

APPENDIX 1 - Minutes and associated appendices: 11th March Shadow Planning Committee

**Post Council Report
Wednesday, 1st April 2015**

Council

Minutes of the Monthly Meeting of the District Council of 3rd March and the Annual Meeting of the District Council of 24th March agreed.

Shadow Planning Committee

At the request of Councillor Mullan, the Council agreed that the minute under the heading "Listing and De-Listing of Buildings" be referred to the Planning Committee for further consideration.

The Council agreed also that representatives of the Northern Ireland Environment Agency and the Danske Bank be invited to attend a future meeting in order to discuss issues around the proposed listing of the Bank's corporate headquarters in Donegall Square West.

Minutes of meeting of 11th March agreed, subject to the foregoing omission.

Agenda Item 6

**Shadow Planning Committee
Wednesday, 11th March, 2015**

Meeting of Shadow Planning Committee

*Members present: Councillor Mullan (Chair);
Councillors Bunting, Campbell,
Garrett, Haire, Heading, Johnston,
McDonough-Brown, McGimpsey,
Ó Donnghaile, L. Patterson and Sandford.*

Also attended: Councillor J. Rodgers.

*In attendance: Mr. J. McGrillen, Director of Development,
Mr. C. McIlwaine, Divisional Planning Manager;
Ms. K. Mills, Senior Planning Officer;
Ms. N. Largey, Council Solicitor;
Mr. K. Sutherland, Urban Development Manager; and
Mr. B. Flynn, Democratic Services Officer.*

Apologies

Apologies were reported on behalf of Councillors Armitage, Bradshaw, Carson, Corr, Hargey, Hutchinson, McCoubrey and R. Patterson.

Minutes

The minutes of the meeting of 19th February were taken as read and signed as correct. It was reported that those minutes had been adopted by the Shadow Council at its meeting on 3rd March.

Declarations of Interest

No declarations of interest were reported.

Listing and De-Listing of Buildings

The Committee was advised that correspondence had been received from the Northern Ireland Environment Agency (NIEA) seeking the Council's views in respect of proposals which had been formulated for the listing and de-listing of a number of buildings in Belfast. The Committee agreed with the Agency's proposals to list the following buildings:

- The Synagogue, Somerton Road*
- Royal Belfast Hospital for Sick Children*
- Microbiology Building, Grosvenor Road*
- External Waiting Hall - Royal Victoria Hospital*
- Direct Wine Shipments, Corporation Square*
- Congregational Church, 101-103 Donegall Street*
- 1 Victoria Square*
- 4, 5 and 6 Murray Street*
- Central Hall, Rosemary Street*
- 1-5 Castle Lane and 23-29 Cornmarket*
- 13-17 Grosvenor Road*
- War Memorial Building, 9 Waring Street*
- McCracken's Bar, Joy's Entry*
- Belfast Telegraph Offices, 124-144 Royal Avenue*

Dankse Bank – Donegall Square West

The Committee was advised that a letter had been received from representatives of Danske Bank requesting that that it would agree not to support a proposal to list the bank's corporate headquarters in Donegall Square West. The letter had indicated that the building acted as the bank's regional operations centre for the island of Ireland and added that the listing of the building could impose unnecessary constraints on the ability of the bank to upgrade or re-develop its headquarters.

The Committee noted the information which had been received but agreed that it was minded, given its unique architecture and style, to support the proposal to list the building.

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: HB26/50/202

Date: 25/02/2015

Dear Sir/Madam

RE: DANSKE BANK, 12-15 DONEGALL SQUARE WEST, BELFAST, COUNTY ANTRIM, BT1 6JA

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

Address Danske Bank 12-15 Donegall Square West Belfast County Antrim BT1 6JA	HB Ref No HB26/50/202	
Extent of Listing Bank		
Date of Construction 1960 - 1979		
Townland Town parks		
Current Building Use Bank		
Principal Former Use Bank		

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3373 7395
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Commercial

Building Information

Exterior Description and Setting

Attached corner-sited six-storey bank, built c.1972, to the designs of Building Design Partnership. Rectangular on plan facing east onto Donegall Square West with a secondary elevation facing south onto Howard Street.

Overhanging flat roof over setback glazed sixth floor. Cream Travertine clad walling arranged vertically with polished granite plinth course, splayed to the windows. Portland limestone vertical courses frame vertical curtain glazing strips. Recessed full-height slender window openings with dark aluminium frames and panels.

Principal east elevation is six windows wide with an off-centre entrance bay. Full-height window to the south end returning onto the south elevation forming a glazed corner bay.

Secondary south elevation is five windows wide, detailed as per principal elevation.

West elevation is blank with ribbed concrete panels and abutted by adjoining building to the west end only.

North side elevation is six windows wide fronting onto Wellington Street and detailed as per principal elevation.

Setting

Located on the west side of Donegall Square at the junction of Howard Street.

Roof: Flat
RWG: Not visible
Walling : Stone-clad
Windows : Aluminium framed

Interior Overview

See surveyor's comments.

Architects

Greenslade, Robert J

Historical Information

The current Danske Bank was constructed as the Northern Bank's head office and main city branch to designs by Robert J Greenslade of Building Design Partnership, who won a 1977 RIBA award for the building. The new bank, completed in 1976, replaced an earlier (1903) Northern Bank by Young & Mackenzie, a pair of Georgian town houses and a linen warehouse and is first shown on the OS map edition dating from the 1960s/70s (Patton; Irish Times 1st April 1977). The contractors were F B McKee and Co Ltd of Belfast (Building).

A series of mergers in the 1960s meant that the Northern Bank required additional accommodation for its head office administrative staff and its former premises had to be enlarged. (Building). Planning constraints in place to protect the dominance of the City Hall meant that the bank building was limited in height to the cornice line of the Scottish Provident building. Open landscaped offices were made possible with air conditioning and artificial lighting, while bronze tinted glass was used to control heat loss and gain, glass areas being kept to a minimum to reduce glare and traffic noise. The building was finished externally with Portland stone cladding (Building).

The architect, R J Greenslade, was resident at the Belfast office of Building Design Partnership from 1968 to 1973 and, in addition to the present building, designed the University of Ulster and its student residences, Lamont House in Newtownbreda and the Sandy Row Redevelopment Scheme (Building).

On the 20th December 2004, the Donegall Square Head Office was robbed of £26.5 million, the largest bank robbery in UK or Irish history and a crime that remains unsolved (Gillespie). The company was acquired by Danish-based Danske Bank Group in 2005 (www.northernbank.co.uk).

The RIBA jury which gave the building an award in 1977 commented that the building achieved the difficult task of stating its importance as a major financial and commercial headquarters without challenging the dominance of the City Hall or adding 'another strident note to an already cacophonous chorus from the hotch-potch of styles and periods elsewhere in the square' (Plan). David Evans appraises the Northern Bank as 'an excellent and relatively early example of good infill which brings a distinguished modern presence to the centre of Belfast. Its facades in Portland stone provide a severe counterpoint to its exuberant neighbour...' (Evans et al).

References:

Primary Sources

1. OS Map 130 (1960s/70s)
2. Irish Times 1st April 1977
3. Plan July/August 1977
4. Building 26th May 1978

Secondary Sources

1. Evans et al "Modern Ulster Architecture"
2. Gillespie, G "The A to Z of the Northern Ireland Conflict" Plymouth: Scarecrow Press, 2008
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.northernbank.co.uk

Criteria for Listing

Architectural Interest	Historical Interest
I. Quality and survival of Interior A. Style B. Proportion D. Plan Form J. Setting C. Ornamentation	X. Local Interest V. Historical Association/Authorship Z. Scarcity

Evaluation

Attached corner-sited six-storey bank built c1972 to the designs of Building Design Partnership. A bold exercise in mid twentieth-century modernism with a pronounced vertical emphasis. Much historic fabric and detailing survive. The restrained design is reinforced by the quality of the natural stone cladding contrasting with the brown aluminium glazing and presenting one of the strongest expressions of 1970s architecture in the city of Belfast.

Replacements and Alterations

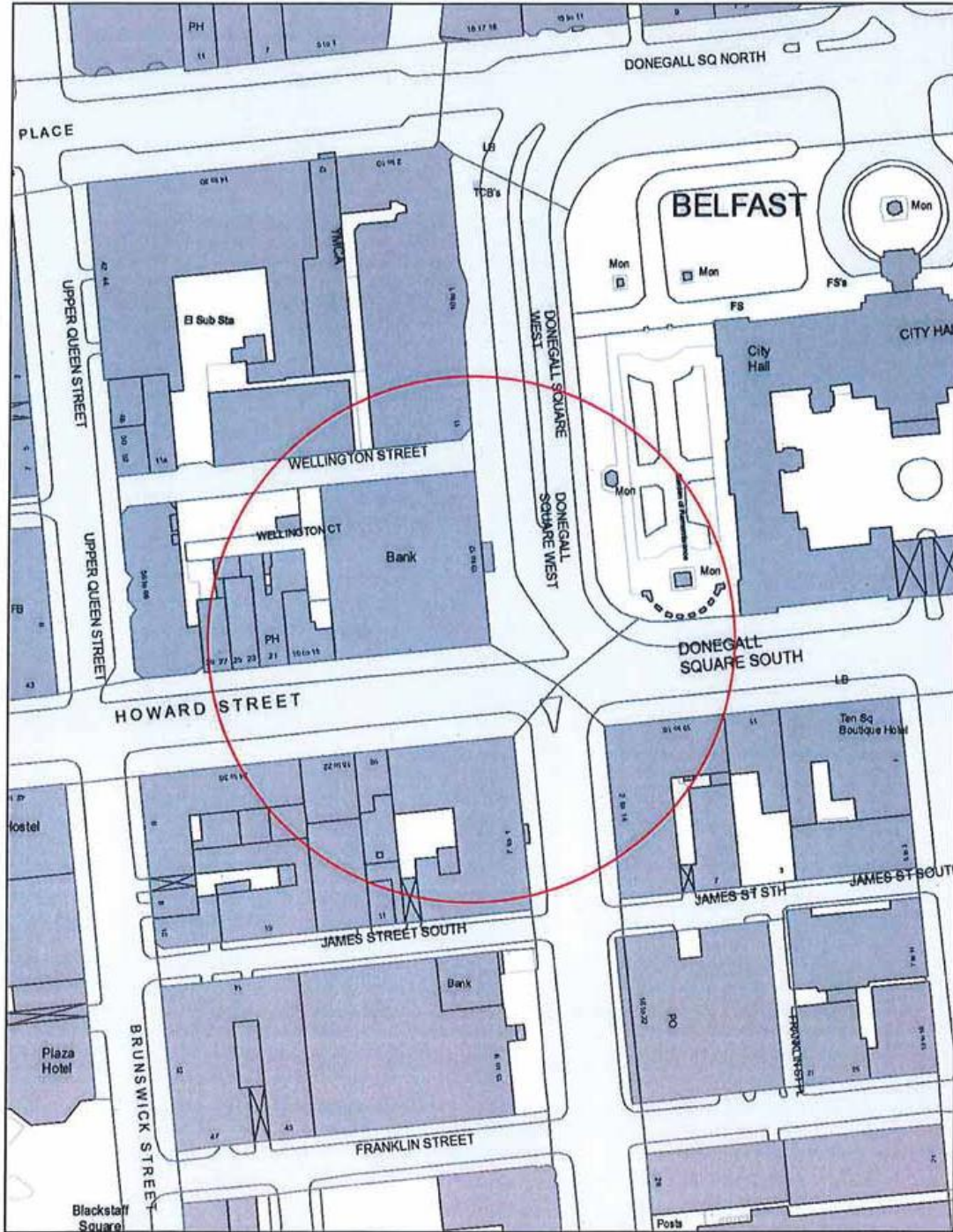
None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 15/04/2013



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



Northern Ireland
Environment Agency

Title: HB26/50/202

Scale: 1:1,250

Printed by AP

Date: 03 March 2015

Description:

Location Map

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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: HB26/50/310

Date: 25/02/2015

Dear Sir/Madam

**RE: BELFAST TELEGRAPH OFFICES, 124-144 ROYAL AVENUE, BELFAST,
COUNTY ANTRIM, BT1 1DN**

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



Address Belfast Telegraph Offices 124-144 Royal Avenue Belfast County Antrim BT1 1DN	HB Ref No HB26/50/310
Extent of Listing Newspaper offices	
Date of Construction 1880 - 1899	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/13 NE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3376 7474
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Commercial

Building Information

Exterior Description and Setting

Attached multi-bay four-storey red brick corner office building, built c.1886. Square on plan at the junction of Library Street and Royal Avenue with a six-storey red brick extension to rear and a glazed extension abutting the north.

Pitched slate roof with several red brick chimneystacks set behind red brick parapet wall. Cast-iron rainwater goods and red brick wall laid in English garden wall bond. Battered red sandstone ashlar plinth course and deep moulded sandstone cornice supported on a series of sandstone console brackets and string course. Largely square-headed window openings with stop-chamfered red sandstone lintels, shared red sandstone sills and replacement metal windows.

Southeast elevation is articulated as five vertical bays framed by rusticated soldier quoin pilasters forming a Giant Ionic order to the second and third floors with Ionic capitals and voussoired sandstone arch surrounds to gauged brick round-headed window openings. Paired window openings to first and second floors with brick apron panels and continuous sill cornices to the first and second floors and topping a plain fascia to the ground floor windows. Decorative wrought-iron two-faced clock supported over the first floor with lettering stating; 'Estd. / 1870 / Belfast Telegraph'

Chamfered corner bay has a shallow two-tier oriel window to the first and second floors built in red sandstone over a former round-headed door opening. Pair of round-headed window openings to the third floor with hood mouldings and opening onto the roof of the oriel with a blind arcaded balustrade/parapet. Paired window openings to the oriel with continuous sill courses and blind panels to the canted sides. Oriel is corbelled out in sandstone over the doorcase with applied brass lettering; 'TELEGRAPH' and a series of corbels. Deep moulded polished black granite surround to round-headed door opening with stepped plinths, now filled with a replacement display window and replacement sandstone plinth wall. Door opening flanked by wall-mounted bronze cartouches, that to the left reading; 'Belfast Telegraph / Newspapers Ltd / Registered Offices' and to the right; 'Belfast Telegraph / Offices'.

Southwest elevation is seven bays wide, articulated as per southeast elevation, with sandstone used in the first three bays (right) replaced with red brick to the left.

Southwest elevation extends at an angle as a six-storey red brick extension onto Little Donegall Street. The extension is six windows wide with bracketed cornice, sill courses and fascia continued from the main elevation. Generally gauged brick segmental-headed window openings with replacement steel windows. A further five-storey red brick extension abuts the northwest.

The rear and north side elevations are abutted by a large glazed and textured concrete system-built extension, built c.1975, as part of Belfast Telegraph.

Setting

Square on plan facing southeast onto Royal Avenue with a chamfered entrance bay and a secondary elevation fronting onto Library Street.

Roof : Slate
RWG: Cast-iron
Walling : Red brick / red sandstone
Windows: Replacement

Interior Overview

Interior not visited.

Architects

Seaver, Henry

Historical Information

The current building was constructed as the office and printing works of the Belfast Telegraph in 1886 to designs by Henry Seaver and is first shown on the fourth edition OS map of 1901-2.

The Belfast Telegraph was established by brothers William and George Baird who had taken over the office of the former Belfast Mercury in Arthur Street in 1861. Initially the business was run as a job printing establishment but on 1st September 1870 the Baird brothers launched into the newspaper trade with the first issue of the Belfast Evening Telegraph. The paper was immediately successful and in 1886 the present premises were built to designs by Henry Seaver. The contractors were H & J Martin and the cost of construction £7,800 (Brodie; www.dia.ie).

On Monday 28th June 1886 the newspaper transferred to its new home in Royal Avenue (Brodie). The premises were originally entered through a doorway at the junction with Little Donegall Street and this

doorway is emphasised with polished Castlewella granite. Sandstone from Dumfries was used in the construction together with brick from the Ormeau brickworks. On the ground floor three of the bays along Royal Avenue were let out as shops with a deeply recessed porch giving access to the shops on each side and offices on the first and second floors, known as Telegraph Chambers. The printing presses, which could produce 40,000 copies per hour, were housed on the ground floor which was lit by a well light in the centre of the building. The machinery was powered by two 12 hp gas engines. The publishing department was found to the rear of the machinery room and a special entrance allowed the newsboys to procure their papers. A powerful hoist driven by a gas engine moved goods between ground and upper floors and electric bells and speaking tubes allowed communication between the various parts of the building. The young architect Henry Seaver was warmly praised in the Irish Builder for his design and supervision of the work and a brilliant career was predicted for him (Irish Builder).

The building was entered into valuation records in 1886 as the Telegraph offices, printing office and warehouse, valued at £360. Ground floor shops and offices were valued at £42, £32 and £48, while valuations for the offices in 'Telegraph Chambers' varied from £5 to £25. Early occupiers of the ground floor shops were Miss Milford, milliner, Thomas Hewitt, confectioner and the Royal Liver Friendly Society, while Henry Seaver, the architect of the building, took offices in Telegraph Chambers (Street Directories).

The building was extended to the rear several times during the 1910s and 20s, each addition being designed by the original architect Henry Seaver. In 1907 an extension of ferro-concrete on the Hennebique system was made by contractors McLaughlin & Harvey. James Hogg and Sons were the contractors for a further extension in 1911 and Seaver's last addition was made in 1926. The ground floor continued to be let out as shops for many years and Brodie recalls Harry Moore's chemist shop where Telegraph employees went for a 'special magical elixir' that cured hangovers (Brodie).

In 1982-3 a £6m investment was made in a substantial addition to the right of the present building which was commissioned from architects Ferguson and McIlveen. The extension allowed the Telegraph to update its press and publishing facilities and the building continues to fulfil its original function more than a century after it was first built (Specify).

References:

Primary Sources

1. PRONI OS/6/1/61/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/61/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/43/C/1-45 (1863-1930)
4. Irish Builder Vol 28, 1 Jul 1886, 199-200
5. Specify March 1981

Secondary Sources

1. Brodie, M "The Tele – A History of the Belfast Telegraph" Belfast: Blackstaff Press, 1995
2. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
3. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation J. Setting	X. Local Interest Y. Social Importance

Evaluation

Attached multi-bay four-storey red brick corner office building built c1886 to designs by Henry Seaver.

Square on plan with a six-storey red brick extension to rear and a glazed extension abutting the north. Although compromised by the loss of original windows and by internal alteration, much historic fabric and detailing survive and the use of ferro-concrete on the Hennebique system in the extension is of note. Its scale and detailing reflect the importance of Belfast's 'premier newspaper' and the continuing expansion of the City centre in developments along Royal avenue and in commerce. It is also among the first works of an architect of note.

Replacements and Alterations

Inappropriate

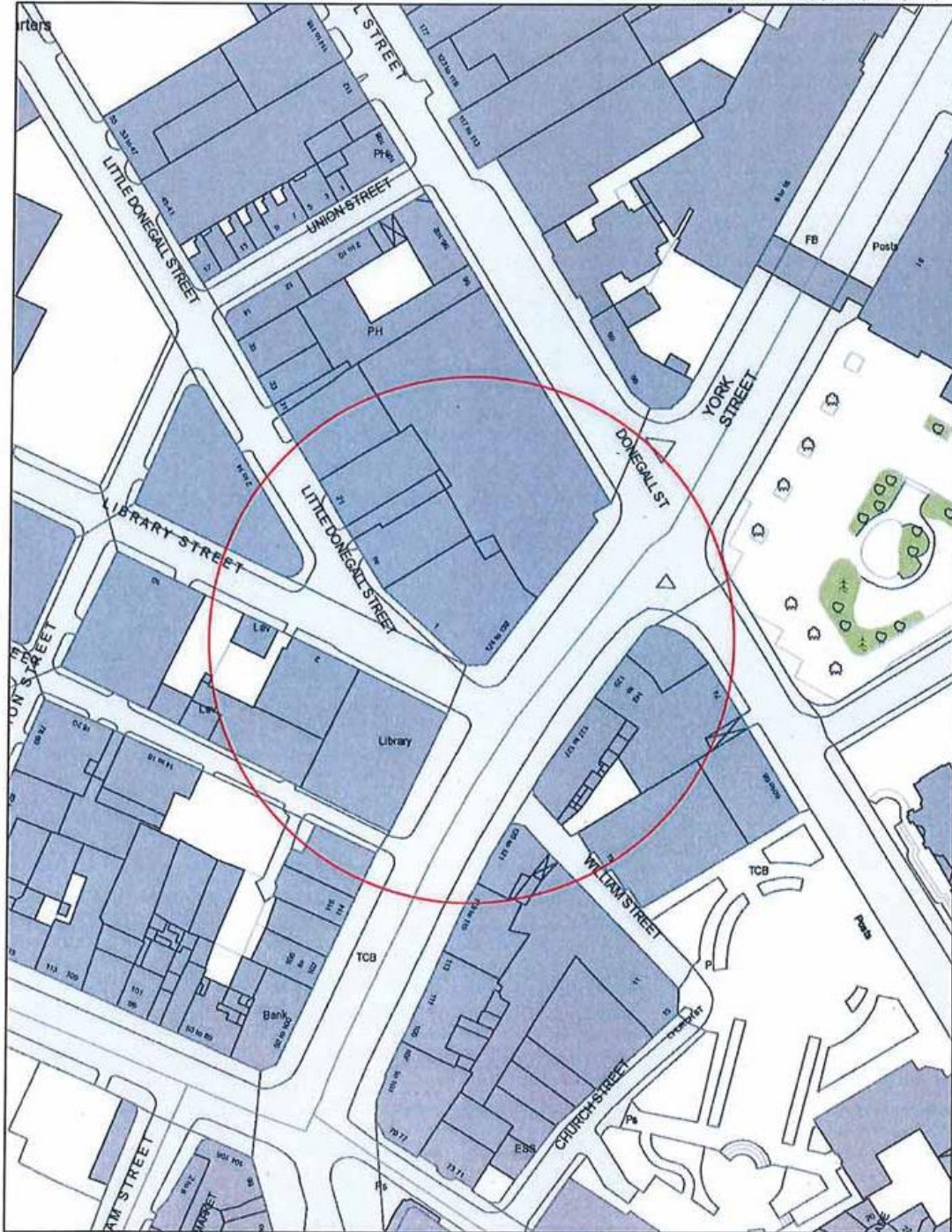
If inappropriate, Why?

Replacement windows throughout.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 17/04/2013



Title: HB50/26/310

Scale: 1:1,250

Printed by AP

Date: 03 March 2015

Description:

Location Map

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Richard McClean
Managing Director



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BELFAST TELEGRAPH • SUNDAY LIFE

Chief Executive's Office		
Date	1-4-15	
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ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	SW 714	

Ms Suzanne Wylie
Chief Executive
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS

25th March 2015

Dear Ms Wylie,

I refer to the letter enclosed from NIEA regarding the advance notice of the listing of our building, Belfast Telegraph, 124-144 Royal Avenue, Belfast, BT1 1DN.

Within this letter it states should I wish to make any concerns known to the district council in advance of any listing I may do so. To that end, I would ask you to forward this letter to your Planning Committee so that I may meet and discuss the proposal in greater detail and my concerns regarding the carte blanche nature of this proposal.

Yours sincerely,

Richard McClean
Managing Director

Enc

From: Tony Quinn
Sent: 11 March 2015 15:32
To: Barry Flynn
Cc: Keith Sutherland
Subject: RE: Proposed Listing of Danske Bank, 12-15 Donegall Sq West

Hello Barry

Reference Keith's email below and on behalf of Danske Bank I would be grateful if you could bring the following matters to the attention of the Town Planning Committee in respect of the proposed listing of Danske Bank at 12-15 Donegall Square West.

The bank received notification of advance listing on the 26th February 2015 and was told that the consultation period ended on the 3rd April 2015.

The main grounds of objection to the proposed listing are as follows:

1.0 The HBC Consultation Report HB 26/50/202 outlining the special architectural grounds for listing makes no reference to the significant alterations to this building in recent times. Indeed, under the alterations section of the report, they are recorded as "None". On the contrary, it has been significantly altered in recent times by the addition of a sixth floor (App. Ref. : Z/2008/0779/F) and by the infilling of the central lightwell (App. Ref.:Z/2008/0355/F). These significant alterations to the building, together with other recent modifications to its appearance, would tend to undermine the special architectural merits for its proposed listing.

2.0 The construction of the building dates from the 1970s and, save for its longstanding function as a financial HQ, there is little history associated with it to warrant listing.

3.0 As demonstrated by its sympathetic alterations to date Danske bank considers that its location within a Conservation Area and within the setting of a listed building (Scottish Provident Building) are sufficient safeguards against unsympathetic modifications to the building. Indeed, one only has to observe the harmonious appendage of the new sixth floor to appreciate that the bank is careful to respect its built heritage obligations in a Conservation Area.

4.0 Danske is one of the largest employers in the City Centre. This property is the centre of its regional operations in Northern Ireland and the Republic of Ireland. Bearing in mind the increasing drift of banks from the High Streets in the wake of online banking, it would seem entirely reasonable not to impose any unnecessary constraints on their City Centre operations. This is especially justified on the basis of Danske's proven track record of sensitively maintaining and upgrading this building in the absence of it being listed.

Having regard to the foregoing the Council is respectfully requested to ask the NIEA to reappraise their proposed listing of this particular building - one whose architectural and historic attributes are highly questionable.

I would be grateful if you could acknowledge receipt of this email.

Many thanks

Tony Quinn

Dr Tony Quinn
Principal
Braniff Associates
Chartered Planning Consultants
5 Windsor Avenue North
Malone Road
Belfast BT96EL