



# Heritage at Risk Review 2023-2024



## **Heritage at Risk Report 2023-2024**

The Heritage at Risk Northern Ireland (HARNI) project was first established in 1993 as a partnership between Ulster Architectural Heritage Society (UAHS) now retitled Ulster Architectural Heritage, and the then Environment and Heritage Service of the Department of the Environment which became NIEA, and now, the Historic Environment Division (HED) of the Department for Communities. It was initially named the "Buildings at Risk" (BAR), then in 2006 was retitled "Built Heritage at Risk Northern Ireland" in 2006. It was changed to Heritage at Risk Northern Ireland (HARNI), in 2019.

The HARNI project, its register, the statistics and data it generates, act as a "real time" indicator, both for the condition of individual assets and the identification of trends in the condition of the broad historic environment. It provides an important indicator of how the condition of the historic environment relates to geographical areas, ownership and type, allowing us to identify opportunities, pressures and threats. Trends identified by the HARNI register can help to direct individuals, groups, funders, and central and local government to target re-use, regeneration and repair works towards heritage need. It also serves to inform wider heritage policy and identify issues affecting heritage, which need to be addressed and prioritised.

The database is now shared with local Councils giving a breakdown of additions, saves and demolitions by Council Area and also by District Electoral Area. This communication is important as it shares key data with decision makers and shows that the register is ever evolving and providing information on heritage projects and assets from the ground. The register holds material that is of interest to decision makers in planning and regeneration departments within Councils as it shows the heritage at risk structures, their condition, key threats and whether they are in an area of deprivation. Therefore, the data can be used to address social inequalities and enhance and protect structures.

In addition, the information is also used in conjunction with Historic Environment Division's Protocol for the Care of the Government Historic Estate. Within this document set out by the Executive it explains how departments and agencies will put their commitment into practice for caring and protecting historic estates. There is a section with historic buildings and monuments at Risk using information and data from the register.

From time-to-time local communities also contact UAH to utilise data within the heritage at risk register to highlight local issues around heritage. Information from the register is also shared with heritage stakeholders across Northern Ireland including the Architectural Heritage Fund, National Churches Trust and local heritage organisations. The register has a wealth of information that can be utilised to show what historic structures need repair and maintenance while also showing how past structures on the register have been successfully reused.

The objectives of HARNI are:

- To identify and record listed buildings and scheduled monuments which appear to be threatened.
- To act as a catalyst for the restoration and creative re-use of those buildings.

The HARNI project, delivers these aims by way of the following objectives:

- Raising awareness of the condition and vulnerability of many designated heritage assets, i.e. listed buildings and scheduled monuments
- Promoting the potential for Heritage at Risk to play an important role in enhancing our built environment and as a focus for communities
- Communicating the underlying problems that have brought about the poor condition of these buildings
- Taking action in the case of those buildings identified as being of the highest levels of risk;
- Promoting the need for action by others so as to stave off decay in the buildings at risk identified in the register
- Encouraging the repair, reuse and where appropriate, restoration, of buildings identified in this register as being at risk through neglect and decay.

Individuals can nominate a building at risk by visiting the Ulster Architectural Heritage website and opening the Heritage at Risk page on the home page. There is a short form to fill out with the building that is believed to be at risk. Alternatively, you can email either [harni@uahs.org.uk](mailto:harni@uahs.org.uk) or [heritageatriskni@communities-ni.gov.uk](mailto:heritageatriskni@communities-ni.gov.uk) and identify the building that way.

## **HARNI Headline Statistics 2023-2024**

### **Overall Picture**

The financial year 2023-2024 saw 96 structures added to the Heritage at Risk Register. This is 51 less than the previous year. Similar to previous years it is important to note that the increase in heritage at risk additions may be due in part to progression of the HARNI project and methodological changes to the ways in which "risk" has been recorded. This can lead to increasing additions made to the register compared to the earlier stages of the project. The heritage at risk officer also has greater access to records, (such as second survey record cards) in order to check conditions of buildings when they were listed. This helps at sites that are hard to access and not viewable from the road. The officer also uses the HED Map Viewer which allows a quick assessment of rural listed buildings that may be at risk.

***The total now stands at 1111 structures at risk with 886 listed buildings on the register.***

A total of 19 saves were recorded in the year 2023-2024 the highest in a number of years and on par with records from 2019-2020. It is possibly an indication that the Covid period slowed down work to structures and that this is returning to previous levels. 18 of the structures were listed and one unlisted. Three were long standing buildings at risk on the register for over 20years. Four additions in 2022-2023 were saved in 2023-2024, two structures had previously been on the register and saved before being added back again. Another had been noted as vacant but was soon reoccupied and another was pending work to be completed which was finished in 2023. Saves are defined as where work has occurred to a building where the risk has been removed entirely or significantly reduced.

***The total number of saves recorded stands at 344.***

In regards to demolitions 2023-2024 saw two unlisted buildings demolished the same number as 2019-2020 and 2021-2022. One of the structures in Bellaghy was recently added to the register in 2022-2023 while Perry Street was an original addition to the register. Demolition at Perry Street occurred throughout 2023 and is being replaced by modern housing in the style of buildings that were present at Perry Street. The structures made up part of the Northland Conservation Area.

**The total number of demolitions sits at 28.**

Figure 1 shows the overview of numbers of buildings at risk per Council Area, Saves and Demolitions

Heritage at Risk Overview			
Council Area	Heritage at Risk	Saved Buildings at Risk	Heritage at Risk Demolitions
Antrim and Newtownabbey	35	13	2
Ards North Down	47	28	1
Armagh, Banbridge and Craigavon	197	30	5
Belfast	115	74	5
Causeway Coast and Glens	97	31	1
Derry and Strabane	80	25	5
Fermanagh and Omagh	130	24	4
Lisburn and Castlereagh	53	17	1
Mid and East Antrim	64	11	1
Mid Ulster	118	38	2
Newry, Mourne and Down	175	53	1
<b>Total:</b>	<b>1111</b>	<b>344</b>	<b>28</b>

Figure 1 - Number of HARNI structures, Saves and Demolitions

Data where statistics are provided is held within an excel database and work is ongoing to ensure that it is up to date and to identify any anomalies. This work is ongoing and is checked by the Heritage at Risk Officer at UAH and within HED. Data is then updated to the HED Map Viewer by providing GIS coordinates to the GIS officer within HED. Also, records are updated to the official Heritage at Risk Register, the public-facing element of the Register. There are periodic checks to ensure that the data is accurate and up to date, but data within the Map Viewer<sup>1</sup> is the best way to visualize and see both buildings at risk and saves. Below are a number of tables where the data in the excel spreadsheet has been utilised.

**Grade of structures on Heritage at Risk Register**

Grade of Heritage at Risk Structures		
Grade	Count of Grade	Percent
A	14	1.26%
B	79	7.11%
B+	70	6.30%
B1	362	32.58%
B2	361	32.49%
No	192	17.28%*
SMR	33	2.97%
(blank)		
<b>Grand Total</b>	<b>1111</b>	

Figure 2 - Grade of HARNI structures with percentage,

*\*Of which 96 are within ATC, AVC, CA*

The majority of buildings at risk continue to be either B1 or B2 listed, in the previous year both were evenly spread, and this is very much the case this year. There was a small increase in unlisted buildings and one additional Grade A building was added to the register. Approximately 329 buildings at risk are within Conservation Areas, Area of Townscape Character or Areas of Village Character.

<sup>1</sup> <https://experience.arcgis.com/experience/8bb16b64f0994385a5c141027ae9d33e/>

### Urban/Rural spread of Heritage at Risk Structures

Heritage at Risk Structures by Rural or Urban location	
Rural or Urban	Count of Grade
Rural	555
Urban	556
(blank)	
<b>Grand Total</b>	<b>1111</b>

Figure 3 -HARNI by Rural and Urban location

There was a review of buildings at risk within a rural or urban setting and data now sits within the excel spreadsheet. Definitions of what is urban or rural vary, however from the review it was noted to be almost 50-50. Give or take some structures which sit as either marginally rural or urban there is little difference in the spread of heritage at risk structures. The NISRA Deprivation postcode finder<sup>2</sup> provides this data.

### Heritage at Risk structures in an Area of Deprivation

Heritage at Risk by Area of Deprivation	
Area of Deprivation	Count of Grade
No	401
Yes	710
(blank)	
<b>Grand Total</b>	<b>1111</b>

Figure 4 - HARNI quantity in an Area of Deprivation

With this year's additions the number of buildings at risk within an Area of Deprivation increases. A structure qualifies for this if they fall below 445 on the Multiple Deprivation Measure<sup>3</sup>. The data for the overall heritage at risk register shows that there are 710 buildings at risk within an area of deprivation while 401 are not. The overall figure remains at 63% as was the case in 21-22 and 22-23. The information for the previous three years proves that the majority of buildings at risk are in an area of deprivation.

It is possible to filter the structures by Rural/Urban spread and by Area of Deprivation. Rural structures at risk in an area of deprivation numbered 289 while urban accounted for 421.

<sup>2</sup> [Urban - Rural Classification | Northern Ireland Statistics and Research Agency \(nisra.gov.uk\)](https://urban-rural-classification.nisra.gov.uk/)

<sup>3</sup> <https://deprivation.nisra.gov.uk/>

Therefore 51% of rural buildings at risk are in an Area of Deprivation while in urban areas the total figure stands at 76%.

The majority of Heritage at risk ownership continues to be “Private” ownership. Approximately 55% (613) fall under this category. Ownership can be difficult to ascertain, and changes can occur rapidly, subsequently it is important to note that the statistic provided may be an over or underestimate. The next common ownership type is noted as “Commercial” ownership at 10% (121). The register also notes a number of structures owned by Local Councils (35) and Central Government (71). Heritage at Risk in Government ownership is listed in the Report on Protocol for the Care of the Government Estate<sup>4</sup> and notes a way in which they can be tackled. Ownership in some cases is categorised by the last contact and not by Land Registry so the details may vary.

UAH also gather statistical data utilizing the Arc GIS Survey123 App which has transformed the process for identifying and understanding the overall reasons for decline and also the ways in which buildings have been saved. It is worth stating some of the observations below.

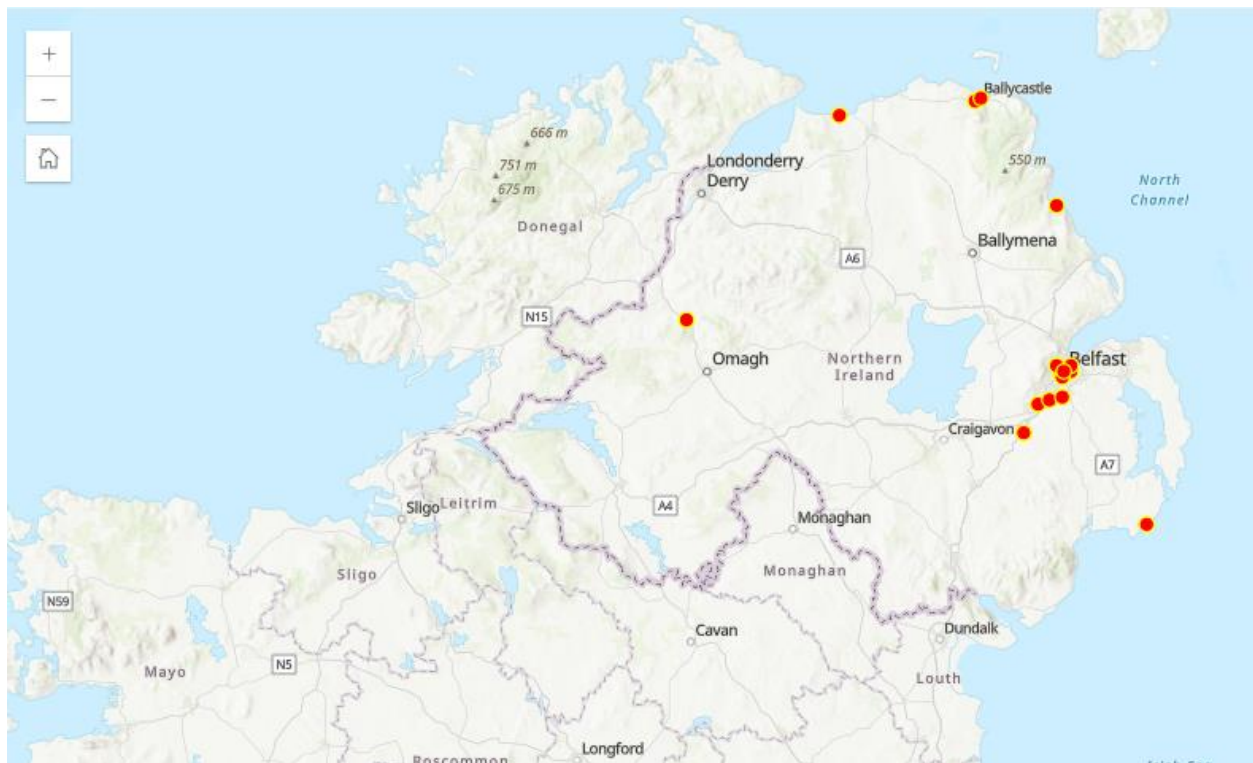
---

<sup>4</sup> [Report on Protocol for the Care of the government historic estate \(communities-ni.gov.uk\)](https://communities-ni.gov.uk)



## **Heritage at Risk Saves 2023-2024**

A total of 19 buildings were noted as saved. The below map shows the locations of those buildings removed from the register, and a full list of saves can be found in Appendix 2. 8 of the structures saved were B2 listed, 5 B1 listed, 3 B+ listed, 1 B listed while 1 was an unlisted building.



*Figure 5 - Spread of HARNI Saves 2023-2024*

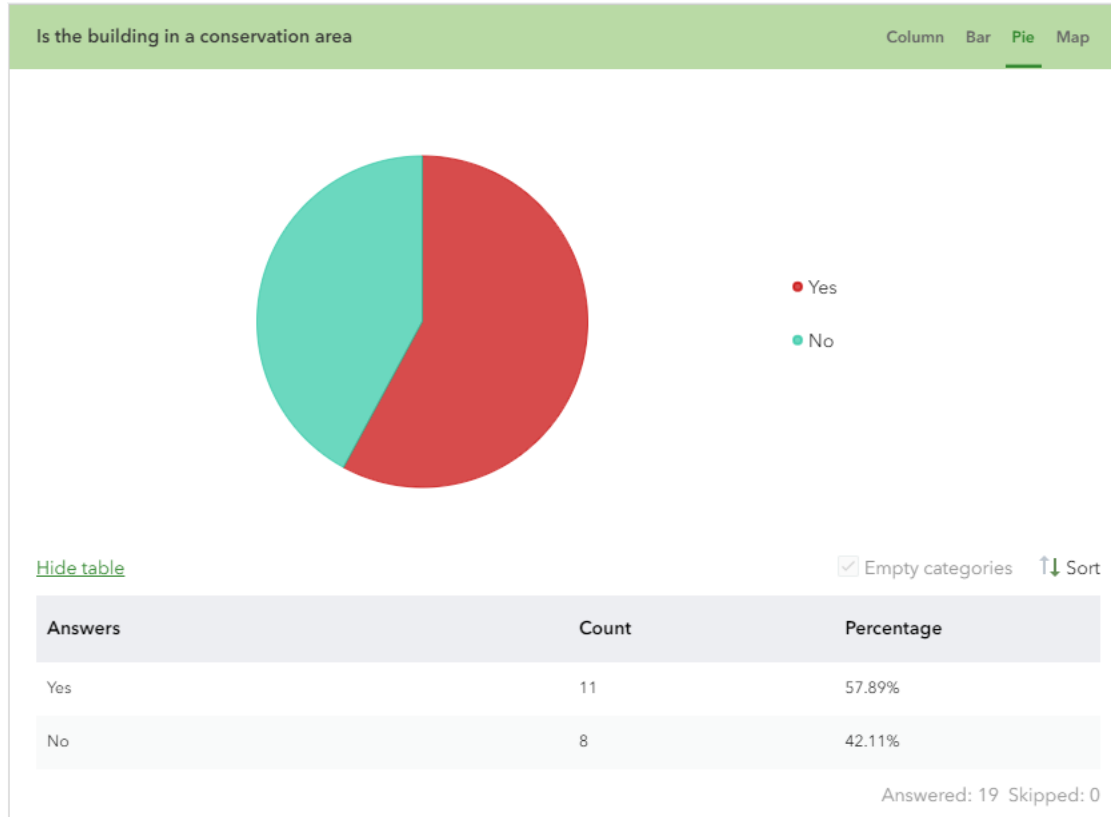


Figure 6 - HARNI saves by Conservation Area

UAH notes that there were 11 structures saved within a Conservation Area, Area of Townscape Character or Area of Village Character. This is interesting and shows that there are some improvements to Conservation Area's across Northern Ireland. It is also worth noting that there were 26 additions to the register in Conservation Areas and 7 within ATC's. However, the saves note that Conservation Areas retain a high value and are currently a focus for redevelopment of historic structures.

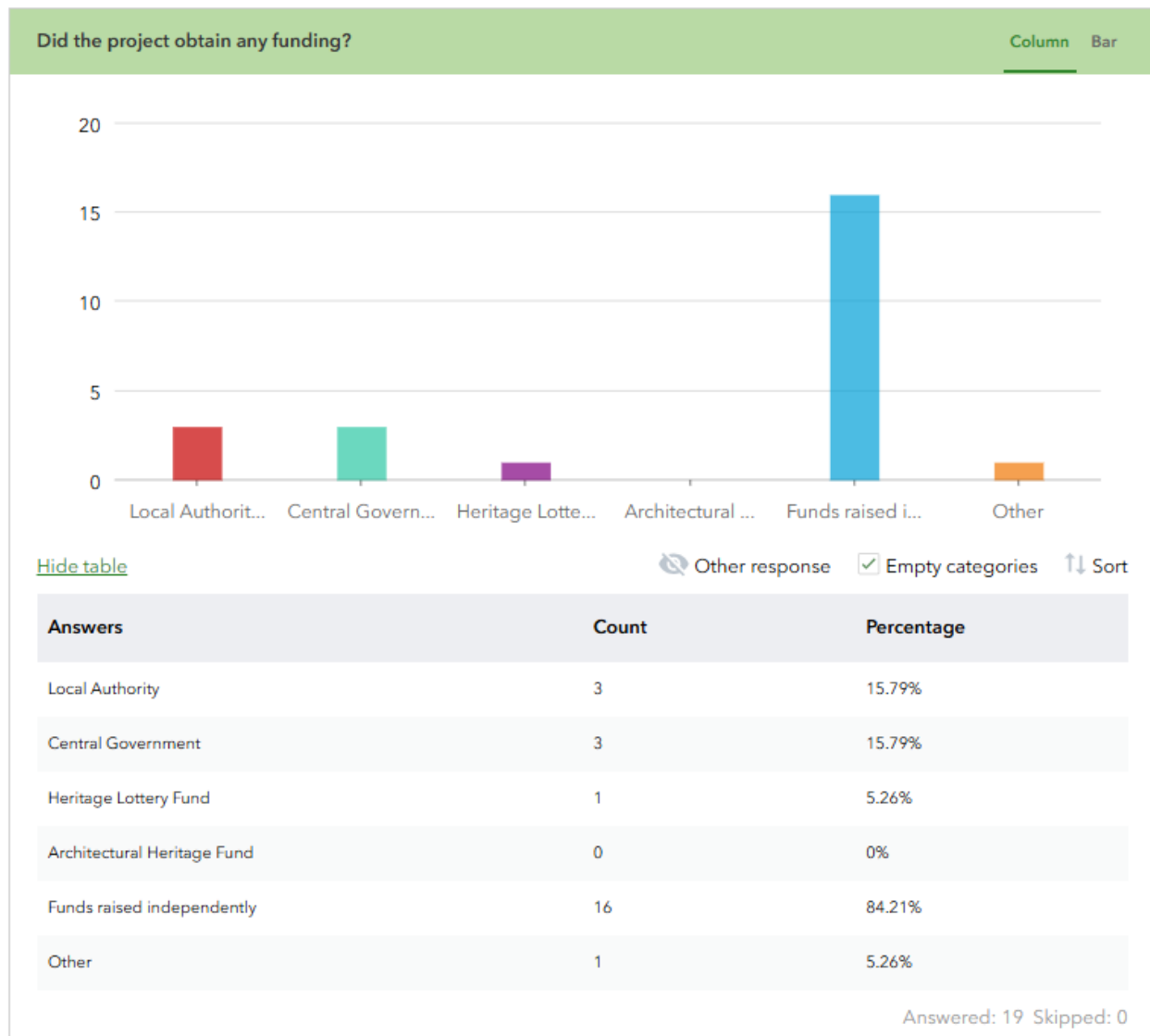


Figure 7 - HARNI saves by funding

The vast majority of buildings saved were independently funded meaning they used their own funds towards the project. Three projects had received small Council funds in the form of a shop front scheme or funded via the Local Authority, for example Templemore Baths. Three also received funding from Central Government via Roof and Window repair funding or other sources. For private owners the vast majority had used their own funds for their projects. This was similar to previous years where in 22-23 there were 72% of projects utilising private funds. UAH will continue to gather this data which may be useful to show how heritage projects are financed.

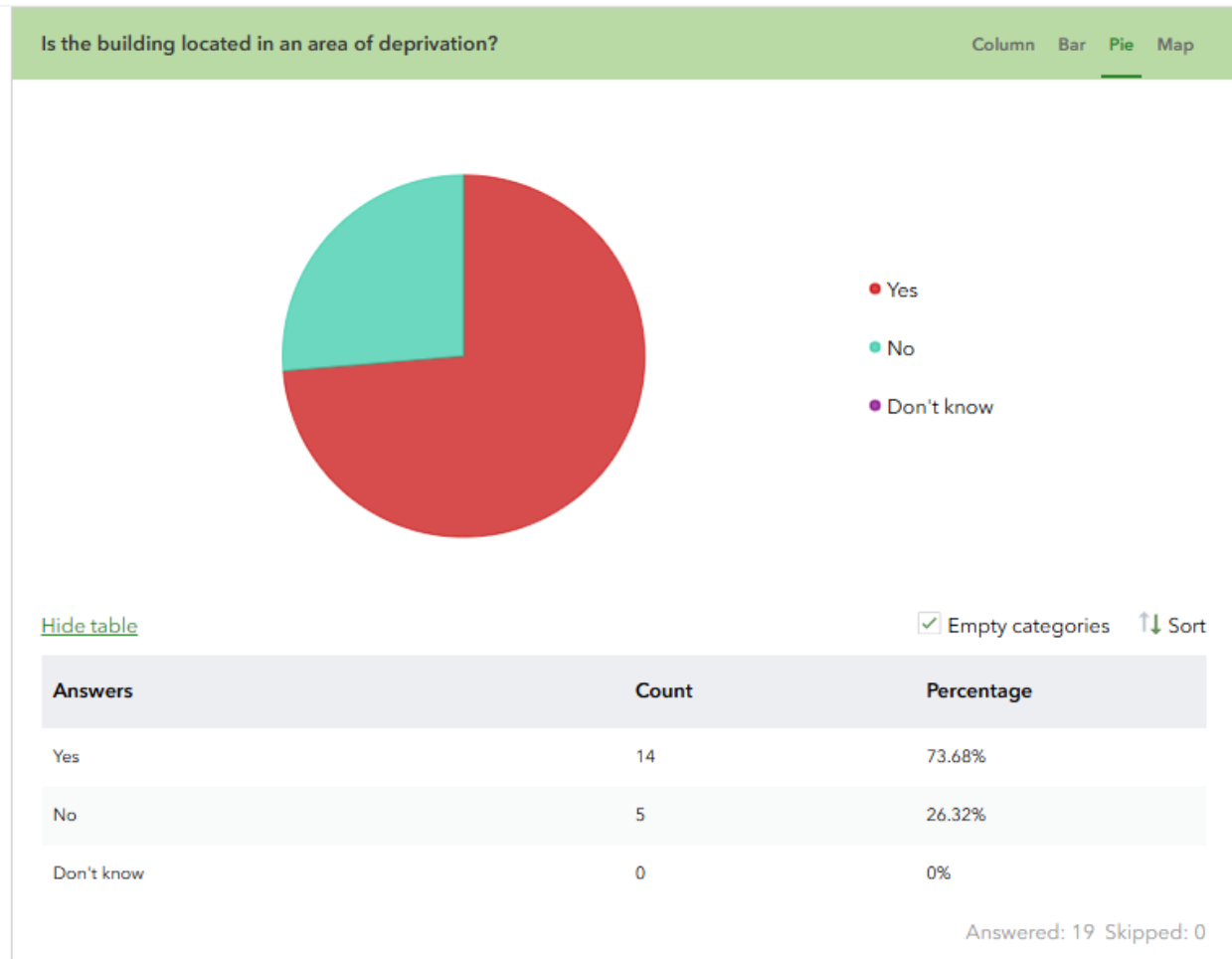


Figure 8 - HARNI saves in Area of Deprivation

14 of the buildings saved were in areas of deprivation. As the majority of buildings on the at risk database are within an area of deprivation, it is more likely that buildings removed will be from areas of deprivation.



Figure 9 - HARNI saves by Jobs created

Interviewees gave a breakdown of jobs created during and after the restoration process. Six buildings saved saw no jobs created, being buildings returned to private ownership and saw job creation in the form of the restoration, but no jobs created thereafter. There were two large scale projects which saw numerous jobs created being the Templemore Baths and the Titanic Pump House structure. Six structures restored have been turned into tourist accommodation which create and sustain numerous jobs. These figures are a rough estimate from the data provided and include part time and full-time employment directly from the project.



Figure 10 - HARNI saves by social benefit

Of the individuals asked the respondents noted that the projects resulted in greater pride of place, namely that a building restored had boosted the historic environment. Others noted that the reuse and restoration of the building improved their knowledge and appreciation of historic buildings. Additionally reuse of buildings has helped capacity building and improved their well-being. The historic environment has an important part to play in wider community benefits that are more complex to define and gauge value.

Local Authority	Financial Year	DEA	Count of DEA
<b>Belfast City Council</b>			
	<b>23-24</b>	Balmoral	2
		Botanic	4
		Oldpark	1
		Titanic	2
	<b>23-24 Total</b>		<b>9</b>
<b>Causeway Coast &amp; Glens Council</b>			
	<b>23-24</b>	Bann	1
		The Glens	3
	<b>23-24 Total</b>		<b>4</b>
<b>Derry City and Strabane Council</b>			
	<b>23-24</b>	Derg	2
	<b>23-24 Total</b>		<b>2</b>
<b>Lisburn Castlereagh</b>			
	<b>23-24</b>	Downshire West	2
		Lisburn North	1
	<b>23-24 Total</b>		<b>3</b>
<b>Newry Mourne and Down Council</b>			
	<b>23-24</b>	Downpatrick	1
	<b>23-24 Total</b>		<b>1</b>

Figure 11 - HARNI saves by Council Area and DEA

Three heritage at risk saves were long standing buildings at risk on the register for over 20 years. 4 additions to the register in 2022-2023 were saved in 2023-2024. Two structures had previously been on the register and saved before being added back again, being the Titanic Pumphouse and 3 Moyle Road, Newtown Stewart. Another had been noted as vacant but was soon reoccupied. One structure had been technically saved in the previous financial year, but this had been overlooked, 1 Arthur Street Hillsborough.

Additionally, the buildings saved were a mix of residential and commercial. Six of the buildings are to be used as tourist accommodation. Seven of the structures are to be used as housing, this includes private residential housing to larger projects such as at Belvoir Hospital and Brookfield Mill. One building was a Mausoleum and is restored as was. One structure has been reused as a whiskey distillery while another has been restored as a leisure facility incorporating the historic baths and pools at Templemore Baths.



## Heritage at Risk additions 2023-2024

A Heritage at Risk addition is a structure deemed at risk and added to the heritage at Risk Register.

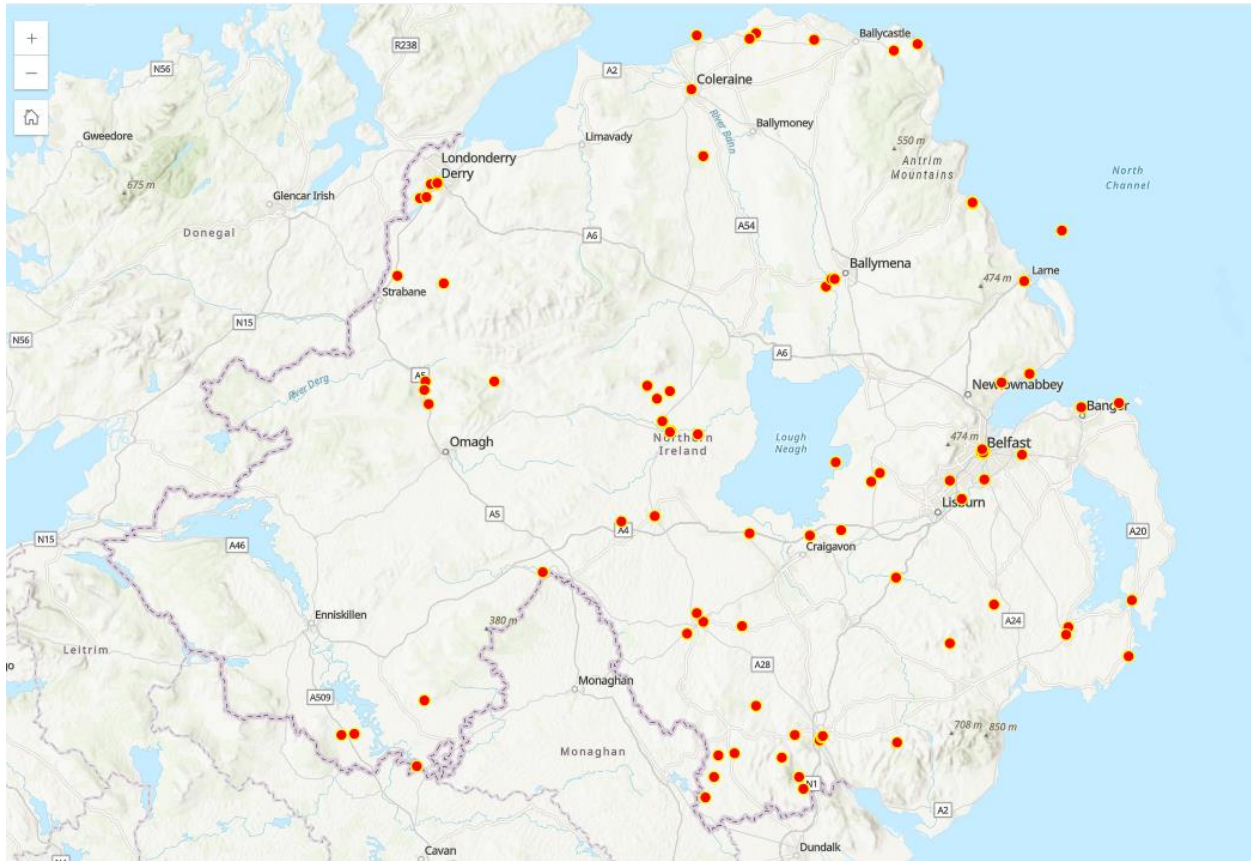


Figure 12 - Spread of HARNI additions in 2023-2024

<b><u>Grade of Additions in 2023-2024</u></b>	
<b>Grade</b>	<b>Count of Financial Year</b>
<b>A</b>	1
<b>B</b>	3
<b>B+</b>	6
<b>B1</b>	36
<b>B2</b>	37
<b>No</b>	13
<b>SMR</b>	0
<b>Total</b>	<b>96</b>

Figure 13 - HARNI additions by Listing Grade

86% of additions in the year 23-24 were listed buildings with 13% being unlisted structures. This is the least number of unlisted structures added to the register since 2018 and there is a much greater focus on listed structures to provide a more accurate reflection on heritage at risk within the known listed building stock in Northern Ireland. Of the 13 unlisted buildings ten are within an Area of Townscape Character or Conservation Area.

### **Area of Deprivation**

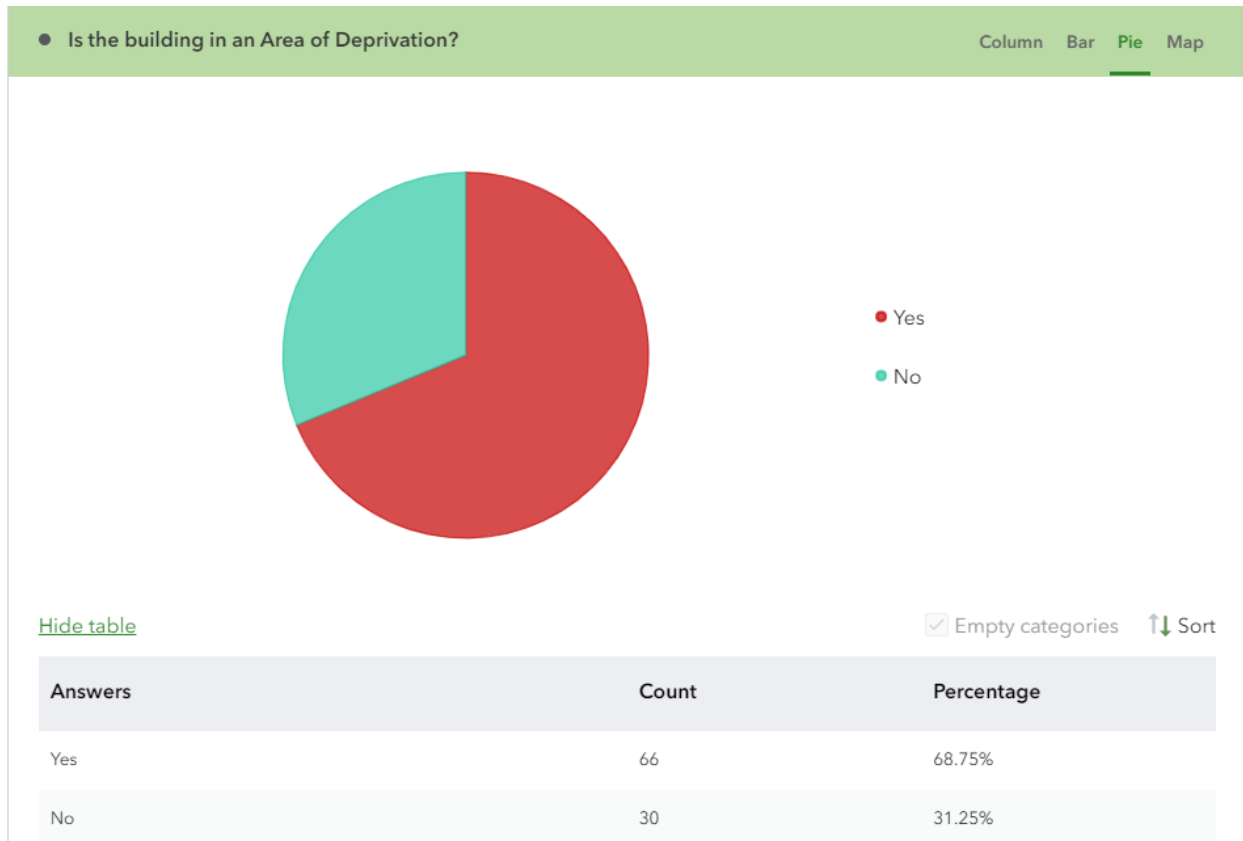


Figure 14 - HARNI additions in Area of Deprivation

A higher percentage of buildings were added that were in areas of deprivation for the year 23-24. 68% were noted as areas of deprivation using the NISRA postcode finder.<sup>5</sup> A structure qualifies for this if they fall below 445 on the Multiple Deprivation Measure. Further details of this designation were discussed on page 7.

<sup>5</sup> Link to NISRA

## Condition

### 5. HAR Assessment

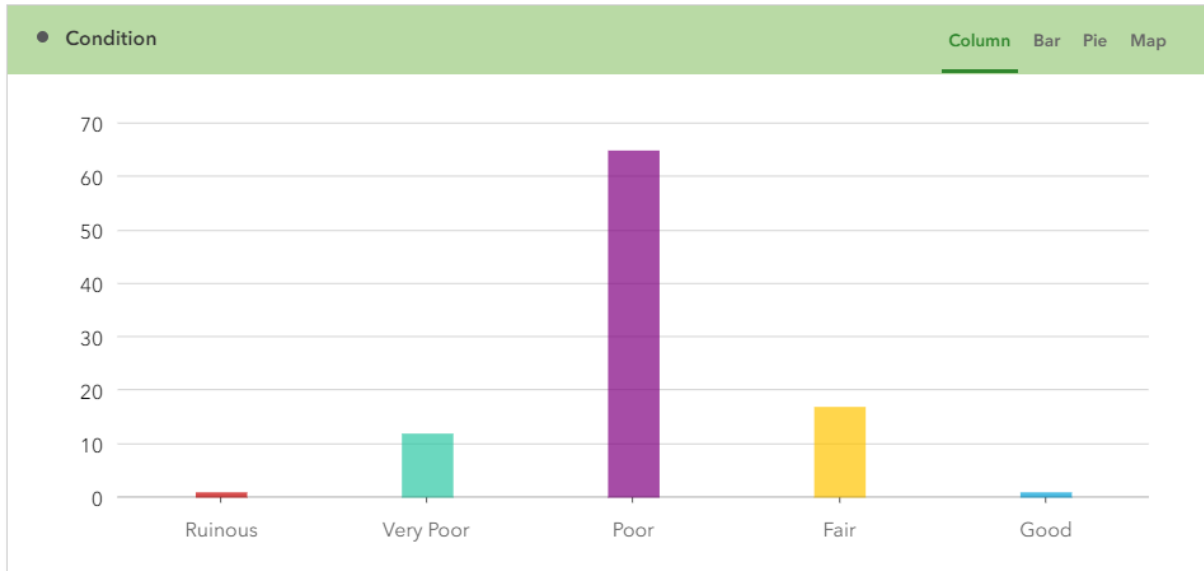


Figure 15 - HARNI additions by Condition

Condition is the key factor for addition to the register and this takes into consideration a number of factors such as roof, rainwater goods, windows and wall condition. Of the structures added to the register over 67% were in a poor condition. There was one “ruinous” structure added, the unlisted Summer House on Rams Island. A small proportion of the buildings surveyed were in a “Fair” or “Good” condition.

## Degree of Risk<sup>6</sup>

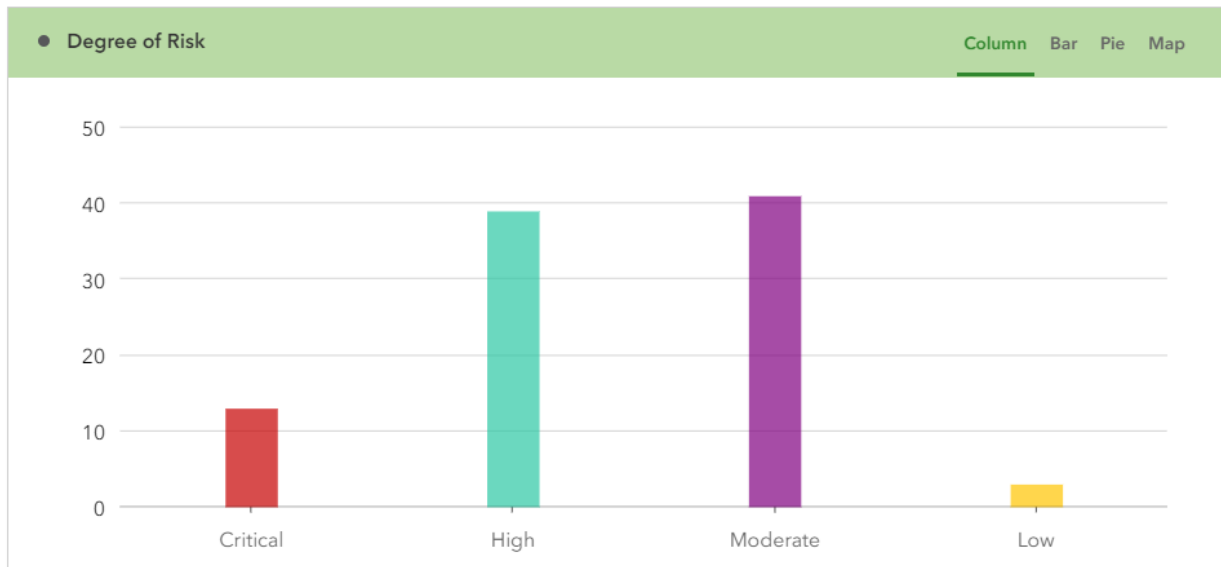


Figure 16 - HARNI additions by Degree of Risk

Risk is categorised as Low, Moderate, High or Critical. There are again many factors that influence the degree of risk to a building and will include demolition pressure, threat of vandalism, damage to the roof etc. As was the case last year the majority of buildings added fall under the “Moderate” degree of risk followed closely behind by “High”. In 21-22 it was 45% and in 22-23 it was 46% Moderate and 23-24 it was 42%. “High” degree of risk was particularly above the normal compared to previous years. Critical degree of risk stayed much the same as last year and low risk was below last year.

<sup>6</sup> Degree of Risk, Criteria and Condition assessments can be found in this document - [https://ulsterarchitecturalheritage.org.uk/wp-content/uploads/2019/01/UAH\\_BHARNI-Report\\_2019\\_FINAL.pdf](https://ulsterarchitecturalheritage.org.uk/wp-content/uploads/2019/01/UAH_BHARNI-Report_2019_FINAL.pdf)

## Occupancy

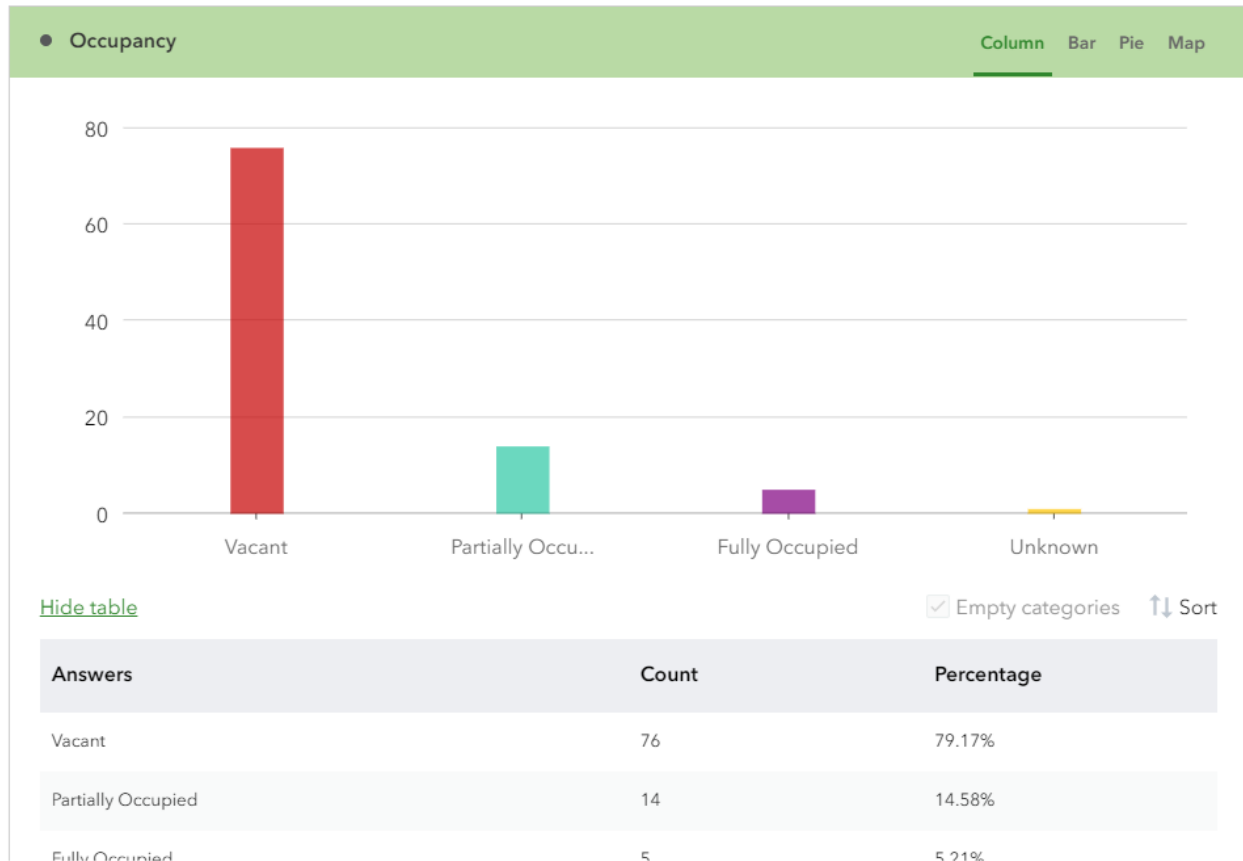


Figure 17 - HARNI additions by Occupancy

A higher proportion of buildings added were noted as vacant in 23-24. 79% were noted as vacant. The vast majority of buildings on the register are vacant and work will continue to provide a reflection of the amount vacant and occupied in the coming year. This will hopefully provide evidence to suggest a solution around this issue.

## Difficulty Rating



Figure 18 - HARNI additions, Difficulty Rating

This is a rating to note how “difficult” it may be to save or remove a building from the heritage at risk register. This can be useful information as it can be used to identify potential owners but also provides an analysis of how much work is needed for projects. 60% were in a moderate difficulty rating followed by 30% which were noted as difficult. Difficulty can be helped by maintenance which would reduce water ingress, damp or rot which can cause difficulty to structures in the long run.

## Types of structure added

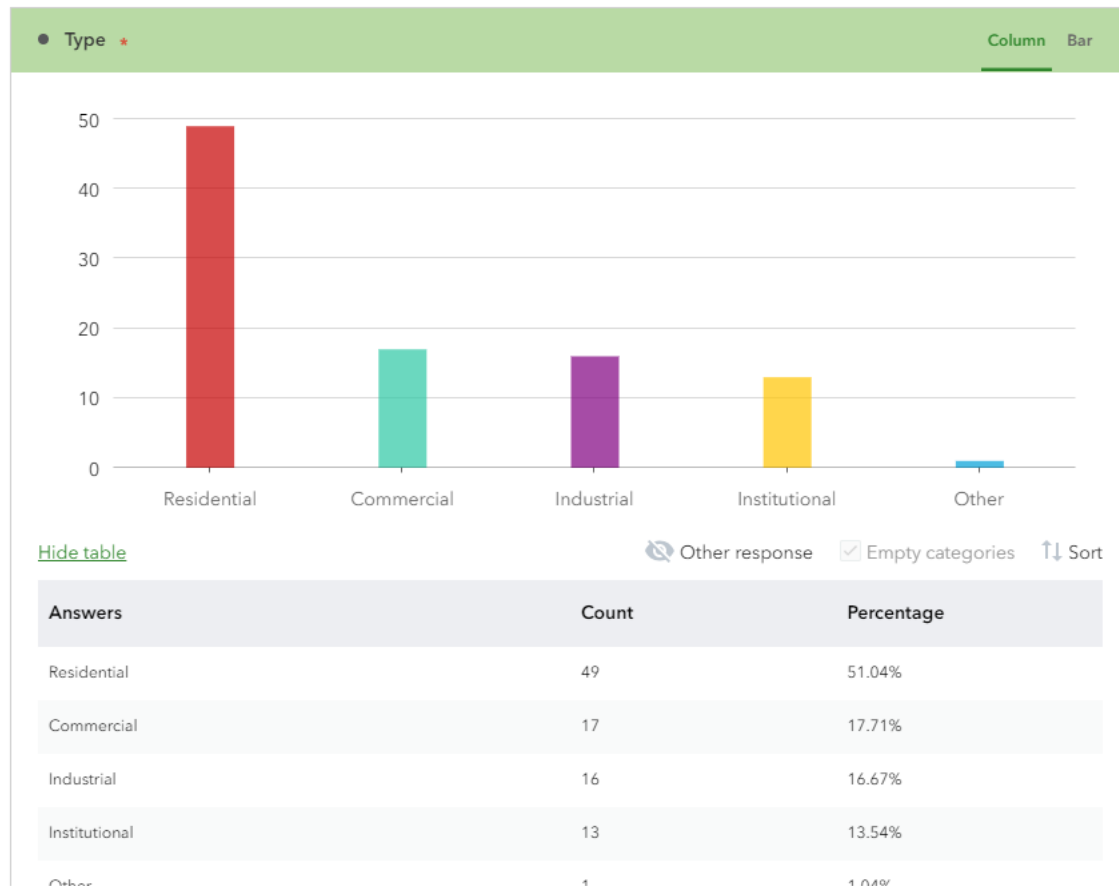


Figure 19 - HARNI additions by building type

Residential buildings continue to make up a large proportion of heritage at risk additions. 51% of additions were classified as residential, compared to 53% last year and 51% the previous year. Industrial and Institutional sites also continue to grow at a similar pace. Institutional structures include Church structures, banks or former workhouses. Commercial buildings can include shops and former hotels. Residential structures therefore offer huge potential for reuse as these structures do not require a change of use.

Within the data there is a large quantity of vernacular buildings and structures, in fact vernacular buildings proved to be the most common building type added. 23 structures fall under the term vernacular or rural houses, while some other structures like mills are also vernacular in nature. This is a worrying trend and does not get the same airtime as the decline in the high street for example. Vernacular additions in 22-23 were also the highest coming to 35. The number in 21-22 was 25. Therefore, vernacular additions are stubbornly high compared to other building types. This may be a reflection that more vernacular structures have been identified by the Heritage at Risk Officer through increased surveying and information being passed on by Area Architects.

Vernacular and Thatch Heritage at Risk Additions 2020-2024		
Year	Additions Vernacular and Rural house	Thatch Additions
20-21	22	11 (of which 4 TUTs)
21-22	25	4 (of which 1 TUT)
22-23	35	6 (of which 4 TUTs)
23-24	23	4 (of which 1 TUT)

Three structures added in 23-24 were also thatched. High Street structures like banks, and shops continue to be added at a steady rate.

### Heritage at Risk criteria

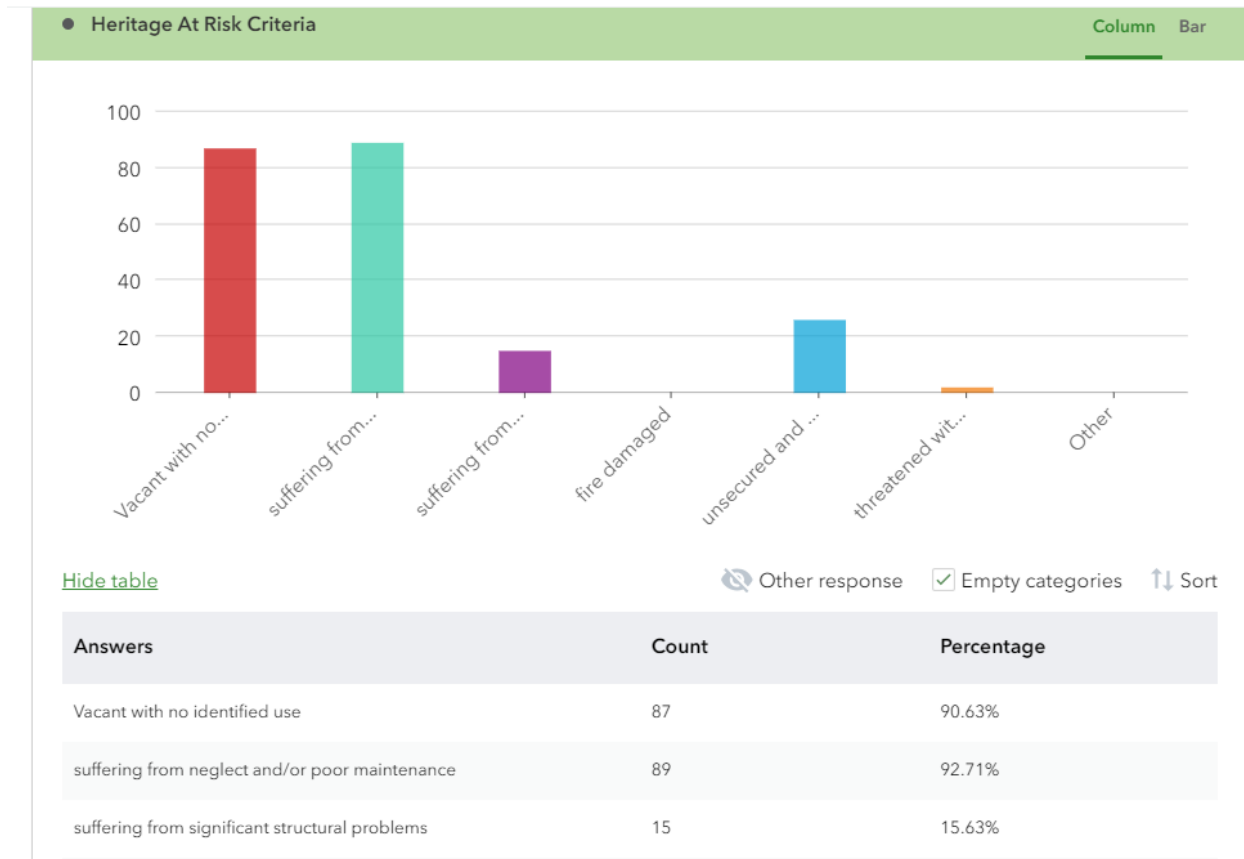


Figure 20 - HARNI additions by reason for addition



Of the buildings added the majority fell into the category of “vacant with no identified use” and “suffering from neglect and/or poor maintenance”. This is again similar to results in previous years. Vacancy and lack of maintenance are therefore the main reason why buildings get added to the register in the first place.

## Roof condition

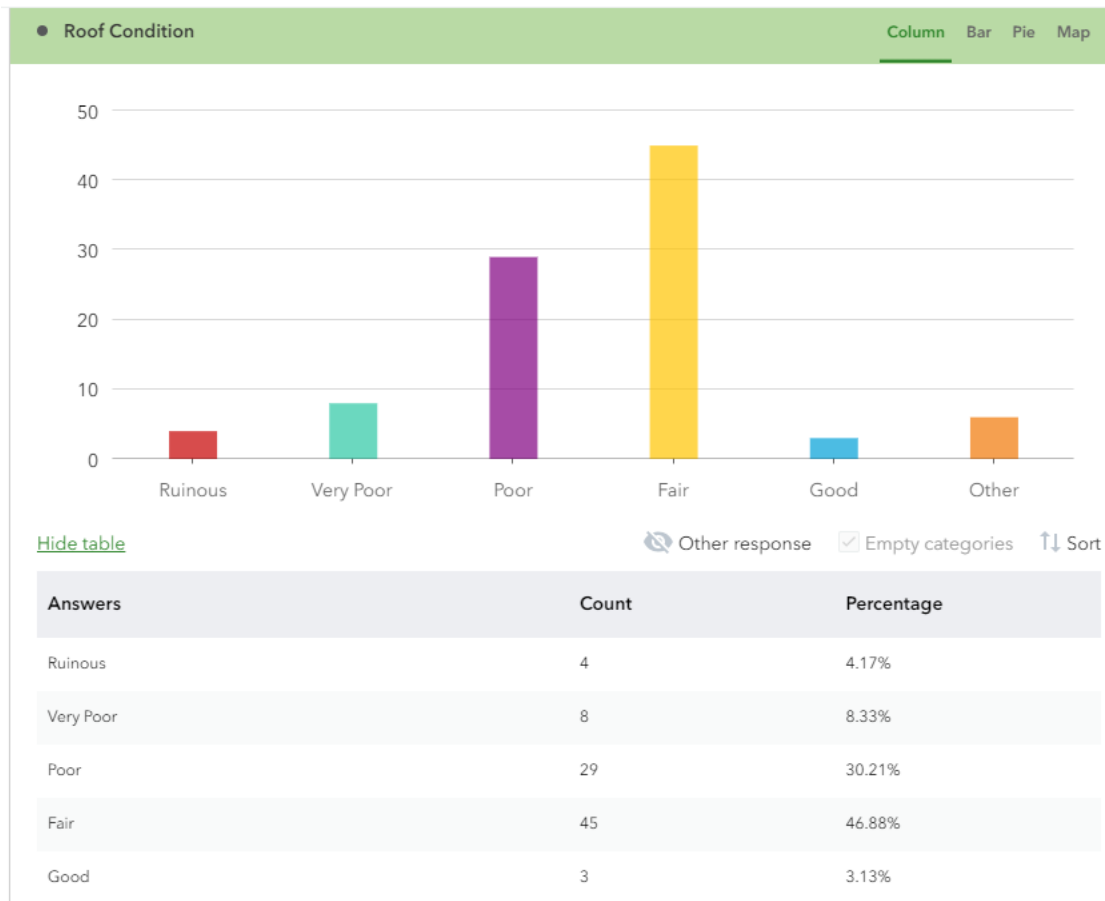


Figure 21 - HARNI additions by Roof condition

Roof condition is a good indicator on the overall health of a building. Buildings with poor roofs will be in the higher risk category and ultimately the overall condition of the building. Many buildings had a roof condition noted as “fair” which compares similarly with last year. There was a high proportion of poor roof conditions where there may be slipped or missing slates. A “very poor” roof will have numerous slipped slates and a “ruinous” roof will not have a roof. This includes the Gate Lodge on the Galgorm Estate and the Church ruins at Camlough, Co. Armagh.

16 structures were noted as being vernacular or rural houses with Poor or Very Poor roof conditions. These structures are likely to be more fragile compared to other types as many are often in exposed locations and may not have adequate maintenance in place.

### **Doors, windows and external joinery condition**



Figure 22 - HARNI additions by external joinery condition

Doors, windows and external joinery are another element that helps to discern the overall condition of a building and its risk category. The majority of such were in a “poor” condition. Windows that are broken will let in the elements and can attract vandalism or damage. External joinery in a poor condition may be showing signs of decay such as a window where putty is missing, and paint has flaked off. A window in fair condition could be showing some signs of decay but ultimately in a fair and working condition. This includes doors, each addition will have a description of why it is in a fair condition or a poor condition.

Historic woodwork and doors if not maintained can be detrimental to the overall condition of the building and cause an unnecessarily larger cost to repair.

### **Gutters and rainwater goods**

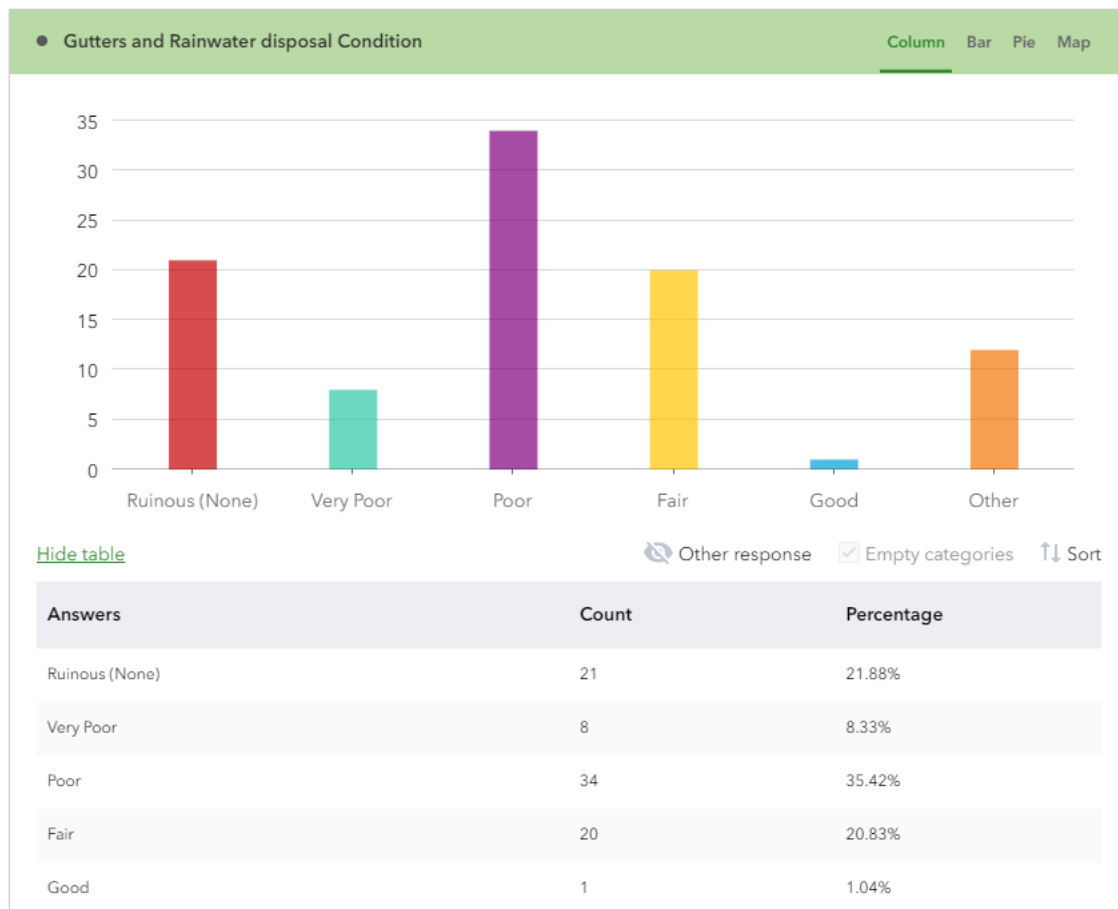


Figure 23 - HARNI additions by Rainwater Goods

Gutters and rainwater goods are an important element for many historic buildings. Their absence might be a sign that a building is not being maintained resulting in other issues for the structure. The majority of structures surveyed had poor – ruinous (no) guttering. This is a common factor for a number of structures being added to the at-risk register coupled with issues to external joinery and structural issues.

**Heritage at Risk Additions by Council Area and District Electoral Area 2023-2024**

Local Authority	Financial Year	DEA	Count of DEA
<b>Armagh, Banbridge and Craigavon Council</b>			
	<b>23-24</b>	Armagh	3
		Craigavon	1
		Cusher	1
		Lagan River	3
		Lurgan	1
		Portadown	1
	<b>23-24 Total</b>		<b>10</b>
<b>ABC Total</b>			<b>197</b>
<b>Antrim Newtownabbey Council</b>			
	<b>23-24</b>	Airport	1
	<b>23-24 Total</b>		<b>1</b>
<b>AN Total</b>			<b>35</b>
<b>Ards and North Down Council</b>			
	<b>23-24</b>	Ards Peninsula	1
		Bangor East and Donaghadee	1
	<b>23-24 Total</b>		<b>2</b>
<b>AND Total</b>			<b>47</b>
<b>Belfast City Council</b>			
	<b>23-24</b>	Balmoral	1

		Botanic	4
		Castle	1
		Collin	1
		Oldpark	1
		Ormiston	1
	<b>23-24 Total</b>		<b>9</b>
<b>BC Total</b>			<b>116</b>
<b>Causeway Coast &amp; Glens Council</b>			
	<b>23-24</b>	Bann	1
		Causeway	4
		Coleraine	1
		Giants Causeway	2
		The Glens	3
	<b>23-24 Total</b>		<b>11</b>
<b>CC&amp;G Total</b>			<b>97</b>
<b>Derry City and Strabane Council</b>			
	<b>23-24</b>	Derg	1
		Sperrin	2
		The Moor	7
		Waterside	1
	<b>23-24 Total</b>		<b>11</b>
<b>DCS Total</b>			<b>80</b>
<b>Fermanagh &amp; Omagh Council</b>			

	<b>23-24</b>	Erne East	2
		Erne West	2
		Mid Tyrone	3
	<b>23-24 Total</b>		<b>7</b>
<b>F&amp;O Total</b>			<b>130</b>
<b>LC</b>			
	<b>23-24</b>	Downshire West	1
		Killultagh	2
	<b>23-24 Total</b>		<b>3</b>
<b>LC Total</b>			<b>53</b>
<b>Mid and East Antrim Council</b>			
	<b>23-24</b>	Ballymena	3
		Carrick Castle	4
		Coast Road	4
		Knockagh	1
	<b>23-24 Total</b>		<b>12</b>
<b>MEA Total</b>			<b>64</b>
<b>Mid Ulster Council</b>			
	<b>23-24</b>	Clogher Valley	2
		Cookstown	7
		Dungannon	1
		Magherafelt	1
	<b>23-24 Total</b>		<b>11</b>

<b>MU Total</b>			<b>118</b>
<b>Newry Mourne and Down Council</b>	<b>20-21</b>		
	<b>23-24</b>	Downpatrick	3
		Newry	3
		Slieve Croob	3
		Slieve Gullion	9
		The Mournes	1
	<b>23-24 Total</b>		<b>19</b>
			<b>175</b>

Figure 24 - HARNI additions 2023-2024 by Council Area and DEA

## **Heritage at Risk Demolitions 2023-2024**

In regard to demolitions 2023-2024 saw two unlisted buildings demolished the same number as 2019-2020 and 2021-2022. Both structures were located in Mid Ulster Council. One of the structures was located in Bellaghy and was recently added to the register in 2022-2023 while Perry Street in Dungannon has been on the register from the beginning. Demolition at Perry Street occurred throughout 2023 and is currently being replaced by modern housing in the style of buildings that were present at Perry Street. The structures made up part of the Northland Conservation Area. The total number of demolitions sits at 28. Below is a breakdown of the demolitions by Council Area.

<b>Council Area</b>	<b>Count of Council Area</b>
Armagh, Banbridge and Craigavon	5
Antrim and Newtownabbey	2
Ards North Down	1
Belfast Council	5
Causeway Coast Glens	1
Derry City and Strabane	5
Fermanagh & Omagh	4
Lisburn and Castlereagh	1
Mid and East Antrim	1
Mid Ulster	2
Newry Mourne and Down	1
<b>Grand Total</b>	<b>28</b>

*Figure 25 - HARNI demolitions by Council Area*



## **Conclusion**

The HARNI project, its register, the statistics and data it generates, act as a 'real time' indicator, both for the condition of individual assets and the identification of trends in the condition of the broad historic environment. The officer visited over 100 sites (reviews and additions) within the year alongside HED staff visits. The UAH officer retains a spreadsheet of buildings visited which in turn ensures that buildings are not revisited unnecessarily. Reviews of buildings already on the database note some progress to structures, but in the vast majority of cases there is either no change or that deterioration continues. Vacancy continues to be the major reason why buildings are added to the database mixed with maintenance issues. Collaboration with HED, local Council and other stakeholders such as Architectural Heritage Fund and National Churches Trust continue to be useful ways to share knowledge and point owners in the right direction. The Heritage at Risk officer continues to engage and encourage owners of historic structures to be aware of maintenance issues that may lead to long term issues. The officer provided a range of talks on Heritage at Risk across Northern Ireland on the subject highlighting buildings at risk and the positive case studies showing how decline has been reversed.

The majority of buildings added to the register in 2023-2024 were vacant and as such face challenges in making them habitable again. 79% of buildings added in 2023-2024 were vacant a similar amount to the previous year, showing that vacancy is a substantial issue that needs to be addressed. When buildings are vacated there is reduced surveillance and upkeep which can cause costly long-term problems.

The report also highlights the majority of buildings added in 2023-2024 were residential ranging from big houses to smaller vernacular buildings. Twenty-three structures can be described as being either vernacular or rural houses which make up the bulk of those added to the register in 2023-2024. A number of these structures are new listings. Three of the structures added are thatched and there was one thatch under tin (TUT). These additions especially thatch will need to be watched closely to ensure that they do not deteriorate further. A number of these structures were identified in the 2021-2022 thatch survey report.<sup>7</sup>

Analysis of the buildings saved noted that most were reused for commercial use rather than residential. This is a positive development and continuing trend but is further proof that more help is needed for private owners of residential buildings to find solutions to their reuse and bring them back into living buildings. One of the structures brought back however is a large Mill building (Brookfield Mill) providing housing in an area of housing need. It is worthy to note that

---

<sup>7</sup> Link

over 340 structures have been saved over the duration of the Heritage at Risk Project. It shows that there are case studies to show how once at-risk structures have been brought back to life and adapted for future generations to enjoy.

The number of additions continues to grow at a quick pace but there is still evidence that many of the buildings added have a future after the heritage at risk diagnosis. For example, some structures added have been removed relatively quickly once a new use has been found. With now over 340 saves throughout the heritage at risk project there is potential to use these case studies to encourage and inspire heritage at risk owners. Closer collaboration with owners has been fostered over the past year and advice and guidance has been passed but there is still a significant proportion of owners to communicate with. Listed buildings, local unlisted historic structures and scheduled monuments are a finite delicate resource but provide our cities and rural areas with a rich and unique history.

**Case Study: Addition - LIBRARY(EX), 47 WOODVALE, BUSHMILLS, CO. ANTRIM**

47 Woodvale is a B2 listed former market house associated with the adjacent Clock Tower. It is a two-storey, hipped roof coursed basalt building in the centre of Bushmills. The main entrance faces Woodvale Park being round headed with brick surrounds. Above the doorway is a blank plaque. A key building within the Conservation Area and its central location would offer a number of reuse opportunities. The building is suffering from ineffective guttering leading to water ingress while most windows and boarded up.

The building was identified during a visit to Bushmills in May 2023. A number of other sites were identified on the same day. Images were taken of the site covering as many angles as possible. A proforma was then filled in noting the external appearance of the building and reasons for its inclusion to the register. It was subsequently added to the register - <https://apps.communities-ni.gov.uk/harni/barniview.aspx?id=1651&js=false>



### **Case Study – Save – Ramoan Rectory, Ballycastle**

Ramoan Rectory is a B+ listed former rectory dating from 1811. It continued to serve in this function until 1980 and soon it passed into different hands. The structure had fallen vacant however by 2016 and there as vandalism and decay to the site. It was then subsequently added to the heritage at risk register in 2019. The current owners purchased the site in 2017 and began to draw up plans for its reuse and repairs to make it watertight. UAH were made aware of the restoration via a social media post from a regional newspaper and contact was then made with the owners. A site visit with a colleague from HED was made where we spoke to the owner to discover more about the process. The Heritage at Risk Officer also wrote an article on the restoration for the Royal Society of Ulster Architects Journal, Perspective Magazine in October 2023. Following a meeting with HED the building was agreed to be removed from the Heritage at Risk Register as a Save.

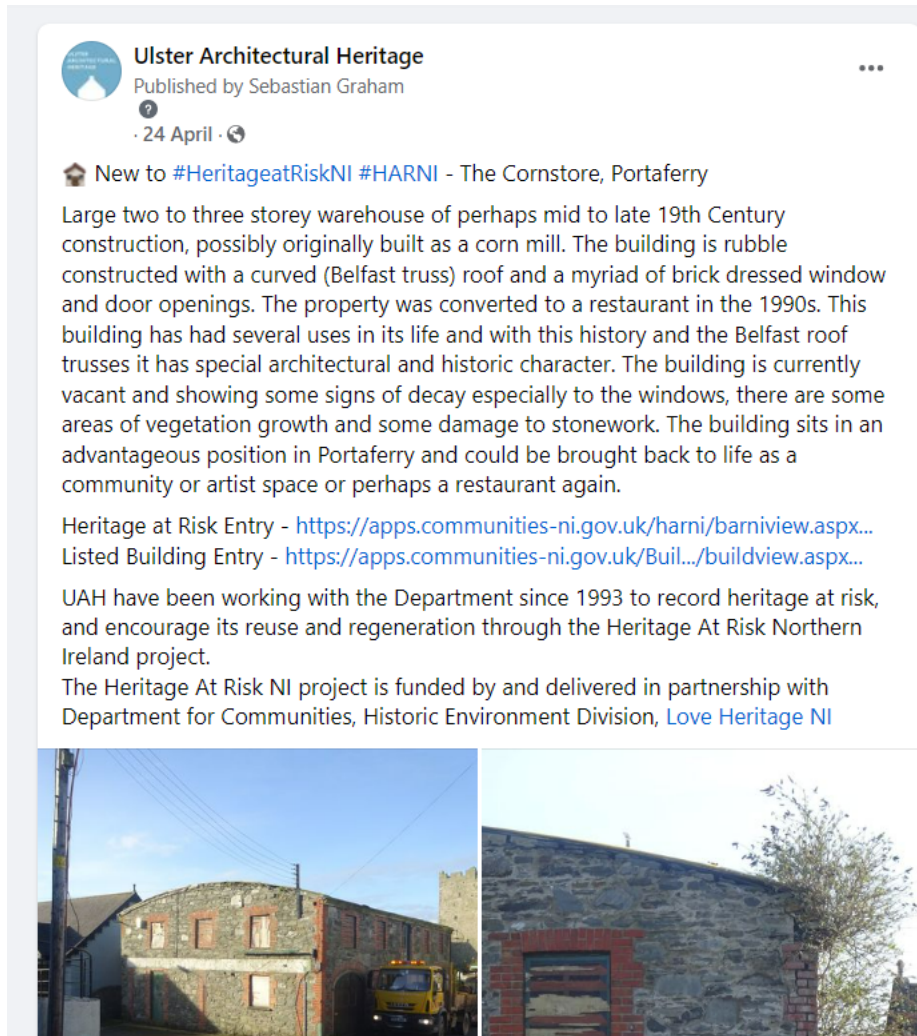


# HARNI Engagement 2023-2024

## Example RSUA Perspective Article, April 2023 (One of six published in 2023-2024)



## Social media posts (120 on theme of HARNI or project updates via Facebook, X or Instagram)



## Heritage at Risk enquiries – 76

**Site Visits –114 – Images uploaded to HED DAMS database and spreadsheet kept of individual visits and outcome. Example photograph from Silverbrook Mills, Donemana, June 2023**



**9 Talks on theme of Heritage at Risk across Northern Ireland – Example, Historic Buildings of Potential to Cookstown Library, 23<sup>rd</sup> May - Image courtesy of LibrariesNI**





**Appendix 1 – List of Heritage at Risk additions 2023-2024**

HB Reference	Grade	HARNI Reference	Address
HB01	No	01/19/015	1 and 3 Artillery Street, Londonderry County Londonderry BT48 6RG
HB01/04/001 C	B2	01/04/001	The Walled Garden Prehen House Prehen Co Londonderry
HB01/12/010	B1	01/12/003	Milltown Lodge Farm Adjacent to 8 Ballougry Road Termonbacca Co. Londonderry BT48 9XJ
HB01/16/001 A	B1	01/16/001	Mortuary Chapel Lone Moor Road Londonderry Co. Londonderry BT48 9LA
HB01/19/043 A	B1	01/19/016	1 Shipquay Place, Londonderry, BT48 6DH
HB01/19/044 A	B2	01/19/017	3 Foyle Street, Londonderry,
HB01/19/044 C	B2	01/19/018	17 Foyle Street, Londonderry, BT48 6HH
HB01/19/062	B+	01/19/014	Carlisle House 20A Carlisle Rd Londonderry Co Londonderry BT48 6JN and 3 Horace St
HB03	No	03/10/003	10 Lansdowne Crescent, Portrush, BT56 8AY
HB03	No	03/10/004	21 Lansdowne Crescent, Portrush, BT56 8AY
HB03/03/013	B1	03/03/003	Watch House Ballydevitt Road Coleraine Co.Londonderry

HB03/18/004	B2	03/18/001	Former Halifax Bank 24 The Diamond Coleraine Co. Londonderry BT52 1HL
HB05/04/039	B1	05/04/003	Former Radar Station Torr Road Ballycastle Co. Antrim BT54
HB05/04/045	B+	05/04/002	Ballyvennaght Mill Mill Road Near 144 Cushendall Road Ballypatrick Ballycastle Co. Antrim
HB05/08/005 C	B2	05/08/022	Farm yard Dundarave Estate Bushmills County Antrim BT57 8ST
HB05/08/005 G	B2	05/08/019	Walled garden (North) Dundarave Estate Bushmills County Antrim BT57 8ST
HB05/08/078 B	B2	05/08/023	Library(ex) 47 Woodvale Bushmills Co. Antrim
HB05/08/083 A	B	05/08/021	76 Main Street, Bushmills, Co. Antrim
HB05/10/015	B1	05/10/001	Dwelling house on unnamed access lane to No 28 Ballinlea Road Maghernahare Ballycastle BT54 6NL
HB06	No	06/03/005	West Maiden Lighthouse, nr. Larne, County Antrim
HB06/02/008 A	B2	06/02/004	7 Castle Street Glenarm Ballymena Co Antrim BT44 0AT
HB06/02/032 A	B2	06/02/005	10 Altmore Street, Glenarm, BT44 0AR
HB06/02/039	B2	06/02/007	35-37 Toberwine Street, Glenarm, Co. Antrim, BT44 0AP
HB07/15/043	B1	07/15/006	Gatekeeper/Head Ploughman's House (aka Round House) Galgorm Castle Ballymena Co. Antrim
HB07/15/046	B1	07/15/008	21 Sourhill Road, Galgorm, Ballymena, BT42 2NB
HB07/15/051	B2	07/15/009	71 Nursery Road Gracehill Tullygowan Ballymena Co. Antrim BT42 2QA
HB09/03/002	B2	09/03/002	Drumard Hill 46 Turnaface Road Cookstown Co Londonderry BT80 9XF

HB09/03/008 H	B2	09/03/007	Harry's Bridge, Lissan House Demesne, Drumgrass Road, Cookstown, BT80 9SW
HB09/03/009	B+	09/03/009	Dunmore, 99 Lough Fea Road, Cookstown, BT80 9SR
HB09/05/001 A	A	09/05/012	Killymoon Castle 60 Castle Road Cookstown BT80 8TN
HB09/05/001 C	B1	09/05/010	Saw Mill at Killymoon Castle, 60 Castle Road, Cookstown, BT80 8TN
HB09/08/021	B+	09/08/002	Kingsmill Farm, 62 Ballynargan Road, Stewartstown, Co. Tyrone, BT71 5NF
HB09/13/011 E	B2	09/13/007	62 James Street Cookstown Co Tyrone BT80 8LT
HB09/13/011 F	B2	09/13/008	64 James Street Cookstown Co Tyrone BT80 8LT
HB10/09/027	B1	10/09/003	Silverbrook Mills 90 Brook Road Donemanagh Strabane Co Tyrone BT82 ORX
HB10/11/019	B1	10/11/005	38 Station Road Ballymagorry Strabane Co. Tyrone BT82 0AX
HB11/08/004	B2	11/08/002	Blackrock Bridge, Lislap West, Omagh, Co Tyrone
HB11/08/005	B2	11/08/003	Broadford Bridge to north of Mellon Road Omagh Co Tyrone BT78 5QU
HB11/16/034	B2	11/16/002	26 Carrigans Road Newtownstewart Co Tyrone BT78 4EQ
HB11/17/005	B2	11/17/001	23 Glenmacoffer Road Omagh Co.Tyrone BT79 7RJ
HB12/01/041	B1	12/01/009	Armagh Manor Ballagh Lisnaskea Co. Fermanagh
HB12/02/083	B1	12/02/003	Donaghue's Cottage, 19 Derrykerrib Road, Newtownbutler, BT92 8GB

HB12/08/018	B1	12/08/012	Callowhill Mill Milltown Derrylin Enniskillen Co.Fermanagh
HB12/08/026	B1	12/08/009	46 Mullylun Road Derrylin Enniskillen Co. Fermanagh BT92 9NB
HB13/03/007	B1	13/03/007	The N bridge at Favor Royal House Favour Royal Road Augher Dungannon Co Tyrone BT77 OEW
HB13/13/003	B1	13/13/002	Gate Lodge, Parkanaur House Castlecaulfield Co.Tyrone
HB13/20/012	B1	13/20/009	Convent Of Mercy Northland Row Dungannon Co.Tyrone
HB14/01/087	B2	14/01/003	37 Cloncore Road Craigavon Co Armagh BT62 1UT
HB14/03/019	B2	14/03/005	Vernacular house (East of 44) Boconnell Lane Lurgan Craigavon
HB14/08/002	B	14/08/002	Kilmore House 112 Kilmore Road, Craigavon Co.Armagh
HB15/13/034	B1	15/13/009	2 Main Street, Hamiltonsbawn, Co.Armagh, BT60 1LP
HB15/14/011	B2	15/14/006	Milford County Primary School, Hill Street, Milford, Co. Armagh
HB15/16/023	B2	15/16/010	Former Drumcaine Mill Loughgall Road Armagh BT61 7NN
HB15/17/041	B2	15/17/016	Victoria House, 109 Barrack Hill, Armagh,
HB16/07/066	B1	16/07/007	119 Rostrevor Road, Hilltown, Co. Down, BT34 5TZ
HB16/13/007	No	16/13/006	St Luke's C of I Church Killeavy Newry

HB16/15/023	B1	16/15/003	19 Foughilletra Road Jonesborough Newry Co Armagh BT35 8RH
HB16/17/024	B1	16/17/004	3 Corliss Road Corliss Crossmaglen Co. Armagh BT35 9AY
HB16/18/008	B2	16/18/004	Harrymount House, Tullyvallen West Road, Newtownhamilton, Co Armagh BT35 0BU
HB16/18/029	B2	16/18/006	50 Annaghmare Road Crossmaglen BT35 9BG
HB16/18/031	B1	16/18/007	46 Sheetrim Road Sheetrim Newtownhamilton Co. Armagh BT35 0LP
HB16/19/002	B2	16/19/004	Camlogue C of I Old Church Ruins, Camlogue, Co.Armagh
HB16/19/028	B2	16/19/005	50 Ballard Road, Armagh, BT35 9UN
HB16/20/041	B1	16/20/006	24 Ballintate Road, Ballintate, Co.Armagh, BT60 2LB
HB16/26/006	B1	16/26/006	11 Sugar Island Newry Co Down BT35 6HT
HB16/28/029	B1	16/28/020	9-10 The Mall, Newry, Co Down, BT34 1BX
HB16/29/003	B1	16/29/001	Queen Street House 53 Dominic Street Newry Co Down BT35 8BN
HB17	No	17/15/011	9 Church Street, Dromore, BT25 1AA
HB17/10/022	B2	17/10/002	The Cottage, 29 Legananny Hall Road, Banbridge, Co Down, BT31 9TL

HB17/10/024	B1	17/10/004	16 Drumlee Road, Ballyward, Castlewellan, Co Down, BT31 9RS
HB17/15/018	No	17/15/007	17 Bridge Street, Dromore, Co Down, BT25 1AN
HB17/15/025	B1	17/15/009	15 Church Street, Dromore, Co.Down, BT25 1AN
HB18/09/065	B1	18/09/009	Watch House Ballyhornan Ardglass Downpatrick Co.Down
HB18/16/012	B	18/16/001	Wells, Spa, Ballymacarn, Ballynahinch, Co. Down
HB18/18/027	B2	18/18/007	Former Workhouse 24 Strangford Road Downpatrick Co. Down BT30 7SG
HB18/20/058 G	B1	18/20/024	1 Irish Street, Downpatrick, BT30 6BN
HB19	No	19/01/009	Summer House, Rams Island
HB19/01/061 B	B1	19/01/010	Threshing mill 7 Legaterriff Road Ballinderry Upper Lisburn Co Antrim BT28 2EY
HB19/01/073	B2	19/01/011	19 Crewe Park Road Glenavy County Antrim BT29 4NJ
HB19/21/007	B+	19/21/003	140 Upper Dunmurry Lane, Belfast, BT17 0HE
HB19/23/036 B	B1	19/23/003	50 Drumbeg Road Ballygowan Dunmurry Belfast, BT17 9LJ
HB22	No	22/08/004	12 West Street, Carrickfergus, BT38 7AR
HB22	No	22/08/005	14 West Street, Carrickfergus, BT38 7AR
HB22	No	22/08/006	15 West Street, Carrickfergus, BT38 7AR
HB22	No	22/08/007	17 West Street, Carrickfergus, BT38 7AR
HB22/03/003	B2	22/03/001	Orient House 142 Upper Road Greenisland Co Antrim BT38 8RL
HB23/01/020	B2	1/23/2001	Lowry's Farm 26 Orlock Road Groomsport Co Down BT19 6LW
HB24/01/024	B1	24/01/017	The 'Corn Store' 1 Castle Street Portaferry Co Down BT22 1NZ

HB25/16/014	B2	25/16/004	Belvoir Mausoleum West of Belvoir Park Golf Club 73 Church Road Belfast BT8 7AN
HB26	No	26/50/52	19 Ann Street, Belfast, BT1 4EH
HB26/13/045	B+	26/13/005	Dundonald House, Upper Newtownards Road, Belfast, BT4 3SU
HB26/30/054	B1	26/30/011	15-16 Donegall Square South and 2-12 Bedford Street, Belfast , (aka Scottish Mutual Building)
HB26/50/177	B2	26/50/051	Former Ross Mineral Water Works 17-19 William Street South & 1-7 Montgomery Street Belfast County Antrim BT1 3BW
HB26/50/194	B2	26/50/049	Princes' Court Princes' Street Belfast County Antrim BT1 3FN
HB26/50/323	B1	26/50/053	Congregational Church, 101-103 Donegal Street, Belfast, County Antrim, BT1 2FJ
HB26/50/339	B2	26/50/054	Belfast Electric Light Station 6 Chapel Lane (and 9-13 Marquis Street) Belfast BT1 1HH

## Appendix 2 – Heritage at Risk Saves

Year 23-24								
HB or SMR no.	HARNI No.	Address	Grade	Owners	Unlisted	IHR	Year	Council Area

HB26/27/ 028 I	26/27/006	15 Upper Crescent, Belfast Co Antrim BT7 1NT	B1	Commercial	No		23-24	BC
HB26/27/ 028 H	26/27/005	14 Upper Crescent, Belfast Co Antrim BT7 1NT	B1	Commercial	No		23-24	BC
HB25/17/ 007	25/17/002	Belvoir Park Hospital, Hospital Road, Belfast, BT8 8JP	B2	Commercial	No		23-24	BC
HB05/13/ 036	05/13/005	Masonic Hall, 56 Ann Street, BT54 6AD, Ballycastle	B2	Private	No		23-24	CCG
HB03/12/ 015 E	03/12/002	Mausoleum Downhill Demesne Castlerock Co. Londonderry	B+	National Trust	No		23-24	CCG
HB10/04/ 016 A	10/04/001	3 Moyle Road, Newtownstewart, Co Tyrone, BT78 4AP	B2	Private	No		23-24	DCSDC
HB10/04/ 016 B	10/04/004	5 Moyle Road, Newtownstewart, Co. Tyrone	B2	Private	No		23-24	DCSDC
HB06/02/ 053	06/02/001	10-12 Toberwine Street, Glenarm Ballymena Co Antrim BT44 0AP	B1	Private	No		23-24	MEA
HB26/50/ 097 A	26/50/034	8 Castle Place Belfast	B1	Commercial	No		23-24	BC
HB18/09/ 006 D	18/09/001	1 Castle Place, Ardglass, BT30 7TP	B1	Private	No		23-24	NMD
HB05/15/ 024	05/15/001	Ramoan House 11 Novally Road Ballycastle County Antrim BT54 6HB	B+	Private	No		23-24	CCG
HB19/05/ 007	19/05/003	4-6 Main Street Hillsborough	B2	Private	No		23-24	LC



		County Down BT26 6AE						
HB19/17/ 026	19/17/004	Comtrol, 25 Lambeg Road, Lisburn, Co.Antrim, BT27 4QA	B2	Private	No		23-24	LC
HB26/08/ 003	26/08/013	Templemore Baths, Belfast, 96 Templemore Ave, Belfast BT5 4FW	B+	Council	No	No	23-24	BC
HB19/05/ 050	19/05/002	1 Arthur Street Hillsborough Co. Down BT26 6AP	B2	Private	No	No	23-24	LC
HB26	26/43/008	Brookfield Mill, Crumlin Road, Belfast, BT14 7GE	No	Commer cial	Yes	Yes, IHR 10332: 000:00	23-24	BC
HB26/16/ 006	26/16/003	Lock-Keeper's House Drumbeg 249 Upper Malone Road Belfast, BT17 9LA	B	Council	No	Yes, IHR 02680: 052:02	23-24	LC
HB26/07/ 010	26/07/001	Pump House Queen's Road Belfast BT3 9DT	B1	Commer cial	No	Yes, IHR 10486: 012:00	23-24	BC
HB26/50/ 102 A	26/50/027	Wilton House 5-6 College Square North Belfast County Antrim BT1 6AR	B2	Commer cial	No	No	23-24	BC

### Appendix 3 – Heritage at Risk Demolitions

HB Reference	HARNI Reference	Address	Date Added	Date Removed	Council Area
-----------------	--------------------	---------	---------------	-----------------	-----------------

HB08	08/09/004	8 William Street, Bellaghy	3/23/2023	3/20/2024	MU
HB13	13/04/002	Perry Street, Dungannon, County Tyrone, BT71 6AJ	11/14/2003	3/20/2024	MU

## Appendix 4 – Example Proforma of Addition

### Heritage At Risk Northern Ireland

Submitted By: Sebastian Graham

Submitted Time: January 11, 2024 4:22 PM

#### Type of HAR Survey:

Proposed HAR Addition

#### 1. Background

##### Location



##### Address

23 [Glenmacaffer Road Omagh Co Tyrone](#) BT79 7RU

##### Is the building listed? Y/N

Yes

##### Designations: HB Number (if applicable)

HB11/17/005

**Chimney and High Level Condition**

Poor

**Roof structure and covering**

Very Poor, the roof covering has slipped slates and missing sections, this is deteriorating quickly.

**Roof Condition**

Very Poor

**Gutters & above ground rainwater disposal systems**

None

**Gutters and Rainwater disposal Condition**

Ruinous (None)

**Doors, windows & external joinery**

Poor, broken throughout, open to elements, rot visible.

**Doors, windows and external joinery Condition**

Poor

**Walling**

Poor, rear is a tree growing to building, mortar gaps are bare, water ingress and staining

**Walling Condition**

## Appendix 5 – Example Proforma of Save

### Heritage at Risk – Pro Forma 03 for HAR NI Assessment of Saves

Submitted By: Nikki\_UAHS

Submitted Time: February 16, 2024 4:11 PM

#### Is the Building Listed

Yes

#### HB Number

HB03/12/015 E

#### HARNI number

03/12/002

#### Building Address

Mausoleum Downhill Demesne Castlerock Co. Londonderry



#### Is the building in a conservation area

No



**Did the project obtain any funding?**

Funds raised independently

**Is the building located in an area of deprivation?**

Yes

**Has the project resulted in economic benefit**