

ADVANCE NOTICE OF LISTING

The Clerk to the Council
 Belfast City Council
 Donegall Square
 PO Box 234
 City Hall
 Belfast
 BT1 5GS

Chief Executive's Office		
Date	28/5/13	
Seen by CX	NO	
Referred to		
ACX	Corp Comms	Dem Serv.
GR	SPP	Bus Supp.
Dev	F&R	H&ES
P&L	P&P	Other
Ref	75053	

SMC
28/5

Tel: (028) 9054 3058

Our Ref: HB26/31/007

Date: 24th May 2013

Dear Sir/Madam

RE: FORT BAR, 25-27 SPRINGFIELD ROAD, EDENDERRY, BELFAST

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.

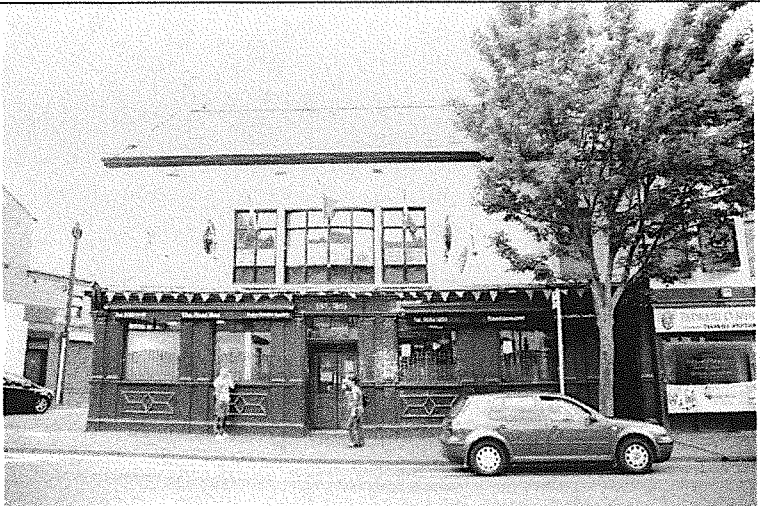
Yours faithfully

pp T. Clarke
STEVEN TOSH

Enc Second Survey DC Report

DEMOCRATIC SERVICES			
SP & R	P & L	HOUSING	AUDIT
H & ES	TP	GR	COUNCIL
49 MAY 2013			
LIC	DEVEL	TRAN	
REFERENCE	25036		
REFERRED TO			

LB3 – Advance Notice of Listing

Address Fort Bar 25-27 Springfield Road Edenderry Belfast	HB Ref No HB26/31/007	
Extent of Listing Public House		
Date of Construction 1860 - 1879		
Townland Edenderry		
Current Building Use Public House		
Principal Former Use Public House		

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/13SW
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3215 7392
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

Building Information

Exterior Description and Setting

Two storey with attic end terrace late Victorian public house with tapering plan form, two storey pitched rear return and two storey flat roofed extension to rear is located at the junction of the Springfield Road and Colligan Street.

Pitched natural slate roof with angled ridge tiles and clipped and corbelled eaves; moulded gable chimneystack with clay pots. Cast iron rainwater goods. Walling is painted smooth render with continuous plinth, ground floor sill course and string courses to first floor. Windows are replacement timber casements on projecting masonry sills.

The principle elevation faces south and is almost symmetrical. It comprises six openings to ground floor,

each separated by paired pilasters supporting a continuous flat fascia (slightly breakfront over entrance) with dentilled overhanging cornice and paired bracketed gablet ends. Entrance is left of centre and comprises paired timber panelled doors with square headed overlight of etched glass. The entrance is flanked by two identical bays comprising large replacement timber windows (two diminutive panes surmount a large bottom pane) over aprons embellished with geometrically designed moulding. To far right is a doorway with a paired louvred overlight.

First floor comprises a large tripartite window slightly left of entrance door; bowed 12 pane timber window flanked by six pane windows and separated by fluted mullions. Entire opening flanked by fluted pilasters rising to string course and surmounted by moulded and fluted surround. To left is a blocked up opening; to right is a 1/1 window.

Setting

Set at the end of a commercial terrace directly off the Springfield Road at the junction with Colligan Street in a residential area. Two and a half storey terrace to south; two storey dwellings to north.

Interior Overview

Interior layout partially changed. Detailing partially altered.

Architects

Not Known

Historical Information

Buildings first appear on the site on the 3rd edition OS map (c.1900); however it is impossible to identify the pub clearly. According to the Campaign for Real Ale it dates from 1885, however a painted sign above the entrance door states that it was established in 1865. It was run by the McGuigan family for 77 years, hence the 'C & P McGuigan' mosaic in the doorway.

According to the Campaign for Real Ale it has the 'the second finest historic pub interior in Belfast to the Crown for the quality and exuberance of its late Victorian interior'.

A local informant states that the cubicles in the bar were built by the same Italian craftsmen employed in the interior of the near-by Clonard Monastery in Belfast.

Primary Sources

1. Ordnance Survey 3rd Edition (1900)

Secondary sources

1. Mosaic in entrance
2. Campaign for Real Ale
3. Local information
4. Internet sites <http://www.heritagepubs.org.uk/pubs/national-inventory-entry.asp?pubid=231>;
<http://www.thebestof.co.uk/local/belfast/business-guide/feature/the-fort-bar/41979>

Criteria for Listing

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- D. Plan Form
- H-. Alterations detracting from building
- I. Quality and survival of Interior

Historical Interest

- X. Local Interest

Evaluation

Two storey with attic end terrace late Victorian public house. Much original fabric survives although various modernisations have compromised its historic appearance and character. This is one of very few

'traditional' public houses surviving in Belfast; primarily of interest for its bar interior.

Replacements and Alterations

If inappropriate, Why?

General Comments

Building Preservation Notice served on this property on 23 January 2013

Monitoring Notes – since Date of Survey

Date of Survey
