

NIEA Property Evaluations

Background

NIEA is currently engaged in the Second Survey of all of Northern Ireland's building stock to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. The second survey is due to be completed by 2016.

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 (NIEA) 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 summary below is taken from the NIEA property evaluation and details the evaluation in relation to the class of listing proposed.

1. **A 217 Holywood Road, Belfast, Co. Down, BT4 2DH HB26/12/017C** – A large detached late-Victorian former rectory, with a distinctive irregular form and multi-gabled arrangement, characteristic of domestic architecture from this period. The exterior is well articulated, built in red brick and embellished with red sandstone dressings; several tall red brick chimney stacks rise from its steep slate roofs and the attached outbuildings, which enclose a small yard to the rear, further enhance the quality of its setting. Despite some alterations to convert the building to offices, the fabric and detailing inside are largely intact. Set back from the Holywood Road the building shares mature landscaped grounds with St Mark's Church (HB26/12/017A) and the early twentieth century Heyn Memorial Hall (HB26/12/037B) and the three buildings form a significant group, which is of architectural, cultural and historical merit. Important from a social perspective as a former rectory, the historical association with the maternal grandfather (who was the first rector of St Mark's Church) of one of Belfast's most notable literary figures, C.S. Lewis, also adds to its interest.

Proposed NIEA listing - **B2**, Extent of proposed Listing – **Former house and outbuildings.** (currently not listed).

2. **B Shaftesbury Square Reformed Presbyterian Church, 72 Dublin Road, Belfast, BT2 7HP (HB26/30/066)** – Double-height gable-fronted Gothic Revival redbrick stone church with attached hall to rear, built c. 1890, to the designs of Samuel Stephenson. Rectangular on plan facing west and located on the east side of Dublin Road. A fine example of a Gothic Revival church, with most of its original external fabric and impressive interior intact. It is well proportioned and detailed and has social interest for the local community. It remains one of the few remnants of the nineteenth-century urban fabric of Dublin Road and stands out as one of the most impressive buildings in this area of the city.

Proposed NIEA listing – **B1**, Extent of proposed Listing – **Church, Hall, walling & railings.** (currently not Listed)

3. **C 683 Antrim Road, Belfast, Co. Antrim, BT15 4EG (HB26/45/021)** – A symmetrical double-fronted former residence, built c. 1898 and highly characteristic of the late Victorian

era, located on the eastern side of the Antrim Road. The principal elevation addresses the rear garden, while the gable-fronted rear return faces the Antrim Road. Despite the large modern extension which has been added to the north side, much authenticity is expressed through the exterior historic fabric and detailing of the former house including a pair of two-storey canted bay windows flanking the central entrance bay and a number of fine decorative stained-glass windows. The house's setting is enhanced by its presence. It displays well balanced proportions, retains good quality detailing and has local interest as a good example of its type,

Proposed NIEA listing – **B2**, Extent of proposed Listing – **Former house and gate screen** (currently not Listed)

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.