

APPENDIX 1: Structure Evaluations

Background

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section.*

*"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

(b) may amend any list so compiled.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade 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.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

137 Cavehill Road, Belfast, BT15 5BL

HB26/44/074

Evaluation

Edenmore is a substantial, two-storey, double-fronted detached house of 1875, probably by Young & Mackenzie, with gabled roof, brick and stucco façade, and a pair of canted bays. The property is one of the earliest houses to have been built along the Cavehill Road and - in contrast to many of its neighbours - is largely original both inside and out. It also retains practically all of its original garden plot, the latter not only allowing the structure to be largely visible on all sides but also affording it both individuality and a certain quiet gravitas within the wider streetscape. Although not wholly uncommon within some other areas of Belfast, later Victorian houses in this all-round state of originality are relatively rare in this particular part of the city, and this added to the prominent corner setting makes this a building of some importance to its locale.

Proposed NIEA listing – **B2**

Extent of proposed listing – House and attached garage

Image:



Belfast Electric Light Station, 6 Chapel Lane (and 9-13 Marquis Street), Belfast, BT1 1HH

HB26/50/339

Evaluation

Completed in early 1895, this building is Belfast's earliest power station and is thought to be the oldest surviving civic structure of its kind within Northern Ireland. It was built as something of an experiment, the then Belfast Corporation being uncertain whether the provision of electrical power, even on a limited scale, would prove popular. In consequence it is a relatively small, functional and unassuming structure, that was - and is - largely hidden from view. Its importance lies not so much in its size or aesthetic qualities, however, but in what it represents in terms of late Victorian technological progress and the continuing growth of Belfast as a major industrial centre; it also reveals much of the attitudes of the City fathers towards innovation and diversification in the face of their ongoing (and heretofore, lucrative) investment in the local gasworks.

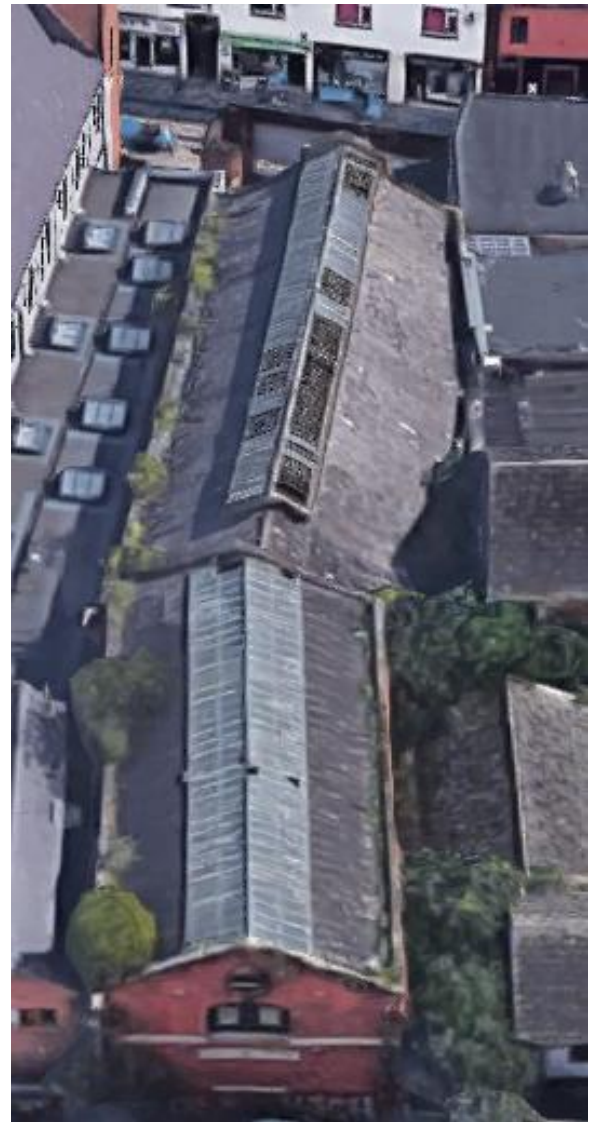
Due to its limited size and lack of room for expansion, the building itself had a fairly short lifespan as a generating station, the growth in popularity of both domestic and street electric lighting added to the calls for the electrification of the tram system, leading to it swiftly being superseded by a much larger, and architecturally more impressive plant at East Bridge Street in 1898. It was subsequently adapted as a sub-station, with a large portion of the eastern end replaced in 1923. Despite this, the larger eastern - engine room - section, though stripped of the machinery, has survived largely intact and retains the gantry crane system that would have hauled the apparatus into, (and eventually out of), place. With the demolition of the East Bridge Street complex in the 1980s, the Chapel Lane station has become the last tangible piece of the Belfast's late Victorian electrical infrastructure, and notwithstanding the changes noted above it remains an important, albeit currently discreet, remnant of the city's economic and social history.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Former power station and yard to east end**

Image:





Note:

Listed buildings in Northern Ireland are divided into four categories:

Grade A

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

Grade B+

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

Grade B1 and B2

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.