

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.

Ardleevan 180 Upper Malone Rd Belfast BT17 9JZ

HB26/16/032 B

Evaluation

A two-storey plus attic Arts and Crafts style house of the early 20th Century by Blackwood and Jury Architects, located off a long private road to the E of Upper Malone Road in South Belfast. The house was divided into two separate dwellings between 1963 and 1988, with No. 178 to the SW and No.180 to the NE. The villa is set in expansive grounds with the main SE elevation taking full advantage of sweeping views across the formal gardens and beyond to the Lagan Valley. The asymmetry of plan form with rosemary tiled sweeping roofs, tall brick chimneys, and eclectic detailing are typical of the genre and are extant in this example, as well as internal historic character being retained such as the original simply detailed staircase and original fireplaces. The footprint of no. 180 has been altered with the removal of the original motor house and chauffeur's quarters which have been replaced by a two-storey extension in the late 20th Century, the latter lacking the rich design of the original house. While it may be assumed that some internal alterations to the layout have taken place in connection with the division into two dwellings, there has been a judicious separation of ownerships without obvious erection of boundaries. Externally, the landscaping and delineation of boundary treatments has been understated and does not impact on the setting.

Proposed NIEA listing – **B2**

Extent of proposed listing – House

Image:



Ardleevan 178 Upper Malone Rd Belfast BT17 9JZ

HB26/16/032 A

Evaluation

A two-storey plus attic Arts and Crafts style house of the early 20th Century by Blackwood and Jury Architects, located off a long private road to the E of Upper Malone Road in South Belfast. The house was divided into two separate dwellings between 1963 and 1988, with No. 178 to the SW and No.180 to the NE. The villa is set in expansive grounds with the main SE elevation taking full advantage of sweeping views across the formal gardens and beyond to the Lagan Valley. The asymmetry of plan form with rosemary tiled sweeping roofs, tall brick chimneys, sandstone entrance porch with carved foliate spandrels and eclectic detailing are typical of the genre and are extant in this example, as well as much internal historic character being retained such as the timber staircase and original joinery and fireplaces. The footprint of no. 178 has not altered significantly since its construction, but it may be assumed that some internal alterations to the layout have taken place in connection with the division into two dwellings. Externally, the landscaping and delineation of boundary treatments has been understated and does not impact on the setting. There has been a judicious separation of ownerships without obvious erection of boundaries

Proposed NIEA listing – **B1**

Extent of proposed listing – House and outdoor pool

Image:



17 Notting Hill Belfast BT9 5NS

HB26/17/121

Evaluation

Designed by the architect James Mc Nea in 1861, this handsome Italianate villa is a very complete and well preserved dwelling of a type that was prevalent in the mid-19th century in the Malone area. Designed to take advantage of the elevated site, the dwelling is a surviving example of a development of six dwelling houses, all constructed by William Magill Collins and located in an area demarcated on the 2nd edition OS map as 'Pleasure-House Hill now Notting Hill. Its style and composition encapsulate the self-assurance of the burgeoning prosperous middle classes, whose development of their domestic dwellings within the neighbourhood of south Belfast reflected the rapid industrial growth of the wider city of Belfast. The wealth and detail of historic fabric within and without the house is testimony to these aspirations. This substantial detached dwelling house designed by a noted local architect for the professional / mercantile classes has undergone relatively few changes, notably retaining the original range of outbuildings to the rear and much of its internal detailing. Although a portion of the gardens has been lost, the house retains a mature setting appropriate to its size. The villa residence's well-preserved external detailing is characteristic of its early Victorian date, the lugged upper windows, in particular, connecting it stylistically with its neighbours and with the architect, James McNea. The house is an exceptionally well-preserved example of a medium-sized nineteenth century Italianate villa, built as the wealth and confidence of the middle classes in Belfast was reaching its peak.

Proposed NIEA listing – **B1**

Extent of proposed listing – House and rear courtyard building

Image:



2 Malone Hill Park Belfast BT9 6RD

HB26/18/230

Evaluation

Asymmetric storey-and-a-half Arts & Crafts style, brown brick detached villa with steeply sloping Rosemary tiled roof, constructed c1932, located on a large corner site with mature landscaping on Malone Hill Park at the junction with Malone Road in South Belfast. The dwelling retains much historic detailing of brickwork, swept tiling to underside of roof, rosemary tiles, tall brick chimneys and crisp detailing of historic window and door openings. In a sales advert of 1974 the design of the house is described as the 'Sussex style of mellowed rustic brick' and the building no doubt draws on the English vernacular styles that were influential for the Arts and Crafts movement, exhibiting a high level of asymmetry, decorative use of brick and tiles and extended roofline and chimneys, with small-paned windows. The original owner had a Dutch connection which may possibly account for the 'low countries' character particularly to the end gable of the house with its multiple windows. The garage, which is incorporated into the main body of the house, features a sliding door system utilising Henderson's 'Tangent' door gear. P C Henderson, a company established in 1921, based in Barking, Essex and still in existence today, was a popular supplier of fittings for sliding garage doors at this period when motor houses and garages were becoming a more common addition to domestic dwellings.

Proposed NIEA listing – **B2**

Extent of proposed listing – House

Image:



6 Malone Hill Park Belfast BT9 6RD

HB26/18/231

Evaluation

Two-storey, Arts & Crafts style, painted roughcast, detached villa with hipped Westmoreland slate roof, built 1927-28, to designs by the architect Thomas William Henry as his own residence, located on the SW side of Malone Hill Park in South Belfast. The house largely retains its original footprint and plan form, other than the central ground floor section which has been reconfigured to provide an open-plan kitchen. Many of the original features have also been retained including flooring, panelling, stained glass, light fittings and switches, electric servant bells and the bell indicator box in its original position. Of particular note is the stained glass window to the stairwell, likely designed by Campbell Brothers, a firm of stained-glass manufacturers founded by Tyrone brothers Francis and Samuel Campbell who opened premises in Franklin Street in 1897. The firm was quite prolific in the first few decades of the 20th century, building up a reputation for high quality work and designed windows for the Derry Guildhall (HB01/19/038) and Belfast City Hall (HB26/50/001A), the latter commission being shared with Ward & Partners. The window is similar in style to the surviving stained glass in Shankill Road Public Library also of the same date and by the same architect TW Henry. The garage or motor house features a sliding door system featuring Henderson's 'Tangent' door gear. P C Henderson, a company established in 1921, based in Barking, Essex and still in existence today, was a popular supplier of fittings for sliding garage doors at this period when 'motor houses' were becoming a more common addition to domestic dwellings. Externally, the front doorstep, front boundary piers and walling were built to match the house and are also of special interest. Notable changes include the replacement of glass within the retained original window frames, using slimline double-glazed units with lead strips applied to the outside.

Proposed NIEA listing – **B1**

Extent of proposed listing – House, front doorstep, front boundary piers and walling

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.