

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.

119 University Street, Belfast, BT7 1HP

HB26/27/056 A

Evaluation

119 University Street is one of a pair of substantial late Victorian, two-bay, three storey with attic, redbrick terraced houses with Dumfries red sandstone dressings externally and original highly decorative plasterwork internally, constructed between 1890 and 1893 to designs by noted Belfast architect William J Fennell, located on University Street at its junction with Sandhurst Road, near Queen's University in South Belfast. The architect, William John Fennell (d.1923) was a distinguished designer of church buildings, domestic dwellings and schools, some of his most well-known works in Belfast being the Water Commissioner's Office (1883), 68-70 Royal Avenue (1885), Cooke Centenary Church (1890-92) and the Mater Infirmorum Hospital (1894-1900). His domestic work includes a number of suburban villas in Belfast, largely in the Malone area, and several of which are substantial semi-detached pairs. Fennell had a significant architectural impact on this part of University Street, also subsequently designing All Saints Church (1897-8) (HB26/27/054), located to the immediate NW. No.119 University Street is the work a distinguished architect and a prominent builder and constitutes a significant presence on this corner site where its full-height canted bay, double-height bow and fretted bargeboards are shown off to advantage. Externally, the building is enhanced by the use of sandstone in cornices and dressings, decoratively carved over the front door and windows, the monogram and crest linking the house to William Gabbey.

Proposed NIEA listing – **B2**

Extent of proposed listing – Building

Image:



121 University Street, Belfast, BT7 1HP

HB26/27/056 B

Evaluation

121 University Street is one of a pair of substantial late Victorian, two-bay, three storey with attic, redbrick terraced houses with Dumfries red sandstone dressings externally and original highly decorative plasterwork internally, constructed between 1890 and 1893 to designs by noted Belfast architect William J Fennell, located on University Street, near Queen's University in South Belfast. The architect, William John Fennell (d.1923) was a distinguished designer of church buildings, domestic dwellings and schools, some of his most well-known works in Belfast being the Water Commissioner's Office (1883), 68-70 Royal Avenue (1885), Cooke Centenary Church (1890-92) and the Mater Second Survey Database District Council Consultation Report HB26/27/056 B Page 7 of 8 Printed on 7-Feb-25 Infirmorum Hospital (1894-1900). His domestic work includes a number of suburban villas in Belfast, largely in the Malone area, and several of which are substantial semi-detached pairs. Fennell had a significant architectural impact on this part of University Street, also subsequently designing All Saints Church (1897-8) (HB26/27/054), located to the immediate NW. This substantial Victorian semi-detached villa, with classical details, is the work of a distinguished architect and a prominent builder. The building is enhanced by the use of sandstone in dressings, decoratively carved over the front door and windows, the monogram and crest linking the house to its original owner and builder William Gabbey. The attention to decorative detail is maintained in the interior where high-quality original cornices and joinery have survived. The links to William Gabbey, who lived nearby and built some of the area's most prominent dwellings, also add to the building's local interest.

Proposed NIEA listing – **B2**

Extent of proposed listing – Building

Image:



21 Wellington Park, Belfast, BT9 6DJ

HB26/28/129 BHB2

Evaluation

This double-fronted Victorian villa in a domestic gothic revival style retains its original aspect and quality including double-height canted bays, decorative brickwork and historic windows, and much interior fabric and ornamental detailing survives. The plan form of the house is largely intact, a minor exception being the removal (c1965) of the single-storey return at the far rear, formerly containing a store and WC (largescale maps 1958-9, 1970). High ceilings to the main rooms of the front part of the house were a selling point when the house was built. The building is generally enhanced by its setting, within a tree lined avenue, terraced with substantial double-fronted villas of a similar period (replacement gate and piers were added to the front in 2011). The association of the house with Samuel Hogg, notable Shankill Road grocer and the Montgomery family who were involved in the local linen trade, adds to the building's local interest.

Proposed NIEA listing – **B1**

Extent of proposed listing – House and steps

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.