

## **APPENDIX 1: Listed Building Property Evaluations**

### **Background**

The Second Survey of all of Northern Ireland's building stock, is currently underway, to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. This second survey in Belfast was due to be completed in 2017 but is ongoing.

In considering whether to include a building as Listed, the Department (NIEA) takes into account the architectural and historic interest of a structure and is also given the power to consider:-

- any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a manmade object or structure fixed to the building or which forms a part of the land and which is comprised within the curtilage of the building.

Should the Department for Communities decide to list, this places certain responsibility on the owner, for example, a listed building has to be maintained in a way appropriate to its character and cannot be altered or demolished without prior approval.

The summaries below are taken from the property evaluation and detail the assessment in relation to the class of listing proposed.

#### **1. 73 University Street, Belfast, BT7 1HB, HB26/27/046D**

##### **Property evaluation**

Three-storey, High Victorian, mid-terraced, red brick and painted stone, former townhouse, constructed to the designs of WJ Gilliland in 1878. One of a terrace of five, No 73 is the second from left and is flanked by No 71 University Street (HB26/27/046C) on right, and No 75 (HB26/27/046E – Ibis Hotel) on the left. Rectangular on plan, the terrace faces north and lines the south side of University Street, a long thoroughfare which runs between University Road on the west side and Ormeau Road on the east. Originally constructed as a townhouse, it is now in use as offices for the Pharmaceutical Society of Northern Ireland and has been since the early 1930's. Both the interior and exterior retain much original character, proportions and detailing as is evident with the conical roof over bowed bay and the truncated chateau roof over square bay to the front elevation. The setting within the Queens University area is enhanced by its presence, adding significant character to the Botanic Avenue Area of Townscape Character.

Proposed NIEA listing – **B2**

Extent of proposed listing – **Offices, front walls & piers and rear yard wall**

**Image:**



## 2. Euston Street Primary School, Euston Street, Belfast, BT6 9AG, HB26/04/004

### Property evaluation

Good example of a large, mainly single storey hipped roof, red brick primary school of 1925 by W.G. Davies, with a two storey neo-Georgian entrance bay. The building is figure of eight in plan with accommodation grouped around two open-air quadrangles. The school is situated to the west of the Castlereagh Road, and was originally surrounded by typical Belfast terrace houses.

Proposed NIEA listing – **B1**

Extent of proposed listing – **School**

### Image:



**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

Special buildings of national importance including both outstanding grand buildings and the fine, little altered examples of some important style or date.

**Grade B+**

Special buildings that might have merited A status but for relatively minor detracting features such as impurities of design, or lower quality additions or alterations. Also buildings that stand out above the general mass of grade B1 buildings because of exceptional interiors or some other features.

**Grade B1 and B2**

Special buildings of more local importance or good examples of some period of style. Some degree of alteration or imperfection may be acceptable.