

## APPENDIX 3: NIEA Consultation Correspondence

### Detailed NIEA Consultation 20 Knockdene Park 'Astolat', Ref: HB26/13/048



Waterman House  
5-33 Hill Street  
Town Parks  
Belfast  
BT1 2LA

#### ADVANCE NOTICE OF LISTING

The Clerk to the Council  
Belfast City Council  
Donegall Square  
City Hall  
Belfast  
BT1 5GS

Tel: (028) 9054 3175

Our Ref: HB26/13/048

Date: 23/05/2015

Dear Sir/Madam

**RE: 20 KNOCKDENE PARK 'ASTOLAT', BELFAST, CO. ANTRIM, BT5 7AB**

#### **LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

A handwritten signature in black ink that reads 'G Brown'.

**GERALDINE BROWN**

**Enc** Second Survey DC Report

LB3 – Advance Notice of Listing



An Agency within the Department of the  
**Environment**  
www.doeni.gov.uk




**INVESTORS  
IN PEOPLE**



**Second Survey Database  
District Council Consultation Report**

**HB26/13/048**

<b>Address</b> 20 Knockdene Park 'Astolat' Belfast Co. Antrim BT5 7AB	<b>HB Ref No</b> HB26/13/048	
<b>Extent of Listing</b> House		
<b>Date of Construction</b> 1880 - 1899		
<b>Townland</b> Ballycloghan		
<b>Current Building Use</b> House		
<b>Principal Former Use</b> House		

<b>Conservation Area</b>	Yes	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	130-15
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	J3884 7374
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</b> _____	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

**Building Information**

**Exterior Description and Setting**

Astolat, a large Arts and Crafts style, one-and-a-half storey, three-bay, red-brick house with rendered detailing and hipped and pitched slated roof, built in the 1890s, sits at the junction of Knockdene Park and Knockdene Park South within the Knockdene Conservation Area. It is orientated east/west with the main elevation facing west. The house is located on a slightly elevated site with the entrance drive sweeping up from the corner of the junction. The house is surrounded on all sides by garden.

Natural slate pitched roof, with hips and half-hips and with flat roofed dormers to front and shallow-pitched dormer to rear; decorative double-looped terracotta ridges, foliated finials and tall red-brick chimneystacks with vertical bands of projecting brick headers and short vented terracotta pots.

The main west elevation has red-brick walls in English Garden Wall bond up to decorative terracotta coping brick special with cyma moulding set half way up ground floor walls. Above this, panels of roughcast render with brick quoining to openings and specials to eaves. Cast-iron rainwater goods with ogee gutters resting on brick eaves detail. Canted bay to north with hipped natural slate roof and lead flashing. Timber sliding sash windows with smaller upper sashes and segmental arched heads to bay; 9/1 window to each canted side and 15/1 window to main front. Obscure glass to upper sash, plain glass to lower; sandstone cills resting on brick scrolled specials throughout. Tall narrow timber sliding sash window with smaller upper sash, 6/1, to central bay with brick quoining to opening. Half-hipped gable wall above has brick string course and detailing to window opening and at eaves. Arched opening has painted side hung casement windows with upper section divided into four and all having clear glass. South bay of main elevation stepped back with painted timber five-panelled front door located in exposed gable facing south with glazed fanlight above. Brass ironmongery. Two steps to entrance from drive. Recessed bay to south has painted timber glazed paired doors opening outwards with divided overlight having twelve panes of obscure glass and brick quoining detail to opening. Terracotta panel inscribed with 'Astolat' set in wall over doors to south bay. Two flat-topped dormers with painted side hung casements to central and south bays, with upper section divided into two and all having clear glass.

North elevation has brickwork to window heads with roughcast render above. Rusticated stone plinth visible to base of wall with stepped brick plinth above. Projecting brick string course to cill level, brick detailing to eaves and edges of gable. Timber sliding sash window, 12/1, to west at ground floor level with smaller upper sash and segmental arched head. Large circular single-storey bow window in red-brick with projecting brick detailing having dentils and cyma mouldings above window openings to centre of gable wall with lead covered parapet and painted timber sliding sash windows, 12/1, with smaller upper sashes, curved glass and segmental arched heads. Paired timber sash window to first floor centred on bay. Wall at ground floor level to east of circular bay sits forward of main wall with single sliding sash window and pitched roof above. Yard wall extends out beyond rear elevation with painted, timber sheeted door in arched headed opening. Brick to lower section of wall with roughcast render above and wall topped with brick coping.

East elevation only partially visible over yard wall. Upper floor has roughcast render finish with brick detailing to openings and eaves. Various sized windows to return. Dormer window to north side of return with slated cheeks, brick face and slightly pitched roof. End wall of return blank with centrally placed chimneystack detailed as before and various single storey outbuildings projecting from return at ground floor level. Same detailing as main house.

South elevation has modern timber conservatory to east; attached to return at ground floor level. Return walls are brick up to cill height with roughcast render to remainder having brick detailing as before. Windows to first floor are painted timber, 1/1 and 6/1 with segmental arched heads. Double-storey canted bay to east bay of main elevation, all brick, with 6/1 sashes to first floor level. Blank wall to front face at ground floor level. Segmental arched opening to central bay at first floor level with paired double sash window above. Single-storey red-brick canted bay window with pitched slated roof to west with timber sliding sash windows, 12/1 sashes as before. Single storey hipped roof outbuildings attached to return at east.

Materials:

Roof: Natural slate  
RWGs: Cast iron  
Walls: Red brick and roughcast render  
Windows: Timber sliding sash

Setting:

The house is surrounded by mature gardens with hedges and trees to boundaries, situated on a slightly elevated site at the north-east junction of Knockdene Park and Knockdene Park South and within the Knockdene Conservation Area.

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**Interior Overview**

Interior not visited.

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**Architects**

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**Historical Information**

Astolat, Knockdene Park, was built in the 1890s by John Milliken. It appears as a new entry in 1897 in the Valuation Revision Book of 1891-97. Notes in the Valuation Revision Book indicate that the house cost £1,100 to build. In addition it was observed that 'this House would be difficult to let' and that it had been 'built to suit the present owner, worth about £65+'. It was still vacant at this time suggesting that it was not quite finished internally. Its initial valuation of £48 10s. was reduced to £43 10s. on appeal on 9 September 1897.

The house is marked on the 1:2,500 scale Ordnance Survey map of 1902, but is not named. However, the 'Summer House' in its garden is both marked and named. In the House and Building Return of the 1901 census the house is recorded as having ten windows in front and eight rooms in occupation.

John Milliken was a prominent local figure. He was Secretary to the Belfast and County Down Railway. He was also a churchwarden and member of the vestry of St Columba's Church of Ireland on King's Road which was completed the year before Astolat; he seems to have been the driving force behind the building of this church.

When Milliken moved to Helen's Bay in 1905 he was given a presentation case containing a montage of paintings by the artist J. W. Carey, one of which depicted Knockdene Park and Astolat (Griffiths). There is also a memorial window to him in St Columba's (Haines). His wife Wilhelmina died at Astolat in 1904.

After John Milliken left Astolat, it came into the possession of James P. Brewer, a bank inspector from Liverpool. Brewer's own wife died here in 1915. By 1919 Astolat was the residence of John Turner, a businessman. He died in 1940, but his widow Alice continued to live here until her own death in 1951. The house seems to have been vacant for a number of years, but by the early 1960s it was possessed by a Harold Browne who continued in residence through to the 1970s.

The name itself, Astolat, is that of a mythical British city that appears in Arthurian legends. It was taken up by a number of house owners in the United Kingdom, but this is the only instance of its use identified in Belfast.

**References**

**Primary sources**

1. Belfast and Province of Ulster Directory, 1897 onwards
2. PRONI, VAL/12B/17/2G, 1891-97
3. PRONI, VAL/12B/43/L/2, 1897-1905
4. PRONI, VAL/12B/43/L/6, 1906-14
5. PRONI, VAL/12B/43/L/11, 1915-30
6. PRONI, Will Calendars
7. Railway News, vol. 82 (1904)
8. Ordnance Survey 1:2,500 scale map, County Down sheet 5.09, 1902 – reproduced by Alan Godfrey Maps (Gateshead, 1999)

**Secondary sources**

1. Timothy Campbell and Stephen Royle, 'East Belfast and the suburbanization of north-east County Down in the nineteenth century', in Lindsay Proudfoot (ed.), Down: History and Society (Dublin, 1997)
2. Keith Haines, East Belfast: Paintings and Stories from Harbour to Hills (2001)
3. John Griffiths, text on Knockdene Park to accompany the Alan Godfrey Maps reproduction of County Down sheet 5.09, 1902 (see above)

**Online sources**

**Second Survey Database  
District Council Consultation Report**

**HB26/13/048**

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1. 1901 and 1911 census returns (www.census.nationalarchives.ie)

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**Criteria for Listing**

**Architectural Interest**

A. Style  
B. Proportion  
C. Ornamentation  
J. Setting  
D. Plan Form  
I. Quality and survival of Interior

**Historical Interest**

X. Local Interest

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**Evaluation**

This well proportioned and detailed 'Arts and Crafts' style house, dating from the 1890s, retains many external features. The brick and rendered villa with its natural slate roof, asymmetrical detailing, proliferation of bays and variety of window styles, is reminiscent of the works of Edward Schroeder Prior and Charles Voysey. Set within its original mature gardens, on an elevated site at the junction of Knockdene Park and Knockdene Park South, it adds considerable character and charm to the Area.

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**Replacements and Alterations**

Appropriate

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**If inappropriate, Why?**

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**General Comments**

Listing Criteria R - Age; S - Authenticity.

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**Monitoring Notes – since Date of Survey**

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**Date of Survey** 16/07/2014

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Detailed NIEA Consultation Fernhill House (Former People's Museum) Ref: HB26/38/004A



Waterman House  
5-33 Hill Street  
Town Parks  
Belfast  
BT1 2LA

**IMPORTANT – THIS MAY AFFECT YOUR PROPERTY**

Belfast City Council  
Keith Sutherland  
Urban Development Manager  
Development Department  
Cecil Ward Building  
4-10 Linenhall Street  
Belfast  
BT2 8BP

Tel: (028) 9054 3175

Our Ref: HB26/38/004 A

Date: 23/03/2015

Dear Sir/Madam,

**ADVANCE NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**FERNHILL HOUSE (FORMER PEOPLE'S MUSEUM), GLENCAIRN PARK, GLENCAIRN ROAD, BELFAST, BT13 3PT**

Northern Ireland Environment Agency (NIEA), an Agency within the Department of the Environment, is currently engaged in a survey of all Northern Ireland's buildings for the purpose of updating and improving on the list of buildings of special architectural/historic interest.

The Department is presently seeking the views of the Historic Buildings Council and your local district council that the above property should be listed as a building of '*special architectural or historic interest*'. This is in accordance with Article 42 of the Planning (Northern Ireland) Order (1991)

Should you wish to comment upon this proposal we will be happy to consider your opinion. You may also wish to make your view known to your district council. Subject to a consideration of these comments and advice the building may then be listed.

In considering whether to include a building in a list compiled under this Article the Department can only take into account the architectural and historic interest of a structure. Therefore, any proposals you may have in regard to its future are not relevant to this consideration.

LB1 – Advance Notice of Listing



Under Article 42(2) however the Department can take into account not only the building itself but also:-

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

Grants are currently available towards the cost of maintenance and repair for most types of listed building and you will be sent further details about this together with other relevant information if it is decided to proceed with the listing process.

I attach a copy of our report which explains our understanding of the current heritage value of the building in more detail. This report (with the exclusion of internal information) will be published on our website in due course (with final amendments) and has been sent to your district council. If you have details of the history of the property, additional to that contained in the report, I should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

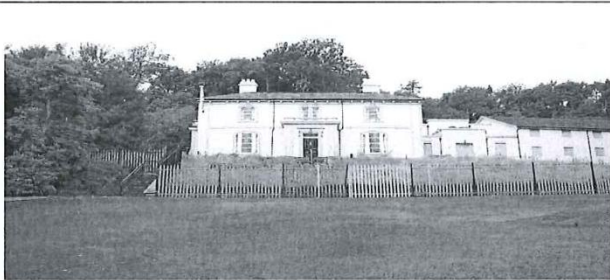
The Department will be in touch with you in due course regarding its decision. In the meantime if you wish to find out further information on listed buildings you may wish to log on to our website at [www.ni-environment.gov.uk](http://www.ni-environment.gov.uk)

Yours faithfully



**GERALDINE BROWN**

Enc Second Survey Report (HBC)

<b>Address</b> Fernhill House (Former People's Museum) Glencairn Park Glencairn Road Belfast BT13 3PT	<b>HB Ref No</b> HB26/38/004 A
<b>Extent of Listing</b> House	
<b>Date of Construction</b> 1860 - 1879	
<b>Townland</b> Ballygomartin	
<b>Current Building Use</b> Gallery/ Museum	
<b>Principal Former Use</b> House	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	129-12
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	J3044 7575
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

#### Exterior Description and Setting

Detached three-bay two-storey rendered Classical-revival villa built in 1864 having two-bay two-storey wing extending to south-west c.1910, single-storey entrance porch to east and series of single-storey and two-storey extensions to north. Located on an elevated position to the east of Glencairn Park and approached from the south by tree-lined avenue leading from Glencairn Road.

Hipped slate roof with clay ridge tiles, overhanging eaves on scrolled brackets on smooth rendered eaves course with ovolo moulding. Pair of smooth rendered chimneys with string course and moulded cornice with painted pots. uPVC ogee moulded guttering discharging to uPVC circular downpipes.



Segment-headed windows throughout unless otherwise stated.

Front elevation faces east and is symmetrical with a single-storey Greek Classical-style entrance portico. Paired rendered bands to north-east and south-east corners, rusticated ground floor with raised render band string course. Projecting stone plinth. Moulded surrounds to window openings with raised keystone with cornice to first floor openings; moulded painted sills. Flat roof to entrance porch having projecting cornice; raised parapet with balustrade and moulded cornice. Rusticated rendered walls with paired vertical rendered bands to corners of entrance porch. Square-headed doorway with moulded surround having projecting cornice on scrolled fluted brackets. Timber-panelled entrance door with fanlight over. Series of stone steps with raised stringers approaching entrance.

South elevation has single-storey advanced bay with flat roof having projecting cornice and raised cornice piers. Extension to south-east has hipped pyramidal slate roof, rendered walls with single-storey canted bay having hipped roof.

West elevation: Not surveyed.

North elevation has window to ground floor and pair of windows to first floor with single-storey flat-roofed extension extending north.

Setting: Located on an elevated position overlooking Glencairn Park, the building is approached by a series of rendered steps leading to entrance portico. A series of outbuildings (HB.26.38.004B) are located to the north and the complex is enclosed by a stone boundary wall to the west and north with metal fencing to the east and south.

Materials:  
Roof: Slate  
RWG: uPVC  
Walls: Smooth render  
Windows: Original timber sliding sash (1/1)

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#### Interior Description

Entrance door leads to vestibule with timber and glazed screen and lobby door (GF01) leading to entrance hallway (GF02) with original dentiled heavily rusticated cornice and ceiling rose and pair of Corinthian columns framing secondary hallway leading to staircase (GF06). Series of rooms flanking hallway with fireplaces and shutters to windows throughout. Secondary hallway leads to GF04 to left-hand side with original fireplace retained. Access to c.1900 rear extension (GF05) from GF04 with canted bay and ornate fireplace intact.

Staircase leads to landing with FF06 off, leading to first floor landing (FF01) having glazed timber screen to corridor leading to FF02, FF03 and room to right-hand-side (not accessible). Corridor continues to left-hand-side (FF04) leading to series of rooms within c.1900 extension (FF05). Adjoining extension to north is access to the right-hand-side of the building on ground and first floor levels with lift within extension.

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#### Architects

Young, Robert  
Henry, T W

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#### Historical Information

Mid nineteenth-century Ordnance Survey maps show the site of Fernhill to have been unoccupied by any building and to have been surrounded largely by open countryside. In the early 1860s a wealthy Belfast merchant, John Smith, built a house here. The Valuation Revision Book beginning in 1863 includes an entry for Fernhill, though not named as such, which was in the possession of Smith; the house and outbuildings were valued at £65.

The name of the architect of Fernhill is not known. However, on 17 June 1864 there was a bye-law submission for a gate lodge at Fernhill by the architect, H. Young. It has not been possible to identify H. Young, but if 'H.' should really be 'R.' then it is possible that the prolific Belfast architect Robert Young was involved. This was of cruciform plan with a part-gabled part hipped roof, and a porch to the western side. The gate lodge was entered in the Valuation Revision Book in 1870, though there was no change

to the overall valuation of the buildings. The lodge was demolished post-1964.

Fernhill appears in the Belfast and Province of Ulster Directory of 1865 as 'Fernhill, Ballygomartin', the residence of John Smith whose business was listed as J. & T. Smith, butter and general merchants, Tomb Street. Smith died in on 16 November 1874 at the age of 71. He was buried in Belfast City Cemetery, his address in the burial register given as 'Fernhill, Forth River'.

The house remained in the Smith family's possession until 1898 when it was acquired by Samuel Cunningham, a wealthy stockbroker, whose family occupied a prominent position in Belfast's commercial life. He was the youngest of three sons of Josias Cunningham (d. 1895) who had acquired the neighbouring Glencairn estate in 1855.

The house appears on the Ordnance Survey map of 1901 where it is named 'Fernhill' and represented as a roughly square block with no apparent additions or extensions. The House and Building return of the 1901 census records that there were 7 windows in the front of the house and that 14 rooms were in occupation.

The house was described in 1909 as 'occupying a commanding site 300 feet above the level of the sea, and affording splendid views of the Mourne Mountains to the south and the coast of Scotland to the north-east'. A photograph of the house from this time shows a series of central chimney stacks that are no longer visible.

In 1910, the Irish Builder reported that Thomas William Henry had designed additions at Fernhill for the Cunninghams, the contractor being H. Laverty and Sons. This was a library to the rear on the south side of the house.

The Cunninghams were leading figures in Unionist politics during the third Home Rule crisis and in 1914 the original Ulster Volunteer Force drilled in the grounds of Fernhill and Glencairn. Fernhill remained in the possession of the Cunninghams until the 1960s before being taken over by Belfast Corporation. From 1975 to 1990 it housed the city's Parks Department. In 1996 it opened as a community museum. The museum closed c.2008 and the building is currently vacant.

#### References

##### Primary sources

1. PRONI, VAL/12/B/5/3A, 1863-80
2. PRONI, VAL/12/B/5/3B, 1881-89
3. PRONI, VAL/12/B/5/3C, 1890-97
4. PRONI, VAL/12/B/43/M/1, 1897-1906
5. PRONI, VAL/12/B/43/M/3, 1906-15
6. PRONI, VAL/12/B/43/M/7, 1916-1930
7. PRONI, Ordnance Survey 6-inch map, 1901 – OS/6/1/60/3
8. PRONI, Ordnance Survey 6-inch map, 1920 – OS/6/1/60/5
9. Belfast and Province of Ulster Directory, 1865 onwards
10. First Survey Record – HB26/38/004

##### Secondary sources

1. Belfast and the Province of Ulster in the 20th Century (Brighton, 1909)
2. J. A. K. Dean, The Gate Lodges of Ulster: a Gazetteer (Belfast, 1994)
3. Robert Scott, A Breath of Fresh Air: The Story of Belfast's Parks (Belfast, 2000)
4. Dictionary of Irish Biography (9 vols, Cambridge, 2009)

##### Online sources

1. Dictionary of Irish Architects: [www.dia.ie](http://www.dia.ie) (which references Irish Builder, 1910, p. 444)
2. 1901 and 1911 census returns ([www.census.nationalarchives.ie](http://www.census.nationalarchives.ie))

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#### Criteria for Listing

##### **Architectural Interest**

A. Style

##### **Historical Interest**

V. Historical Association/Authorship

Second Survey Database – HBC Consultation Report HB26/38/004 A

B. Proportion C. Ornamentation D. Plan Form H-. Alterations detracting from building I. Quality and survival of Interior J. Setting K. Group value	X. Local Interest
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**Evaluation**

A well-proportioned building of considerable architectural and historical significance given its associations with the nineteenth century Belfast merchants John Smith and Samuel Cunningham, a wealthy stockbroker, Chairman of the Northern Whig and a leading member of the Ulster Unionist Council and the Ulster Provisional Government from 1911. Designed in a Classical-style, possibly with connections to the architect Robert Young, the building retains many original external features including the hipped roof, scrolled brackets to eaves and rusticated ground floor, all of which enhance the appearance of the building. The survival of much of the internal decoration such as ornate cornices, ceiling roses and shutters also enhance the historic and architectural value of this building. In more recent times, Fernhill was the location of the announcement of the Loyalist ceasefire in 1994 and in 1996 it opened as a community museum. With an impressive range of outbuildings (HB26.38.004B) and retaining its original tree-lined avenue approach and elevated setting with extensive views over the parkland, the house and yard form an important group.

**Replacements and Alterations**

Inappropriate

**If inappropriate, Why?**

Series of extensions to the north detract from the principle facade and are not in keeping with the scale and style of the original building.

**General Comments**

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

**Monitoring Notes – since Date of Survey**

**Date of Survey** 15/08/2014

**IMPORTANT – THIS MAY AFFECT YOUR PROPERTY**

Belfast City Council  
Keith Sutherland  
Urban Development Manager  
Development Department  
Cecil Ward Building  
4-10 Linenhall Street  
Belfast  
BT2 8BP

Tel: (028) 9054 3175

Our Ref: HB26/38/004 B

Date: 23/03/2015

Dear Sir/Madam,

**ADVANCE NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST**

**FERNHILL HOUSE OUTBUILDINGS, GLENCAIRN PARK, GLENCAIRN ROAD,  
BELFAST, BT13 3PT**

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LB1 – Advance Notice of Listing



An Agency within the Department of the  
**Environment**  
www.doeni.gov.uk



**INVESTORS  
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Certificate No. EMS 94293

Under Article 42(2) however the Department can take into account not only the building itself but also:-

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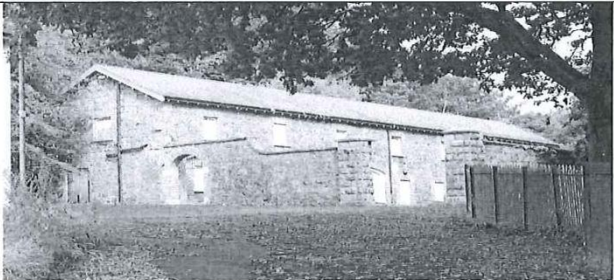
The Department will be in touch with you in due course regarding its decision. In the meantime if you wish to find out further information on listed buildings you may wish to log on to our website at [www.ni-environment.gov.uk](http://www.ni-environment.gov.uk)

Yours faithfully



**GERALDINE BROWN**

Enc Second Survey Report (HBC)

<b>Address</b> Fernhill House Outbuildings Glencairn Park Glencairn Road Belfast BT13 3PT	<b>HB Ref No</b> HB26/38/004 B
<b>Extent of Listing</b> Outbuildings	
<b>Date of Construction</b> 1880 - 1899	
<b>Townland</b> Ballygomartin	
<b>Current Building Use</b> Outbuildings	
<b>Principal Former Use</b> Outbuildings	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	129.12
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	J3044 7576
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>HGI Ref</b>	
<b>Monument</b>	No			<b>SMR No</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	Yes				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

Series of outbuildings forming courtyard complex and consisting of multi-bay two-storey outbuilding to west, three-bay single-storey outbuilding building to north with three-bay single-storey outbuilding adjoining to south, enclosed within boundary wall to south and east, built c. 1880 and now vacant. Located on an elevated position overlooking Fernhill House (HB26/38/004A) to south and Glencairn Park to east.

Pitched replacement slate roof, overhanging eaves with exposed rafter ends, uPVC moulded guttering discharging to uPVC circular downpipe. Timber bargeboard. Monopitched slate roof to single-storey outbuildings. Square-headed openings throughout having brick surrounds and headers and painted

stone sills, unless otherwise stated.

Coursed rubble sandstone walls with red brick quoins. Series of segment-headed and square-headed openings to ground floor with red brick surrounds and headers.

Front elevation faces east and has a pair of segment-headed openings on red brick pilaster with painted stone at plinth and at impost level.

South elevation has door opening with moulded brick surround and header with opening to first floor having metal casement window. Coursed rubble boundary wall adjoining to east with rendered coping stone, semi-circular arch, red brick surround with stone at plinth and at impost level. Square-plan rock-faced piers with dressed margins to south-east on sandstone plinth with pyramidal coping. Coursed rubble stone walls to single-storey outbuilding within courtyard.

Rendered and painted wall inset with painted brick dressings to single-storey outbuildings facing south and west.

East elevation has coursed rubble boundary wall.

North elevation has series of square-headed openings.

West elevation not surveyed.

Setting:

Located on an elevated position overlooking Fernhill House (HB26/38/004A) which lies to the south and Glencairn Park to the east, the courtyard is surrounded by mature planting and vegetation, now overgrown to west and north.

Materials:

Roof: Replacement slate  
RWG: uPVC  
Walls : Coursed rubble stone with red brick dressings  
Windows : n/a

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#### **Interior Description**

Interior not visited.

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#### **Architects**

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#### **Historical Information**

Mid nineteenth-century Ordnance Survey maps show the site of Fernhill to have been unoccupied by any building and to have been surrounded largely by open countryside. In the early 1860s a wealthy Belfast merchant, John Smith, built a house here. The Valuation Revision Book beginning in 1863 includes an entry for Fernhill, though not named as such, which was in the possession of Smith; the house and outbuildings were valued at £65.

Fernhill appears in the Belfast and Province of Ulster Directory of 1865 as 'Fernhill, Ballygomartin', the residence of John Smith whose business was listed as J. & T. Smith, better and general merchants, Tomb Street. Smith died in on 16 November 1874 at the age of 71. He was buried in Belfast City Cemetery, his address in the burial register given as 'Fernhill, Forth River'.

The house remained in the Smith family's possession until 1898 when it was acquired by Samuel Cunningham, a wealthy stockbroker, whose family occupied a prominent position in Belfast's commercial life. He was the youngest of three sons of Josias Cunningham (d. 1895) who had acquired the neighbouring Glencairn estate in 1855.

The outbuildings are marked for the first time on the 3rd edition 6-inch Ordnance Survey map. They are

shown to the north of the house and represented as a main block of the outbuildings is shown running north-south; opposite it, to the east, is a shorter block, not quite half its length; these two blocks are joined at their north ends by another short block. The courtyard was, therefore, enclosed only two thirds of the way round.

The Return of Out-Offices and Farm-Steadings of the 1901 census records that the outbuildings attached to this property comprised: stable, coach house, harness room, cow house, calf house, dairy, fowl house, boiling house, barn, shed and store – 11 in all.

Samuel Cunningham's keen interest in horse racing meant that the stable yard was stocked with racehorses, the most notable being 'Tipperary Tim' which won the 1928 Aintree Grand National.

Fernhill remained in the possession of the Cunninghams until the 1960s before being taken over by Belfast Corporation. Original chimneys indicated in first survey photograph no longer extant (NIEA). From 1975 to 1990 it housed the city's Parks Department. In 1996 it opened as a community museum. The museum closed c.2008 and the building is currently vacant.

**References**

**Primary sources**

1. PRONI, VAL/12/B/5/3A, 1863-80
2. PRONI, VAL/12/B/5/3B, 1881-89
3. PRONI, VAL/12/B/5/3C, 1890-97
4. PRONI, VAL/12/B/43/M/1, 1897-1906
5. PRONI, VAL/12/B/43/M/3, 1906-15
6. PRONI, VAL/12/B/43/M/7, 1916-1930
7. PRONI, Ordnance Survey 6-inch map, 1901 – OS/6/1/60/3
8. PRONI, Ordnance Survey 6-inch map, 1920 – OS/6/1/60/5

**Secondary sources**

1. Belfast and the Province of Ulster in the 20th Century (Brighton, 1909)
2. Robert Scott, A Breath of Fresh Air: The Story of Belfast's Parks (Belfast, 2000)
3. Dictionary of Irish Biography.(9 vols, Cambridge, 2009)

**Online sources**

1. 1901 census returns ([www.census.nationalarchives.ie](http://www.census.nationalarchives.ie))
2. <http://www.bbc.co.uk/programmes/b00z0h5g> —information by Eamonn Phoenix. Accessed December 1, 2011.

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**Criteria for Listing**

<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style C. Ornamentation J. Setting K. Group value B. Proportion H-. Alterations detracting from building	V. Historical Association/Authorship X. Local Interest

**Evaluation**

An intact courtyard of architectural and historic interest due to its associations with Fernhill House (HB26/38/004A) which lies to the south of the complex. The 1901 census records that the outbuildings comprised of stable, coach house, harness room, cow house, calf house, dairy, fowl house, boiling house, barn, shed and store. Owned during the early 20th century by Samuel Cunningham, the prominent Belfast stockbroker, the stableyard was stocked with racehorses, the most notable being 'Tipperary Tim' which won the 1928 Aintree Grand National. Some of the architectural detailing has survived including the coursed rubble-stone walls, red brick dressings and stone piers which provide an interesting contrast with the Classical-Revival mansion adjacent. Retaining its original tree-lined avenue approach and elevated setting with extensive views over the parkland, the house and yard form an important group and contribute to the heritage of the area.



**Second Survey Database – HBC Consultation Report    HB26/38/004 B**

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

Much of windows removed, evident from photos that some of original outbuildings are no longer extant.

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**General Comments**

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

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**Monitoring Notes – since Date of Survey**

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**Date of Survey**    08/08/2014

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**Detailed NIEA Consultation Waterworks Park, Antrim Road. Ref: HB26/44/027B**



Waterman House  
5-33 Hill Street  
Town Parks  
Belfast  
BT1 2LA

**IMPORTANT – THIS MAY AFFECT YOUR PROPERTY**

Belfast City Council  
Keith Sutherland  
Urban Development Manager  
Development Department  
Cecil Ward Building  
4-10 Linenhall Street  
Belfast  
BT2 8BP

Tel: (028) 9054 3175

Our Ref: HB26/44/027 B

Date: 23/05/2015

Dear Sir/Madam,

**ADVANCE NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**WATERWORKS PARK, ANTRIM ROAD, BELFAST, BT15 2AT**

Northern Ireland Environment Agency (NIEA), an Agency within the Department of the Environment, is currently engaged in a survey of all Northern Ireland's buildings for the purpose of updating and improving on the list of buildings of special architectural/historic interest.

The Department is presently seeking the views of the Historic Buildings Council and your local district council that the above property should be listed as a building of '*special architectural or historic interest*'. This is in accordance with Article 42 of the Planning (Northern Ireland) Order (1991)

Should you wish to comment upon this proposal we will be happy to consider your opinion. You may also wish to make your view known to your district council. Subject to a consideration of these comments and advice the building may then be listed.

In considering whether to include a building in a list compiled under this Article the Department can only take into account the architectural and historic interest of a structure. Therefore, any proposals you may have in regard to its future are not relevant to this consideration.

LB1 – Advance Notice of Listing



An Agency within the Department of the  
**Environment**  
www.doeni.gov.uk



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Certificate No. EMS 94293

Under Article 42(2) however the Department can take into account not only the building itself but also:-

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

Grants are currently available towards the cost of maintenance and repair for most types of listed building and you will be sent further details about this together with other relevant information if it is decided to proceed with the listing process.

I attach a copy of our report which explains our understanding of the current heritage value of the building in more detail. This report (with the exclusion of internal information) will be published on our website in due course (with final amendments) and has been sent to your district council. If you have details of the history of the property, additional to that contained in the report, I should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

The Department will be in touch with you in due course regarding its decision. In the meantime if you wish to find out further information on listed buildings you may wish to log on to our website at [www.ni-environment.gov.uk](http://www.ni-environment.gov.uk)


Yours faithfully



**GERALDINE BROWN**

Enc Second Survey Report (HBC)

**Second Survey Database – HBC Consultation Report    HB26/44/027 B**

<p><b>Address</b> Waterworks Park Antrim Road Belfast BT15 2AT</p>	<p><b>HB Ref No</b>    HB26/44/027 B</p> 
<p><b>Extent of Listing</b> Park gate screen, piers, gates and railings.</p>	
<p><b>Date of Construction</b> 1840 - 1859</p>	
<p><b>Townland</b> Town Parks</p>	
<p><b>Current Building Use</b> Gates/ Screens/ Lodges</p>	
<p><b>Principal Former Use</b> Gates/ Screens/ Lodges</p>	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	130-09
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	J3323 7628
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>			
<b>Monument</b>	No			<b>HGI Ref</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No			<b>SMR No</b>	
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**    Local Govt

**Building Information**

**Exterior Description and Setting**

Decorative cast-iron railings and gates and curved entrance screen to east boundary of Waterworks Park, Antrim Road. Park railings are adjacent to former gate lodge and railings at 260 Antrim Road (HB26/44/027A). Curved entrance screen immediately north of lodge with decorative cast-iron railings (matching those to the lodge) and matching iron gates hung on square red brick pillars with moulded concrete capstones. The historic railings and stone plinth wall continue along the Antrim Road frontage to the park, interspersed with the same red brick pillars, before terminating with a set of gates in the same style. The railings then change in character to 20th century painted cast metal with plain uprights and no finials, on a reconstituted stone plinth c. 1930. To the NE entrance at the opposite end of the park, facing the intersection of the Antrim Rd, Limestone Rd and Cavehill Rd, there is an elaborate Art

Nouveau style metal arch-way, with lettering 'Queen Mary's Gardens' and the date June 1931. This is supported on brown brick pillars, with raised rectangular panels to the front and back and reconstituted stone copings. The 20th century railings continue a short distance along the Cavehill Road and then terminate.

**Setting:**

Located north of the former gate lodge, built c.1850, to the designs of Sir Charles Lanyon at the southeast corner and east boundary of Waterworks Park, Antrim Road, also known as Queen Mary's Gardens.

Railings and gates:	cast-iron painted
Piers:	cast-iron/brick
Walling:	sandstone
Cappings:	cast-iron/reconstituted stone

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**Interior Description**

N/A

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**Architects**

Lanyon, Charles

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**Historical Information**

The Antrim Road was originally laid out in 1830. The contemporary first edition Ordnance Survey map (1832-33) records that the land on which the Belfast Waterworks was built was originally predominantly rural in character and was the site of a number of dwellings (including Solitude House) which were subsequently demolished to make way for the construction of the new reservoirs. No. 260 Antrim Road, a single-storey cruciform Italianate gate lodge located at the south-east entrance to the Belfast Waterworks, was constructed in c. 1850 and has been attributed to Sir. Charles Lanyon (HB26/44/027A).

Royle states that Belfast's earliest piped water supply had been established in 1678 (utilising wooden pipes) and by the 18th century the city drew its water supply from a variety of sources including artificial reservoirs, local springs and barrels delivered on horse drawn carts. By the early-19th century Belfast's water supply was outstripped by the demands placed upon it by a rapidly increasing local population. In 1840 responsibility for the city water supply was transferred to the Belfast Water Commissioners under the Belfast Water Act. Amongst the new measures enacted by the commissioners was the establishment of a new reservoir on the Antrim Road. The reservoir was constructed between 1840 and 1842 and was fed by springs at Cave Hill and by a stream at Carr's Glen. The first connected houses were supplied with water from the reservoir on the Antrim Road (through cast iron pipes) in 1842. The Water Commissioners did not anticipate the great increase in the local population during the mid-19th century. In 1852 a consultant water engineer John F. Bateman estimated the demand from the Waterworks to be 2 million gallons per day but the reservoir could supply only a quarter of this in 1855. The Belfast Waterworks continued to be utilised as a reservoir but was superseded in the late-19th century by the supply of fresh water from sources in the Mourne Mountains (Royle, pp 27-28).

The gate lodge at the south-east entrance to the Belfast Waterworks was constructed in c. 1850 and has been attributed to Sir. Charles Lanyon. An English architect and engineer, Lanyon (1813-1889) was County Surveyor for Antrim and carried out a number of important engineering works in and around Belfast in the mid-19th century. The Dictionary of Irish Architects records that Lanyon was responsible for the construction of the Antrim Coast Road (between Larne and Ballycastle) and the Glendun viaduct. Royle states that in 1855 Lanyon provided recommendations to the Belfast Water Commissioners on how to increase the supply of the Waterworks on the Antrim Road to over a million gallons. Lanyon may have designed the porter's lodge at the Antrim Road entrance to the Waterworks at this time. Dean believed that Lanyon was responsible for the design recording that the lodge closely followed the architect's 'Baroque Italianate style which he also employed at Dunderave, Moneyglass and Eglantine [and] on the side gables the architect's distinctive stepped Venetian window which also featured on his demolished curator's house at Stranmillis and at Muckamore Villa (DIA; Royle, p. 28; Dean, p. 30).

The porter's lodge was first depicted on the second edition Ordnance Survey map for Belfast (1858)

which depicted it as a T-shaped structure (the building did not gain its current cruciform layout until the mid-20th century). The contemporary Griffith's Valuation (1859) jointly valued the lodge along with an ice house and curator's house (now demolished) at £30. There was little change to the lodge over the following century and the later editions of the Ordnance Survey maps (1901-38) depicted no change to its original layout. The Belfast Street Directories noted that a Mr. A. Gilmour was caretaker of the Waterworks and resided at the lodge in 1860 (UTD). Following the discovery of water sources in the Mourne Mountains a public meeting was held in 1897 to ascertain what would be done with the (now redundant) Waterworks. In 1899 the Water Commissioners allocated the site for leisure use and since that time the site has been utilised as a public park (Belfast City Council).

The piers along the Antrim Road frontage to the park originally consisted of an elaborate range of large square piers with recessed panels and cappings with urns. The piers at the park entrance screen originally supported two cube-shaped lanterns. (Dean, p.30) The piers seem to have been updated to simple square brick pillars with reconstituted stone cappings and the railings extending north along the Antrim Road to the Cavehill Road junction c. 1930.

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**Criteria for Listing**

<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style	V. Historical Association/Authorship
B. Proportion	X. Local Interest
C. Ornamentation	Y. Social Importance
D. Plan Form	
J. Setting	
K. Group value	
H-. Alterations detracting from building	

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**Evaluation**

The decorative cast-iron railings to the former gate lodge, at 260 Antrim Rd, Belfast (HB26/44/027A) and curved entrance screen and railings to east boundary of Waterworks Park, Antrim Road are a good example of architectural metalwork in both the Victorian and Art Nouveau styles. Originally designed to enclose the former porters lodge (most likely to the designs of Sir Charles Lanyon) and the park at the Water Works, where two large reservoirs were developed by 1842 to provide fresh water to the city. Despite replacement of the original elaborate piers and cappings c. 1930, the railings and gate screen, enhance the setting of the lodge and contribute to the character of Water Works park and the Antrim Road area, illustrating its historical development during 19th and 20th centuries.

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

Replacement of original victorian elaborate piers and cappings

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**General Comments**

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

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**Monitoring Notes – since Date of Survey**

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**Date of Survey** 28/01/2015

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**ADVANCE NOTICE OF LISTING**

The Clerk to the Council  
Belfast City Council  
Donegall Square  
City Hall  
Belfast  
BT1 5GS

Tel: (028) 9054 3175

Our Ref: HB26/13/011

Date: 23/03/2015

Dear Sir/Madam

**RE: 263 BELMONT ROAD, BELFAST, COUNTY ANTRIM, BT4 2AJ**

**LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully



**GERALDINE BROWN**

**Enc** Second Survey DC Report

LB3 – Advance Notice of Listing




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Certificate No. EMS 04293

<b>Address</b> 263 Belmont Road Belfast County Antrim BT4 2AJ	<b>HB Ref No</b> HB26/13/011
<b>Extent of Listing</b> House	
<b>Date of Construction</b> 1860 - 1879	
<b>Townland</b> Strandtown	
<b>Current Building Use</b> House	
<b>Principal Former Use</b> Gates/ Screens/ Lodges	

<b>Conservation Area</b>	No	<b>Survey 1</b>	Not_Listed	<b>OS Map No</b>	130-15
<b>Industrial Archaeology</b>	No	<b>NIEA Evaluation</b>	B2	<b>IG Ref</b>	J3843 7456
<b>Vernacular</b>	No	<b>Date of Listing</b>		<b>IHR No</b>	
<b>Thatched</b>	No	<b>Date of Delisting</b>		<b>SMR No</b>	
<b>Monument</b>	No			<b>HGI Ref</b>	
<b>Area of Townscape Character</b>	No				
<b>Local Landscape Policy Area</b>	No				
<b>Historic Gardens Inventory</b>	No				
<b>Vacant</b>	No				
<b>Derelict</b>	No				

**Owner Category**

### Building Information

**Exterior Description and Setting**

A symmetrical three-bay single-storey gabled house built in Scrabo sandstone dating from c.1874, formerly the northern gate lodge to Ormiston House (listed under HB26.13.001). Regular plan facing east with projecting gabled entrance porch to front and two-flat-roofed extensions to rear (dating between 1938-1954). Located at the corner of Belmont and Pirie road.

Pitched natural slate roof to front part, roll-top stone ridge tiles, projecting ogee cornice supporting half-round uPVC guttering and circular uPVC downpipes. Two original circular cast-iron downpipes and hoppers remain to north and south elevations. Stone chimneystack with corbelled coping and two ornate octagonal buff clay chimney pots. Un-coursed rock-faced Scrabo sandstone walling with red sandstone dressings and quoins. Window openings are square-headed; stop-chamfered jambs and header with



replacement uPVC top-hung casement windows throughout.

The principal elevation faces east and has a projecting entrance porch with crow-stepped gable and carved thistle to apex. Square-headed door opening with chamfered lintel and jambs, double vertical-sheeted studded timber door with black iron door furniture, including decorative strap hinges, opening onto a single nosed stone step. Narrow window openings to porch facing north and south. Single window to east and west bays.

South elevation consists of two-bays; the gabled end of the original building and a projecting flat-roofed extension to west. Crow-stepped gable with a carved rose to apex. Parapet with ogee cornice to flat-roofed extension. A window opening to each bay.

The north elevation consists of two bays; the gabled end of the original building and a recessed flat-roofed extension to west. Crow-stepped gable with a carved shamrock to apex and double windows. Moulded cornice to flat-roofed extension.

The west elevation consists of the two extensions. The extension to north has two small window openings and a square-headed door opening with a vertical-sheeted split half door with glazed panel. The extension to south projects above the eaves level of the main house and has a single window opening.

**Setting:**

Situated east of the junction at Belmont Road and Wandsworth Drive and fronting onto Belmont Road, the site is paved to three sides around the house and has a garden to north. It is enclosed by hedge and two timber gates to east.

**Materials:**

Roof	:	natural slate
Walling:		Scrabo sandstone
RWG:		uPVC
Windows	:	uPVC

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**Interior Overview**

Interior layout partially changed. Detailing partially altered.

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**Architects**

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**Historical Information**

No. 263 Belmont Road, a single-storey dwelling formerly the northern gate lodge to Ormiston House (see HB26/13/001), was constructed in c. 1874. The completed building was first included in the Annual Revisions valuation sources in that year. Ormiston House was erected in 1865-67 to a Scots Baronial design by the Edinburgh-based architect David Bryce (1803-76). Dean suggests that the Belmont Road lodge and the lodge on Hawthornden Road were both designed by David Bryce at the same time as the house. This is unlikely as the lodges were in fact constructed in c. 1874 and c. 1904 (respectively) and the Dictionaries of Scottish and Irish Architects record that Bryce did not undertake any contracts in Ireland this late in his career (DIA; DSA).

The Belmont Road gate lodge was built for James Combe, a Scottish-born linen manufacturer and iron founder with Combe, Barbour & Combe Ltd. The Annual Revisions record that the northern lodge was finished by 1874 and valued at £4 in that year; the total rateable value of the lodge was slightly increased to £5 in 1897. In 1890 Ormiston House passed to William Pirrie who became Chairman of Harland & Wolff in 1895 and Lord Mayor of Belfast in 1896-97. Pirrie constructed the second gate lodge to the east side of Ormiston House (see HB26/13/001B) by 1904 when the Annual Revisions first valued at £4 10s.

In 1911 the census of Ireland recorded that the Belmont Road Gate Lodge was occupied by Pirrie's

gardener; in that year the census building return described the lodge as a 2nd class dwelling that consisted of three rooms. Harland and Wolff sold Ormiston House to Campbell College in 1928, but the northern gate lodge was maintained as a private dwelling after the acquisition of its mansion. The value of the former gate lodge was increased to £14 under the First General Revaluation of Property in Northern Ireland (1935) and was subsequently raised to £18 by the end of the Second Revaluation (1956-72).

The gate lodge originally occupied a T-shaped ground plan, consisting of the entrance porch and two interior rooms; this T-shape layout remained unaltered by the sixth edition of the Ordnance Survey maps in 1938. The two single-storey flat-roof extensions to the rear of the dwelling were added between 1938 and 1954 when they were clearly depicted on the current edition of the Ordnance Survey maps (130-15NE).

No. 263 Belmont Road was First Surveyed in 1984 and was subsequently not listed. Dean, writing in 1994, described the former lodge in the following terms: 'more architecturally pretentious [than the lodge on Hawthornden Road]. The gables crowstepped as is that to the little central projecting hallway. To the apex emblems of each of the three kingdoms; sculpted rose, shamrock and thistle' (Dean, p. 89).

**References**

**Primary Sources**

1. PRONI OS/6/3/4/3 – Third Edition Ordnance Survey map (1902)
2. PRONI OS/6/3/4/4 – Fourth Edition Ordnance Survey map (1920-21)
3. PRONI OS/6/3/4/5 – Fifth Edition Ordnance Survey map (1931)
4. PRONI OS/6/3/4/6 – Sixth Edition Ordnance Survey map (1938)
5. PRONI VAL/12/B/17/2B-2H – Annual Revisions (1863-1897)
6. PRONI VAL/12/B/43/N1-9 – Annual Revisions (1897-1930)
7. Ulster Town Directories (1877-1843)
8. Census of Ireland (1911)
9. First Survey Record – HB26/13/011 (1984)
10. First Survey Image – HB26/13/011 (No Date)
11. NIEA HB Records – HB26/13/011 (Not Found)

**Secondary Sources**

1. Dean, J. A. K., 'The gate lodges of Ulster: A gazetteer' Belfast: Ulster Architectural Heritage Society, 1994.
2. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Friar's Bush Press, 1987.

**Online Resources**

1. Dictionary of Irish Architects – <http://www.dia.ie/>
2. Dictionary of Scottish Architects - <http://www.scottisharchitects.org.uk>

**Criteria for Listing**

<b>Architectural Interest</b>	<b>Historical Interest</b>
A. Style B. Proportion C. Ornamentation H-. Alterations detracting from building K. Group value D. Plan Form	X. Local Interest

**Evaluation**

Formerly the northern gate lodge to Ormiston House, an interesting example of a gate lodge in Scots Baronial style with references to the Mansion House. Crow-stepped gabled single-storey house in uncoursed rock-faced sandstone with the emblems of each of the three kingdoms to apexes. Although some original fabric and detail have been lost internally and externally, the building has retained its

**Second Survey Database  
District Council Consultation Report**

**HB26/13/011**

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character, style and proportions and forms an important group with the house (HB26.13.001), stableblock (HB26.13.029) and the east gate lodge on Hawthornden Road (HB26.13.001B).

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**Replacements and Alterations**

Inappropriate

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**If inappropriate, Why?**

uPVC windows and replaced doors diminish the architectural character of the building.

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**General Comments**

Listing Criteria R - Age and S - Authenticity also apply.

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**Monitoring Notes – since Date of Survey**

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**Date of Survey** 06/02/2014

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