |
| <p>Date of Construction 1840 - 1859</p> | |
| <p>Townland Ballycarry</p> | |
| <p>Current Building Use Light House/ Navigation Mark</p> | |
| <p>Principal Former Use Light House/ Navigation Mark</p> | |

| | | | | | |
|------------------------------------|-----|--------------------------|--------------|------------------|--------------|
| Conservation Area | No | Current Grade | B+ | OS Map No | 3/4 |
| Industrial Archaeology | Yes | | | IG Ref | D1618 5205 |
| Vernacular | No | Date of Listing | 25/05/2017 | IHR No | 03707:000:00 |
| Thatched | No | Date of Delisting | | SMR No | |
| Monument | No | Delisted/Relisted | Not Required | HGI Ref | |
| Area of Townscape Character | | | | | |
| Local Landscape Policy Area | | | | | |
| Historic Gardens Inventory | | | | | |
| Derelict | No | | | | |

Owner Category

Building Information

Exterior Description and Setting

A mid-19th C six-storey lighthouse tower, base lantern, associated boundary walls, and early 20C single-storey/ two-bay explosives store, rocket house and gun platform.

1. Lighthouse

A freestanding tapered tower surmounted by a metal lantern. The tower is of uncoursed and randomly-sized stone blocks faced to the curvature of the tower and resting on a slightly advanced base course. It is painted white as up to the cill of the third floor and black above. There is a recessed painted timber entrance door at S, with metal security grille in front. All windows are 2x2-paned timber (with vents across their tops); the cills are painted (probably granite). Apart from the external door and an internal one into the adjoining base lantern, there are no other GF openings. Each floor above has two opposite windows, each pair being offset by 90 degrees from the ones above and below.

Around the top of the tower is a projecting dressed stone gallery supported on dressed granite brackets. The gallery encloses a 16-sided iron-framed lantern with a hemispherical metal roof with three rows of external handrails, bulbous ventilator, finial lightning conductor, and narrow metal gutter. Four diagonal metal struts anchor the lantern to the gallery. There are three rows of windows around the lantern; two cants (at W) are blanked off with over-painting.

Roof: Metal.
Rainwater goods: Metal.
Walls: Dressed stone.
Windows: 2x2 timber.

2. Base lantern

At the base of the E side of the tower is a second lantern atop a circular granite platform enclosed by a painted cast-iron balustrade. Except for the over-painting of its windows, it is identical to the one on the adjacent tower.

The top two of its three rows of windows are over-painted white, as are four windows on the bottom row nearest the tower. The makers' name 'I & R Mallet Dublin' is embossed on three of the cants below the windows.

A short corridor links this lantern with the GF of the tower. It has a flat roof (with two small skylights) and painted/rendered walls.

3. Boundary walls

The lighthouse premises are bounded by a c.1.5-2m high random rubble wall. At its SW corner is the entrance, comprising a pair of square dressed stone piers hung with replacement galvanised steel gates emblazoned with 'CIL' along their tops. From the gates, an unmetalled track leads up to the entrance into the single-storey keeper's house compound. An original rubble masonry wall partially survives along the W side of the track.

On the inside face of the boundary wall SW of the two-storey houses are vestiges of a long-demolished lean-to.

4. Explosives Store

An early 20C single-storey/ two-bay disused explosives store aligned E-W at the N end of the lighthouse premises.

Vaulted brick roof covered with white-painted tarred felt but no RWG. White-painted brick walls with advanced tarred and rendered base course. No openings to N, E and S elevations except for dogleg ventilation holes around the base. The W end is abutted by a slightly narrower entrance porch.

The porch has a flagged stone roof edged with an advanced course of brick and embellished with a small brick pediment. The walls are of tarred brick. Doorway to S elevation (door missing). W elevation has an over-painted 2x3 fixed timber window with protective wooden grille and concrete cill. No openings to N elevation.

Roof: Brick.
Rainwater goods: None.
Walls: Brick.
Windows: Timber casement.

5. Rocket House

A disused single-storey/ three-bay former Rocket House aligned E-W c.10m north of the explosives store. Both end bays are narrower than the middle one.

Flat oversailing concrete roof with low square upstands at NE and NW which supported the ends of two metal jibs from which rockets were launched; one jib was a standby but both are long removed. Painted rendered walls (fabric uncertain). All windows have been replaced with uPVC top-opening casements.

The S elevation has painted double-leaf wooden shutters at left (bay 1) with steel security grille to front and shallow concrete cill. To its right is a window (bay 2).

The W end is blank.

The N elevation is built tight against the perimeter wall around the premises. It has a t&g door at centre (bay 2), and two small casements to left (bay 3), both with shallow concrete cills.

Roof: Concrete.
Rainwater goods: None.
Walls: Uncertain.
Windows: uPVC casements.

6. Gun Platform

10m east of the explosives store is the substantial concrete base of a former gun emplacement. It measures c.7m N-S x 4.5m E-W. Inset into its floor are three wooden platforms which presumably marks the positions of three guns. The structure probably originally had a timber or corrugated roof and walls (but open to the seaward E side), no traces of which survive.

Setting

The lighthouse, base lantern and associated structures are part of a more extensive complex encompassing a single-storey keeper's house at SW (HB05/16/010B), a pair of later semi-detached keepers' houses at S (HB05/16/010C and D), and fog signal buildings at SE. A concrete footpath connects the lighthouse with these other buildings. The premises are strategically located on an

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exposed rocky headland just east of Altacorry, at the NE corner of the island, and commands wide views across the North Channel to Islay and the Mull of Kintyre.

The premises are accessed from the public road along a 660m long unsurfaced track. At the start of this laneway is another entrance gate (grid D15588 51689). It comprises two circular random rubble gate piers with conical tops and between which is a galvanised steel gate. This entrance was rebuilt in the 1970s.

Just outside the lighthouse grounds, in the plot immediately S of the two-storey houses, are three concrete blocks set into the ground. (HB05/16/010E) They appear to have been anchor stays for a mast erected by Lloyds of London, the shipping insurers. The mast was associated with a watch house from which transatlantic shipping was observed. This intelligence was then wirelessly communicated to Lloyd's London headquarters.

Block 1 is 13m S of the gated entrance to the lighthouse grounds (at grid D16167 51928), block 2 is 24m beyond that (D16178 51906), and block 3 a further 35m on (D16199 51878). All are c.60cm x 60cm in plan and originally had 'LLOYDS' cast into their tops. All are now weathered to such an extent that only 'LOY' is readable on block 1 and 'LLOYD' on block 2; block 3 is indecipherable.

Architects

Halpin, George

Historical Information

This lighthouse and adjoining base lantern are part of the East Light complex which was designed by George Halpin Senior, Inspector of Works and Lighthouses from 1810 until his death in 1854. Work began in May 1849 and their lights were first exhibited on 1 November 1856. Halpin was also responsible for many of Ireland's lighthouses, including Haulbowline and St John's Point (Co Down). The lanterns were manufactured by John and Robert Mallet of Dublin (the lantern marks read 'I & R', but the I is probably a rusted and over-painted J).

The tower is shown on the 1856 OS map; presumably the base lantern was not yet in place at the time of survey).

The 1859 Valuation records the tower as 60ft high and as 65ft in the c.1935 Valuation. According to Irish Lights, it is 88ft to the top of the lantern. The tower light is 243ft above mean spring water level and originally had a 50-second bright/ 10-sec dark flashing character. It also displayed a red sector over Carrick-a-vaan Rock, off Kenbane Head on the mainland. The base lantern is 182ft above sea level and had a fixed light. A second light is uncommon but was used in this instance to distinguish the station from others around this part of the North Channel. The paintwork on the tower was also a distinguishing feature. Originally it was a red band-over-unpainted stone, then red-over-white, and from 1933 or '34 black-over-white. The lower light was discontinued on 1 July 1894 and the upper one intensified at the same time.

On 6 July 1898, George Kemp and Edward Glanville, assistants to the Guglielmo Marconi, demonstrated the latter's invention of wireless telegraphy to officials from Lloyds of London, the shipping insurers. A Morse signal was successfully transmitted wirelessly from an aerial strung from the tower and picked up by a receiving mast in Ballycastle. Lloyds subsequently built a signal station (watch house and mast) on a plot beside the lighthouse. (HB05/16/010E).

The 1904 OS map shows the base lantern as well as the tower. It captions the lighthouse as "white and red occulting" (i.e. shining for a longer period than it was cut off). The adjoining Lloyd's Signal Station is also explicitly captioned.

(See below history and references for Fog Signalling Buildings C 1904)

The present 920mm catadioptric annular lens in the top lantern was installed in 1912, along with a vaporised paraffin burner for illumination. It was probably then that its signature was changed to its present flashing character, i.e. dark for a longer period than shining. The 1922 OS map captions it as "White group flashing light". The red sector component of the flash (i.e. towards Kinbane) was discontinued in 1938.

The illuminant was changed from a vaporised paraffin burner to an electric bulb on 1st October 1981.

The lighthouse was automated on 28 March 1995 and since November of that year flashes day and night - four white bursts every 20 seconds. It currently has a range of 26 nautical miles (30 miles).

A radar beacon ('racon') also came into operation on 1 March 1995. This electronic device is triggered by a ship's radar and returns a signal. Using racons elsewhere, a ship could thus determine its exact position irrespective of visibility. This and other electronic equipment is now monitored from Irish Lights' Dun Laoghaire headquarters.

Since being demanned in 1995, the East Light has been looked after by a part-time attendant on behalf of Irish Lights.

References - Primary Sources:

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI VAL/2/B/1/29. Second valuation book, p.21 (1859).
3. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
4. National Museum Northern Ireland photographic archive BELUM.Y.W.01.83.7. Photograph of lighthouse complex from SW by R.J. Welch. Date unknown but probably c.1900.
5. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
6. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
7. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).

References - Secondary sources:

1. Mr Noel McCurdy, Irish Lights East Light Attendant.
2. Technical panel in lighthouse.
3. Forsythe, W. And McConkey, R. 2012. Rathlin Island: An Archaeological Survey of a Maritime Landscape pp 305-306 and 418. Belfast, NIEA.
4. Bill Long, 1997. Bright Light, White Water: the Lighthouses of Ireland. Dublin, New Island Books, pp 179-180.
5. Irish Lights website, <www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx> and <www.irishlighthouses.weebly.com/altacarry-lighthouse.html>.
6. On-line Dictionary of Irish Architects, 1720-1940, for details of G Halpin Snr and J & R Mallet (<www.dia.ie>).
7. Marconi Radio Group website, <www.freewebs.com/mn0mrg/>.

Fog Signalling Buildings

No buildings or structures are shown in the area now containing the rocket house and store on the 1859 OS map apart from a sun dial. In January 1866, a fog signal comprising an 18lb canon was established at the lighthouse. It was originally fired every 20 minutes to give an audible warning during foggy conditions, but this interval was subsequently decreased to 15 minutes and then eight.

Two uncaptioned buildings and the gun platform are depicted on the 1904 and 1922 OS maps. The c.1935 Valuation book entry describes the tonite store as a small brick magazine, and the rocket house as a small rubble masonry firing shelter.

In 1918, the canon was replaced by a more powerful audible signal comprising two tonite explosions every five minutes. The tonite (a nitro-based high explosive) was stored in the magazine and the

detonators in the S annex of the single-storey keeper's house.

The two small piers on the Rocket House roof supported the ends of two metal jibs (one a standby). A charge and detonator were placed on the end of the jib. It was then winched up and the detonator set off electrically. It is likely that the present reinforced-concrete roof was constructed at this time. Whether the rest of the building was also rebuilt is uncertain (detailed investigation of its wall fabric is necessary to determine whether it is of stone or concrete).

From September 1965 onwards, the audible fog signal was accompanied by a brilliant flash of light.

In 1972, the use of explosives was superseded by a radio signal for security reasons. Thereafter the explosives store was used for more mundane purposes such as the storage of gas cylinders.

In the 1980s, the W bay of the rocket house (GF1) was used to house a fuel tank which supplied a standby electricity generator in the base lantern beside the lighthouse. In the 1990s, the rest of the building was internally refurbished as a mess room and toilet for maintenance crews. However, with the refurbishment of the single-storey keeper's house in the mid-2000s to accommodate such crews, the rocket house was abandoned.

References - Primary Sources:

1. PRONI OS/6/1/1/2. Second edition OS 1:10,560 map, Co Antrim sheet 1 (1856).
2. PRONI OS/10/1/1/4/1. First edition OS 1:2500 map, Co Antrim sheet 1-04 (1904).
3. PRONI OS/10/1/1/4/2. Second edition OS 1:2500 map, Co Antrim sheet 1-04 (1922).
4. PRONI VAL/3/D/1/3/N/1. Valuation revision notebook, Ballycarry td entry 12 (c.1935).
5. PRONI OS/11/3/3/1. First edition OS Irish-Grid 1:10,000 map sheet 3 (1971).

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1. Mr Noel McCurdy, Irish Lights East Light Attendant.
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3. Irish Lights website, <www.irishlights.ie/tourism/our-lighthouses/rathlin-east.aspx> and <www.irishlighthouses.weebly.com/altacarry-lighthouse.html>.

Criteria for Listing

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- E. Spatial Organisation
- F. Structural System
- G. Innovative Qualities
- I. Quality and survival of Interior
- J. Setting
- K. Group value

Historical Interest

- T. Historic Importance
- V. Authorship
- R. Age
- S. Authenticity
- W. Northern Ireland/International Interest
- Y. Social, Cultural or Economic Importance
- Z. Rarity

Evaluation

This slightly tapered tower is carefully built of dressed stone blocks, into the inside faces of which the floors and staircases are keyed. Its vertical floor arrangement is typical of all lighthouses, each room originally having a different function and all linked by cantilevered spiral staircases. The windows on each floor are also deliberately offset to minimise the risk of vertical cracks developing in the walls. The canted cast-iron construction and continuous fenestration to the two lanterns is also typical of lighthouses.

The lighthouse's original setting also survives - the perimeter wall and entrance piers. It also has group

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value with the buildings and structures therein - the single-storey keeper's house (HB05/16/010B), semi-detached keepers' houses (HB05/16/010C and D), and the nearby remaining signalling blocks (HB05/16/010E). Further group value is generated by its association with Rathlin's later West Light (HB05/16/016) and South Light (HB05/16/022).

Although this is one of three lighthouses on the island, it is the earliest by over 60 years. Moreover, whilst one of eight such towers still in use around the coast of Northern Ireland, it is unique in originally having had two lanterns to improve its visibility in foggy conditions, and was designed by George Halpin Senior, who also designed lighthouses at Haulbowline (HB16/04/009) and St John's Point (Co Down)(HB18/10/048).

The tower's fabric is entirely authentic and is a fine example of the work of George Halpin Snr. The two lanterns are likewise authentic and at least one of them bears its makers' name (J & R Mallet). The lighthouse was, and still is, of economic importance in terms of maritime travel and trade.

In short, the East Light is of architectural and historical significance in the context of Northern Ireland.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/07/2016

Contact Us

Enquiries concerning scheduled monuments should be addressed to:

historicenvironmentenquiries@communities-ni.gov.uk

Telephone: **028 9081 9226** or **028 9081 9212**

Enquiries concerning listed buildings should be addressed to:

historicenvironmentenquiries@communities-ni.gov.uk

Telephone: **028 9056 9281**

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Web: www.communities-ni.gov.uk/topics/historic-environment

Front Cover Image

Downpatrick Cross (a scheduled monument) standing in front of Down Cathedral (a Listed Building), Co. Down