

APPENDIX 1: Structure 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.

The structures being considered are considered by HED to fall within the definition of the word 'building'.

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section. "Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

*Under section 80 Lists of buildings of special architectural or historic interest
80—(1) The Department—*

*(a) shall compile lists of **buildings (which means structure/erection)** of special architectural or historic interest; and*

(b) may amend any list so compiled.

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 from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

19 Wellington Park, Belfast, BT9 6DJ

HB26/28/129 A

Evaluation

19 Wellington Park is a two-storey, double-fronted Victorian villa in a domestic gothic revival style, constructed in 1889/90 as one of a pair (with number 21 – HB26/28/129 B) by the builder Andrew Dempster Gibson, architect unknown. It is located on the NE side of Wellington Park, a wide avenue that runs from the Lisburn Road on the NW side to the Malone Road on the SE. Externally it retains much of its original historic character such as the double-height canted bays, decorative brickwork and historic windows as well as internally in the elaborate plaster cornicing, plaster swags and tails, woodwork and stained glass. The plan form of the house is largely intact. In relation to local interest, Nos 19 and 21 Wellington were purchased from Gibson by Samuel Hogg, Shankill Road grocer, who was resident at number 19 from at least 1894. Samuel Hogg was a relative (most likely an uncle) of the photographer, Alexander Robert Hogg, a 'major figure in the history of photography in the north of Ireland', whose collection of 5,500 glass plate negatives and lantern slides dating from c1900 to c1930 are held by the Ulster Museum. These include an image of Samuel Hogg's premises in the Shankill Road, 'The People's Tea and Coffee Warehouse'. The building is enhanced by its setting on this tree-lined avenue where dwellings with a double frontage are particularly characteristic. Its level of authenticity and group value with No.21 add to its special interest.

Proposed NIEA listing – **B1**

Extent of proposed listing – House

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.