

Listing Buildings of Special
Architectural or Historic Interest

Information guide for Local Councils: Listed Buildings

Historic
Environment
Division



Department for
Communities

An Roinn
Pobal

Department fur
Commonities

www.communities-ni.gov.uk

The Department for Communities (DfC), Historic Environment Division (HED) is the government department you should contact if you have any queries about listed buildings or any aspect of the historic environment in Northern Ireland.

This information guide has been created for Local Councils to explain the listing process.

NOTE: All eleven local councils in Northern Ireland were consulted during the compilation of this information guide; all comments/suggestions received were considered.

1

Why are buildings listed?

In Northern Ireland, the Department for Communities ('the Department') has a statutory duty to protect buildings through listing (there are currently around 8,900 listed buildings in NI): "Listed Buildings" are those man-made objects and structures designated as being of **'special architectural or historic interest'** under Section 80(1) of the Planning Act (Northern Ireland) 2011. 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'

Listing marks and celebrates a building's special architectural or historic interest, allowing us to highlight what is significant about a building. It also brings it under the consideration of the planning system, so that it can be protected for future generations. Buildings¹ are protected through listing throughout the world. The importance of legislative protection is also recognised by Historic England, Historic Environment Scotland, Cadw (Wales), and The Department of Housing, Local Government and Heritage (Ireland).



The Ashby Institute, South Belfast
(HB26/17/071 - Grade B+)

'The List' is a register which records all types of structures, ranging from grand houses and cathedrals to warehouses and small buildings. Listed buildings can range from older buildings to 20th century buildings and from telephone kiosks, letter boxes, water pumps and boundary markers to bridges and railway signals, showing the variety of man-made structures which can be listed.

The term 'listed building' refers to any building included in 'the list' and 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 since before 1 October 1973.

¹ The term 'Buildings' also encompasses listed structures such as telephone kiosks, pumps, bridges, railway signals, boundary markers and post boxes etc

It is important to note that listing covers the complete interior and exterior of the building.

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. However, the statutory controls apply equally to all listed buildings, irrespective of grade. The grades reflect the level of significance/special interest attributed to the building.

Statutory listing of buildings began in Northern Ireland in 1974; this was called the 'First Survey'. The 'Second Survey' commenced in 1997.



Portrush Railway Station (HB03/10/003A - Grade B1). This was the first Listed Building in Northern Ireland, listed in March 1974

Approximately 70% of Northern Ireland has been Second-Surveyed since it began in 1997. The remaining c.30% area [which includes Ballymoney, Ballymena, Magherafelt, Fermanagh, Dungannon, Craigavon, Armagh, Down] contains buildings that would meet the statutory test, but have not yet been identified, leaving them at risk of demolition and/or inappropriate alteration.

Until the Second Survey can be completed in its entirety, the Department relies on engagement from members of the public, owners and Local Councils to inform them of buildings which may meet the Criteria for Listing.

Early engagement with the Department is encouraged to prevent further loss of Northern Ireland's heritage; once buildings are demolished they are lost forever.



Dwelling at Carnearney Road, Ahoghill (HB07/09/018 - Grade B1)

2

How are buildings listed?

The following steps explain what happens at each stage of the listing process (web address in Section 6):

Initial decision to determine if a survey is required: Historic Environment Division (HED) will decide to investigate if a building is worthy of listing as a result of three normal routes: the ‘Second Survey’, in response to a ‘Listing Query’ or through a ‘Thematic Survey’.

Choice of ‘Route’: The ‘Second Survey’ (web address in Section 6) is the most holistic and efficient method to carry out surveys as it is systematic and area-based.

A ‘Listing Query’ (web address in Section 6) is progressed to a full survey only after an initial investigation has been carried out to assess if the building is worthy of further research.

‘Thematic surveys’ are carried out to record a specific building ‘type’ eg. thatched buildings or water pumps etc.

Another route to potential listing is through the use of a **‘Building Preservation Notice’** (BPN). This is a form of temporary listing which provides statutory protection to an unlisted building, as if it were listed, for a period of up to six months.

This power was transferred from DoE to District Councils in April 2015 – The Department no longer has this power. If a building is considered to be at high risk of loss or significant alteration then the District Council may consult HED prior to serving a BPN.

The legislation (Sections 81-83 of the Planning Act (Northern Ireland) 2011) gives councils the discretionary power to serve a BPN on the owner and occupier of a non-listed building that they consider meets the following two tests: if it

- a) is of special architectural or historic interest; and
- b) is in danger of demolition or of alteration in such a way as to affect its character as a building of such interest.

At the same time as issuing a BPN, the council should forward a listing request to HED, who will carry out detailed research and consultation to allow a decision to be made about listing the building.

Compensation may be claimed from the Local Council for losses incurred due to the serving of a BPN if, after consideration, the structure is not protected by the Department as a listed building.

It is for Local Councils to consider if there are risks associated with issuing a BPN and to weigh up any advantages and/or disadvantages, and to ask themselves questions such as - how many buildings have not gone on to be listed after being issued with a BPN? how many successful claims for compensation have there been in the past? has a planning application been approved and/or implemented? has a planning application for demolition been submitted? etc.

Refer to the Department's **Building Preservation Notices - a good practice guide for District Councils**: (web address in Section 6).

The Survey: The survey is carried out by HED surveyors (or their contractor) and consists of a written internal and external description, historical research and photographs. An evaluation of the architectural and/or historic value of the structure is made relative to the Criteria for Listing. Understanding this criteria is vital in appreciating what 'special architectural or historic interest' means – refer to Section 3 for more detail and Section 7 for a typical survey report.

Evaluation Meeting: A minimum of three HED staff (Conservation Architects and an Architectural Historian) come together to meet and evaluate the evidence against the listing criteria.

Consultation: Under Section 80(3) of the Planning Act (Northern Ireland) 2011,

the Department is required to consult with the Historic Buildings Council² (HBC) and the Local Council before including a building on a list or amending The List. Formal consultation papers are normally issued simultaneously to these consultees. As a matter of routine, HED presents listing proposals to the HBC.

The owner and the District Council's planning office are also advised of the Department's intention at the same time.

While there is no statutory obligation to consult owners, they are kept informed throughout the process and are sent copies of the listing report along with an advisory note to (a) help them to confirm its accuracy, as owners often know the most about their own buildings, and (b) to increase their understanding of the case being made for listing and alleviate any concerns.

It is important to note that the listing of buildings under The Planning Act (Northern Ireland) 2011 is a result of public policy. The decision to include a building on the list of buildings of special architectural or historic interest is within a statutory regime, the aim of which is the preservation and protection of the character/special interest of those buildings.

Representation from these groups is considered by the Department before a final decision is made. The Department can only take into consideration representation/

² Historic Buildings Council is a statutory body whose role is to advise the Department on the listing & de-listing of buildings, proposed development, and to keep under review the general state of preservation of listed buildings

objections against the Criteria for Listing, and for no other reason; refer to Section 4. DfC gives district councils six weeks (this is the amount of time the Department considers reasonable to minimise the opportunity of risk to the building ie. damage or demolition) to reply to the written consultation. If the council does not reply or seek an extension of time within the 6-week period, then their support for the proposal is assumed. Councils may write to the Department to request an extension to this deadline, however this leaves the building at risk for a longer period of time and the Department may advise the Local Council they may wish to issue a BPN.

Evaluation of Consultation:

Representations received may involve a detailed reconsideration of the proposal, provided the case is based upon the Criteria for Listing. As a result further research could be commissioned at this stage. The record may then be updated.

Delays in the listing process: In rare circumstances, the processing of a record may have been delayed after the consultation period. If the time since consultation exceeds twelve months, the owner/occupier will receive a further reminder notice of the Department's intention to list, and therefore be given the opportunity to present any new information with regard to the proposed listing. The record is then assessed to evaluate whether this information may affect the proposal to list. The scale of any change to the record may require the building to be re-surveyed,

re-evaluated against the listing criteria and/or for HBC and the district council to be re-consulted.

Preparation of Listing Papers: The legal listing papers are prepared, the extent of listing is checked on site (including the listing map) and the report is checked and finalised.

Departmental Consideration: The Director of HED is the delegated officer who acts on behalf of the Department to authorise and sign off legal papers. The Director is presented with the proposal, consisting of the statutory listing schedule for signature, the recommendation for listing, a summary of the various consultation responses and any other correspondence on the case. On rare occasions the Director may consult further with other senior Departmental colleagues in cases that are high profile or particularly sensitive.

The Director may decide that there is insufficient information or may disagree with the proposal. In this case they may request that further research is carried out and/or the proposal re-evaluated by the Conservation Architects and Architectural Historian.

The Director may, in exceptional circumstances, overrule the proposal and decide that a case for listing has not been made, or that some modification of the recommendation is required.

Amendment of the List: The Director's signature means the final decision to list or de-list has been made, and the list is formally amended. The Departmental Seal is affixed to the new list entry and a record is placed on, or modified at, Land Registry. Under Section 245 of the Planning Act (Northern Ireland) 2011, an entry in a list compiled under Section 80 must be registered in the 'Statutory Charges Register' of the Land Registry. As required under Section 80(4), the District Council is issued with a copy of the amendment to the list for its area. The owner receives a formal notification of the decision regarding the designation.

The survey record is also transferred onto the DfC website (**NI Buildings Database:** web address in Section 6), for public information purposes. Information on the interiors of private buildings is withheld to respect owners' privacy rights and other security considerations.

'The List' is held on public access in the **Historic Environment Register of Northern Ireland** (HERoNI) (web address in Section 6) and deposited in the Public Record Office of Northern Ireland (PRONI).



St Columba's RC Church, Londonderry
(HB01/18/003 - Grade A)



Bangor Post Office (HB23/07/015 -
Grade B1)

3

Understanding the Criteria for Listing

The criteria that the Department applies when assessing whether a building is of special architectural or historic interest are set out in the ***Criteria for the Scheduling of Historic Monuments and the Listing of Buildings of Special Architectural or Historic Interest, with associated procedures*** published 03 June 2019 (see web address in Section 6). 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’.

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

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.



St Patrick's Church of Ireland Cathedral, Armagh (HB15/20/001 - Grade A)

Architectural Interest Criteria:

Criterion A	Style
Criterion B	Proportion
Criterion C	Ornamentation
Criterion D	Plan form
Criterion E	Spatial organisation
Criterion F	Structural system
Criterion G	Innovatory qualities
Criterion H+ & H-	Alterations
Criterion I	Quality and survival of interiors
Criterion J	Setting
Criterion K	Group Value

Historic Interest Criteria:

Criterion R	Age
Criterion Z	Rarity
Criterion S	Authenticity
Criterion T	Historic Importance
Criterion V	Authorship
Criterion Y	Social, cultural or economic importance
Criterion U	Historic Associations

Architectural and Historic Interest Criteria:

Criterion W	Northern Ireland / International interest
Criterion X	Local interest



Charlemont Square West (HB16/22/004A-Z), North (HB16/22/003A-H) & East (HB16/22/001A-E & HB002A-002ZZ), Bessbrook – all buildings in the square are listed at various grades. (Map image taken from the Historic Environment Map viewer)

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Objecting to a listing or de-listing proposal

Should the Local Council wish to object to a proposal for listing or de-listing, HED will **only** consider an objection if it is based on the Criteria for Listing; **any other reasons** for objecting cannot be considered. It should also be noted that it is rare that a building is ‘de-listed’ or removed from The List.

Refer to ***De-listing: Removing a building from The List of buildings of special architectural or historic interest*** (see web link in Section 6).

While there is no set format for the objection, factual evidence must be provided that disproves the applied criterion/criteria. This information must be provided to the Department in writing.

Below are some common reasons for objections received by the Department. None of these can be taken into consideration when considering listing / de-listing as they are not based on the Criteria for Listing:

- **Condition:** The condition of a building is not taken into account.
- **Personal circumstances:** Personal circumstances cannot be taken into consideration.
- **Perceived negative effect on property prices:** Whilst no statistical

research has yet been completed in Northern Ireland, UK-wide investigation shows that listing has had no impact on the property value of period homes.

- **Cost of repairs:** Regular maintenance should be no more costly than looking after any building, and should save on repairs in the long run eg. historic timbers used in sliding sash windows are of superior quality compared to modern timber and it is often less costly to repair the windows than replace them. The ***Strategic Planning Policy Statement for Northern Ireland (SPPS)*** paragraph 6.13 states that development involving extension or alteration should “respect the essential character and architectural or historic interest of the building and its setting, and that features of special interest remain intact and unimpaired”; this is why appropriate materials must be considered when retaining a building’s special interest. If well looked after, listed buildings can remain in use for hundreds of years.

It should be noted that there is no responsibility on listed building owners to do anything to their building except maintain and look after it as every building owner must do.

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- **Future development proposals:**
The impact of listing on future planning considerations, such as development proposals, cannot be considered. 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.

- **Any other reason which is not based on the Criteria for Listing will not be considered.**

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Making changes to Listed Buildings

HED is a statutory consultee to Local Councils when determining Listed Building Consent (LBC) applications. The circumstances in which HED is consulted on applications are set out in the Planning Act (Northern Ireland) 2011 and are further explained in the **Consultation Guide: A guide to consulting HED on development management applications** (see web address in Section 6).

LBC is not required for carrying out maintenance and like-for-like repairs that do not affect the building's character eg. painting window frames.

Proposals are currently assessed against the **Strategic Planning Policy Statement and Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6), policies BH7–11 & 15** (Note that the existing Planning Policy Statements will be replaced by the Council Local Development Plans when adopted) (see web addresses in Section 6).

Listing does not prohibit future proposed work; all listed buildings can be adapted for future use and can be altered in an appropriate manner, where the 'special interest' or 'significance' of the building is retained. Understanding the special interest helps inform and assist in the

decision-making process. Refer to the following publication (web address in Section 6): **Guidance on making changes to Listed Buildings: Making a better application for listed building consent.**

It is an offence under Section 85 of the Planning Act (Northern Ireland) 2011 to demolish, materially alter or extend a listed building in any matter that would affect its character as a building of special architectural or historic interest without first obtaining LBC. Unauthorised works to a listed building could attract criminal prosecution and/or enforcement procedures, with significant implications in terms of costs to the property owner as well as the possibility of having a court judgement against them.



Stone conservation work at The Lanyon Building, Queen's University, Belfast (HB26/27/005 - Grade A)

HED also advises on development within the setting of listed buildings, which is specifically protected.

Three terms to be aware of: ‘setting’, ‘curtilage’ & ‘pink wash’:

- The term **‘Setting’** is the immediate and extended environment that is part of – and contributes to – the significance and distinctive character of heritage assets, and through which a heritage asset is understood, seen, experienced and enjoyed.
- **‘Curtilage’:** The law provides that buildings and other structures that pre-date 1st October 1973 and are within the curtilage of a listed building are to be treated as part of the listed building. It is therefore important to assess the extent of the curtilage of a listed building prior to carrying out any works including alteration.
- **‘The Pink Wash’** is used to indicate to Local Council Planning Officers the immediate area around a listed structure which should be especially considered in any development – it has no statutory basis and does not define setting.

For more detail refer to:

Guidance on Setting and the Historic Environment and refer to the ***Glossary of Conservation terms*** (see web addresses in Section 6).



Wellbrook Beetling Mill, Cookstown
(HB09/04/003 - Grade B+)



Railway Viaduct, Newtownabbey
(HB21/10/001B - Grade A)

Under the Planning Act (Northern Ireland) 2011, Local Councils can serve an **Urgent Works Notice** (UWN) on unoccupied listed buildings, or the unused part of occupied listed buildings, that have deteriorated to the extent that their preservation may be at risk. Costs for this work can be reclaimed from the owner.



Sion Mills Stable Block (HB10/07/001C - Grade B+) – 2008, before Urgent Works Notice was served

Under Section 161 (3) of the Planning Act (Northern Ireland) 2011, DfC retains a power to issue an UWN but, the Department would only issue such notices in exceptional circumstances, eg. where listed buildings are in the ownership of a District Council.

For more detail refer to: **Urgent Works Notices – a good practice guide for District Councils** (see web address in Section 6).



Sion Mills Stable Block (Grade B+) – 2014, fully restored

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Further guidance & information

General information:

For all HED guidance about listed buildings: www.communities-ni.gov.uk/topics/historic-environment/listed-buildings

Legislation: <https://www.legislation.gov.uk/nia/2011/25/section/80>

Historic Environment Toolkit (A-Z of useful advice, guidance etc): www.communities-ni.gov.uk/articles/historic-environment-toolkit

Glossary of Conservation terms: <https://www.communities-ni.gov.uk/articles/glossary-conservation-terms>

Criteria for the Scheduling of Historic Monuments and the Listing of Buildings of Special Architectural or Historic Interest, with associated procedures: www.communities-ni.gov.uk/publications/criteria-scheduling-historic-monuments-and-listing-buildings-special-architectural-or-historic

The Listing Process: www.communities-ni.gov.uk/articles/listing-process-historic-buildings

Listed Buildings – Common Myths and Queries: www.communities-ni.gov.uk/publications/listed-buildings-common-myths-and-queries

The Second Survey: www.communities-ni.gov.uk/publications/information-guide-2nd-survey-historic-buildings-listed-historic-buildings-northern-ireland

Listing Queries: www.communities-ni.gov.uk/articles/nominating-building-listing-northern-ireland

NI Buildings Database: www.communities-ni.gov.uk/services/buildings-database

‘The List’: www.communities-ni.gov.uk/topics/historic-environment/historic-environment-record-northern-ireland-heroni

Most recent changes to The List: <https://www.communities-ni.gov.uk/publications/changes-list-buildings-special-architectural-or-historic-interest>

De-listing: Removing a building from The List of buildings of special architectural or historic interest: <https://www.communities-ni.gov.uk/publications/de-listing-removing-building-list-buildings-special-architectural-or-historic-interest>

Making changes to listed buildings:

Consultation Guide: A guide to consulting HED on development management applications: www.communities-ni.gov.uk/publications/consultation-guide-guide-consulting-hed-development-management-applications

Guidance on making changes to Listed Buildings: Making a better application for listed building consent:

www.communities-ni.gov.uk/publications/guidance-making-changes-listed-buildings-making-better-application-listed-building-consent

Guidance on Setting and the Historic Environment: www.communities-ni.gov.uk/publications/guidance-setting-and-historic-environment

Strategic Planning Policy Statement: www.infrastructure-ni.gov.uk/publications/strategic-planning-policy-statement

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage (PPS 6), policies BH7–11 & 15: www.infrastructure-ni.gov.uk/publications/retained-planning-policy

Development Management Practice Note 05 Historic Environment (Sept 2017): <https://www.infrastructure-ni.gov.uk/publications/development-management-practice-notes>

Further guidance for Councils:

Building Preservation Notices - a good practice guide for District Councils: <https://www.communities-ni.gov.uk/publications/guidance-councils-building-preservation-notice>

Urgent Works Notices – a good practice guide for District Councils:

<https://www.communities-ni.gov.uk/publications/guidance-councils-urgent-works-notice>

NOTE: If you require any of the above links/publications in hard copy format, please contact historicenvironmentenquiries@communities-ni.gov.uk.



The Thatch, Belleek (HB12/13/034 - Grade B1)



Hilden War Memorial, Lisburn (HB19/17/029 - Grade B2)

7


Case study / survey report example

When reading a survey report, the best way to understand the 'special interest', or the 'significance' of the building, is to read the 'evaluation' (currently located near the end of the survey report - highlighted in the red box on p21). This short, factual statement summarises the building's architectural and/or historic importance, as well as its development over time. It makes an objective and informed assessment of the relative merits or 'significance' of aspects or features of the building or

group of buildings. It draws together and supports the reasons for a recommendation to list or not to list, and is based on the Criteria for Listing.

NOTE: The layout of survey reports is currently under review, with plans to relocate this statement to the beginning of the report to highlight the reasons for listing.

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

Address South Light Rue Point Rathlin Island Co. Antrim	HB Ref No HB05/16/022
Extent of Listing Lighthouse and 29no. Metal posts on approach	
Date of Construction 1920 - 1939	
Townland Roonivoolin	
Current Building Use Light House/ Navigation Mark	
Principal Former Use Light House/ Navigation Mark	

Conservation Area	No	Current Grade	B1	OS Map No	03/16
Industrial Archaeology	Yes			IG Ref	D1505 4724
Vernacular	No	Date of Listing	25/05/2017	IHR No	03711:000:00
Thatched	No	Date of Delisting			
Monument	No	Delisted/Relisted	Not Required	SMR No	
Area of Townscape Character				HGI Ref	
Local Landscape Policy Area					
Historic Gardens Inventory					
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

South (or Rue Point) Lighthouse is a four-stage octagonal concrete lighthouse dating from 1921. It is accessed down a grassy/concrete footpath from the end of the public road down the E side of the island. On its final approach to the lighthouse, the path becomes a slightly raised concrete footpath as it crosses the rocks. Along one side of it is a modern plastic/wire handrail supported on regularly-spaced painted original metal posts.

The four-stage 35ft high octagonal concrete tower sits on a low concrete platform cast directly on top of the rocky foreshore. Each stage is delineated by a shallow string course and alternately painted black and white to give a banded effect. The base of the tower is slightly advanced and painted black.

Flat concrete roof with two-bar metal handrail around. A low parapet runs atop a plain cornice around the edge of the roof, on which is mounted a two-bar metal handrail. There are small rectangular openings in the parapet for rainwater run-off. An omni-directional light rises 17ft from the centre of the roof (no protective lantern). It makes two white flashes every five seconds and has a range of 14 nautical miles (16.1 miles). A small radio aerial sits beside it.

The landward (N) cant has a vertical metal ladder up to a cantilevered concrete platform in front of a sheeted timber door (with small louvered ventilator) at stage 2 level (stage 1 being GF). The top of the ladder can be pulled out to facilitate access to the outer end of the platform. The doorway is flanked to each side by a projecting curved metal handrail. Above the doorway is a window opening at stage 4 level. It has slightly advanced jambs and horizontal stucco head; the string course doubles as its cill. There are identical window openings at this stage to the E, S and W cants. All four opes have been blanked off and are painted black.

Just SE of the lighthouse is a low concrete platform on which was originally mounted a fog gun. It was reused between 1917 and 1921 for a temporary light whilst the present one was being constructed.

Setting:

The lighthouse is located on the wave-swept rocky shore at the very SE tip of Rue Point, the southern-most extremity of Rathlin Island. The access track down to it passes a modern single-storey standby block housing a back-up electricity generator (grid D1511 4738). This building is aligned NE-SW and has a pitched roof with painted eaves boards and boxed eaves; no rainwater goods. Cement-rendered walls and flat-headed painted t&g door to NE gable and modern one-pane window (with shallow concrete cill) to NW elevation. The SW gable is blank. A galvanised metal ventilation duct and pipe project from its SE elevation.

Concrete floor platforms in the vicinity of this building indicate the positions of the wooden huts, one of which was used by the keepers until the site was de-manned in the mid-1900s. The other housed two diesel engines for generating electricity.

On its final approach to the lighthouse, the path becomes a slightly raised concrete footpath as it crosses the rocks. Along one side of it is a modern plastic/wire handrail supported on regularly-spaced painted original metal posts.

Architects

Scott, Charles William

Historical Information

The present lighthouse at Rue Point is one of three on Rathlin Island and the last to have been erected; the East Light was the first in 1856, followed by the West Light in 1919. The present structure dates from 1921 and replaced a previous one of 1915.

The original Rue Point lighthouse was a temporary structure erected by the Board of Trade on behalf of the Admiralty following a petition from the Londonderry Chamber of Commerce in 1914. It was first exhibited on 19 November 1915. It was augmented by an adjoining acetylene-powered fog gun from 12 April 1917.

A storm in November 1917 washed the temporary light away, so a replacement was erected on the fog gun platform.

It was not until 1920 that the Board of Trade began the construction of the present permanent lighthouse. It was probably designed by Charles William Scott, Engineer to Commissioners of Irish Lights from 1900 to 1930. It was completed the following year and had an acetylene lamp and fog gun on its roof. The gas was generated by an internal calcium carbide plant (when water is added to the carbide, inflammable acetylene gas is produced). As there was no room for them in the actual lighthouse, the two men who apparently looked after the lighthouse were accommodated in a wooden hut on less exposed ground to NE.

The lighthouse is first shown on the 1922 OS map, being captioned "Southern Lighthouse (white light flashing)".

The fog gun proved unreliable and was withdrawn on 1 January 1931; it was subsequently transferred to Barr Point, at the entrance to Larne Lough.

On 9 October 1955 the acetylene lamp was replaced with an electric one which was monitored from the East Light. The electricity was supplied by batteries located inside the lighthouse. They were recharged using electricity generated by a diesel engine housed in a building some 160m NE.

On 25 March 2004, a new optic was installed.

Since the inception of the National Grid cable from the mainland in 2008, the batteries powering the light have been recharged using mains electricity rather than a diesel engine. However, an emergency back-up generator is still maintained in a purpose-built standby block in the vicinity of where the previous generating station once stood.

References - Primary Sources:

1. PRONI: OS/6/1/1/4. Fourth edition OS 1:10,560 map, Co Antrim sheet 1 (1922).

References - Secondary Sources:

1. Forsythe W. & McConkey R. 2012. An Archaeological Survey of a Maritime Landscape, pp 305-307 and 444-445 (Belfast: Northern Ireland Environment Agency).

2. Commissioners of Irish Lights website, <<http://www.cil.ie/safety-navigation/our-lighthouses/rue-point.aspx>>.

3. Irish Architectural Archive, Dictionary of Irish Architects, 1720-1940, <http://www.dia.ie/architects/view/6517/SCOTT-CHARLESWILLIAM#tab_biography>.

4. Mr Noel McCurdy, Irish Lights' Attendant, Rue Point Lighthouse (1 June 2015).

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation J. Setting K. Group value	X. Local Interest Y. Social, Cultural or Economic Importance R. Age S. Authenticity T. Historic Importance V. Authorship
<p>Evaluation</p> <p>The small size and shape of this structure makes for an unusual style of lighthouse compared with most others, which are taller, wider, and round. The painted horizontal banding also accentuates its distinctive appearance. Its fabrication in concrete reflects its post World War 1 date (dressed masonry was the norm before this) Its setting, at sea level on exposed wave-swept rocks, underscores its purpose in warning passing ships of the presence of Rue Point.</p> <p>The fabric of this structure is completely authentic. It is the last of the three lighthouses to have been built on the Island; the others are East Light (HB05/16/010A) and West Light (HB05/16/016). Until the recent inception of GPS navigation, it was also of social and economic importance in safeguarding passenger and cargo ships passing between Rathlin and Fair Head en route to and from Britain. Finally, it is also of local interest, most probably designed by Charles William Scott.</p>	

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 04/03/2015



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Left Image: Edward VII Post Box, Ulsterville Avenue, Belfast (HB26/28/169 - Grade A)

Right Image: 'K6' Telephone kiosk, Ardtrea, Cookstown (HB09/08/032 - Grade B2)