

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.

14 Carolan Road, Belfast, BT7 3HE

HB26/01/007

Evaluation

Two storey, red brick dwelling with tall diagonal brick chimneys and rear return, built 1876 to designs by the partnership of Thomas Jackson & Son in an eclectic mix of Early Arts & Crafts, Tudor elements and mid-Victorian style. Originally detached, it is now abutted on the E side by a later terrace of dwellings (Nos 4-12 Carolan Road, 1904) and is located on the S side of Carolan Road, overlooking the Good Shepherd Convent complex (HB26/01/062A-C) to the N. It was built as a pair with No.1 Rosetta Avenue (HB26/01/003) located to the SE and together they form a distinctive group, standing out in the locality due to the distinguishing, striking chimney stacks. No.14 Carolan Road retains much individuality and authenticity through the retention of original historic character both externally and internally. Of particular note is the craftsmanship in the brick detailing to the chimneys, elongating the proportions of an otherwise modestly-scaled dwelling, retention of original timber sliding sash windows, the etching of the first resident's signature (John Jackson) on a pane of original glass and the secondary staircase in a house of this size. Unusually for a dwelling of this era, the rear return has been designed with as much detail as the front.

Proposed NIEA listing – **B1**

Extent of proposed listing – House and rear boundary wall

Image:



86 Lisburn Rd Belfast BT9 6AF

HB26/28/043 A

Evaluation

Mid Victorian, built circa 1860, no 86 forms the northern part of a group of three buildings which are delineated on the earlier maps as 'Elmwood Terrace'. This group is a fine surviving example of a three storey over basement terrace on one of the main arterial routes into Belfast and on the axial approach to the Queen's Conservation Area. Constructed in brick with decorative diaper pattern to walling below eaves, the terrace is located on the southern side of the Lisburn Road at the junction with Elmwood Avenue. No 86 is of significance for the level of retention of historic fabric, both internally and externally with good brick detailing, original sash windows, staircase, plasterwork, good joinery, basement arrangement with stone steps and original metal railings and front boundary walling in brick with stone dressings to coping. This mid-Victorian terrace, home to the mercantile classes for decades, and latterly converted to commercial premises as the demographic of the Lisburn Road has changed, has survived in an area where several terraces of a similar age have not (e.g. Queen's Elms, Royal Terrace, Cranbrook Terrace, Wilmont Terrace (north)). The terrace is of a style characteristic of its date, the decorative details in the cornices, doorways, and ironwork and the segmental window heads and barrel-roofed dormers distinguishing it from the terraces of an earlier era, while the overall composition is nonetheless restrained when compared to later Victorian designs.

Proposed NIEA listing – **B2**

Extent of proposed listing – Office including steps, railings, retaining wall and front boundary wall

Image:



88 Lisburn Rd Belfast BT9 6AF

HB26/28/043 B

Evaluation

Mid Victorian, built circa 1860, no 86 forms the northern part of a group of three buildings which are delineated on the earlier maps as 'Elmwood Terrace'. This group is a fine surviving example of a three storey over basement terrace on one of the main arterial routes into Belfast and on the axial approach to the Queen's Conservation Area. Constructed in brick with decorative diaper pattern to walling below eaves, the terrace is located on the southern side of the Lisburn Road at the junction with Elmwood Avenue. No 86 is of significance for the level of retention of historic fabric, both internally and externally with good brick detailing, original sash windows, staircase, plasterwork, good joinery, basement arrangement with stone steps and original metal railings and front boundary walling in brick with stone dressings to coping. This mid-Victorian terrace, home to the mercantile classes for decades, and latterly converted to commercial premises as the demographic of the Lisburn Road has changed, has survived in an area where several terraces of a similar age have not (e.g. Queen's Elms, Royal Terrace, Cranbrook Terrace, Wilmont Terrace (north)). The terrace is of a style characteristic of its date, the decorative details in the cornices, doorways, and ironwork and the segmental window heads and barrel-roofed dormers distinguishing it from the terraces of an earlier era, while the overall composition is nonetheless restrained when compared to later Victorian designs.

Proposed NIEA listing – **B2**

Extent of proposed listing – Office including steps, railings, retaining wall and front boundary wall

Image:



50 Windsor Avenue Belfast BT9 7DX

HB26/28/098 A

Evaluation

No.50 Windsor Avenue is a substantial five bay, two-storey Italianate-style semi-detached villa, built c.1865, located on a wedge-shaped plot on a prominent road junction between Windsor Avenue and Windsor Avenue North, just off the Malone Road in South Belfast. It is attached to No.1 Windsor Avenue North (HB26/28/098B) on the N side and the pair were part of the first phase of prestigious suburban development, southwards from the city, in mid-nineteenth century Belfast, providing a high quality residential environment for wealthy citizens. Despite the loss of the original windows to the East return, No.50 otherwise retains original 1/1 timber sliding sash windows with single glazing. It also retains a high proportion of original Victorian detailing and character to the exterior, drawing from the well-rehearsed Italianate repertoire of rusticated stucco, string courses and cornicing, further enriched by a range of projections and bays, and by variations in window profile. The later addition of a decorative iron portico adds to the architectural interest. Original decorative historic detailing remains internally also. This house is of local interest, expressing its significance through its level of authenticity, and the immediate setting is enhanced by its high quality architectural features. In conclusion, this semi-detached mid-Victorian dwelling house constructed for the mercantile classes is consistent with the work of Thomas Jackson. It retains its original form and much of its original detailing including eaves and cornices, window surrounds and ironwork porch. The house makes a prominent contribution to the Victorian character of Lower Malone. Adding to the dwelling's local interest are its associations with Edmund T Chipp, noted organist and composer and Evelyn Greer, prominent figure in the fields of sport and disability, as well as several other notable local figures.

Proposed NIEA listing – **B2**

Extent of proposed listing – Dwelling

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.