

Public Document Pack

**Democratic Services Section
Chief Executive's Department
Belfast City Council
City Hall
Belfast
BT1 5GS**

9th March, 2015

MEETING OF SHADOW PLANNING COMMITTEE

Dear Councillor,

I enclose for your consideration the agenda item regarding proposals by the NIEA to de-list a number of buildings, which will be considered at the meeting on Wednesday.

Yours faithfully,

Suzanne Wylie

Chief Executive

AGENDA:

3. **Proposed De-Listing of Buildings by NIEA** (Pages 1 - 50)

This page is intentionally left blank



Belfast City Council

Report to:	Shadow Town Planning Committee
Subject:	NIEA – Advance Notice of the Delisting of Buildings
Date:	Wednesday 11th March 2015
Reporting Officer:	Barry Flynn, Democratic Services Officer
Contact Officer:	Barry Flynn, Democratic Services Officer

1.0	Relevant Background Information
	<p>The Department has received further correspondence from the Northern Ireland Environment Agency (NIEA) regarding proposals to delist a number of buildings in Belfast. Article 42(3) of the Planning (NI) Order 1991 requires the Department of Environment to consult with the Council before removing any building from the statutory list of buildings of special architectural or historic interest.</p>

2.0	Key Issues
	<p>The Committee's comments are sought in respect of the undernoted proposals, copies of the correspondence is appended to the report:</p> <p><u>Northern Ireland Environment Agency – Advance Notice of Delisting</u></p> <p>The Department is currently considering the <u>delisting</u> of the following properties and welcomes the receipt of views of the Council:</p> <ul style="list-style-type: none">• Arnott House – 12 - 16 Bridge Street• Donegall Chambers – 11-15 Donegall Place• 81-87 Royal Avenue• 23-37 Talbot Street• Imperial House – 4-10 Donegall Square East• 20-22 Castle Street• 56-88 Royal Avenue• Fountain House, 17-21 Donegall Place

3.0	Resource Implications
	None
4.0	Equality Implications
	None
5.0	Recommendations
	The Committee is requested to consider the proposals to de-list the buildings and comment accordingly.
6.0	Decision Tracking
	None
7.0	Key to Abbreviations
	None
8.0	Documents Attached
	Correspondence from NIEA

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/233

Date: 20/02/2015

Dear Sir/Madam

RE: ARNOTT HOUSE, 12-16 BRIDGE STREET, BELFAST, COUNTY ANTRIM, BT1 1LS

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*


The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

<p>Address Arnott House 12-16 Bridge Street Belfast County Antrim BT1 1LS</p>	<p>HB Ref No HB26/50/233</p> 
<p>Extent of Listing Not listed</p>	
<p>Date of Construction 1940 - 1959</p>	
<p>Townland Town Parks</p>	
<p>Current Building Use Shop</p>	
<p>Principal Former Use Shop</p>	

Conservation Area	Yes	Survey 1	B2	OS Map No	130-13NE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3400 7440
Vernacular	No	Date of Listing	07/04/1994	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

Attached asymmetrical multi-bay four-storey red brick Georgian revival former department store, built c.1955, to the designs of Young and Mackenzie with a chamfered corner bay and shopfronts spanning the entire ground floor. U-shaped on plan with principal elevation facing west onto Bridge Street, a secondary elevation facing south onto High Street and single-storey infill to the centre.

Flat roof hidden behind parapet wall with moulded concrete coping and deep concrete cornice supported on brackets. Brown brick walling laid in English garden wall bond with moulded concrete cornice over the first floor and a further cornice over the fascia of the ground floor. Gauged brick flat-arched window openings with concrete sills and 6/6 timber sash windows with exposed sash boxes (unless otherwise

stated).

Asymmetrical principal west elevation is nineteen windows wide with a shallow breakfront to either end. Two decorative moulded concrete window surrounds to the principal elevation incorporating a single window opening to first and second floors and comprising; architrave surround and cartouche with letter 'A', to the first floor flanked by flat panelled pilasters and scrolled console brackets supporting a balconette to the second floor with iron railing and a pair of engaged Doric columns supporting an open segmental pediment (this window having a 6/9 timber sash window). The breakfronts also have a similar decorative concrete surround with a plain entablature in place of a pediment. The ground floor has polished granite clad shopfront framing large display windows with a painted masonry architrave over and full-span fascia. Generally replacement windows and doors to the ground floor.

North side elevation abutted by brick infill structure with vehicular entrance.

East side elevation fronting onto a small alley with glazed brick cladding to the ground floor and uPVC windows.

Symmetrical secondary south elevation is fifteen windows wide with a shallow breakfront to either end. Detailed as per principal elevation with a single pedimented window surround and further window surrounds to the breakfronts, as per principal elevation. UPVC windows to entire south elevation.

Setting

Located on a corner site at the junction of High Street and Bridge Street.

Roof:	Flat
RWG:	Not seen
Walling:	Brown brick
Windows:	Timber/uPVC

Interior Overview

Interior not visited.

Architects

Young & Mackenzie

Historical Information

Nos 12-16 Bridge Street, a four-storey Neo-Georgian commercial building, was constructed in 1955 and replaced a former department store which was destroyed during the 1941 Belfast Blitz. The original Victorian department store on the site was constructed in 1866 to designs by Thomas Jackson & Son; the façade was 120ft in height and consisted of 'piers and clustered columns of granite with free use of red Aberdeen granite' (Dublin Builder, p. 154; Dictionary of Irish Architects). The Belfast Street Directories note that the department store at nos 12-16 Bridge Street was occupied by John Arnott & Co. Ltd., 'wholesale and retail drapers [as well as] shirt and underclothing manufacturers' (1918 Belfast Street Directory).

Arnott's Department Store stood for 75 years until it was demolished during the Belfast Blitz which occurred in April and May 1941. Photographs of the aftermath of the attack show that the Bridge Street was heavily bombed resulting in the loss of almost all historic buildings on both the west and east side of the street. With the end of the Second World War in 1945 (the formerly narrower) Bridge Street was widened into its current layout (Bombs on Belfast; Patton, p. 42).

The large waste grounds produced by the heavy bombardment of Belfast's city centre were not fully built over until the 1950s; the current four-storey Neo-Georgian building was constructed on the site of Arnott's former department store in 1955. Patton states that the new edifice was designed by Young & Mackenzie, an architectural firm that was formed in 1867/68 and 'received some of the most important commercial commissions in the city' (Dictionary of Irish Architects); in 1957-59 Young & Mackenzie also

designed the opposite nos 1-21 Bridge Street in a contrasting 'Festival of Britain style' (Larmour, p. 94). Both buildings were constructed for John Arnott & Co. Ltd. The Second General Revaluation of property in Northern Ireland (1856-72) valued nos 12-16 Bridge Street at £8,384 and noted that the upper floors of the building were utilised as offices for the Northern Ireland Ministry of Finance; by the end of the revaluation in 1972 the value of nos 12-16 Bridge Street (which was known locally as the Arnott's Building) stood slightly lower at £8,212.

Patton (writing in 1994) described the Arnott's Building in the following terms: 'Rather dull four-storey neo-Georgian building in rustic brick relieved by a chamfered corner, broken segmental pediments and wrought iron balconies to some second floor windows' (Patton, p. 42). John Arnott & Co. continued to operate from the site until the firm went out of business in 1974 at which time the ground floor shop was occupied by other tenants. In 1994 Nos 12-16 Bridge Street was listed and in that year Patton notes that the ground floor was occupied as an electrical showroom. In recent years the former Arnott's Building has been utilised by Royal Mail as one of their main post office branches in Belfast's city centre.

References

Primary Sources

1. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
2. PRONI VAL/4/B/7/42 – Second General Revaluation of Northern Ireland 1956-1972
3. Dublin Builder, Vol. 8 (15 Jun 1866)
4. Belfast Street Directories (1843-1918)
5. First Survey Record – HB26/50/035 (1971)
6. First Survey Image – HB26/50/035 (1976)
7. Ordnance Survey Map – 130-13SE (1959)

Secondary Sources

1. 'Bombs on Belfast: The Blitz 1941' Newtownards: Colourpoint Books, 2011.
2. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987.
3. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest	Historical Interest
Not listed	Not listed

Evaluation

Attached asymmetrical multi-bay four-storey red brick Georgian revival former department store built c1955 to the designs of Young and Mackenzie. Chamfered corner bay and shopfronts spanning the entire ground floor. Extensively bomb damaged during the Second World War, Bridge Street was largely reconstructed during the 1950s. This neo-Georgian building has a rhythmic quality to its façade with Queen Anne Revival details more commonly seen in school buildings. Loss of historic fabric and detailing has compromised its quality. While not of any great architectural merit, this building is an interesting example of one approach to rebuilding after the damage of the war. However, it is not among the best examples of the type or of the work of a practice of note. It does not meet the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

**Second Survey Database
District Council Consultation Report**

HB26/50/233

If inappropriate, Why?

UPVC windows to the south elevation.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 24/04/2013

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/198

Date: 20/02/2015

Dear Sir/Madam

RE: DONEGALL CHAMBERS, 11-15 DONEGALL PLACE, BELFAST, COUNTY ANTRIM, BT1 5AB

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*

The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully




GERALDINE BROWN

Enc Second Survey District Council Report

**Second Survey Database
District Council Consultation Report**

HB26/50/198

Address Donegall Chambers 11-15 Donegall Place Belfast County Antrim BT1 5AB	HB Ref No HB26/50/198
Extent of Listing Not listed	
Date of Construction 1920 - 1939	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	Yes	Survey 1	B1	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3379 7425
Vernacular	No	Date of Listing	20/07/1990	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

Four storey, with attic, building sitting on west side of Donegall Place on the north corner of Fountain Lane. Designed in 1932 by Kendrick Edwards it combines Art Deco composition with Classical detailing.

Flat roof to main section; central tower has slightly pitched roof with gable to Donegall Place. Cast iron rainwater pipes. Walls are mainly lined render with pebble dashed render to side elevation; giant pilasters frame the building and the central tower; a moulded cornice runs below parapet of set back attic floor. Recessed full height central arched window has exaggerated keystone; windows to attic floor are flat lintelled; windows to first, second and third floors have flat lintels, moulded architraves and aproned cills. Ground floor shop fronts, extending full width, are modern. Windows are timber

casements with many replacement uPVC (S of tower), the central stair tower window is metal, the windows to the side elevation are metal framed and replacement uPVC.

Main, east elevation has an off-centre tower, the attic floor is set back on either side but projects forward on the south corner. A full height window in central tower, to south are 3 windows to each floor (central 6 pane, flanked by 4 pane); to north are 2 windows to each floor, all 4 paned.

Side, south elevation steps down from five to four storeys three windows from east corner. The elevation is 9 windows wide with the west end having a further four windows in two horizontal groupings. Giant pilasters and cornice frame lined render four storeys high, two E windows wide, matching east elevation; the remaining wall is pebble dashed render with raised concrete architraves to windows; ground floor is painted concrete panelling with ribbed sections; the west end ground floor is divided by a concrete canopy above which are concrete fins and vertical glass block windows and grills, below are two doorways. Windows are 5 paned casements and, to the west, 1 and 2 paned top hung.

Rear west elevation is abutted by two storey building, above which the pebble dashed wall is blank, surmounted by a flat roofed tower.

The north elevation is abutted by HB26/50/032.

Setting:

Donegall Chambers forms the end of a terraced block on the west side of the busy Donegall Place, turning the corner south on to the narrow pedestrian Fountain Lane.

Schedule:

Roof: unseen
Walls: render
Windows: timber, metal and uPVC
RWGs: cast iron.

Interior Overview

Interior layout substantially changed. Detailing substantially altered.

Architects

Edwards, Kendrick

Historical Information

Nos 11-17 Donegall Place, a four-storey commercial and office building, was constructed in 1932-33 and replaced two three-storey buildings that had formerly stood on the site. The 1918 Belfast Street Directory notes that nos 11-13 Donegall Place was originally occupied by Kyle & Cheyne Ltd., a ladies' and gentlemen's clothing store, whilst the upper floors were leased out to a number of firms and businesses. No. 15 was occupied by John Knox, a sporting goods manufacturer, and John McKenna & Sons, tea, wine and spirit merchants who had established their business in 1825 (Belfast Street Directory – 1918).

The Irish Builder records that by 1932 these buildings were occupied by the London Midland & Scottish Railway Co. and Saxone Shoe Co; in that year Kendrick Edwards was contracted by the landlord, J. D. Cheyne, to design the current building. Edwards (1874-1943), a Belfast-based architect and structural engineer, was born in Liverpool but established an independent practise in Belfast in 1907; during the 1930s he was also responsible for the 1935 design of Imperial House on Donegal Square East (see HB26/50/190). The builder contracted to carry out Edwards' design was a Mr. Thomas McKee (Irish Builder, p. 68-585; Dictionary of Irish Architects).

Donegall Chambers was completed in 1933 and consisted of three ground floor retail units with three storeys of office space above; the building finished in a subtle Art Deco style. When first completed the total rateable value of Donegall Chambers was set at £3,432 15s. under the First General Revaluation of property in Northern Ireland (1935). There was no further valuation carried out for over two decades due to the disruption caused by the outbreak of the Second World War; in 1943 two of the ground floor units continued to be occupied by Saxone Shoe Co. and the LMS Railway Co., however the upper floors of

Donegall Chambers were occupied by a number of private businesses and organisations including a dressmaker, a house furnisher, an accountancy firm and a medical practise (Belfast Street Directory – 1943). Under the second revaluation (1956-1972) the total value of Donegall Chambers was increased to £4,956; by the 1950s the LMS Railway Co. had vacated the ground floor retail unit when the travel agents Thomas Cook & Son. Ltd. occupied the premises.

Both Thomas Cook and Saxone Shoes continued to occupy the ground floor of the building until at least the First Survey Image in 1989. Donegall Chambers was listed in 1990; Patton, writing in 1993, described Donegall Chambers as a 'four-storey rendered building with central arched staircase feature and set-back attic rising to fifth storey [possessing] labels beneath windows' (Patton, p. 103). The four-storey commercial building continues to be utilised as commercial space; the ground floor is currently occupied by Poundworld and Kentucky Fried Chicken, however the upper floors were not visited during the Second Survey.

References

Primary Sources

1. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
2. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
3. PRONI VAL/3/B/3/14 – First General Revaluation of Northern Ireland 1935
4. PRONI VAL/4/B/7/38 – Second General Revaluation of Northern Ireland 1956-1972
5. Belfast Street Directories (1918-1943)
6. Irish Builder, Vol. 75 (28 Jan, 25 Mar, 17 Jun, 15 Jul 1933)
7. First Survey Image – HB26/50/198 (1989)
8. Ordnance Survey Map – 130-13SE (1959)

Secondary Sources

1. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

A four storey with attic rendered building designed in 1932 by Kendrick Edwards. An element of Art Deco composition survives with the central bay and full height window although this does not integrate well with the overall Classical lines and proportions. The building has been compromised by the loss of historic fabric and detailing, also affecting the original floor plan, and is not among the best examples of the type. It does not meet the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

uPVC windows

**Second Survey Database
District Council Consultation Report**

HB26/50/198

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 18/02/2013

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/185

Date: 20/02/2015

Dear Sir/Madam

RE: 81-87 ROYAL AVENUE, BELFAST, COUNTY ANTRIM, BT1 1FE

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*

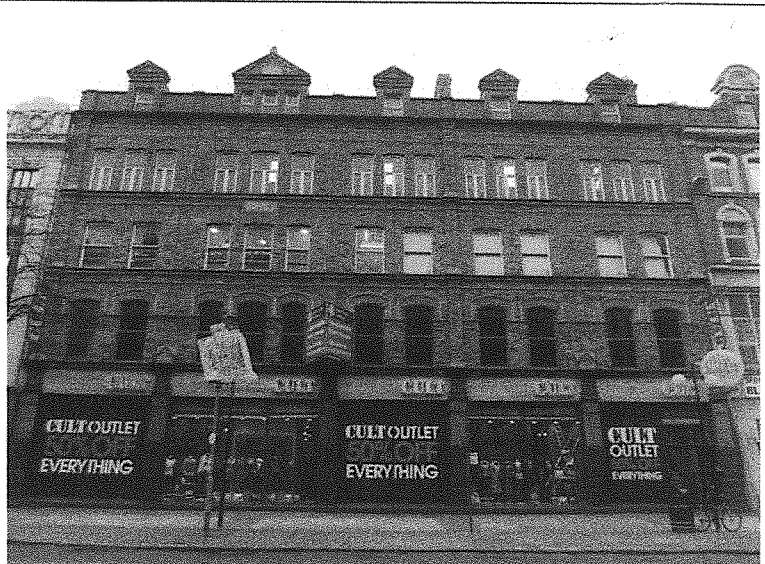
The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

Address 81-87 Royal Avenue Belfast County Antrim BT1 1FE	HB Ref No HB26/50/185
Extent of Listing Not listed	
Date of Construction 1880 - 1899	
Townland Town Parks	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	B1	OS Map No	130-13NE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3376 7455
Vernacular	No	Date of Listing	30/11/1989	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

A four storey commercial building, with attic, originally dated 1888, in simple Victorian Classical style. It sits in a continuous terrace on the east side of Royal Avenue.

Pitched roof unseen behind parapet, pitched dormers with slate-hung sides; brick chimneys with stepped cornice to centre (rebuilt) and south gable. Rainwater goods hidden within construction. Walls of stretcher bonded red brick (parapet and dormers of different brick to lower floors and evidence of new brickwork to all lintels) with giant order pilasters and gauged brick; sandstone dormer pediments with block and ball finial and 1888 date stone to the main dormer, dormer string courses, dentilled cornices to eaves and ground floor, string courses at cill levels, moulded hoods to first floor windows, stone plaque with 'Ashling Buildings 1999' incised. Gablets over black granite rusticated and fluted pilasters to ground

floor. Window openings to attic are flat brick arches, to other floors shallow segmental brick arches with dropped keystones to second and third floor. Windows to attic and third floor are uPVC, to first and second floor are replacement sashes 1/1 with horns, ground floor replacement shop windows.

West elevation has 5 dormers, the second from the north gable has 3 windows, the remaining single windows. The fourth floor has 15 windows grouped in threes, the first and second floor have 11 windows reflecting the rhythm of the gables 2:3:2:2:2. The entrance is now incorporated in the shop front.

The north elevation is abutted and obscured by HB26/50/186.

The east elevation is all new brick construction with an external metal staircase covered by corrugated sheeting.

The south elevation is abutted and obscured by a terraced building of equal height.

Setting

87 sits directly on the east side pavement of the busy commercial Royal Avenue. The terraced building is adjoined to the north by listed building HB26/50/186, it faces listed buildings HB26/50/182, HB26/50/183 and HB26/50/184.

Roof:	Natural slate
Walling:	Red brick
Windows:	timber/uPVC.
RWG:	Hidden

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Stevenson, Samuel

Historical Information

Nos 81-87 Royal Avenue, a four-storey redbrick commercial building, was constructed in 1888 and is one of the original buildings constructed as a result of the Royal Avenue redevelopment of 1880-81. The Irish Builder notes that nos 81-87 were designed by Samuel Stevenson (1859-1924), a Belfast-based architect who had served his apprenticeship at Young & Mackenzie before establishing an independent practise in the city in 1886. The construction of nos 81-87 Royal Avenue was one of Stevenson's earliest contracts; the Dictionary of Irish Architects notes that throughout his career Stevenson 'designed a few Presbyterian churches and some houses, but his work was chiefly industrial and commercial.' Nos 81-87 Royal Avenue was constructed for the firm, McKelvey & McCombe who operated a residential estate agency (Irish Builder, p. 16; Dictionary of Irish Architects).

Upon its completion in 1888, nos 81-87 Royal Avenue was valued at a total of £351; the building, which was also known as 'Avenue Chambers' originally consisted of four ground floor retail units, whilst the upper floors were utilised as office space for a variety of private firms and organisations (McKelvey & McCombe occupied one of the ground floor shops). By 1900 the value of nos 81-87 Royal Avenue was increased to £574 under the Belfast Revaluation; in that year the valuer noted that the northernmost unit (No. 87) possessed a connection to the adjoining No. 90 North Street to its rear (a separate building). In 1901 one of the ground floor retail units continued to be occupied by McKelvey & McCombe; the estate agents held offices in a central unit whilst P. & J. E. Byrnes, tobacconists, A. J. Lewis solicitors, and Walter Marsden, a wall paper merchant, occupied the neighbouring shops at that time. The upper offices were utilised by a variety of firms; in 1901 G. K. Smith & J. S. McTear and Ferguson & Houston, both solicitors firms, had their offices here, whilst the architect of the building, Samuel Stevenson, and another engineer, Godfrey William Ferguson (c. 1855-1939) also operated from the upper floors (Belfast Street Directories – 1901).

McKelvey & McCombe continued to operate from nos 81-87 Royal Avenue until the mid-20th century, however the other occupants of the four-storey building changed with some frequency over the following three decades; by 1910 Cripps & Co. opticians and Tom Sterling's confectioners had taken over two of the ground floor retail units whilst a photographic studio, known as the Palace Studio operated from the attic floor. By 1918 the drapery firm of Sinclair & Co. (which constructed the adjoining nos 89-101 Royal Avenue in 1926-35) had occupied two of the ground floor shops (Belfast Street Directory – 1910-1918). By the cancellation of the Annual Revisions in 1930 the total rateable value of nos 81-87 Royal Avenue stood at £605 10s. Under the First General Revaluation of property in Northern Ireland (1935) the value was further increased to £940; in 1935 McKelvey & McCombe were recorded as occupants of the ground floor unit for the final time, vacating the property at some point between 1935 and 1956. There was no valuation survey carried out at the site over the following two decades due to the disruption caused by the Second World War, however in 1956 nos 81-87 was included in the second general revaluation which increased the rateable value of nos 83-87 to £1,480 (at that time No. 81, occupied by Sinclair & Co., was jointly valued along with one of the firm's department store at nos 65-73 Royal Avenue at a total of £4,184).

Nos 81-87 Royal Avenue is one of the many commercial properties erected on the newly created boulevard of Royal Avenue which was laid out in 1880-81 by the surveyor J. C. Bretland (who in the process relocated approximately 4,000 people). Prior to the redevelopment of the area Donegall Place and Hercules Street (the precursor to Royal Avenue) were divided by an additional line of buildings located on the eastern side of the current street. The demolition and clearing of Hercules Place and Hercules Street created the long open boulevard which now extends from Donegall Square to York Street; however it required the destruction of almost all the buildings on the street pre-dating the 1880s. The only building to survive the clearing of the area is the former Provisional Bank of Ireland (HB26/50/106) which continues to occupy the original line of Hercules Place (a narrow square that linked Donegall Place to Hercules Street) and as a result is set further back than the adjoining buildings. Nos 81-87, along with the opposite nos 58-88 (HB26/50/181; 182; 183; 184), were amongst the last buildings to be erected along the northern stretch of the newly laid out boulevard (Brett, p. 40; Patton, p. 282; p. 286).

Patton described nos 81-87 Royal Avenue as a 'four-storey redbrick building with stucco details, broad semi-fluted pilasters at ground floor, eyebrow course over first floor windows, upper floors articulated by brick quirks; pedimented dormers with stucco scrolls at base, the central one larger and with a ball finial' (Patton, p. 284). Nos 81-87 Royal Avenue was listed in 1989 and was largely reconstructed in 1999 when the interior was gutted and all historical fabric was removed; a stone plaque located on the facade records that the building was renamed the Ashling Buildings in 1999. Nos 81-87 continues to be utilised as commercial premises; the formerly separate ground floor retail units have been converted into a large single retail premises, currently occupied by a clothing warehouse.

References

Primary Sources

1. PRONI OS/6/1/61/2 – Second Edition Ordnance Survey Map 1858
2. PRONI OS/6/1/61/3 – Third Edition Ordnance Survey Map 1901-02
3. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
4. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
5. PRONI VAL/12/B/43/E/1-13 – Annual Revisions 1862-1896
6. PRONI VAL/12/B/43/C/17-44 – Annual Revisions 1897-1930
7. PRONI VAL/7/B/12/1 – Belfast Revaluation 1900
8. PRONI VAL/3/B/3/13 – First General Revaluation of Northern Ireland 1935
9. PRONI VAL/4/B/7/41 – Second General Revaluation of Northern Ireland 1956-72
10. Irish Builder, Vol. 30 (15 Jan 1888)
11. Belfast Street Directories (1901-1918)
12. Ordnance Survey map 130-13NE (1959-60)

Secondary Sources

1. Brett, C. E. B., 'Buildings of Belfast: 1700-1914' Belfast: Friar's Bush Press, 1985.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

This four storey with attic commercial building built 1888 largely reconstructed in 1999. Modern reconstruction has resulted in the loss of significant historic fabric and detailing with the upper levels of the façade rebuilt in modern brick and the loss of the interior. Although its external character survives to a certain extent, it is not among the best of the type and the building no longer meets the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Facade retention, uPVC windows to upper floors.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 28/11/2012

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/193

Date: 20/02/2015

Dear Sir/Madam

RE: 27-37 TALBOT STREET, BELFAST, COUNTY ANTRIM, BT1 2LD

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*


The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

<p>Address 27-37 Talbot Street Belfast County Antrim BT1 2LD</p>	<p>HB Ref No HB26/50/193</p> 
<p>Extent of Listing Not listed</p>	
<p>Date of Construction 1880 - 1899</p>	
<p>Townland Town parks</p>	
<p>Current Building Use House - Terrace</p>	
<p>Principal Former Use Office</p>	

Conservation Area	Yes	Survey 1	B1	OS Map No	130/13 NE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3397 7467
Vernacular	No	Date of Listing	15/01/1990	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	Housing Association
-----------------------	---------------------

Building Information

Exterior Description and Setting

A four storey former warehouse building on the south side of Talbot St. Built c.1900, it has elements of a Queen Ann Revival style.

The pitched roof is natural slate, hipped to west, with a raised coping between two sections of building and modern rooflights. Rainwater goods are uPVC. The walls are brick laid in English garden wall bond with sandstone parapet coping, cornice, keystones and cills. Stone finials sit on scalloped parapet which rises to form a Dutch gable with exaggerated stone keystone, splayed brickwork to outer arch, inner arch and panel below of patterned diaper terracotta. Full height bullnose brick pilasters define bays, some corbelling out to form octagonal piers to parapet, all piers have brick pendants with moulded terracotta stops; brick strings run over lintels on each floor. The windows to the second and third floors

are flat arches with bullnosed surrounds, continuous projecting cills; first floor windows are arched with exaggerated keystones and bullnosed surrounds, flush cills. Ground floor windows and doors are segmental arches with bullnosed reveals, flush cills. Windows are timber replacements; ground floor windows and doors are metal replacements.

The front north elevation has a modern rooflight. The elevation is 13 windows wide (1/2/2/2/1/4/1). The windows are 2 or 3 pane top hung.

The east elevation is abutted and obscured by a modern building.

Rear south elevation is staggered, each of three sections is three window wide. All windows have segmental arches, openings are bullnosed brick. Openings with French windows have modern tubular metal, glazed balconettes. The windows are 2 or 4 pane casements.

The west elevation is abutted and obscured by a modern building.

Setting

27-37 Talbot Street sits directly on to the south side of Talbot Street facing the side of St. Ann's Cathedral (HB26/50/027). Although Talbot Street is a narrow street the building can be seen from a distance across the car park to the rear of the Cathedral.

Roof:	slate.
Walls:	brick
Windows:	timber.
RWGs:	uPVC.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Not Known

Historical Information

Nos 27-37 Talbot Street, a four-storey redbrick warehouse located opposite St. Anne's Cathedral (HB26/50/067), was constructed in c. 1900. The Belfast Street Directory for Talbot Street records that nos 27-37 had been completed by 1901, however the building was not included in the valuation sources until 1908. Prior to the completion of the warehouse, nos 27-37 Talbot Street had been the site of a number of individual commercial properties. The directory for 1880 records that a wood turner, a carpenter, tailors and a plasterer had their premises on the street (Belfast Street Directories – 1880-1901). The Belfast Revaluation confirms that the six buildings (on the site that would be occupied by the current warehouse) stood until at least 1900 when they were included in the revaluation; the valuer noted that the six properties were worth between £6 and £8 and were 'old' in date (in the Belfast Revaluation the 'old' designation was generally utilised to refer to a building dating from at least the early-19th century).

Nos 27-37 Talbot Street were demolished in c. 1900-01 when construction of the current warehouse commenced. The completed building was first included in the Annual Revisions in 1908 when it was valued at £360 and utilised by Young King & Co. as a Bonded Store. Young King & Co. was a local distillery company who also possessed offices at nos 32-76 Talbot Street (now demolished), however the 1908 directory notes that the company utilised the building as a store for dry goods.

In 1912 the value of the warehouse was decreased to £330 after an appeal was made against its high rating. Young, King & Co. continued to occupy nos 27-37 Talbot Street until 1924 when the company vacated the site, leasing the warehouse to W. W. Kennedy & Co., a carrier and removals firm that had formerly held premises on nearby Academy Street (Belfast Street Directory – 1918). In 1927 W. W. Kennedy & Co. sublet part of their warehouse to William Campbell & Co., brass founders and finishers

who had originally worked from nearby nos 6 26 Talbot Street. William Campbell & Co. occupied nos 33-37 Talbot Street whilst W. W. Kennedy & Co. operated from nos 27-31; the total rateable value of the building was decreased to £302 in 1927 as a result of these changes.

In 1930 W. W. Kennedy & Co. vacated nos 27-31 Talbot Street; the soft drinks manufacturers, Hollywood & Donnelly, occupied this portion of the building in the same year increasing the total value of the building to £379. Hollywood & Donnelly continued to occupy nos 27-31 Talbot Street until the 1960s, but by the First General Revaluation of property in Northern Ireland (1935) the other half of the warehouse lay empty having been vacated by William Campbell & Co; under the revaluation the total value of nos 27-37 had been increased to £490.

There was no further revaluation carried out for over two decades due to the disruption caused by the Second World War, however in the aftermath of the conflict the warehouse was included in the second revaluation (1956-72). By the 1950s Hollywood & Donnelly had occupied expanded to occupy nos 31-33; the remaining nos 35-37 were occupied by the Daily Mirror who utilised the site as a warehouse. Hollywood & Donnelly vacated the building in 1964 after over three decades; in the years prior to the cancellation of the revaluation the tenants of nos 27-37 Talbot Street changed a number of times. By the end of the Second Revaluation in 1972 the total value of the warehouse had been decreased to £312.

Talbot Street formed part of the town-planning scheme initiated by Lord Donegall in the late-18th century; as part of this scheme Donegall Street, Church Street, Academy Street and Talbot Street were developed along their current layouts. The development of Talbot Street was carried out by Roger Mulholland in the 1780s and the name of the street was derived from a Mr. Talbot who was employed as Donegall's agent in Belfast (Brett, p. 6; Patton, p. 308). In the mid-19th century Talbot Street had gained a reputation as a working class area of Belfast where 'social evils' could be procured such as alcohol and prostitutes; in 1853 the Rev. William O'Hanlon wrote that in the Talbot Street area 'spirit stores meet you at every turn ... some of them most imposing establishments – and all of them driving a brisk and profitable trade in the material of ruin ... let us think of the fatal effects of such a deluge as this through the households of the poor and we shall cease to wonder at the social degradation and vice that prevail' (Royle, p. 119).

The architect of nos 27-37 Talbot Street is not known with certainty, however the Dictionary of Irish Architects records that a warehouse on Talbot Street was designed by Blackwood & Jury (formed in 1901); this warehouse was completed in 1903 making Blackwood & Jury unlikely candidates as the warehouse was finished by 1901, however if the firm was responsible for the design, nos 27-37 Talbot Street would then represent one of the earliest commissions undertaken by Blackwood & Jury in Belfast (Dictionary of Irish Architects).

Nos 27-37 Talbot Street was listed in 1990 when the building was utilised as office space; Patton, writing in 1993, described the building as a 'four-storey redbrick warehouse with bullnose reveals to opes.' Patton suggests that, due to the division of the warehouse into two distinct sections, the building was 'apparently built in two stages, one with scalloped pediment and capped stone finials, the other with wavy gables above brick diaper pattern' (Patton, p. 308).

In recent years the ground floor of nos 27-37 Talbot Street has been utilised as a restaurant in the Cathedral Quarter of Belfast, however in 2012 the restaurant, known as 'No. 27 Talbot Street,' was forced to close. The ground floor is currently occupied by an Indian restaurant known as 'Mumbai 27' whilst the upper floors have been converted into private flats owned by Helm Housing.

References

Primary Sources

1. PRONI OS/6/1/61/2 – Second Edition Ordnance Survey Map 1858
2. PRONI OS/6/1/61/3 – Third Edition Ordnance Survey Map 1901-02
3. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
4. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
5. PRONI VAL/12/B/43/C/33-45 – Annual Revisions 1906-1930

**Second Survey Database
District Council Consultation Report**

HB26/50/193

6. PRONI VAL/7/B/9/16 – Belfast Revaluation 1900
7. PRONI VAL/3/B/3/13 – First General Revaluation of Northern Ireland 1935
8. PRONI VAL/4/B/7/42 – Second General Revaluation of Northern Ireland 1956-72
9. Belfast Street Directories (1880-1918)
10. First Survey Image – HB26/50/193 (1980)

Secondary Sources

1. Brett, C. E. B., 'Buildings of Belfast: 1700-1914' Belfast: Friar's Bush Press, 1985.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.
3. Royle, S. A., 'Portrait of an industrial city: 'Clanging Belfast,' 1750-1914' Belfast: Belfast Natural History and Philosophical Society, 2011.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

A four storey former warehouse red brick building Built c.1900. There are elements of a Queen Ann Revival style in its roof line, window openings and use of brick detailing but the whole has been compromised by replacement windows and internal partitioning. Although of some interest as a bonded store and warehouse, it is not among the best examples of the type.

Replacements and Alterations

None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 13/02/2013

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/190

Date: 20/02/2015

Dear Sir/Madam

RE: IMPERIAL HOUSE, 4-10 DONEGALL SQUARE EAST, BELFAST, COUNTY ANTRIM, BT1 5HD

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*

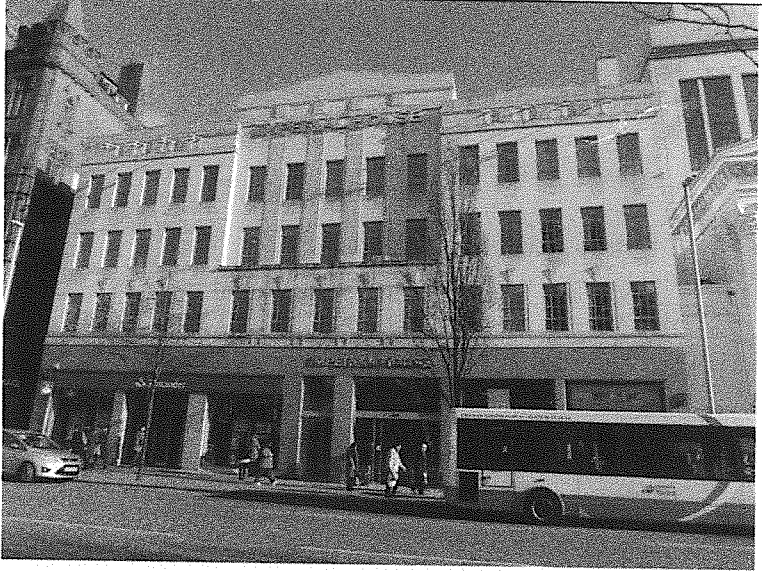
The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

<p>Address Imperial House 4-10 Donegall Square East Belfast County Antrim BT1 5HD</p>	<p>HB Ref No HB26/50/190</p>	
<p>Extent of Listing Not listed</p>		
<p>Date of Construction 1920 - 1939</p>		
<p>Townland Town Parks</p>		
<p>Current Building Use Office</p>		
<p>Principal Former Use Office</p>		

Conservation Area	Yes	Survey 1	B1	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3394 7406
Vernacular	No	Date of Listing	26/02/1990	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	Private
-----------------------	---------

Building Information

Exterior Description and Setting

A four storey building (with basement and diminished fifth floor) designed by Kendrick Edwards in 1935 in Art Deco style. It sits on the east side of Donegall Square facing City Hall.

Flat roof unseen behind pediment and parapet. Rainwater goods are hidden. Walls of ashlar stone with the ground floor of marble facing. Shallow projecting flat cornice at eaves level with frieze of slightly raised squares of stone; giant fluted pilasters rise from second floor to pediment in central section; frieze over ground floor is plain except for squares set in central section. Window openings are flat lintelled; first floor have exaggerated keystones and stepped reveals. Windows are replacement timber frames, those on the main elevation being 12 paned, the remaining 2 paned. The ground floor shop fronts and

door are all replacement metal frames.

The west elevation is divided into three sections each 5 windows wide; the central section is slightly recessed with a triangulated pediment, the flanking sections have stepped pediments.

The north elevation is 12 windows wide. It is tiled to the western part of the ground floor and the remaining is lined render; a concave reeded string runs at first floor level. An enclosed bridge extends from the third floor.

The east elevation (partially seen) is brick with regular window openings with concrete lintels.

The south elevation is abutted by HB26/50/019.

Setting

Imperial House, in the heart of the city, sits on the east side of Donegall Square opposite the City Hall (HB26/50/001) and gardens. Across the narrow lane to the north is HB26/50/016, to the south is HB26/50/019; many other listed buildings form the perimeter of the square.

Roof:	unseen
Walls:	stone
Windows:	replacement timber
RWGs:	unseen.

Interior Overview

Interior layout completely changed. Detailing completely changed.

Architects

Edwards, Kendrick

Historical Information

Imperial House, a four-storey 15-bay building, located at nos 4-10 Donegall Square East, was constructed in 1935 to designs by Kendrick Edwards. Edwards (1874-1943), a Belfast-based architect and structural engineer, was originally born in England but established an independent practice in Belfast in 1907; prior to the erection of Imperial House, Edwards had designed Donegall Chambers on Donegall Place in 1932-33. Edwards designed Imperial House in a Neo-Georgian style utilising terracotta and faience which was a popular construction material of the interwar period. The builder contracted to realise Edward's design was a Mr. Thomas McKee (Irish Builder, p. 7; Dictionary of Irish Architects).

Construction having been completed towards the end of 1935, Imperial House was not included in the First General Revaluation of property in Northern Ireland which was carried out in the same year. When first completed Imperial House consisted of a number of ground floor retail units with the upper floors occupied as office space by a variety of firms and private organisations. The 1943 Belfast Street Directory notes that during the Second World War the ground floor units were occupied by W. B. McKee & Sons (an estate agents firm), the National Building Society, the Cable & Wireless Ltd. communication company, and the Royal Exchange Assurance. In 1943 the occupants of the upper floors of Imperial House included solicitors firms, the Imperial Chemical Industries Ltd. (from which the building gained its name), the Munster Simms & Co. General Importers firm, whilst offices on the second floor of the building were occupied by the Ministry of Supply, a department formed at the outbreak of the Second World War tasked with coordinating the transfer of equipment and supplies to the British armed forces (Belfast Street Directory – 1943).

Under the Second General Revaluation of property in Northern Ireland (1956-72), Imperial House was valued for the first time. By the end of the project in 1972 the total rateable value of the building stood at £5,240 10s; under the revaluation Imperial Chemical Industries Ltd. continued to possess offices at the site whilst the ground floor retail units were occupied by the Abbey National Building Society, Insurance Corporation Ireland (which also possessed office space on the upper floors), offices of the Postmaster

General of the United Kingdom (until the position was abolished under the Post Office Act of 1969), and offices for W. Erskine Mayne Ltd., a local publishing firm.

Prior to the erection of Imperial House in 1935, nos 4-10 Donegall Square East was the site of three four-storey redbrick buildings with basements; photographs from the turn of the 20th century depicted the 19th century terrace between the Ocean Building (see HB26/50/016) and Donegall Square East Methodist Church (HB26/50/019). The Ordnance Survey maps and Belfast Street Directories note that the northernmost building along the terrace was known as the Linenhall Hotel; the hotel was the property of a Mr. P. Dempsey (Belfast Street Directory – 1918). Imperial House was one of the first steel-frame buildings to be erected in Belfast; when completed the interwar office block was described as 'modern without being freakish and traditional without being imitative' (Larmour, p. 90).

Imperial House was listed in 1990; Patton, writing in 1993, described the 1930s office building as a 'four-storey building in three five-bay units with shallow fluted pilasters carried up into rudimentary pediment; in faience with black marble ground floor' (Patton, p. 116). The black marble ground floor has been replaced with modern metal frame shopfronts that sympathetically reflect the style of the upper floors, whilst the connecting bridge was installed between Imperial House and the adjoining Ocean Building between the current edition of the Ordnance Survey map in 1959 which did not depict it, and prior to the First Survey Image in 1989 in which it appears. Future Belfast states that plans in the late-1990s to add additional floors to Imperial House were shelved; however in 2003 the building was refurbished and renovated by Alan Cook Architects (Future Belfast website).

References

Primary Sources

1. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
2. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
3. PRONI VAL/3/B/3/13 – First General Revaluation of Northern Ireland 1935
4. PRONI VAL/4/B/7/39 – Second General Revaluation of Northern Ireland 1956-1972
5. Irish Builder, Vol. 79 (9 Jan 1937)
6. Belfast Street Directories (1918-1943)
7. Ordnance Survey Map – 130-13SE (1959)

Secondary Sources

1. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.
3. Pollock, V. & Parkhill, T., 'Britain in old photographs: Belfast' Gloucestershire, Sutton Publishing Ltd, 1997.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>
2. Future Belfast - <http://www.futurebelfast.com/imperial-house.html>

Criteria for Listing

Architectural Interest	Historical Interest
Not listed	Not listed

Evaluation

A four storey building built 1935 and designed by Kendrick Edwards in Art Deco style. The building underwent extensive refurbishment in the early 21st century. Although the proportions of solid and void have been retained, the replacement of the notable original façade finish of matt white terracotta tiles

with stone has compromised the integrity of the original design and has lost the Art Deco external detailing. Similarly, historic interiors have been lost and the building no longer meets the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Change of cladding material

General Comments

Shell only, modern interior details - JS/26-02-2014

Monitoring Notes – since Date of Survey

Date of Survey 11/02/2013

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/299 B

Date: 20/02/2015

Dear Sir/Madam

RE: 20-22 CASTLE PLACE, BELFAST, CO ANTRIM, BT1 1EL

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*


The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

Address 20-22 Castle Place Belfast Co Antrim BT1 1EL	HB Ref No HB26/50/299 B
Extent of Listing	
Date of Construction 1860 - 1879	
Townland Town Parks.	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	B1	OS Map No	130-13
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3385 7430
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	Yes				
Derelict	No				

Owner Category	Commercial
-----------------------	------------

Building Information

Exterior Description and Setting

"Four storey red brick building with lancet windows and details in black brick and painted stonework. Original iron cresting at parapet now removed." - Central Belfast A Historical Gazeteer UAHS

Terraced multi-bay four-storey red brick commercial building, built c.1866, to the designs of Thomas Jackson with replacement shopfront spanning the ground floor. Irregular on plan facing north onto Castle Place. Currently vacant.

Flat roof hidden behind rebuilt grey brick parapet with lead-lined stone eaves course on stone brackets and angled yellow brick. Parapet and eaves flanked by sandstone console brackets with cast-iron

downpipe breaking through to the west end. Red brick walling laid in Flemish bond with black brick courses framing each floor. Chamfered pointed-headed window openings with splayed flush sills, formed in flush painted stone surrounds and replacement timber casement windows.

Front elevation is four windows wide, paired to the first and second floors with a series of eight diminutive pointed-headed window openings to the third floor. First floor windows are deeply set with a central polished granite colonettes to each pair having stiff-leaf capitals. Replacement timber-clad shopfront to the ground floor with glazed doors and shopfront, inserted c.1990.

East side elevation abutted by adjoining building (HB26/50/097A), now interconnected at ground floor level.

Rear elevation not seen.

West side elevation abutted by adjoining mid twentieth-century commercial building.

Setting:

Facing north onto Castle Place in the commercial centre of Belfast city centre.

Roof	Flat
RWG	Cast-iron
Walling	Red brick
Windows	Replacement timber casement

Interior Overview

Interior not visited.

Architects

Jackson, Thomas

Historical Information

The Ulster Medical Hall was founded here by Dr Cantrell, manufacturer of aerated and mineral waters (factory at Arthur Place), taken over c.1875 by Davidson & Leslie who held one of the largest stocks in Ireland of homeopathic medicines - source Central Belfast A Historical Gazeteer UAHS

Nos 20-22 Castle Place, a four-storey Victorian building was constructed in 1866, predating the adjoining Castle Buildings (HB26/50/097A) by forty years; the original ground floor shopfront has been removed with the expansion of the unit to include the adjoining No. 18 Castle Place, however the upper three floors of the building retains its Victorian character and has undergone only minor alterations over the last 150 years. The Irish Builder records that Nos 20-22 Castle Place was designed by Thomas Jackson (1807-1890) a Belfast-based architect who was described as 'primarily a domestic architect, though he turned his hand to buildings of every type, commercial, industrial, educational and ecclesiastical.' One of the chief engineers of mid-Victorian Belfast, Jackson's other notable contracts were the Old Museum at College Square North (HB26/50/112) and St. Malachy's Roman Catholic Church (HB26/30/023A) on Alfred Street (Irish Builder, p. 21; Dictionary of Irish Architects).

When originally completed nos 20-22 Castle Place was valued at £224 and consisted of a ground floor shop with offices occupying the upper floors. The ground floor shop was occupied by Dr. Thomas J. Cantrell who operated an apothecary and chemist business known as the Ulster Medical Hall and also established a mineral water business supplied from his factory in Arthur Place, whilst the upper floors were utilised as a public reading room and a billiards hall (Belfast Street Directory – 1868). Photographs of the building from the turn of the 20th century depict the original ground floor shop possessed similar gothic features as the upper floor windows with two lancet entranceways framing a central shopfront. By at least 1877 the property had passed from Cantrell to Davidson & Leslie, pharmaceutical chemists who continued to operate from the site for over 80 years. In 1877 Davidson & Leslie occupied the ground floor shop whilst the upper floors were let by F. A. Piccione & Co. who operated a photographic studio from the top floor, and William Crawford Jnr. & Co., a stock broker and insurance agent, occupied the

central floors (Belfast Street Directory – 1877).

By the 1900 Belfast Revaluation Davidson & Leslie had renamed their business Davidson & Hardy, however the building continued to be known as the Ulster medical Hall. The revaluation increased the total rateable value of nos 20-22 Castle Place to £374 and recorded that the upper floors of the building had only recently been damaged by a fire, in 1900 repair work had not yet been undertaken. By 1901 the occupants of the upper floors were James Sands, a superintendent of the Scottish Imperial Insurance Co., W. & R. Hancock, a solicitors firm; the top floor continued to be utilised as a photography studio, however at that time it was known as the London and Paris Photographic Art Studio and was operated by a Mr. G. Kennedy (Belfast Street Directory – 1901).

Davidson & Hardy continued to occupy the ground floor unit until the 1950s; between 1908 and 1910 a dental institute had its offices in one of the upper floors whilst the top floor continued to be utilised as a photographic studio then known as the Castle Studio. By the end of the Annual Revisions, which were cancelled in 1930, the total value of nos 20-22 Castle Place had been increased to £385. By the First General Revaluation of property in Northern Ireland (1935) the upper floors of the building had been acquired by Davidson & Hardy who utilised the space as storage space for their pharmaceutical firm; in that year the total value of the building had been raised to £660. Nos 20-22 Castle Place survived the heavy bombardment of Belfast's city centre during the 1941 Blitz when the majority of neighbouring High Street was demolished by falling bombs. In the aftermath of the war Davidson & Hardy's chemists was included in the second revaluation; however in 1958 the ground floor shop was acquired by Wallis's clothing store which also owned the adjoining No. 18 Castle Place (the westernmost unit of the Castle Buildings). The ground floors of No. 18 and nos 20-22 Castle Place were converted into a single retail unit; as a result of the conversion the original gothic shopfront was removed and a plain modern replacement installed. By the end of the second revaluation in 1972 the total joint value of nos 18-22 Castle Place had been increased to £660.

Nos 20-22 is one of only two 19th century commercial buildings (the other being nos 17-21 Castle Place (HB26/50/152)) that have survived the demolition and commercial redevelopment of Castle Place which Patton described as 'the hub of Victorian Belfast.' Castle Place was originally part of High Street and the 1685 map of Belfast notes that it ran along the original flow of the river Farset; Belfast Castle (burned down in 1708) was located on the south side of the river and lent its name to the streets, lanes and entries of the immediate area. By 1791 the western portion of High Street was known as Grand Parade and was an area frequently utilised for military processions (in the late-18th century the Volunteers marched through the street as part of their Bastille Day celebrations). The thoroughfare was not renamed Castle Place until the early-19th century and nos 20-22 Castle Place (along with the adjoining Castle Buildings) lies on almost the exact location of the original Belfast Castle (Patton, p. 53).

The first occupant of nos 20-22 Castle Place was Dr. Thomas Cantrell who was a chemist and also founded the aerated and mineral water company of Cantrell & Cochrane (C & C), which was the largest mineral water manufacturer in Belfast (whose main competitors were William A. Ross & Co. whose main factory was based at William Street South (HB26/50/177)). Cantrell's first shop was opened in 1852 however he moved to Castle Place in 1866 when the current building was erected as the Ulster Medical Hall; Cantrell formed a partnership with Alderman Henry Cochrane facilitating the expansion of the business and resulting in the vacation of the Castle Place property. Davidson & Leslie (by c. 1900 Davidson & Hardy) occupied nos 20-22 Castle Place between c. 1877 and 1958; Patton states that the pharmacists were one of the largest suppliers of homeopathic medicines in Ireland (Patton, p. 56).

Nos 20-22 Castle Place was acquired by Wallis's clothing store in 1958 when the ground floor Victorian shopfront was removed and replaced with a plain modern shopfront that extended into the adjoining No. 18 Castle Place combining a Victorian warehouse and an Edwardian Art Nouveau shop under a single address (nos 18-22 Castle Place). In 1979 nos 18-22 Castle Place was listed as a single building despite the stark differences in dates and styles of the two buildings. Nos 18-22 Castle Place continues to be utilised as a single commercial property, however at the time of the Second Survey the address currently lies vacant.

References

Primary Sources

1. PRONI OS/6/1/61/1 – First Edition Ordnance Survey map 1832-33
2. PRONI OS/6/1/61/2 – Second Edition Ordnance Survey Map 1858
3. PRONI OS/6/1/61/3 – Third Edition Ordnance Survey Map 1901-02
4. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
5. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
6. PRONI VAL/12/B/43/D/1-14 – Annual Revisions 1862-1896
7. PRONI VAL/12/B/43/C/34-42 - Annual Revisions 1897-1930
8. PRONI VAL/7/B/9/27 – Belfast Revaluation 1900
9. PRONI VAL/3/B/3/14 – First General Revaluation of Northern Ireland 1935
10. PRONI VAL/4/B/7/38 – Second General Revaluation of Northern Ireland 1956-1972
11. Irish Builder, Vol. 9 (15 Jan 1867)
12. Belfast Street Directories (1852-1943)
13. First Survey Image – HB26/50/097 (1977)

Secondary Sources

1. Brett, C. E. B., 'Buildings of Belfast: 1700-1914' Belfast: Friar's Bush Press, 1985.
2. Larmour, P., 'Belfast: An illustrated architectural guide' Belfast: Ulster Architectural Heritage Society, 1987.
3. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

Terraced multi-bay four-storey red brick commercial building built c1866 to the designs of Thomas Jackson. Built for Messrs Cantrell as the Ulster Medical Hall, founded by Dr. Cantrell, the building represents the site of the C&C drinks company. A replacement shopfront spans the ground floor and the adjoining unit (HB26/50/097A). Although of some interest as the location of C&C, it has been compromised by the loss of much historic fabric and is not among the best examples of the type. It does not meet the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Removal of shopfront.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 07/01/2013

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/181

Date: 20/02/2015

Dear Sir/Madam

RE: 58-66 ROYAL AVENUE, BELFAST, COUNTY ANTRIM, BT1 1DJ

DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*


The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

Address 58-66 Royal Avenue Belfast County Antrim BT1 1DJ	HB Ref No HB26/50/181
Extent of Listing	
Date of Construction 1880 - 1899	
Townland Town Parks	
Current Building Use Shop	
Principal Former Use Office	

Conservation Area	Yes	Survey 1	B1	OS Map No	130-13NE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3372 7455
Vernacular	No	Date of Listing	06/04/1989	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	Yes				
Derelict	Demolished				

Owner Category

Building Information

Exterior Description and Setting

The former four storey, ashlar stone Italianate building known as Crown Chambers has been demolished and is replaced by a four storey with attic, brick and stone Classical pastiche building.

East elevation is symmetrical comprising 6 windows, a central 3 window dormer with single window dormers to each side.

The south elevation is abutted and obscured by a modern construction (Castlecourt).

The north elevation is abutted and obscured by a listed building HB26/50/182.

Setting

58-66 sits directly on to the pavement on the west side of the major commercial street of Royal Avenue. The terraced building is adjoined to north by HB26/50/182 and faced by HB26/50/185.

Roof: Natural slate
Walling: Brick
Windows: Timber sash 1/1
RWG: not seen

Interior Overview

Interior not visited.

Architects

Eaton, William

Historical Information

Nos 58-66 Royal Avenue, a four-storey stuccoed building, was erected in 1885 but has been replaced by a modern brick and stone commercial building as a result of the Castlecourt redevelopment of the late-1980s. The original building was designed by William Eaton, a Belfast-based architect who was active between the years 1879 and 1886 and also designed residences and buildings on Dunluce Avenue, Wellington Park and Malone Road making nos 58-66 Royal Avenue Eaton's only known commission in Belfast's city centre. Eaton designed nos 58-66 in Newry granite stone which was adorned with a stucco façade and terra-cotta detailing; the builder contracted to undertake Eaton's design was a Mr. Thomas Price of Belfast (Irish Builder, p. 12; Dictionary of Irish Architects).

Nos 58-66 Royal Avenue, also known as Crown Chambers, consisted of three ground floor shops and office space in the floors above; when originally completed in 1885 the total value of the building was set at £341 10s. One of the first occupants of the ground floor units was the Ulster Echo Newspaper who occupied the site as a printing works for which it operated until the mid-20th century. By the Belfast Revaluation (1900) the value of nos 58-66 Royal Avenue had been greatly increased to £865 15s; in that year the valuer noted that 'this building is very roughly run off and is at present in a bad repair.' The Belfast Street Directory records that in 1901 the ground floor units were occupied by the Belfast Stream Printing Co. Ltd. who were the proprietors of the Ulster Echo and Witness newspapers, the other retail units were held by A. Hunter & Sons, who operated a gun making and fishing tackle warehouse, and a Mr. R. Brownlie who was an 'Artists' outfitter, fancy goods salesman, print seller and high class frame manufacturer.' The upper floors of the building were occupied by a variety of private firms and organisations; in 1901 the offices were occupied by stock and share brokers, general merchants, land and property agents and accountants, however the Crown Chambers was also used as the offices for the Shorthand Institute and School of Typewriting, the Commercial Cycling Club, and the Belfast District Ancient Order of Foresters (Belfast Street Directories – 1901).

By 1910 there had been few changes to the occupants of either the ground floor units or the upper offices; however the northernmost shop (No. 66) had passed to the Baird Bros., shoe and boot makers, by that year, although their shop lay vacant in 1918. Including the Ancient Order of Foresters, Crown Chambers was also utilised as the offices for a variety of other 'friendly societies' such as the Sanctuary Belfast Royal Archers, the Saddler's Society, Sailmakers Society and No. 2 Branch of the Machine Men and Mill Sawyer's Society which all occupied the third floor in 1918 (Belfast Street Directory – 1918). By the end of the Annual Revisions, which were cancelled in 1930, the total value of nos 58-66 Royal Avenue stood at £567. Under the First General Revaluation of property in Northern Ireland the value of the building was almost doubled to £1,093 5s. At that time the Belfast Steam Printing Co. continued to operate from the site, however by the second revaluation, which commenced in 1956, the print works had vacated the site. Royal Avenue was hit by a number of bombs during the Belfast Blitz of 1941 when a number of its buildings were moderately damaged and in the aftermath of the Second World War. With the end of the second revaluation (1956-72) the total value of Crown Chambers stood at £2,368; by the 1970s the ground floor retail units were occupied by the Ulster Savings Committee whilst the adjoining units were operated by Gardiners Ltd., a construction firm, and Swiss Arcade Ltd., general store.

Nos 58-66 Royal Avenue is one of the many commercial properties erected on the newly created boulevard of Royal Avenue which was laid out in 1880-81 by the surveyor J. C. Bretland (who in the process relocated approximately 4,000 people). Prior to the redevelopment of the area Donegall Place and Hercules Street (the precursor to Royal Avenue) were divided by an additional line of buildings located on the eastern side of the current street. The demolition and clearing of Hercules Place and Hercules Street created the long open boulevard which now extends from Donegall Square to York Street; however it required the destruction of almost all the buildings on the street pre-dating the 1880s. The only building to survive the clearing of the area is the former Provisional Bank of Ireland (HB26/50/106) which continues to occupy the original line of Hercules Place (a narrow square that linked Donegall Place to Hercules Street) and as a result is set further back than the adjoining buildings. Nos 58-66, along with the adjoining nos 68-88 (HB26/50/182; 183; 184), were amongst the last buildings to be erected along the western side of the newly laid out boulevard (Brett, p. 40; Patton, p. 282; p. 286).

Nos 58-66 Royal Avenue was listed in 1989; the First Survey Image (1984) notes that the Ulster Savings Committee continued to occupy the ground floor unit at No. 58, whilst the other two shops were occupied by a newsagents and a clothing store called French Connection. Writing in 1993 Patton described nos 58-66 as a 'four-storey building in unpainted stucco with pair of roundheaded dormers containing sunbursts in spandrels. Broken pediment to slightly off-centre doorcase; strapwork in spandrels of second floor windows; courses of rosettes over first floor windows and at main cornice [whilst it] originally had balustraded parapet over cornice' (Patton, p. 288).

Since 1984 the original four-storey stucco building was demolished to facilitate the construction of the adjoining Castlecourt shopping centre in the late-1980s; the current building was constructed in brick and stone and possesses a classical facade of no historical importance. The modern commercial property currently lies vacant, having been occupied by the clothing store JJB in recent years.

References

Primary Sources

1. PRONI OS/6/1/61/2 – Second Edition Ordnance Survey Map 1858
2. PRONI OS/6/1/61/3 – Third Edition Ordnance Survey Map 1901-02
3. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
4. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
5. PRONI VAL/12/B/43/E/1-13 – Annual Revisions 1862-1896
6. PRONI VAL/12/B/43/C/17-44 – Annual Revisions 1897-1930
7. PRONI VAL/7/B/12/1 – Belfast Revaluation 1900
8. PRONI VAL/3/B/3/13 – First General Revaluation of Northern Ireland 1935
9. PRONI VAL/4/B/7/41 – Second General Revaluation of Northern Ireland 1956-72
10. Irish Builder, Vol. (1 Jan 1886)
11. Belfast Street Directories (1861-1918)
12. First Survey Image – HB26/50/181 (1984)
13. Ordnance Survey map 130-13NE (1959-60)

Secondary Sources

1. Brett, C. E. B., 'Buildings of Belfast: 1700-1914' Belfast: Friar's Bush Press, 1985.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>

Criteria for Listing

**Second Survey Database
District Council Consultation Report**

HB26/50/181

Architectural Interest

Not listed

Historical Interest

Not listed

Evaluation

The former four storey, ashlar stone Italianate building known as Crown Chambers has been demolished and replaced by a four storey with attic, brick and stone Classical pastiche building. A late 20th century four storey Classical pastiche has replaced the original Italianate stone building and is of no historical or architectural interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Original demolished, new build

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 19/11/2012

This page is intentionally left blank

ADVANCE NOTICE OF DELISTING

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

Our Ref: HB26/50/197

Date: 20/02/2015

Dear Sir/Madam

**RE: FOUNTAIN HOUSE, 17-21 DONEGALL PLACE, BELFAST, COUNTY ANTRIM,
BT1 5AB**

**DELISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC
INTEREST**

Article 42(3) of the Planning (NI) Order 1991 requires the Department of the Environment to consult with the appropriate District Council before removing any building from the statutory list of buildings of special architectural or historic interest.

The Department is currently considering the delisting of the above-mentioned property/properties and I should welcome the receipt of the views of your Council 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 delisting of the above building.*


The building has been recommended for delisting because it does not meet the criteria to be a listed building.

Yours faithfully



GERALDINE BROWN

Enc Second Survey District Council Report

Address Fountain House 17-21 Donegall Place Belfast County Antrim BT1 5AB	HB Ref No	HB26/50/197
Extent of Listing Not listed		
Date of Construction 1920 - 1939		
Townland Town Parks		
Current Building Use Shop		
Principal Former Use Shop		

Conservation Area	Yes	Survey 1	B1	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	Delist	IG Ref	J3379 7424
Vernacular	No	Date of Listing	20/07/1990	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

Five storey commercial building designed in 1935-37 by Young and Mackenzie in Art Deco style. It runs between the west side of Donegall Place and Fountain Street bordering Fountain Lane to the south.

A modern flat roof structure of panelled metal with stepped pediments to Donegall Place and Fountain

Avenue sits over original entablature. Rainwater goods are unseen within structure. Walls are painted, lined render, rusticated to the first floor; a moulded cornice and plain frieze terminates top and base of masonry and similarly runs at first floor window head level. The ground floor is faced with black marble. The windows are flat lintelled, some with stepped reveals and occasional exaggerated keystones. Windows are replacement 2 and 6 pane timber frames with top hung lights. The ground floor shop front and entrance door are patent glazing.

The main east elevation is symmetrical, 9 windows wide, those flanking the central window are narrower. The central section projects slightly, framed by a full height rope moulding bound by ribbons. A balconette with solid render panels projects on curved brackets below the third floor windows, the first floor central window is recessed in a shallow arch with exaggerated keystone. The side sections are framed by shallow giant pilasters with cartouche 'capitals', balconettes project below the second floor windows. The plain frieze to the ground floor has metal lettering in the central section FOUNTAIN HOUSE with the number 19 at each side.

The south elevation is abutted by three storey building, above which one fourth floor uPVC window sits within a panel of lined render. The remaining elevation is of yellow brick.

The west elevation is 9 windows wide with a matching pattern to the east elevation, each bay of three windows is slightly recessed. The second floor central window is recessed in a round arch with exaggerated keystone; the first floor side windows are separated by plain render pilasters. Metal lettering FOUNTAIN HOUSE flanked by 34 is positioned in a slightly projecting central section of the ground floor frieze.

The north elevation is 21 windows wide. The 4 window wide section to the east is framed by pilasters with cartouche capitals and projecting cornice, the western two window bay is framed by plain pilasters and projecting cornice. A balconette projects below the 4 first floor eastern windows. Lettering FOUNTAIN LANE in ground floor frieze at each corner.

Setting:

Fountain House forms the end of a terraced block on the west side of the busy Donegall Place, turning the corner on to the narrow pedestrian Fountain Lane and again on to Fountain Street.

Schedule:

Roof: replacement metal cladding
Walls: render
Windows: replacement timber
RWGs: unseen.

Interior Overview

Interior layout completely changed. Detailing totally changed.

Architects

Young & Mackenzie

Historical Information

Fountain House, a five-storey commercial building, located at nos 17-21 Donegall Place (occupying the corner with Fountain Street and possessing a separate entrance on Fountain Street), was constructed in 1935-37 to designs by Young & Mackenzie. An architectural partnership between Robert Young (1822-1917) and his assistant John Mackenzie (1844-1917), Young & Mackenzie was formed in 1867-68 and was described by the Dictionary of Irish Architects as 'the most successful architectural practice in Belfast ... [receiving] some of the most important commercial commissions in the city' (Irish Builder, p. 615; Dictionary of Irish Architects).

When originally completed, nos 17-21 Donegall Place was not known as Fountain House but was called Moore House after James Moore, the landowner and proprietor of the former building on the site. The building consisted of two ground floor retail units and office space to its upper floors and was recorded in the First General Revaluation of property in Northern Ireland in 1935 when the structure had not yet

been completed. In 1935 the total rateable value of the unfinished building was set at £1,885; the valuer noted that the completed portion of the building was occupied by James Moore's printing works, whilst the remaining sections remained unoccupied until 1937.

The Belfast Street Directories note that by the 1940s James Moore's printing works had vacated the building; in 1943 the ground floor retail units were occupied by Etam hosiery and underwear merchants and Paige Gowns Ltd., a clothing warehouse. The first floor offices were occupied by a number of businesses and organisations including a dental surgery, a hairdressing salon, an accountancy firm and a number of Insurance Companies, whilst the remainder of the upper floors were utilised by the Northern Ireland government as H. M. Chief Tax Inspectors Office (Belfast Street Directory -1943). Due to the disruption caused by the Second World War, there was no further valuation carried out to the building until the second revaluation which commenced in 1956. Under the project the total value of the site had been greatly increased to £7,352 at which it remained by the cancellation of the revaluation in 1972.

Prior to the erection of Moore House in 1935-37, nos 17-19 Donegall Place was the site of James Moore's printing business; the Belfast Street Directories note that James Moore Ltd. were 'manufacturers of stationary for office and home [including] account books, lithography, type printing, engraving' and manufacturing rubber stamps (Belfast Street Directories – 1918). The current building was renamed Fountain House in the mid-20th century and was listed in 1990; the First Survey Image (1989) records that Etam continued to occupy one of the ground floor retail units (Thornton's chocolate occupied the other unit). Patton, writing in 1993, described Fountain House as a 'five-storey Portland stone building with central feature framed in rope moulding bound with ribbons, and balconies at second and third floors; simple stepped parapet; side bays framed by very shallow pilasters with shields set in ribbons and scrolls as capitals' (Patton, p. 103).

Fountain House was severely damaged by fire in 2005; in that year the damaged building was acquired by Deramore Property Group who stripped out the interior whilst retaining the façade. The renovated Fountain House was reopened in 2007 when it was occupied by the New Look clothing store (Future Belfast).

References

Primary Sources

1. PRONI OS/6/1/61/4 – Fourth Edition Ordnance Survey Map 1931
2. PRONI OS/6/1/61/5 – Fifth Edition Ordnance Survey Map 1938
3. PRONI VAL/3/B/3/14 – First General Revaluation of Northern Ireland 1935
4. PRONI VAL/4/B/7/38 – Second General Revaluation of Northern Ireland 1956-1972
5. Belfast Street Directories (1918-1943)
6. Irish Builder, Vol. 78 (11 Jul 1936)
7. First Survey Image – HB26/50/197 (1989)
8. Ordnance Survey Map – 130-13SE (1959)

Secondary Sources

1. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993.

Online Resources

1. Dictionary of Irish Architects - <http://www.dia.ie>
2. Future Belfast website - <http://www.futurebelfast.com/fountain-house.html>

Criteria for Listing

Architectural Interest	Historical Interest
Not listed	Not listed

Evaluation

A five storey rendered commercial building designed in 1935-37 by Young and Mackenzie in Art Deco style. Although exhibiting the motifs of the style, it is not among the best examples of the type and has been compromised by the loss historic fabric and detailing resulting from fire damage and the 2005/07 restoration. It survives as a façade only and no longer meets the statutory and policy tests as a building of special architectural or historic interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

Change of roofline

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 18/02/2013

This page is intentionally left blank