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**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,

The above-named Committee will meet in the Lavery Room - City Hall on **Wednesday, 11th March, 2015 at 5:00 pm**, for the transaction of the business noted below.

You are requested to attend.

Yours faithfully

Suzanne Wylie

Chief Executive

AGENDA:

1. Routine Matters
 - (a) Apologies
 - (b) Minutes
 - (c) Declarations of Interest
2. Proposed Listing of Buildings by NIEA (Pages 1 - 104)
3. Proposed De-Listing of Buildings by NIEA (Pages 105 - 146)
4. Environmental Impact Assessment - River Lagan Bridge (Pages 147 - 168)
5. Planning Committee Protocol (Pages 169 - 202)
6. Deferred Applications (Pages 203 - 212)

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Report to: Shadow Planning Committee

Subject: **NIEA Intention to List Buildings**

Date: Wednesday, 11th March 2015

Reporting Officer: John McGrillen (Ext. 3509)

Contact Officers: K. Sutherland Ext 3578

1	Relevant Background Information
1.1	Correspondence has been received from the Northern Ireland Environment Agency (NIEA) regarding the proposed listing of buildings in Belfast. Article 42(3) of the Planning (NI) Order 1991 requires the Agency to consult with the Council before placing any building on the statutory list of buildings of special architectural or historic interest.

2	Key Issues
2.1	The Department based, on the completion of the detailed surveys, is currently considering the listing of the following properties and has requested the Council's comments in this regard: • The Synagogue, Somerton Road • Royal Belfast Hospital for Sick Children, Royal Victoria Hospital, 180-184 Falls Road • Microbiology Building, Grosvenor Road • (Extern Waiting Hall), Royal Victoria Hospital, Grosvenor Road • Direct Wine Shipments, 5 - 7 Corporation Square • Congregational Church, 101-103 Donegal Street • 1 Victoria Square • 6 Murray Street • 5 Murray Street • 4 Murray Street • Central Hall, 37-39 Rosemary Street • 1-5 Castle Lane & 23-29 Cornmarket

	• 13-17 Grosvenor Road • War Memorial Building, 9 Waring Street • McCracken's Bar, 4 Joy's Entry • Danske Bank, 12-15 Donegall Square West • Belfast Telegraph Offices, 124-144 Royal Avenue
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3	Resource Implications
3.1	There are no resource implications attached to this report.

4	Equality and Good Relations Considerations
4.1	None.

5	Recommendations
5.1	Committee is requested: • to consider the information provided • to agree to recommend to the NIEA that it would proceed with the listings of the buildings within this report.

6	Decision Tracking
Timeline:	March 2015 Reporting Officer: Keith Sutherland

7	Key to Abbreviations
	NIEA- Northern Ireland Environment Agency

8	Documents Attached
	Appendix 1: Evaluation section from NIEA buildings proposed for listing reports. Appendix 2: NIEA correspondence and survey reports

Appendix 1: Evaluation section from NIEA buildings proposed for listing reports.

The Synagogue, Somerton Road

With its minimal Modernist appearance, innovative plan, folded 'Star of David' roof and use of natural light, this building is regarded by Sharman Kadish, leading expert, as the most influential post-war synagogue in these islands. The work of Eugene Rosenberg, an acclaimed exponent of post-war Modernism, it is also important in the International context, being an extremely rare example of the circular form in synagogue design. In terms of social history, it is but one of just two surviving places of worship built by Northern Ireland's Jewish community, and the only one still fulfilling its original purpose.

Royal Belfast Hospital for Sick Children, Royal Victoria Hospital, 180-184 Falls Road

A red brick building complex in Neo-Georgian style dating from 1928-32 to designs by Tulloch & Fitzsimmons and constructed by H. & J. Martin. A well-proportioned principal elevation with refined Classical detailing in Portland stone to the main entrance which has retained most of its original timber sash windows, canted Portland stone bays, prominent heavy corniced eaves, green slate hipped roof, lead clad dormers and tall chimneys. The buildings replaced the children's hospital in Queen Street in Belfast and was initially named Belfast Hospital for Sick Children, with the colonnaded portico (Block B) providing the entrance to the former Children's A&E department. Although this building has now been replaced with a new children's hospital, completed 1998, it remains in use and retains many internal features of interest. Of particular note are the bespoke tiled panels to the Barbour and Musgrave Wards that depict nursery rhymes and the rotunda-shaped public foyers. This complex fronts onto the Falls Road and it is within the Royal Victoria Hospital as it dates from the interwar period and is separated from the main historic buildings, built in the Victorian and Edwardian eras which dominate the Grosvenor Road frontage. There are some similarities in the use of formal rhythm and symmetry employed to provide a neat, uniform and impressive facade. It also shares group value with the Microbiology Building, a brutalist modern structure completed in 1964. The RVH for Sick Children is set back from the Falls Road by a tall red brick wall with panels indented at regular intervals and a stone coping that further enhance the character of the building.

Microbiology Building, Grosvenor Road

An excellent example of a substantial and prominent modern building built between 1961-4, to designs by Sir H Casson, in international style displaying elements of Brutalism. Ribbed cast and battered concrete walling to lower ground floor adds a textural dimension to the building, while a large sculptural external staircase has a striking impact. A relatively rare example of a an intact, large scale, modernist building, it retains its modernist features, wrap-around windows, horizontal bands of glazing and concrete panels displaying the building's modular contrast. The building is well-proportioned having a rectilinear form and taut surfaces lacking decoration which character building's distinctive style. Forming part of the wider Royal Victoria Hospital Complex, within main historic buildings were built in the Victorian and Edwardian eras, it represents the move to more simplistic forms and mechanised building components during the post war era and is of significant architectural and historic interest.

(Extern Waiting Hall) Royal Victoria Hospital, Grosvenor Road

Attached symmetrical multi-bay single and two-storey red brick hospital building, built c.1902 in 'Wrenaissance' style to designs by William Henman of Henman & Cooper, to accommodate the rapidly expanding population of Belfast, following the industrial expansion of the city. While the exterior has been altered somewhat by extensions to the front entrance and to the E and W elevations, the overall composition remains intact. It is both rational and elegant with detailing to the entrance that provides a dignified facade on a modest scale, a style aptly described by Larmour

as 'reassuring'. The interior retains some original detail and of particular note is the Sir Ian Fraser Theatre. The detailing and architectural devices employed share much with the neighbouring hospital buildings which comprise a valuable group with considerable social significance in the history of Belfast's development.

Direct Wine Shipments, 5 7 7 Corporation Square

Terraced symmetrical three-storey stucco-fronted building built c1860. Much historic fabric and detailing survive, including the original warehouse structure, including later changes that reflect its changing use. This building and its history represent the development and changing fortunes of the harbour area in the mid to late Victoria era and is one of the few survivors of a modest scale in the locale. It is of good quality and a good example of a type that is fast disappearing.

Congregational Church, 101-103 Donegal Street

A mid 20th century example of a Gothic-Revivalist church to designs by John Seeds. Progressively remodelled from the late 19th century until 1955. The building comprises a double-height central hall over a similar, single-storey hall to ground-floor and is flanked by additional gable fronted, late 19th century wings to the north and south. The building has been successively refurbished and modified throughout its history and it is an amalgamation of late 19th and early-mid 20th century interpretations of ecclesiastical architecture, executed in the Gothic-style. Much historic fabric survives reflecting the varied history of the church. It is a good example of the type and unusual style.

1 Victoria Square

Attached corner-sited four-storey (with attic) red brick seed warehouse built c1893 to designs by W J Gilliland. Red sandstone pub shopfront spanning the entire ground floor. Although compromised by extensive refurbishment during the redevelopment of the area, this High Victorian building exhibits an array of decorative terracotta and red sandstone elements to the exterior and the industrial framed structure and flooring surviving (virtually) its original plan. This is a good and robust example of the warehouses developed in the late Victorian era as the City continued to flourish in all sectors. It is also an example of the work of an architect of note.

Murray Street- 4,5,6

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings. A major complex of buildings reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

Central Hall, 37-39 Rosemary Street

A three storey building built 1959 to designs by Gibson & Taylor architects in Scandinavian influenced Modern Style. Adjacent to the Non-Subscribing Church to which it belongs. The building has a simplicity of design and detail which, although a different idiom, is in the same spirit as the adjacent Church. The proportions express the building's function as a hall and it is of interest as a surviving example of a style that was used in other public buildings and factories throughout the Province. The history of the site and its association with the church are also of interest. It is one of the works of a practice of note who were involved in several significant public works.

1-5 Castle Lane & 23-29 Cornmarket

Attached multi-bay three-storey with attic red brick commercial building built c1888 to the designs of Robert Watt for the Grand Restaurant and Cafe Company Ltd. Commercial buildings with decorative red brick curved facade addressing a minor civic square. Although compromised by the replacement shopfronts to the ground floor and interior remodelling of the ground and first floor, much historic fabric and detailing survive and the building was among the first purpose-built public restaurants in the City, and including shop units, it reflects the continuing prosperity of the late Victorian era. It is also an interesting example of the work of an architect of note.

13-17 Grosvenor Road

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings, A major complex of buildings reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

War Memorial Building, 9 Waring Street

Detached four storey building constructed 1958 to designs by Michael Bowley of Glasgow. The original modular, unembellished character of the Modern Movement survives, although some historic detailing has been lost with the replacement of the fenestration and the transfer to new premises of interior features. Designed as a permanent War Memorial Building on the site of buildings obliterated by the Belfast Blitz and also of interest as the result of a nationwide competition. The presence of the Royal Ulster Rifles museum adds to the interest of the site. It is a good example of the type and unusual in the Province.

McCracken's Bar, 4 Joy's Entry

A plainly detailed three storey public house in two parts c1865. Of interest principally for the history of the site, which indicates that the public house may have begun in an older converted building on the Entry. In 1881 the upper floors of No 4 were incorporated in the newly built St George's Buildings on High Street and converted into a dining and meeting hall called the St. George's Hall. This accommodated a variety of purposes throughout its history. When first opened it was used as a restaurant and as a spiritualists meeting hall and it later operated as Belfast's first full-time cinema: the theatre showed its first film 'Bluebeard' to an audience of 1,500 in 1908 but closed in 1916. The Globe Luncheon Bar survived until the mid-20th century. The original layout survives, although with limited historic fabric intact. The public house continued to operate on the ground floor from the 1880s to the present.

Danske Bank, 12-15 Donegall Square West

Attached corner-sited six-storey bank c1972 to the designs of the Building Design Partnership. A bold exercise in mid twentieth-century modernism with a pronounced vertical emphasis. Much historic fabric and detailing survive. The restrained design is reinforced by the quality of the natural stone cladding contrasting with the brown aluminium glazing and presenting one of the strongest expressions of 1970s architecture in the city of Belfast.

Belfast Telegraph Offices, 124-144 Royal Avenue

Attached multi-bay four-storey red brick corner office building built c1886 to designs by Henry Seaver. Square on plan with a six-storey red brick extension to rear and a glazed extension abutting the north. Although compromised by the loss of original windows and by internal alteration, much

historic fabric and detailing survive and the use of ferro-concrete on the Hennebique system in the extension is of note. Its scale and detailing reflect the importance of Belfast's 'premier newspaper' and the continuing expansion of the City centre in developments along Royal Avenue and in commerce. It is also among the first works of an architect of note.

ADVANCE NOTICE OF LISTING

Chief Executive's Office			
Date	23/2/15		
Seen by CX			
Referred to			
ACX	Corp Comms	Dem Serv.	
GR	SPP	Bus Supp.	
Dev	F&R	H&ES	
P&L	P&P	Other	
Ref	Sw 68/2		

Waterman House
5-33 Hill Street
Town Parks
Belfast
BT1 2LA

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

Tel: (028) 9054 3175

Our Ref: HB26/46/030

Date: 26/02/2015

Dear Sir/Madam

RE: THE SYNAGOGUE, SOMERTON ROAD, BELFAST, COUNTY ANTRIM

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report



Second Survey Database District Council Consultation Report

HB26/46/030

Address The Synagogue Somerton Road Belfast County Antrim	HB Ref No HB26/46/030
Extent of Listing Synagogue	
Date of Construction 1960 - 1979	
Townland Skegoneill	
Current Building Use Church	
Principal Former Use Church	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130-5
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3347 7747
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	N/A				
Derelict	No				

Owner Category Church

Building Information

Exterior Description and Setting

Single-storey minimalist Modern Style concrete brick synagogue (the only one of its kind in Northern Ireland) of 1964 by Yorke Rosenberg Mardall, consisting of a double-height 27m diameter 'drum' with an innovative hidden hexagonal folded roof in the form of the Star of David, and a lower - contrastingly rectilinear - flat-roofed section, large parts of which (including an entrance porch) are later additions.

In its original form the structure was made up of the drum and a smaller T-plan section to the east, with the main entrance to the south side of the latter close to the intersection with the drum. At some point (possibly the mid to later 1970s) a large extension was added to this side and the entrance moved to its present northern location, with the result that this whole section is now roughly U-shaped in plan.

The building is accessed by a short flight of tiled steps with tubular handrails which rise to a tiled platform with disabled access ramp to the western side. This leads to a relatively large utilitarian flat-roofed porch projection, whose most noteworthy feature is a panel, with raised Hebrew characters, on the fascia directly over the (north-facing) doorway; this panel was taken from the original entrance. To the immediate left (east) of this is the main circular 'drum'. Like the rest of the building this has a uniform concrete brick facade, which rises unbroken into a parapet that obscures the roof. At regular distances (corresponding to the points of the star on the roof) the facade is interspersed with recessed full-height double-light strip windows, each with aluminium frames and a projecting concrete 'mullion' which is actually a structural member. Three of these windows also act as secondary doorways / fire escapes, each with short flights of steps. On the western side of the drum above the intersection of the lower portion of the building, there is a large window high-level with canted ends, whilst set at a high ground floor level to the north-west and south-west there are small rectangular windows (both later insertions); to the south, there is a small projecting boiler house which also seems to be later. The novel roof (which can only be observed from above) has a folded structure which cleverly forms the 'Magen David' (Star of David) and also incorporates a clerestory. The covering on the roof could not be discerned.

To the right (west) of the porch on the lower section there is a large recessed window with the facade projection to the right again. The western face of this section is blank, whilst to the south face there are two relatively large windows with a doorway to the left. In its original form (prior to the addition of the extension) much of this section was glazed, giving the interior a greater degree of airiness than it has at present. The roof of this section is flat and has 13 roof lights / vents of various sizes to the west end.

Setting The building is located within a relatively small plot in a leafy suburban setting at the junction of Somerton Road and Fortwilliam Park. To the north, east and west the site is bounded by trees, with a fence marking the southern boundary. There are two vehicle gateways (with plain metal gates) to the western side, opening off Somerton Road, the southern gate – which was the original main access – is no longer in use. To the immediate north of the synagogue itself there is a small car park, whilst to the immediate south there is a paved area. Originally the grounds were considerably larger but roughly half of the plot was sold off c.1970s and a care home now occupies much of this space.

Interior Overview

Interior layout substantially changed. Detailing partially altered.

Architects

Historical Information

This synagogue completed in 1964 to designs by Eugene Rosenberg of Yorke Rosenberg Mardell [YRM]. The third of its kind to be constructed in Belfast, it replaced a building in Annesley Street [HB26.43.025], which in turn had superseded the city's original synagogue of 1871 in Great Victoria Street. It stands within what were previously the grounds of a suburban villa named 'Northleigh', built in 1887-88 by linen merchant Alexander Maiter.

The architect, Eugene Rosenberg (1907-92), was one of the leading exponents of Modernism in post-war Britain. A Czech by birth, he worked with Le Corbusier from 1929 before establishing his own practice in 1934. Settling in Britain in 1939 he formed the firm of YRM with F.R.S. Yorke and Cyril S. Mardall, who after the war were responsible for a succession of the most innovative architectural projects including Gatwick Airport, the John Radcliffe Hospital, Oxford, the Manchester Magistrates Court and in 1957, Altnagelvin Hospital.

YRM were commissioned to work on the 'Belfast Synagogue' sometime before March 1961. Possibly taking inspiration from several such buildings in the US, including Lois Kahn's (unexecuted) plans for Adath Jeshurun in Philadelphia (1954) and Frank Lloyd Wright's Beth Shalom in the same city (1954-57), Rosenberg produced an innovative scheme with the centrepiece of a circular prayer hall capped by a folded roof in the form of the 'Magen David' – Star of David, a groundbreaking design which went on to influence Synagogue design throughout the UK. The final drawings appear to have been complete by May 1962, and the building was consecrated on 25 October 1964 by Chief Rabbi Dr Israel Brodie, in the presence of Prime Minister of Northern Ireland, Terence O'Neill.

YRM's broader plan for the site entailed the retention of Northleigh (located to the south of the synagogue), which was adapted for use as Hebrew school, with a car park created to the immediate west-facing front of the old building. The site remained as such until some point in the mid to later 1970s (or possibly early 1980s - the exact date is not clear), when presumably due the pressures of the cost of the upkeep of both buildings on a dwindling congregation, the southern half of the plot - including the old house - was sold off and subsequently redeveloped. Undoubtedly it was as a result of this that the synagogue itself underwent alteration, with the addition of the extension to the south side, the moving of the entrance to the north, and the re-ordering of the internal layout to accommodate to accommodate the large function and meeting rooms, whilst within the much reduced grounds, a new car park was laid out and a new gateway opened to the north of the building.

References – Primary sources

- 1 PRONI VAL12B/B/5/8D (1887-93)
- 2 'Belfast and Province of Ulster Directory', 1887 – (Henderson & Co., 1887 -)
- 3 PRONI OS6/1/60/3 (1901)
- 4 'Belfast Telegraph', 26 October 1964

Secondary sources

- 1 Roth, Cecil, 'Belfast' 'Encyclopaedia Judaica' Ed. Michael Berenbaum and Fred Skolnik. 2nd ed. Vol. 3. (Detroit: Macmillan Reference USA, 2007)
- 2 Kadish, Sharmar, 'The synagogues of Britain and Ireland: An architectural and social history', (Yale, 2011), pp.141-43

Websites

- 1 ribapix.com [accessed Oct. 2014]
- 2 encyclopedia.com/doc/1O1-RosenbergEugene.html [accessed Oct. 2014]

Criteria for Listing

Architectural Interest		Historical Interest
B. Proportion		V. Historical Association/Authorship
C. Ornamentation		W. National/International Interest
A. Style		Y. Social Importance
D. Plan Form		Z. Scarcity
E. Spatial Organisation		
F. Structural System		
G. Innovative Qualities		
H. Alterations detracting from building		

Evaluation

With its minimal Modernist appearance, innovative plan, folded 'Star of David' roof and use of natural light, this building is regarded by Sharmar Kadish, leading expert, as the most influential post-war synagogue in these islands. The work of Eugene Rosenberg, an acclaimed exponent of post-war Modernism, it is also important in the international context, being an extremely rare example of the circular form in synagogue design. In terms of social history, it is but one of just two surviving places of worship built by Northern Ireland's Jewish community, and the only one still fulfilling its original purpose.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

The 1970's alterations detract from the original design

General Comments

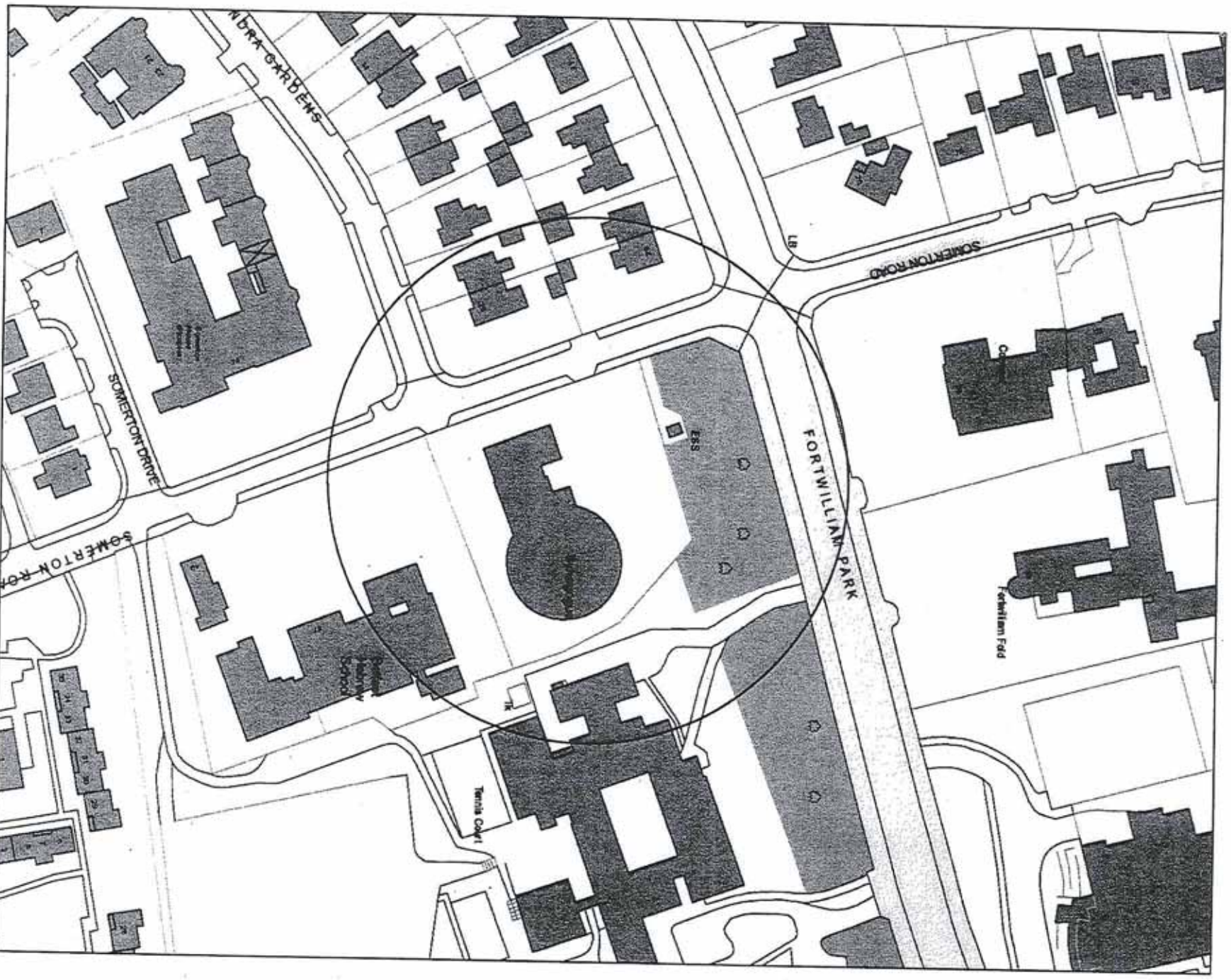
Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

Monitoring Notes – since Date of Survey

**Second Survey Database
District Council Consultation Report**

HB26/46/030

Date of Survey 21/10/2014



An Agency within the Department of the
Environment
www.doenvt.gov.uk

NIEA
www.doenvt.gov.uk/niea

Northern Ireland
Environment
Agency

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Title: **HB26/46/030**
Scale: **1:1,250**

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Date: **13 February 2015**

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/32/0011

Date: 20/02/2015

Dear Sir/Madam

**RE: ROYAL BELFAST HOSPITAL FOR SICK CHILDREN, ROYAL VICTORIA
HOSPITAL, 180-184 FALLS ROAD, BELFAST, BT12 6BE**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/32/001 I

Address Royal Belfast Hospital for Sick Children, Royal Victoria Hospital, 180-184 Falls Road, Belfast BT12 6BE	HB Ref No HB26/32/001 I
Extent of Listing Hospital and Walling	
Date of Construction 1920 - 1939	
Townland Town Parks	
Current Building Use Hospital Building	
Principal Former Use Hospital Building	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	146-04 & 147-01 J3200 7350
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3200 7350
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				
Owner Category	Health Board				

Building Information

Exterior Description and Setting

A red brick building complex in Neo-Georgian style dating from 1928-32 to designs by Tulloch & Fitzsimmons and constructed by H. & J. Martin.

The complex consists of three buildings: a three-storey plus attic hipped roof L-shaped building that has lower hipped roof abutments to SE (block A), a single storey flat-roofed rectangular plan porch (block B) and a two-storey plus attic hipped roof rectangular plan building with single storey abutment to SW (block C). Block B was built as the entrance to what was formerly the Children's A&E department. The entire complex is adjoined to S with modern single- and two-storey buildings and is located within the site of the Royal Victoria Hospital fronting onto Falls Road. At the time of survey, refurbishment works to

adjoining buildings meant that some windows to the S and E were temporarily obscured.

Hipped natural slate roof with rolled-top leaded ridge. Cast iron ogee guttering discharging to circular downpipes. Overhanging eaves on heavy cornice supported on corbelled brackets. Rustic red brick walling laid to stretcher bond with Portland stone dressings on moulded stone plinth. Square-headed window openings with flat arches above and projecting stone cills having double-hung timber sash windows with ogee horns; 6/9 panes to GF, 6/6 panes to FF and SF (unless otherwise noted). Square-headed dormers with leaded cheeks having casement windows and some replacement windows to hipped roof abutments to Block A. Rectangular plan chimney stacks with moulded stone coping and red clay chimney pots to Block A. Copper polygonal ventilation lanterns to roof to Block C.

Principal elevation:

The principal elevation faces N and consists of Blocks A, B and C.

Block A is a symmetrical three-storey plus attic building with central entrance bay flanked by five-bays and adjoining two-bay wide hipped roof end projections. Portland stone Portico to central bay in classical style; four Doric columns support a plain frieze and moulded cornice. Moulded architrave to F.F window with scrolled and panelled plinth, pilasters with Ionic capitals and a broken segmental pediment above, which forms the base to moulded stone architrave to SF window. The square-headed door opening beyond the portico has a double-leaf timber panelled door with fanlight and opens onto four stone steps. Base plinth to columns engraved with 'This stone was laid by Mrs. Harold Barbour 5th June 1929'. Single storey canted bay in ashlar Portland stone with raised parapet to hipped roof projections.

The slightly recessed porch of block B has a five-bay flat-arched colonnaded portico. Four circular columns each having a square base and Tuscan capital are flanked by matching square engaged pilasters. These columns support a plain frieze and a stone parapet with the name of the hospital in raised metal lettering, topped by a moulded stone coping. Square-headed door opening with moulded stone architrave flanked by engaged columns having a double-leaf timber panelled door with multi pane glazing to upper section and plain fanlight. Tall sliding sash windows arranged symmetrically in two bays to either side of entrance, with stone cills, set within smooth rendered wall.

Block C has a two-storey plus attic symmetrical elevation facing N with a five-bay wide middle section flanked by two-bay wide hipped roof end projections. Replacement windows to FF central opening and W projection having slightly canted three-part casement windows with top hung opening lights to outer panes. All window openings are square headed formed in soldier coursed gauged brick.

West elevation:

The W elevation consists of the nine-bay wide W elevation of Block C abutted by a single hipped roof three-bay wide projection to S end and a later single storey flat roofed three-bay wide dark brick extension to the middle. Part of the GF of Block C is obscured by the extension and some GF windows have been replaced with timber casements. The flat roofed extension has modern top-hung timber casement windows.

W elevation to Block A is enclosed within the courtyard formed by the modern single and two storey red brick extension that adjoins the S elevation of Blocks A and B. It is comprised of two storey plus attic red brick with a less formal fenestration, abutted to S end by a hipped roof single storey projection. Windows all protected by temporary polythene sheeting at the time of survey but the majority of openings appear to have retained original sliding sashes beyond. Dormers have side opening timber casement windows, split into four vertical panes, with lead cladding to cheeks and roof.

South elevation:

The S elevation is abutted by modern single and two-storey buildings that connect to Blocks A, B and C. Only the hipped roof single storey abutment and part of the remainder of C is visible to the W end, and part of Block A is visible to the E end, with the latter now enclosed within a courtyard. Single storey monopitched abutment to centre of Block A. This elevation is generally less formal, although both the square headed window openings and overhanging cornice employed at the front are repeated, albeit with a simpler boxed eaves detail. Temporary polythene sheeting is fixed to all windows on the S elevation at the time survey although again the majority appear to retain original sash windows. Further S, single-storey and single-storey over basement hipped roofed abutments to Block A have some remaining sliding sash windows with 6/6 panes, natural slate roofs with rolled lead ridge, exposed rather tails to overhanging eaves and cast iron guttering and downpipes.

East elevation:

The E elevation consists mainly of the E elevation of block A. Six-bay wide three-storey plus attic double hipped roofed section to N end, a recessed two-storey with attic eight-bay wide section to middle abutted to E by a modern single storey flat-roofed extension and adjoined to S by a two-storey hipped roof further abutment.

Single storey three-sided canted bay in ashlar Portland stone with raised parapet to double hipped roofed projection to N. Replacement timber casement windows to GF. The GF of the two-storey section is obscured by the modern single storey flat roofed extension which has a horizontal band of top-hung casement windows. Square-headed door opening to last bay to S having a modern flush door opening onto concrete steps with simple metal balustrade and handrail, painted black. Further square headed door opening to lower GF immediately to S, adjoined by single storey over basement hipped roof abutment comprised of four bays, with all openings having replacement windows to GF and louvered vents to LGF, second bay from S has bricked up window.

Block C has a two-storey plus attic four-bay wide elevation facing E with a replacement square-headed door opening to S bay with smooth rendered surround, painted.

Setting:

Tarmaced parking around the building, with simple concrete steps and ramp providing universal access to W that has circular section metal handrails and uprights, all painted black. The site is enclosed by modern metal railings on low red-brick walling to Falls Road entrance. Original red brick walling with panels formed by corbelled moulded bricks set between brick piers at regular intervals and capped by moulded stone coping immediately in front of Block C along N boundary. High random rubble basalt walling aligns W boundary, possibly as a remnant from the asylum that previously occupied the site. The Hospital for Sick Children is part of the Royal Victoria Hospital that includes the King Edward VII Buildings (HB26/32/001 D), the Perimeter Wall, Gates & Railings (HB26/32/001 F), the Statue of Queen Victoria (HB26/32/001 G), the Front of the Original Hospital (HB26/32/001 H), the Microbiology Building (HB26/32/001 J), the Musgrave Wing (HB26/32/001 K) and the Extern Waiting Hall (HB26/32/001 L).

Materials:

Roof:	Westmoreland green slate
RWG	Cast iron, painted
Walling	Rustic red brick with Portland stone dressings
Windows	Double-hung timber sash windows, multi-paned, with some timber casements.

Interior Overview

Interior layout partially changed. Detailing partially altered.

Architects

Stevenson, Samuel
Tulloch & Fitzsimons

Historical Information

Dating from 1928-32, the new Belfast Hospital for Sick Children replaced the children's hospital in Queen Street in Belfast. A site close to the location of the old Asylum was offered to the Board of Management by Belfast Corporation and accepted.

The new hospital was designed by the Belfast firm Tulloch & Fitzsimons. The contract to build the hospital was awarded to H. & J. Martin in late 1928. The value of this contract, which only covered the construction work, was £76,886. The foundation stone was laid on 5 June 1929 by Mrs Harold Barbour. The administrative wing, the Extern Department and two ward blocks with space for 74 beds were completed at a cost of £115,000. An electricity sub-station was built in 1930.

The hospital is shown for the first time on the 1931 Ordnance Survey map where it is named Belfast Children's Hospital. The hospital opened for the reception of patients on 11 April 1932. An official

opening by the Duchess of Abercorn took place on 24 November 1932.

The style has been described as modified Georgian (Larmour, p. 83). It was built of brick with dressings of Portland stone. The coloured tile panels depicting nursery rhymes, fairy tales, etc, on the walls of the Musgrave and Barbour wards were designed by Anne Y. Yeames and manufactured by Minton Hollins & Co., Stoke on Trent. They were installed by Norman MacNaughton & Sons Ltd.

The first major addition was the paying patients' unit was built in 1939-40. The architect was C. E. Elcock of Elcock & Sutcliffe, London, who worked alongside the hospital's consulting architect, John Stevenson of Samuel Stevenson & Sons. (George Goligher has also been credited with the design.) The contractor was H. & J. Martin. This wing was named the Clark Children's Clinic and was officially opened on 15 March 1944 by Angela Doxford, a granddaughter of Sir George Clark. Sir George and his brother, Captain H.D. Clark, were its benefactors.

The 'Royal' prefix was conferred in 1948. In 1995 the foundation stone for a major new development was laid. This was completed in 1998.

References

Maps

Ordnance Survey 1:1,250 scale map, County Antrim sheet 60.12 (covering Falls Road area of Belfast), 1931 – reproduced by Alan Godfrey Maps (Gateshead, 1989)

Published sources

H. G. Calwell, The life and times of a voluntary hospital : the history of the Royal Belfast Hospital for Sick Children (Belfast, 1973)
 Alf McCreary, The Royal Belfast Hospital for Sick Children : one hundred years of caring ... 1873-1973 (Belfast, 1973)
 Harold Love, The Royal Belfast Hospital for Sick Children: a history, 1948-1998 (Belfast, 1998)
 Paul Larmour, Belfast: an illustrated architectural guide (Belfast, 1987)
 R. S. J. Clarke, The Royal Victoria Hospital, Belfast: a history, 1797-1997 (Belfast, 1997)

Online sources

Dictionary of Irish Architects: www.dia.ie – which references Irish Builder, 14 April, 7 July, 4 August, 8 December 1928; 19 January 1929; 4 January, 20 December 1930; 27 February 1932; 19 November 1932; 6 March 1937; 18 February, 18 March 1939; 3 August 1940

Criteria for Listing

Architectural Interest		Historical Interest	
A. Style		V. Historical Association/Authorship	
B. Proportion		Y. Social Importance	
C. Ornamentation		X. Local Interest	
D. Plan Form			
I. Quality and survival of interior			
K. Group value			
H-. Alterations detracting from building			

Evaluation

A red brick building complex in Neo-Georgian style dating from 1928-32 to designs by Tulloch & Fitzsimmons and constructed by H. & J. Martin. A well-proportioned principal elevation with refined Classical detailing in Portland stone to the main entrance which has retained most of its original timber sash windows, canted Portland stone bays, prominent heavy corniced eaves, green slate hipped roof, lead clad dormers and tall chimneys. The buildings replaced the children's hospital in Queen Street in Belfast and was initially named Belfast Hospital for Sick Children, with the colonnaded portico (Block B) providing the entrance to the former Children's A&E department. Although this building has now been replaced with a new children's hospital, completed 1998, it remains in use and retains many internal features of interest. Of particular note are the bespoke tiled panels to the Barbour and Musgrave Wards

**Second Survey Database
District Council Consultation Report**

HB26/32/001 I

that depict nursery rhymes and the rotunda-shaped public foyers. This complex fronts onto the Falls Road and it is unique within the Royal Victoria Hospital as it dates from the interwar period and is separated from the main historic buildings, built in the Victorian and Edwardian eras (HB26/32/001A-H inclusive and HB26/32/001K & L), which dominate the Grosvenor Road frontage. There are some similarities in the use of formal rhythm and symmetry employed to provide a neat, uniform and impressive public facade. It also shares group value with the Microbiology Building (HB26/32/001 J), a brutalist modern structure completed in 1964. The RVH for Sick Children is set back from the Falls Road by a tall red brick wall with panels indented at regularly intervals and a stone coping that further enhance the character of the building.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

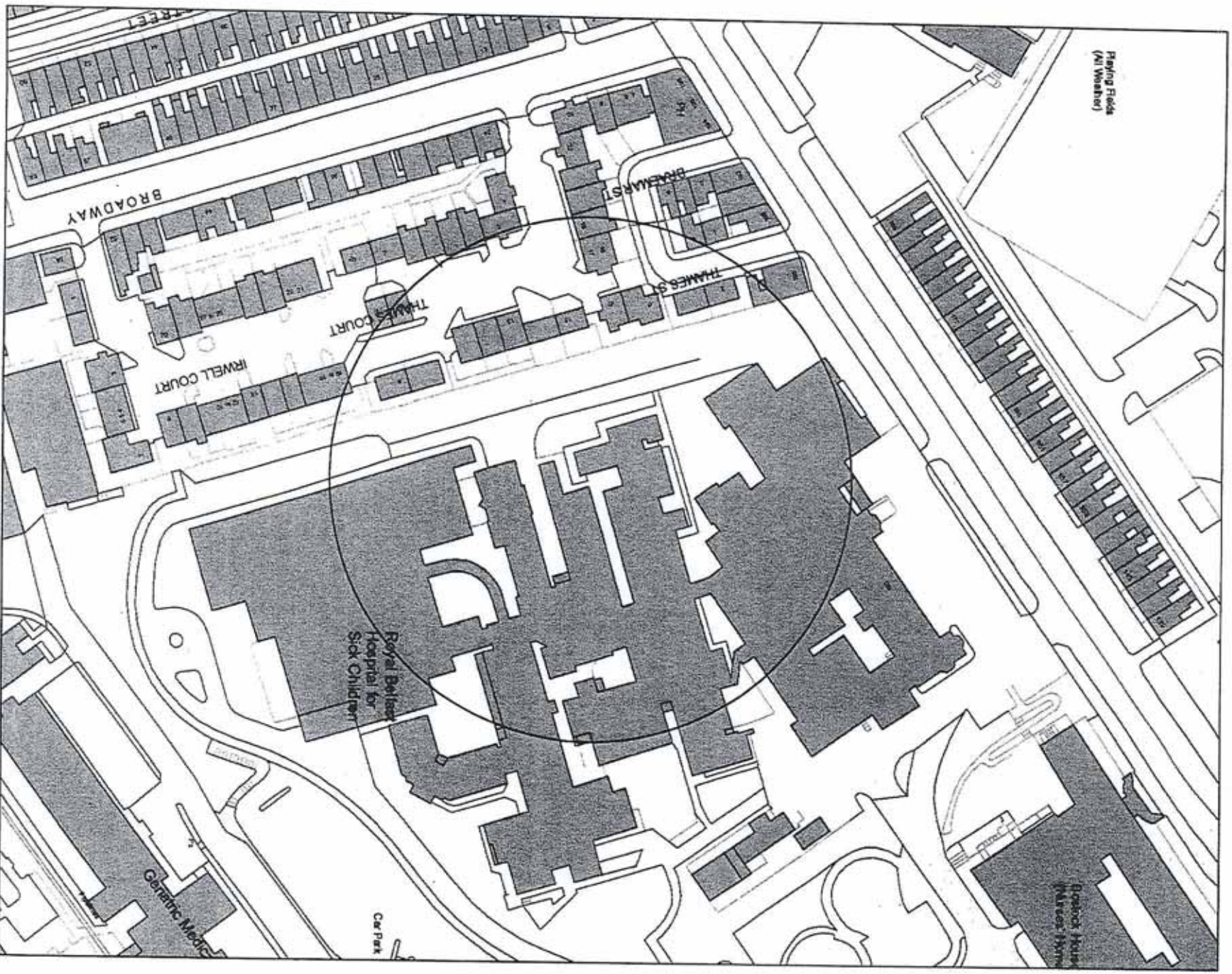
The interior layout and detailing of some parts of the building has resulted with significant loss of original fabric. The numerous modern extensions to the rear compromise the original architectural composition.

General Comments

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

Monitoring Notes – since Date of Survey

Date of Survey	15/05/2014
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Tel: (028) 9054 3175

Our Ref: HB26/32/001 J

Date: 20/02/2015

Dear Sir/Madam

**RE: MICROBIOLOGY BUILDING, GROSVENOR ROAD, BELFAST, CO. ANTRIM,
BT12 6BA**

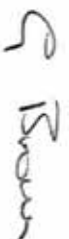
LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully


GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/32/001 J

Address Microbiology Building Grosvenor Road Belfast Co. Antrim BT12 6BA	HB Ref No HB26/32/001 J
Extent of Listing Hospital Building	
Date of Construction 1960 - 1979	
Townland Town Parks	
Current Building Use Hospital Building	
Principal Former Use Hospital Building	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130-13SW
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3230 7375
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

Building Information

Exterior Description and Setting

Six storey with basement modern multiple-bay building in International style with Brutalist influences, built betw 1964 to designs by Sir Hugh Casson of London firm Casson & Condor. Main building block has a rectangular plan orientated E-W set onto a significantly larger, irregular plan single storey LG floor level. LGF has rectangular plan section to NW, bastion shaped canted section to NE and rectangular return to SE. Battered concrete shuttering walls. Building accessed primarily via covered flat roofed walkways to N at both GF and LGF levels. The building is distinctive in its use of prefabricated modular concrete panels and forms part of the Royal Victoria Hospital complex situated to the S of the Grosvenor Road access route and to the NW of Mulhouse Road.

Main building has flat roof of unknown construction set below parapet to N and E with a large raised rectangular

vent to both E and W. Raised plant room to centre of roof with flat roof and metal chimneys. RWG's are concealed within walling. Roof of LGF is flat with concrete paving slabs and provides a walkway around main building. At LGF two remaining rectangular sections of glass blocks form roof lights, four blocks in width and six in length. (walkway to N of building also has flat roof supported by square-section pillars).

LGF constructed from vertically shuttered poured concrete walling topped by simple circular section horizontal level of main building block constructed from sections of glazed curtain walling to N and S with continuous horizontal band of high level glazing, intermittent sections of Flemish bond brown bricks pierced by rectangular square headed windows having thin green slate cills. Upper storeys utilise modular prefabricated concrete sections with continuous horizontal bands of single glazed three pane steel windows. Narrow wrap-around horizontal band windows to edges at each level. Concrete panels between horizontal glazing.

Principal elevation

The front elevation (N) has glazed steel-framed curtain walling to GF and two glazed entrance doors flanked by perpendicular projecting glazed panels. Lower sections of glazing flanking main door at GF have frosted glass level of covered walkway has two timber doors to main building leading to two now blocked up doorways in bel level boundary walling to N. Thin horizontal band of windows to LGF walling, now blocked. Rectangular balcony square-section metal railings project from first bay of main building at each upper floor to W.

East elevation

Thin splayed full-height arrow-loop type window opening to centre of GF level with recessed steel framed light flanked by a window to the N and glazed two pane metal framed door to S. Concrete panels and narrow wrap-around horizontal band windows to upper floors. Planked timber door to centre of LGF in recessed section with some framed windows remaining unblocked to SE. End elevation of concrete stairs to S elevation having concrete painted metal horizontal handrail and balustrade.

South elevation

Southern facade largely similar to principle N elevation, except central four bays which have only narrow horizontal windows at ceiling level of each floor, intersected by thin vertical windows at each floor level. External concrete to SE supported by central concrete column of rectangular section connecting all floors and roof. Painted metal of circular section to stairs. Three sliding timber two pane glazed doors to LGF housed in recess formed by car construction of extending LGF flat roof.

West elevation

Similar to E elevation with thin splayed full-height arrow-loop type window at centre of GF, flanked by window to door to S. Concrete panels and narrow wrap-around horizontal banded windows at edge of each floor. Large rises externally to roof from FF window. LGF has sheet metal door and thin horizontal steel framed rectangular vertical concrete shuttering below LGF windows and smooth finish above.

Setting

The Microbiology building is located within the Royal Victoria Hospital complex, to the S of the Grosvenor Road route and to the NW of Mulhouse Road. Principal entrance to main building is approached from public footpath covered walkway at both GF and LGF levels. Concrete shuttering, topped by simple circular section hand rail, retaining boundary to N, NW and E. Local access road to W where ground falls to rear of building with large tree car park to S. Area between public footpath and irregular plan of LGF set to lawn with some established trees.

Roof:

flat roof (covering unknown)

RWG's:

concealed

Walling:

mainly concrete shuttering to LGF level, prefabricated concrete panels to upper floors

Flemish bond

Windows:

brown bricks with glazed curtain walling to GF
generally steel framed horizontal bands of single glazing

Interior Overview

Interior not visited

Second Survey Database District Council Consultation Report

HB26/32/001 J

Architects

Sir John Macneill

Historical Information

In the course of the nineteenth century Belfast expanded at a phenomenal rate. In 1800 its population stood at 20,000. By 1841 it had reached 70,000 and in 1871 it had topped 120,000, while in 1911 it was 365,000, by so the largest urban population in Ireland. As Belfast's population rose, there was increasing pressure on its medical facilities, especially the Belfast Royal Hospital in Frederick Street. By the end of the 1800s it was clear that a new hospital was needed for Belfast.

The Royal Victoria Hospital was built at the junction of the Grosvenor and Falls Roads and was designed by W Henman of Henman & Cooper who had previously been responsible for the Birmingham General Hospital. Mcl Harvey won the contract to build the new hospital in September 1900. The foundation stone was laid early in 1901, the new hospital was officially opened on 27 July 1903 by Edward VII and Queen Alexandra on their trip to Belfast visit to Ireland.

From the 1950s a range of important new buildings were erected along the hospital road. Described by Clarke as 'perhaps the most architecturally distinguished post-war building on the site', the Microbiology Building, which was completed in 1964, was funded through a generous subvention from the Poliomylitis Society. It was designed in 1961 by Casson of the London firm of Casson & Condor.

Larmour (p. 98) is even more impressed with the building, writing, 'Surely one of the high points in modern architecture in Belfast. It seems to recall the "heroic period" of the Modern Movement in its uncompromising boldness, sleek functionalist stance.' In 'Builders, bricks and mortarboards', the structure is noted as being 'starker and less applied than the Ashby and such uncompromising modernity would perhaps prove less acceptable today.'

References

Published sources

Hospital and Health Management, vol. 27 (1964)

Paul Larmour, Belfast: an illustrated architectural guide (Belfast, 1987)

R. S. J. Clarke, The Royal Victoria Hospital, Belfast: a history, 1797-1997 (Belfast, 1997)

Online sources

Builders, bricks and mortarboards: the architecture of Queen's University, 1845-2005:

<http://www.qub.ac.uk/directorates/EstatesDirectorate/FileStore/BuildersBricksandMortarboards/Filetoupload.21Archiseek>: <http://archiseek.com/2012/1965-microbiology-building-royal-victoria-hospital-belfast/#.UGIAwkcC6S>

Criteria for Listing

Architectural Interest	Historical Interest
A. Style	V. Historical Association/Authorship
B. Proportion	X. Local Interest
C. Ornamentation	Z. Scarcity
D. Plan Form	
K. Group value	
L. Quality and survival of interior	
H-. Alterations detracting from building	

Evaluation

An excellent example of a substantial and prominent modern building built between 1961-4, to designs by Sir P. Casson, in International style displaying elements of Brutalism. Ribbed cast and battered concrete walling to the ground floor adds a textural dimension to the building, while a large sculptural external staircase has a striking impact. A relatively rare example of an intact, large scale, modernist building, it retains its modernist features, wrap-around windows, horizontal bands of glazing and concrete panels displaying the building's modular construction.

Second Survey Database
District Council Consultation Report

HB26/32/001 J

The building is well-proportioned having a rectilinear form and taut surfaces lacking decoration which character building's distinctive style. Forming part of the wider Royal Victoria Hospital complex (HB26/32/001A-L), within main historic buildings were built in the Victorian and Edwardian eras, it represents the move to more simplistic forms and mechanised building components during the post war era and is of significant architectural and historical interest.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

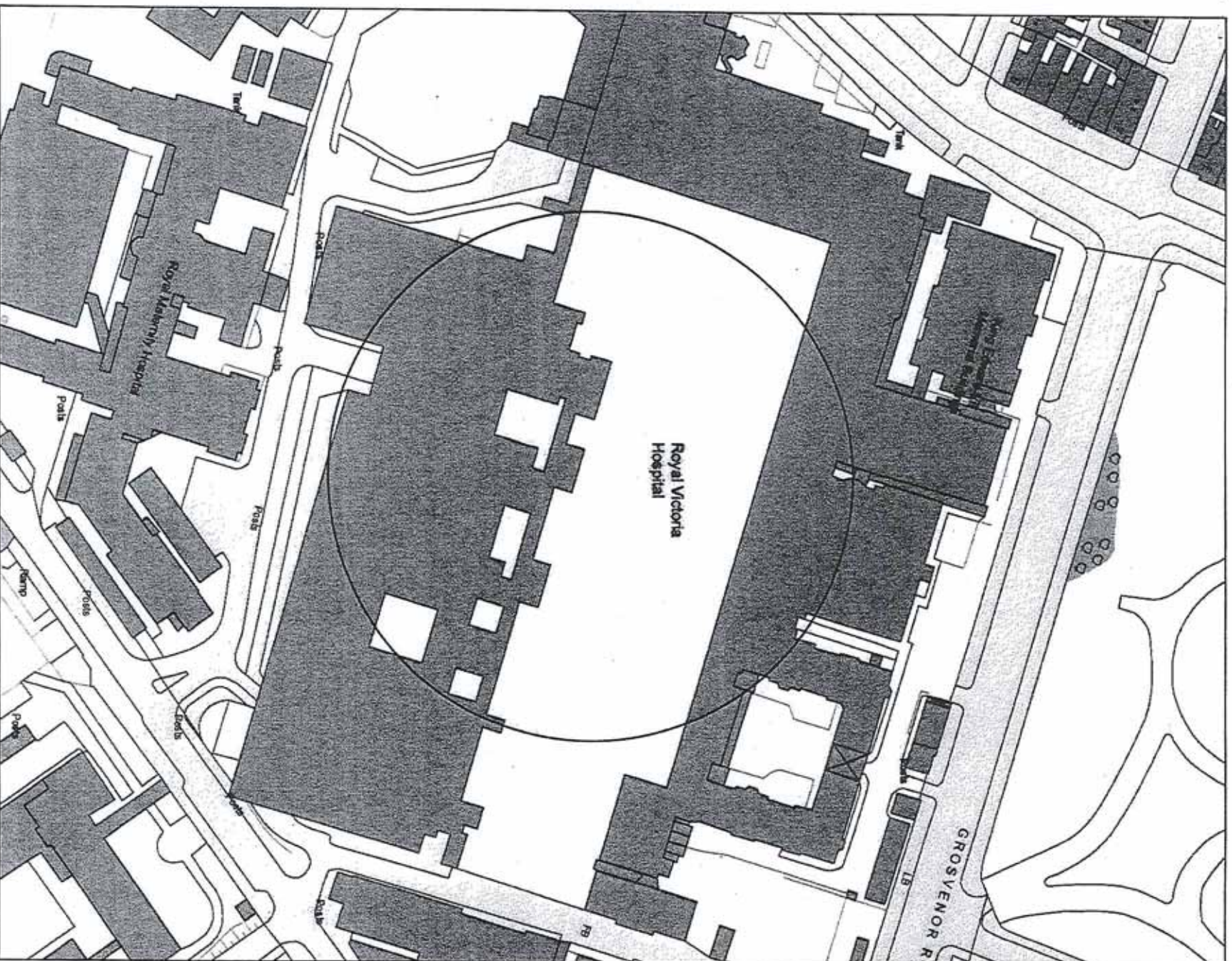
Numerous blocked windows and doors at LGF, with replacement main entrance door in contrasting style to the and several later external ventilation ducts and pipes detracting from the original design.

General Comments

Listing Criteria R - Age; S - Authenticity and T - Historic Importance also apply.

Monitoring Notes – since Date of Survey

Date of Survey	06/10/2014
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Our Ref: HB26/32/001 L

Date: 26/02/2015

Dear Sir/Madam

RE: (EXTERN WAITING HALL), ROYAL VICTORIA HOSPITAL, GROSVENOR ROAD, BELFAST, CO. ANTRIM, BT12 6BA

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G. Brown
GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/32/001 L

Address (Extern Waiting Hall) Royal Victoria Hospital Grosvenor Road Belfast Co. Antrim BT12 6BA	HB Ref No HB26/32/001 L
Extent of Listing Hospital Building	
Date of Construction 1900 - 1919	
Townland Town Parks	
Current Building Use Hospital Building	
Principal Former Use Hospital Building	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130-13
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3232 7382
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Health Board

Building Information

Exterior Description and Setting

Attached symmetrical multi-bay single and two-storey red brick hospital building, built c.1902. Rectangular on plan facing north adjacent to the West Wing (HB26/32/001K) with the Sir Ian Fraser Theatre connected to the southeast corner. The rear of the building abuts the Old Corridor (HB26/32/001H).

Pitched natural slate roofs with lead ridges and valleys. Several timber louvred lanterns to the ridges topped by lead-lined domes and finials. Moulded cast-iron guttering that is supported on a dentilated sandstone cornice that projects at eaves height, and discharging to cast-iron downpipes. Red brick

walling laid to Flemish bond with sandstone dressings. Mainly round-headed window openings with some original single-pane timber sash windows having ogee horns and moulded sandstone sills (unless otherwise stated).

Principal Elevation

The principal elevation faces north and is symmetrical, comprising a central double-height entrance bay in the middle that is abutted by a later entrance portico (c.1980), with a pair of shallow projecting gables to either end. The entrance bay forms a shallow breakfront rising above the roof level surmounted by a dressed sandstone crown cornice, slightly belled to the centre and surmounted by a ball finial. The upper level has a segmental-arched window opening with stepped brick and sandstone headers over a tripartite sandstone window frame filled with Art Nouveau style leaded stained glass. The gables are flanked by red brick and flush sandstone engaged pilasters supporting open-base dentilated pediments. The bay immediately to E of entrance has Venetian window opening formed in ashlar sandstone with central arched window supported on sandstone columns. The mirror of this bay to W of entrance has a single replacement round arched window and some newer brickwork and reconstituted stone cills that suggests that this too originally formed the central opening to a Venetian window. The outer gables formerly filled with large round-headed window openings (to E now blind) with alternating bands of soldier coursed brick and dressed sandstone heads. A single storey abutment further to the E has a raised parapet, corner chimney and is three bays wide with the same sandstone banding and engaged pilasters as the adjoining structure. This abutment is asymmetrical, with two segmental arched window openings to the left and a segmental arched door to the right that features an ornate sandstone aedicule; all openings to this abutment are now blind to N elevation. Raised gable set behind the entrance bay visible with a single oculus formed in brick headers with scrolled keystone and blocks at compass points, containing nine-pane timber window. Dentilated verge detail to match cornice below.

E elevation comprises return face of single storey abutment with sandstone banding, corner chimney and engaged pilasters to N end, with basement storey having modern casement window adjacent to concrete external steps. Evidence of infilled openings around modern extract vent grilles. Beyond this bay, a later single-storey over basement block with square headed openings to basement level, segmental arched openings above and timber cladding to upper level. To SE end is the Sir Ian Fraser Theatre block, detailed as per front gables, with round arched opening detailed as above, now blind and engaged plaster with sandstone banding to exposed corner. The rear (S) elevation abuts the Old Corridor (HB26/32/001H) as a series of flat and hipped roofs that terminate beyond the east and west gables. The two-storey central section has a central camber-headed opening to the rear gable with replacement timber casement window, smaller vent over and same dentilated verge detail as above. E and W gables have semi-circular windows.

The west elevation is hemmed in by a recent modern building and has a bowed central bay. Generally, windows to this elevation are replacement timber casements.

Roof	:	Natural slate
RWG	:	Cast-iron
Walling	:	Red brick with sandstone dressings
Windows	:	Timber sash / timber casement / uPVC

Setting

Located within the grounds of the Royal Victoria Hospital between a large modern block to the W and the Musgrave, East and West Wings (HB26.32.00K) to the E. Bitmac parking area immediately to front, enclosed by red brick wall along boundary with Grosvenor Road

Interior Overview

Interior layout substantially changed. Detailing substantially altered.

Architects

Henman, William; Henman & Cooper

Historical Information

In the course of the nineteenth century Belfast expanded at a phenomenal rate. In 1800 its population stood at around 20,000. By 1841 it had reached 70,000 and in 1871 it had topped 120,000, while in 1911 it was 385,000, by some way the largest urban population in Ireland. As Belfast's population rose, there was increasing pressure on its medical facilities, especially the Belfast Royal Hospital in Frederick Street. By the end of the 1800s it was clear that a new hospital was needed for Belfast.

The Royal Victoria Hospital was built at the junction of the Grosvenor and Falls Roads and was designed by William Henman of Henman & Cooper who had previously been responsible for the Birmingham General Hospital. McLaughlin & Harvey won the contract to build the new hospital in September 1900. The foundation stone was laid early in 1901 and the new hospital was officially opened on 27 July 1903 by Edward VII and Queen Alexandra on their trip to Belfast during visit to Ireland.

The building in question was originally the extern waiting hall. On Henman's architectural plan of 1902 it is represented as a rectangular block projecting northwards from the main ward block. The entrance was in the north wall, beyond which was a waiting hall with rooms on either side of it. This led through to the connecting corridor of the main ward block.

On the 1907 map it is represented as if it were an open courtyard with the waiting hall unroofed, though this not the case. A photograph of 1903 (Clarke, p. 76) shows the roofed interior of the extern waiting hall. On later Ordnance Survey maps it is shown as a fully roofed building.

Above the door leading through to the main ward block was the Good Samaritan window which had been brought from the earlier Royal Belfast Hospital. It had been donated to this hospital by Sir William Whitla in 1886 and was transferred to the Royal Victoria Hospital in 1903. The four coats of arms in the window represent the early history of the hospital and of Queen's University.

In 1947 the Good Samaritan window was transferred to the main corridor. This was as a result of alterations to the extern waiting hall which resulted in it being split horizontally. The outpatient facilities remained for the most part unchanged on the ground floor, while surgical and gynaecological outpatients were moved to the new upper floor. This floor was also used as a Central Registry for patients' records. In 1969 these functions were transferred to the new Austen Boyd Outpatient Building and in 1973 the ground floor was altered for the Gynarmed catering system and cardiac catheterisation facilities. The building is now used for a variety of different purposes.

According to Larmour, Young and Mackenzie designed an extension to the Extern Waiting Hall and an octagonal post-mortem room in 1925, although this is not verified in the Dictionary of Irish Architects.

The north front of this building follows the same 'Wrenaissance' style employed on the original buildings on the site.

References

Maps

Ordnance Survey 1:1,250 scale map, County Antrim sheet 60.12 (covering Falls Road area of Belfast), 1931 – reproduced by Alan Godfrey Maps (Gateshead, 1989)
1907, 1923 and 1937 Ordnance Survey maps reproduced in Clarke (see below)

Published sources

Robert Marshall, *Fifty years on the Grosvenor Road: an account of the rise and progress of the Royal Victoria Hospital, Belfast* (Belfast, 1953)
Paul Larmour, *Belfast: an illustrated architectural guide* (Belfast, 1987)
R. S. J. Clarke, *The Royal Victoria Hospital, Belfast: a history, 1797-1997* (Belfast, 1997) – especially the Ordnance Survey maps (referred to above) and architectural plan of the hospital of 1902

Second Survey Database District Council Consultation Report

HB26/32/001 L

Online sources

Dictionary of Irish Architects: www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
H-. Alterations detracting from building	Y. Social Importance
A. Style	V. Historical Association/Authorship
B. Proportion	X. Local Interest
C. Ornamentation	
D. Plan Form	
I. Quality and survival of Interior	
K. Group value	

Evaluation

Attached symmetrical multi-bay single and two-storey red brick hospital building, built c.1902 in 'Wrenaissance' style to designs by William Henman of Henman & Cooper, to accommodate the rapidly expanding population of Belfast, following the industrial expansion of the city. While the exterior has been altered somewhat by extensions to the front entrance and to the E and W elevations, the overall composition remains intact. It is both rational and elegant with detailing to the entrance that provides a dignified facade on a modest scale, a style aptly described by Larmour as 'reassuring'. The interior retains some original detail and of particular note is the Sir Ian Fraser Theatre. The detailing and architectural devices employed share much with the neighbouring hospital buildings which comprise a valuable group with considerable social significance in the history of Belfast's development (HB26/32/001A-L).

Replacements and Alterations

Inappropriate

If inappropriate, Why?

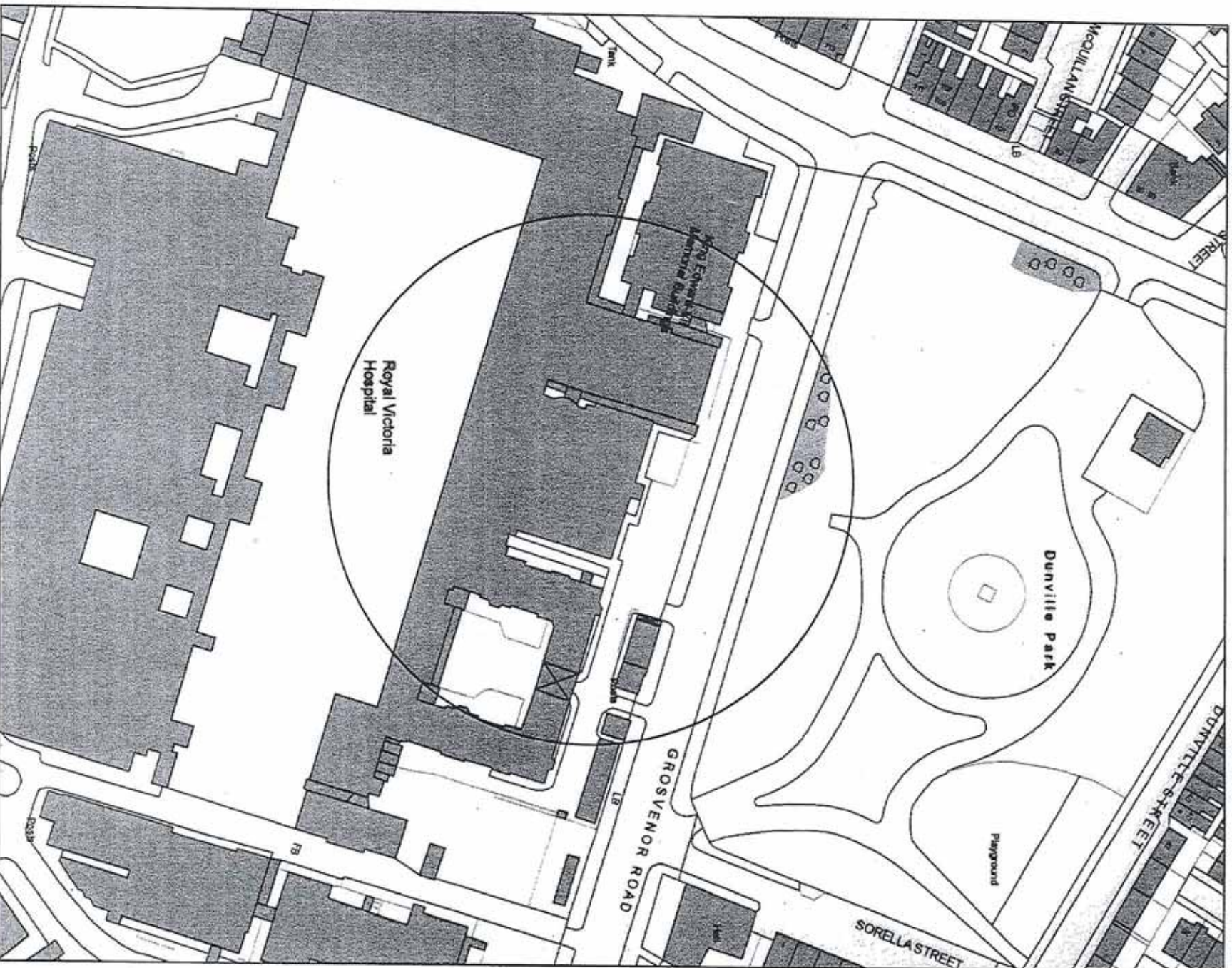
The front entrance porch and the E and W extensions detract from the original architectural character of the building.

General Comments

Listing Criteria R - Age, S - Authenticity and T - Historic Importance also apply.

Monitoring Notes – since Date of Survey

Date of Survey	09/06/2014
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Belfast
BT1 5GS

Tel: (028) 9054 3175
Our Ref: HB26/50/306
Date: 25/02/2015

Dear Sir/Madam

**RE: DIRECT WINE SHIPMENTS, 5 7 7 CORPORATION SQUARE, BELFAST, CO
ANTRIM, BT1 3AJ**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

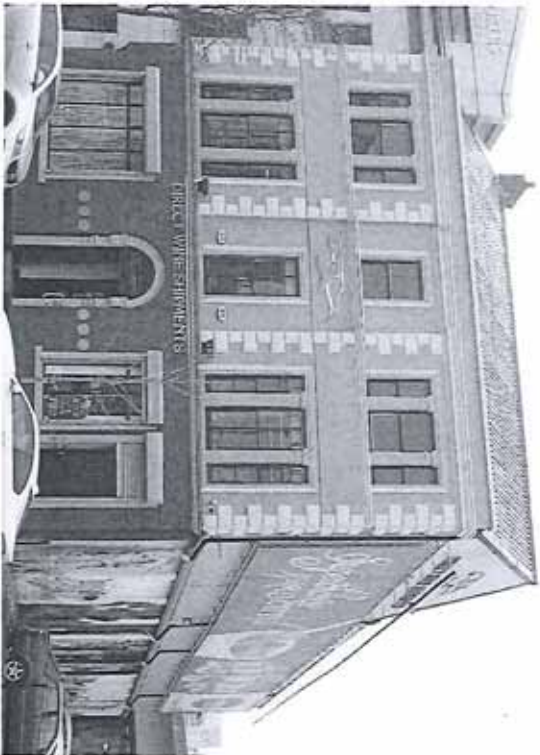


GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database **District Council Consultation Report**

HB26/50/306

Address Direct Wine Shipments 5 7 7 Corporation Square Belfast Co Antrim BT1 3AJ	HB Ref No HB26/50/306
Extent of Listing Shop & offices	
Date of Construction 1860 - 1879	
Townland Town Parks	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 NE
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3427 7495
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Commercial

Building Information

Exterior Description and Setting

Terraced symmetrical three-storey stucco-fronted building, built c.1860. Rectangular on plan facing north with three-storey rendered return and enclosed rear yard.

Pitched corrugated iron roof with red brick chimneystack to the east. Cast-iron rainwater goods. Painted stucco rendered walling to front elevation, painted render to remaining elevations. Square-headed window openings with architrave surrounds and single-pane timber sash windows (unless otherwise stated).

Symmetrical front elevation is three windows wide with a central recessed bay and parapet rising from

stepped cornice. Both breakfronts have moulded quoins and continuous moulded sill courses to the second floor and framing the channel-rusticated ground floor with moulded plinth course. Tripartite window openings to both breakfronts having Doric moulded mullions. Replacement glazing to both ground floor display windows and a central stepped round-headed door opening flanked by a pair of large scrolled console brackets and a replacement timber door with plain fanlight. Door opens onto two limestone steps to the front pavement.

East side elevation abutted by adjoining infill building, partially advanced with returning quoins and mouldings visible. Further square-headed door opening to the right with a replacement timber paneled door and overlight.

Rear elevation abutted by gable-ended three-storey rendered return having a pitched corrugated iron roof, rendered walling and square-headed window and door openings with replacement windows and doors to the east elevation only fronting into a small paved yard with steel fire escape.

Blank west side elevation with cornice and quoins returning from the front elevation. Suspended commercial bill board to the upper level and graffiti art to the ground floor.

Setting

Located on the south side of Corporation Square with the flyover M3 motorway curving along the rear site. Access to internal yard via a side street.

Roof	: profiled metal
RWG	: Cast-iron
Walling:	Painted stucco
Windows:	Timber

Interior Overview

Interior layout largely unchanged. Detailing substantially altered.

Architects

Not Known

Historical Information

Numbers 5 -7 (formerly number 7) Corporation Square is thought to date from c1860, replacing an earlier building shown on the site on the first edition OS map of 1832-3 (Patton). The current building was associated with Belfast's maritime history for many years and in the late nineteenth century was occupied by distillers, retaining the link with the wine and spirit trade to this day.

Corporation Square was, from at least 1819, the location of Ritchie's Dock built by William Ritchie of Aberdeenshire who located his shipyard to the north. By 1833 the south side of the dock had been developed and in 1848 the dock itself was filled in, the area being renamed Corporation Square after the 'Corporation for the preservation of the Port and Harbour of Belfast', later the Harbour Board (Patton).

Patton dates the current building to c1860, apparently on a stylistic basis, but the building potentially retains early nineteenth century fabric from former structures on the site. From 1852 Mrs Nugent kept a boarding house for sailors at number 7, while the neighbouring house was occupied by Allen Walters whose bakery produced 'shipbread', a kind of hard, saltless biscuit that was in demand as on-board provisions. By 1855 Mrs Nugent was sharing her premises with James Lemon, a ship owner, chandler and rope and canvas manufacturer with a factory in Ballymacarrett who was ultimately to build himself a substantial mansion in Holywood known as 'Ardville' (HB23/18/040). It is likely that it was James Lemon who rebuilt/remodelled the premises c1860 and Griffith's Valuation (1856-64) lists the property as a warehouse, rope and ship stores and yard with an office and shop on the ground floor, two rooms on the first floor and a sail loft in the attic. The building was valued at £150.

Lemon had taken over the whole building and gone into partnership with Morrow by the late 1870s but

Second Survey Database District Council Consultation Report

HB26/50/306

eventually faded from the business which was being run as Morrow, Miskelly & Co by 1887 (Street Directories). Valuer's notes record that the top storey of the building was added or replaced in 1911.

Number seven became the premises of Doran & Co distillers in the 1890s, the Doran family all residing at Greenview in Dunmurry and later moving to the Malone Road. The building was subsequently taken over by Ekin, Robertson and Peacock, wholesale seed merchants (by 1920) and then by a succession of light industries such as clothing and upholstery, reflecting the decline of shipping in the area. The 1980s saw the premises again in use as a wine store and today the building is occupied by a wine shipping company (Street Directories).

References:

Primary Sources

1. PRONI OS/6/1/6/1/1 – First Edition OS Map 1832-3
2. PRONI OS/6/1/6/1/3 – Third Edition OS Map 1858
3. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
4. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
5. PRONI VAL/2/B/7/2B – Griffith's Valuation (1856-64)
6. PRONI VAL/7/B/9/9 Belfast Revaluation 1900
7. PRONI VAL/12/B/43/C/1-45 (1863-1930)
8. Street Directories (1852-1995)

Secondary Sources

1. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation D. Plan Form I. Quality and survival of Interior J. Setting	X. Local Interest

Evaluation

Terraced symmetrical three-storey stucco-fronted building built c1860. Much historic fabric and detailing survive, including the original warehouse structure, including later changes that reflect its changing use. This building and its history represent the development and changing fortunes of the harbour area in the mid to late Victorian era and is one of the few survivors of a modest scale in the locale. It is of good quality and a good example of a type that is fast disappearing.

Replacements and Alterations

None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2013

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/323

Date: 25/02/2015

Dear Sir/Madam

**RE: CONGREGATIONAL CHURCH, 101-103 DONEGAL STREET, BELFAST,
COUNTY ANTRIM, BT1 2FJ**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

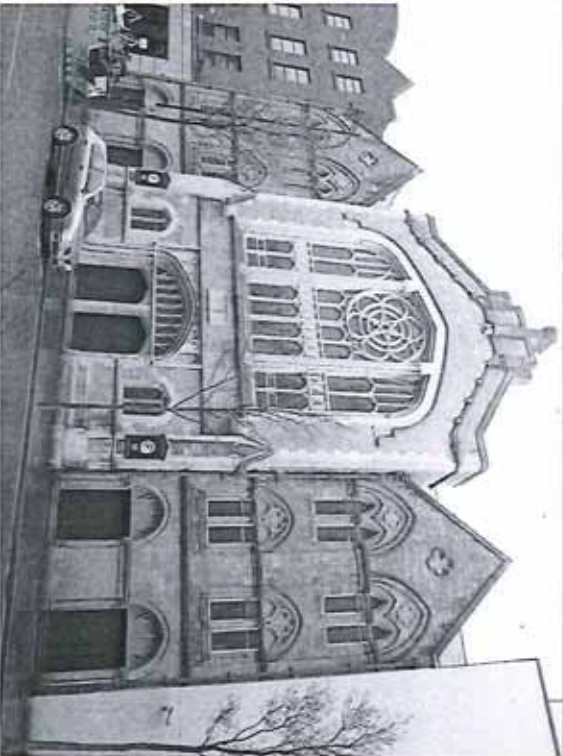
G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/323

Address Congregational Church 101-103 Donegal Street Belfast County Antrim BT1 2FJ	HB Ref No HB26/50/323
Extent of Listing Church & additional wings	
Date of Construction 1920 - 1939	
Townland Town Parks	
Current Building Use Church	
Principal Former Use Church	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 NE
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3379 7483
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

A symmetrical, double-height, largely free-standing congregational church, executed in the Gothic-Revivalist style and successively built and remodelled in stages from 1860-1952, to the designs of a number of architects. The main body of the church is T-shaped on plan, having additional three-storey wings to each-side of the primary façade. Extensive reconstruction was carried out in 1932-34 by John Seeds and again c. 1952, following bomb damage during World War Two. Subsequently, nothing can be seen of the original church, built c. 1860 by Raffles Brown.

Pitched roof of indeterminate material concealed behind parapetted gable of primary elevation, surmounted by stepped proportion and projecting decorative centre-piece; half-round cast iron and

UPVC rainwater goods mounted on projecting eaves course.

Walling is uncoursed and square-cut ashlar sandstone (unless otherwise stated) over double projecting base; dressings to central section are in limestone. Openings are Tudor-arched (unless otherwise stated) with leaded windows and perpendicular-style tracery; cusped-heads to those on the ground floor. Façade is dominated by stained-glass concentric-rose window to centre surmounted by a hood label over, terminating in foliated and stepped ends. Doors are all replacement panelled timber (unless stated otherwise).

Primary elevation faces west and comprises the main body of the church to centre with the pair of lower wings on each side, set back slightly from the main façade. Central proportion contains the large stained-glass rose window, c.1952, to centre, side windows vertically separated by pairs of mullions, while decorative panels horizontally divide the window. Corners of central proportion are chartered with stepped limestone quoins; ground floor separated by moulded string course; advancing piers to outer edges rising to points with cusped panelled inserts. Tudor-arched doorcase to centre, with stone panel above inscribed 'DONEGALL STREET CONGREGATIONAL CHURCH' and flanked by twin-pane, cusped headed windows with continuous moulded cill course. Doorcase is a centralised Tudor-arched opening framed by outer pilasters extending to string course above, with spandrels having blind tracery. The arch contains nine cusped-headed lancet windows to upper section, over a pair of double-leaf doors with Tudor-arched heads and decorative quatrefoils to spandrels.

The three-storey gable-fronted side-wings to north and south are symmetrical and executed in similar style and materials (likely dating from the late 19th century), each two openings wide. Pitched slate roofs; gables which break through eaves; half-round cast-iron rainwater goods with some decorative hoppers, mounted to projecting eaves course. Walling is similar to main façade but stone is darker yellow; windows are paired leaded lancets with pointed-arch mouldings over, enclosing quatrefoils; windows and doors flanked by foliated columns or pilasters which carry the continuous cornice. Two window openings on each upper floor; two pointed arched openings at ground floor with squared doors and blind tracery to moulded heads above.

North elevation, as all remaining elevations, is smooth rendered and painted; two large windows to upper floor (right-of-centre) in stepped stone architraves and separated by an offset, full-height buttress; similar pair of windows to left-of-centre but only comprising the upper proportion. Two smaller corresponding windows below (right-side) are UPVC inserts with square heads, having reconstituted stone sills and plain architraves. Left-of-centre of main elevation abutted by two-storey flat-roofed block (North transept) containing two pointed-arched windows (similar but smaller than main elevation), over tripartite plain glass squared windows below; ground floor abutted by mono-pitched extension having rendered walls and corrugated plastic roof; right cheek contains a small flat-roofed porch with replacement multi-panelled square-headed doors to first and ground floors (having plain glass pointed-arched transom over); left cheek abutted by rear extension (see later). Far-right abutted by side wing which contains two pairs of staggered, vertically aligned windows; over a pointed arched passageway to the right; windows above are pairs of squared metal casements with common projecting cill; left-side windows are pairs of cusped lancets framed by flat-arched stone architraves with hood mould over. Main elevation blank due to neighbouring building and right-cheek previously described.

East (rear) elevation: view largely obstructed by neighbouring buildings; main elevation is blank and abutted by pitched, lower chancel generally having UPVC squared window openings to each level (metal framed to ground floor); right-side abutted by two-storey, flat-roofed block extending north and containing UPVC windows to left and right-cheeks; ground floor of left-cheek is abutted to neighbouring building with mono-pitched metal-framed glazing spanning the gap.

South elevation is generally detailed as north but ground floor block to right-side contains a pair of UPVC windows to ground floor; similar window to right-cheek and left cheek has single door opening.

Setting

Directly addressing the main street-line, the building is located on the eastern side of Donegall Street in the busy urban environment of Belfast city centre. The compact site is surrounded by multi-storey modern office buildings, which generally enclose the area, although there is a single storey painted masonry wall to the south-east. The outer doors on the main façade lead through rendered

passageways and into the north/south yards. A concrete and metal dog-leg escape stair leads from the north yard to the first floor doorway in the north elevation. The north and south side-wings create the appearance of a terrace along Donegall Street, with the Irish News Building (HB26/50/189) located a short distance to the north.

Roof	: Slate
RWG:	Cast-iron and replacement uPVC
Walling:	Uncoursed squared ashlar sandstone
Windows:	Stained-glass in stone tracery/ replacement uPVC / metal casements

Interior Overview

Interior layout partially changed. Detailing partially/substantially altered.

Architects

Seeds, John

Historical Information

Donegall Street Congregational Church was first constructed in 1858-60 on the site of an earlier church, but was rebuilt in 1932-4 and 1955 following fire, and then blitz, damage. The wings to either side of the front elevation date, with some subsequent alteration, to 1871 (Larmour, www.dia.ie).

Congregationalists, or Independents, first emerged in the early seventeenth century and were initially heavily persecuted for their belief in liberty of conscience and the independence of each congregation. By the 1640s Congregationalists had appeared in Ireland, Cromwell describing himself as 'both Puritan and Independent' and bringing many like-minded soldiers with him, but they remained a minor dissenting sect until the Ulster revival and its aftermath (Campbell).

The congregational community in Belfast was established following a late-eighteenth century revival which began in Scotland, reaching the north of Ireland in 1801, when James Haldane, the Scottish Independent church leader, preached in the locality. The church in Donegall Street was built by means of a loan of £500 from James' brother, Robert Haldane, who was also a clergyman (Coles). This church, which was designed by James Harper, is shown on the present site on the first edition OS map of 1832-3 and was a plain, rectangular structure, set back from the street, with an iron 'palisade' in front.

After 1819 the Independent churches were subject to increasing control from the Irish Evangelical Society, which was based in London, and this eventually led to a rupture and the formation of the Congregational Union of Ireland in 1829. The Congregational Union was formed after meetings were held in the Independent Church in Donegall Street on 25th and 26th November 1829, and the present site is therefore a pivotal one for the history of the congregational church in Ireland (Coles).

In March 1859, as the Ulster Revival began to build, the foundation stone of a new Independent church was laid on the site, to designs by William Raffles Brown, an ecclesiastical architect who was also responsible for churches in Londonderry and Galway. The church, in the early decorated Gothic style, comprised a nave of five bays seating 560, with school-rooms and lecture rooms in the basement beneath. A full description of the church, given in the Dublin Builder of 1st April 1859, suggests that later rebuilding has attempted to reproduce some of the detailing of Raffles Brown's design, particularly as regards the roof timbers. The new Independent church and school house is listed in Griffith's Valuation (1856-64) at £200.

Raffles Brown's design had originally proposed two 'houses' on either side of the church building which were to fill up the Donegall Street frontage with shops on the ground floor and classrooms above. These were not added until 1871, however, and a new architect was chosen for the work, Luke Livingston Macassey. A double stair was also added in front of the church, which was recessed behind the shops at this stage, and it appears that around this time a gallery was added around three sides of the nave. Extensive renovations and improvements were carried out c1898 to designs by Thomas H McCaul, by contractors McLaughlin & Harvey (www.dia.ie).

In the first half of the twentieth century, the church was twice destroyed, by fire in 1931 and by the

Belfast blitz in 1944. Reconstruction in 1932-34 was to designs by John Seeds and included the replacement of the original Scrabo stone frontage with Portland stone and the bringing forward of the front elevation so that it is now level with the former shops on either side. The contractor was McQuoid and the cost £15,000. After blitz damage the church was repaired to designs by Samuel Stevenson & Sons in 1955 and the upper part of the front elevation including the rose window, dates from this time (www.dia.ie). A photograph of the church dating from c1900 shows that the wings to either side of the church are the originals dating from 1871 but these have been altered at ground floor level and along the roof line, which was formerly double-gabled (Larmour).

The Congregational community in Belfast has fallen in numbers in recent years and the church building has been leased to a recently-established evangelical church based in Belfast, Redeemer Central.

References:

Primary Sources

1. PRONI OS/6/1/6/1/1 – First Edition OS Map 1832-3
2. PRONI OS/6/1/6/1/3 – Third Edition OS Map 1858
3. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
4. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
5. PRONI VAL/12/B/4/3/C/1-45 Annual Revisions (1863-1930)
6. Dublin Builder, 1st April 1859

Secondary Sources

1. Larmour, P "Belfast, An Illustrated Architectural Guide" Belfast: Friar's Bush Press, 1987
2. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
3. Campbell, P "Independent but never alone. A History of Coleraine Congregational Church, 175 years 1836-2011"
4. Coles, M "I will build my church, the story of the Congregational Union of Ireland 1829-1979" 1979
5. www.dia.ie – Dictionary of Irish Architects online

Criteria for Listing

Architectural Interest		Historical Interest
D. Plan Form		Y. Social Importance
I. Quality and survival of Interior		X. Local Interest
A. Style		V. Historical Association/Authorship
B. Proportion		
C. Ornamentation		
H-. Alterations detracting from building		

Evaluation

A mid 20th century example of a Gothic-Renaissance church to designs by John Seeds. Progressively remodelled from the late 19th century until 1955. The building comprises a double-height central hall over a similar, single-storey hall to ground-floor and is flanked by additional gable fronted, late 19th century wings to the north and south. The building has been successively refurbished and modified throughout its history and it is an amalgamation of late 19th and early-mid 20th century interpretations of ecclesiastical architecture, executed in the Gothic-style. Much historic fabric survives reflecting the varied history of the church. It is a good example of the type and of unusual style.

Replacements and Alterations

Inappropriate

If inappropriate, Why?
 some modern windows

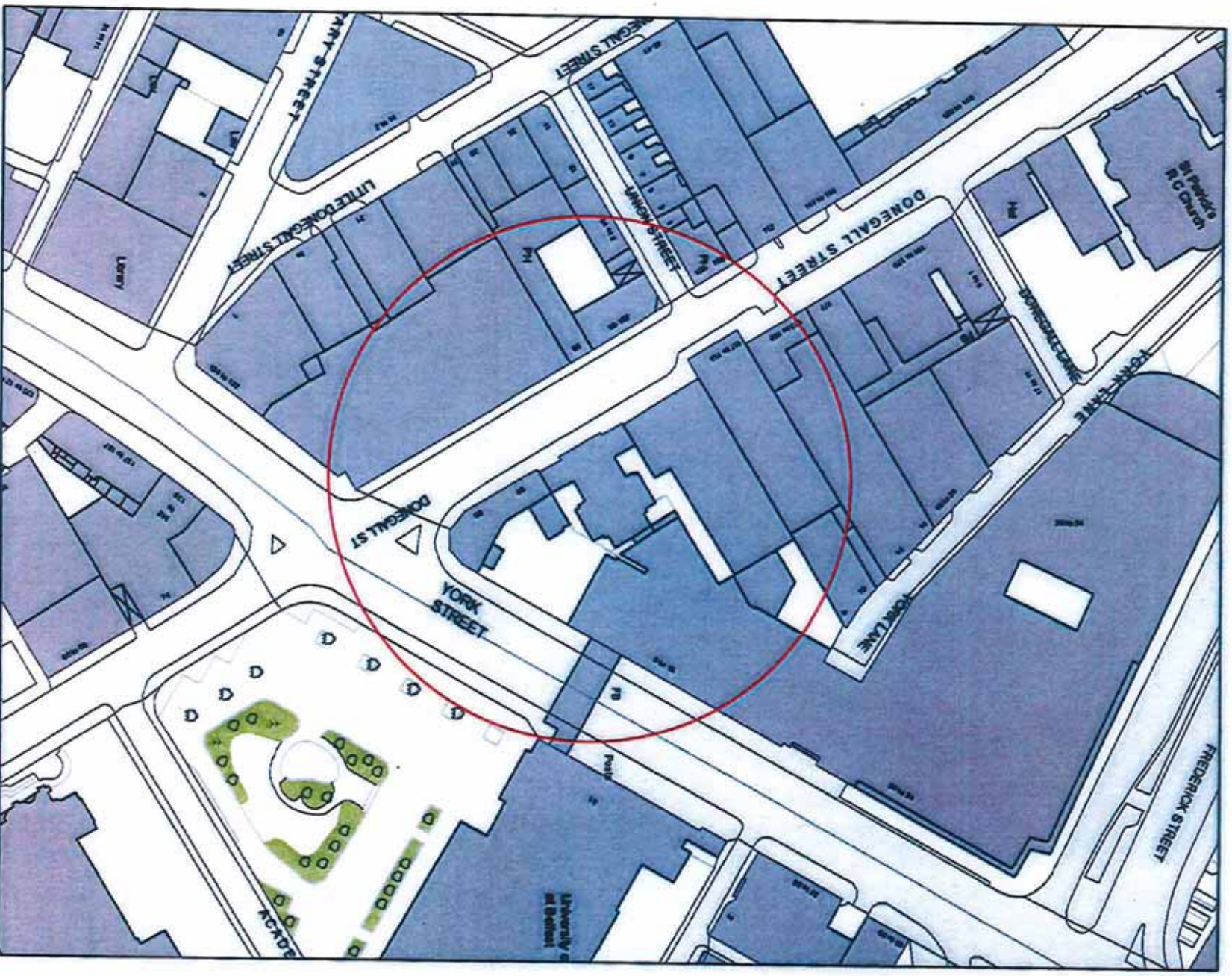
**Second Survey Database
District Council Consultation Report**

HB26/50/323

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 29/04/2013



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Environment
Agency

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Title: **HB26/50/323**

Scale: **1:1,250**

Printed by **SMcG**

Date: **12 February 2015**

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/305

Date: 25/02/2015

Dear Sir/Madam

RE: 1 VICTORIA SQUARE, BELFAST, CO ANTRIM, BT1 4QG

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

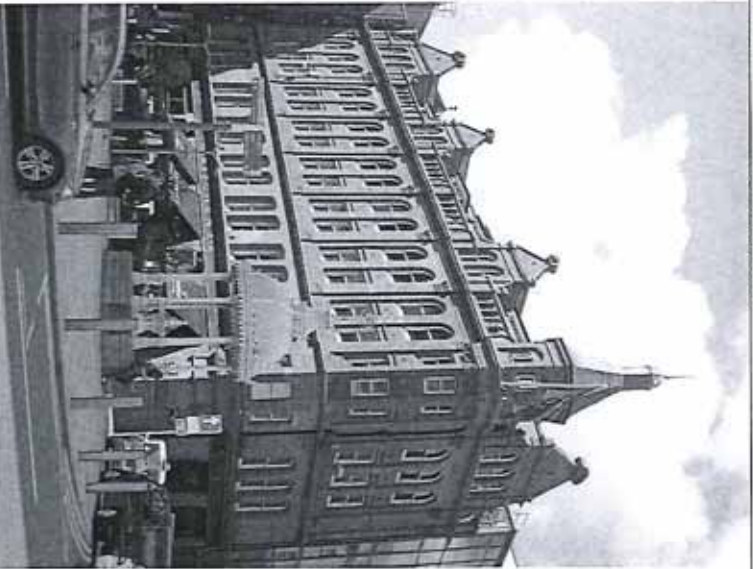
I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Address 1 Victoria Square Belfast Co Antrim BT1 4QG	HB Ref No	HB26/50/305	
Extent of Listing Former warehouse			
Date of Construction 1880 - 1899			
Townland Town Parks			
Current Building Use Public House			
Principal Former Use Public House			

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3418 7423
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Attached corner-sited four-storey (with attic) red brick commercial building, built c.1893, to the designs of W.J. Gilliland, with red sandstone pub shopfront spanning the entire ground floor. Redeveloped c.2006 as part of the development of Victoria Square shopping centre. Rectangular on plan facing south with an octagonal plan corner tower and gabled five-storey east side elevation fronting onto Upper Church

Lane.

Pitched natural slate roofs with flat-roofed dormers set behind arcaded terracotta balustrade and large gabled wall-head dormers. Red brick walling laid in Flemish bond with terracotta cornice to the base of the parapet and over the first floor having Giant Corinthian order red brick pilasters to the second and third floors. Single-pane timber sash windows throughout.

Principal south elevation is fifteen windows wide with windows arranged in pairs. Deeply set gauged brick segmental-headed to the first floor, square-headed with red sandstone lintels to the second floor, gauged brick round-headed to the third floor. Shopfront comprises series of large display windows framed by large stop-chamfered red sandstone ashlar piers with foliate stops and decorative incised details supporting full-span painted fascia with dentilled cornice over.

Full-height octagonal plan corner tower, detailed as per south elevation, corbelled out over ground floor level with decorative terracotta courses and panels. Terracotta festoons span the capitals of the pilasters while the tower is surmounted by a tapered slate roof and topped by a lead domed finial.

Gabled east side elevation, detailed as per front elevation.

Painted rendered rear elevation within Victoria Square shopping centre and abutted by steel glazed stair.

Red brick west side elevation within Victoria Square shopping centre having steel I-beam lintels to fixed-pane glazing and glazed entrances to first and third floors.

Setting

Located at the junction of Victoria Street and Upper Church Lane and framing the east entrance to Victoria Square shopping centre.

Roof

: Natural slate

RWG:

Not seen

Walling:

Red brick / red sandstone

Windows:

Single-pane timber sash

Interior Overview

Interior layout substantially changed. Detailing partially altered.

Architects

Gilliland, W J

Historical Information

The present building was constructed in 1893 to designs by W J Gilliland as a warehouse for T & J McEvel, seed merchants and is first shown on the fourth edition OS map of 1901-2. The building was extended in 1897 and alterations were carried out in 1932 (www.dia.ie). The building is the only original structure to have survived the recent redevelopment of the area and has now become incorporated into the Victoria centre, with restaurants within the centre being housed in its upper floors. The ground floor is now the Kitchen Bar which was formerly located in premises nearby. Patton notes the carvings of 'strawberries, plums, apples, pears, grapes, marrows, roses, primulas, lemons etc' on the piers between shopfronts (Patton).

The building enters valuation records in 1894 as a shop, warehouse and yard on the site of 36-40 Waring Street, valued at £200 and leased from Lady Cowan by T & J McEvel. Following the extension of the warehouse over the site of number 42, the valuation was raised to £360 in 1899. T & J McEvel remained in the premises until the 1970s, although from the 1930s the building was shared with tenants such as the Pigs Marketing Board and the Canadian Government Emigration Department. Alterations were made to the building in 1932 to designs by Stephen A Orr but the nature of these is unclear (www.dia.ie). From 1980 the offices and shops were occupied by a succession of businesses and

Second Survey Database District Council Consultation Report

HB26/50/305

organisations including the Northern Ireland Council on alcohol (Street Directories).

During the 2004-8 redevelopment of the area, the former Kitchen Bar which had stood at number 18 Victoria Square was demolished and the bar relocated to the McErvell warehouse. The former Kitchen Bar, which dated back to 1872, was the haunt of artistes appearing at the Empire Theatre of Varieties at numbers 2 to 14 (Patton).

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/7/B/9/39 Belfast Revaluation 1900
4. PRONI VAL/12/B/43/C/1-45 (1863-1930)
5. Street Directories 1870-1995

Secondary Sources

1. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
2. www.dia.ie – Dictionary of Irish Architects online

Criteria for Listing

Architectural Interest	Historical Interest
D. Plan Form	X. Local Interest
I. Quality and survival of Interior	V. Historical Association/Authorship
H-. Alterations detracting from building	
A. Style	
B. Proportion	
C. Ornamentation	
J. Setting	

Evaluation

Attached corner-sited four-storey (with attic) red brick seed warehouse built c1893 to designs by W J Gilliland. Red sandstone pub shopfront spanning the entire ground floor. Although compromised by extensive refurbishment during the redevelopment of the area, this High Victorian building exhibits an array of decorative terracotta and red sandstone elements to the exterior and the industrial framed structure and flooring surviving on (virtually) its original plan. This is a good and robust example of the warehouses developed in the late Victorian era as the City continued to flourish in all sectors. It is also an example of the work of an architect of note.

Replacements and Alterations

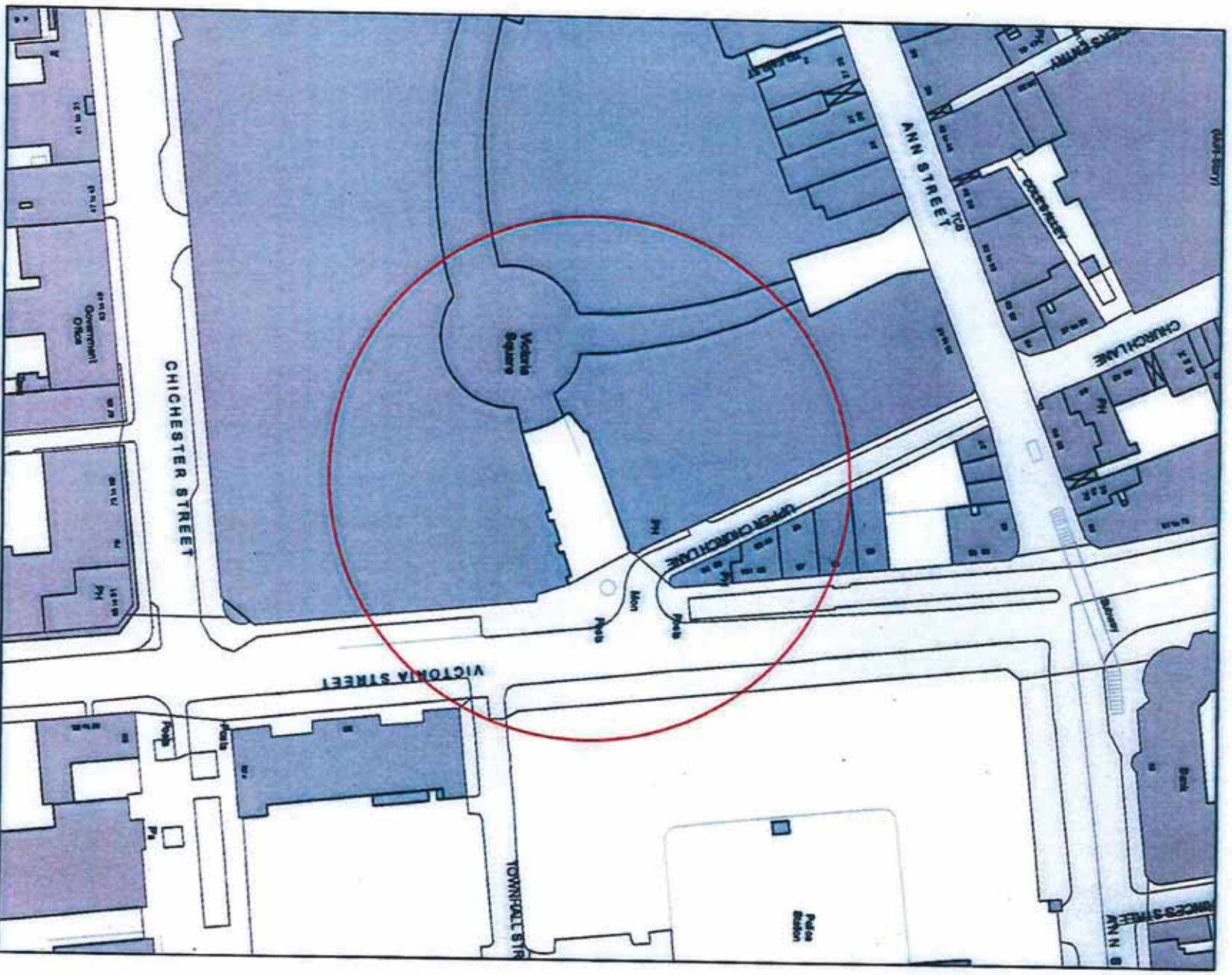
Inappropriate

If inappropriate, Why?
some alterations & loss of fabric

General Comments
Previously 36-40 Victoria Square

Monitoring Notes – since Date of Survey

Date of Survey 10/04/2013



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Northern Ireland
Environment Agency

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Title: HB26/50/305

Scale: 1:1,250

Printed by SMCg

Date: 12 February 2015

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/303 C

Date: 25/02/2015

Dear Sir/Madam

RE: 6 MURRAY STREET, BELFAST, COUNTY ANTRIM, BT1 5HD

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

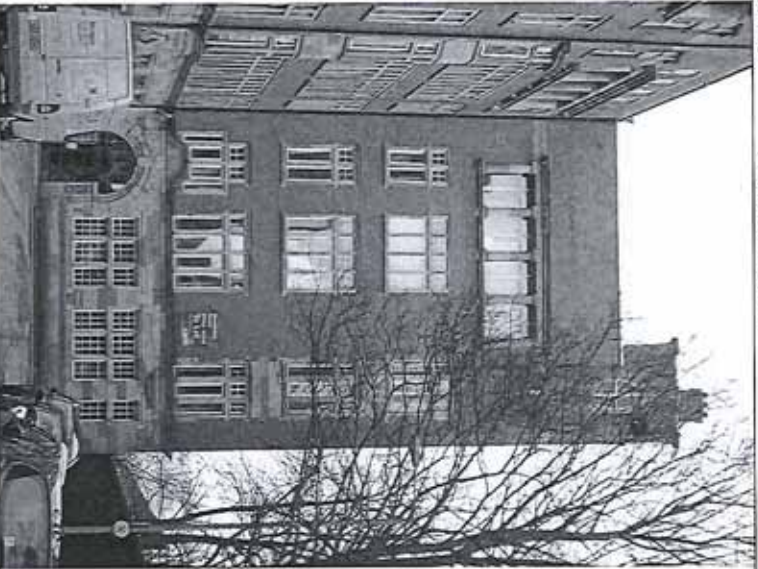
G Brown

GERALDINE BROWN

Enc Second Survey DC Report

**Second Survey Database
District Council Consultation Report**

HB26/50/303 C

Address 6 Murray Street Belfast County Antrim BT1 5HD	HB Ref No HB26/50/303 C
Extent of Listing Former warehouse	
Date of Construction 1900 - 1919	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Warehouse	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3344 7397
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Asymmetrical end-of-terrace five-storey brick and stone commercial Jacobethan-style former warehouse, dated 1910, as one of four similar buildings to the designs of James Hanna. Rectangular on plan facing east and located in a cul-de-sac on the west side of College Square East.

Roof not visible behind red brick parapet wall with sandstone coping. Machine-made red brick walling laid in English garden wall bond. Square-headed window openings with sandstone frames, moulded sandstone sills and uPVC windows.

Asymmetrical front elevation is three windows wide with a three-tier cantled oriel window to the right and sandstone ashlar ground floor. Raised section to the right surmounted by a red brick chimneystack and having an oval window opening formed in voussoired sandstone with keystones, that to the top framed by decorative brackets and a pair of decorative foliate corbels to either end of the projection. First, second and third floor windows are bipartite to the left and quadripartite to the right. Quadripartite window spans the fourth floor comprising a series of columns with cushion capitals resting on a single bracketed sill course with frieze and cornice over. Sandstone ashlar walling to the ground floor surmounted by a deep moulded cornice with raised plinth course and two tripartite window openings. Shallow cantled oriel window to the right bay with corbelled base forming part of the ground floor having a foliate course. Voussoired round-headed door opening to the left with three keystones and carved panel over with raised lettering stating: 'G. McL & Co Ltd' surmounted by a scrolled pediment filled with shamrocks and digits '1910'. Double-leaf timber panelled doors with raised-and-fielded panels, scrolled timber head, vertical overlights and pair of timber panels to either side. Door opens onto front pavement with mosaic tiled panel stating: 'Glendinning McLeish & Co. Limited'.

South side elevation abutted by adjoining building No.5 (HB26/50/303B).

West rear elevation is clad in steel sheeting.

North side elevation is six windows wide and fronts onto the grounds of the Royal Academical Institution. Largely bipartite window openings with flush concrete lintel and sill courses.

Setting

Located on the south side of Murray Street, a cul-de-sac to the west of College Square East overlooking the grounds to the Royal Academical Institution (HB26/50/023).

Roof	: Not visible
RWG	: Not seen
Walling	: Red brick
Windows:	UPVC

Interior Overview

Interior not visited.

Architects

Hanna, James A

Historical Information

Numbers 4-6 Murray Street and number 13-17 Grosvenor Road were constructed as four separate warehouses, three for handkerchief manufacturers (1908-10) and the fourth for a linen weaving company (1910-11) to designs by James A Hanna. The buildings are first shown on the sixth edition OS map of 1931.

Number six Murray Street was built to designs by James A Hanna in 1908-10 for Glendinning McLeish & Co, handkerchief manufacturers. The building enters valuation records in 1911 as a warehouse and laundry valued at £700 with warehouses on the upper floors sublet as two separate holdings valued at £83 each. The firm had been established in Adelaide Street since 1886 but originated in New York in 1871, and traded largely with the American market (Industries of the North). Glendinning McLeish shared the building with a number of other organisations and businesses and in the 1950s, as the linen industry began to decline, diversified into property. Glendinning McLeish had vacated the building by 1970 and the building was vacant for a period in the 1980s but since 1990 has been occupied by bodies

such as the Community Relations Council and the Eastern Health and Social Services Board.

According to Larmour, Hanna's warehouses are 'the most interesting of the Edwardian era and the years immediately following (Larmour), although a photograph of the building dating from 1917 shows that it has been considerably altered since construction, principally at the roof line (Irish Builder 1917).

References:

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/43/C/1-45 (1863-1930)
4. Street Directories (1900-1995)
5. Irish Builder 6th January 1917

Secondary Sources

1. "Industries of the North One Hundred Years Ago" Belfast: Friar's Bush Press, 1986 (First published as 'Industries of Ireland, Part 1. Belfast and the Towns of the North' in 1891)
2. Larmour, P "Belfast, An Illustrated Architectural Guide" Belfast: Friar's Bush Press, 1987
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation D. Plan Form H-. Alterations detracting from building K. Group value	X. Local Interest

Evaluation

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings. A major complex of buildings(HB26/50/303A-D) reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

Replacements and Alterations

Inappropriate

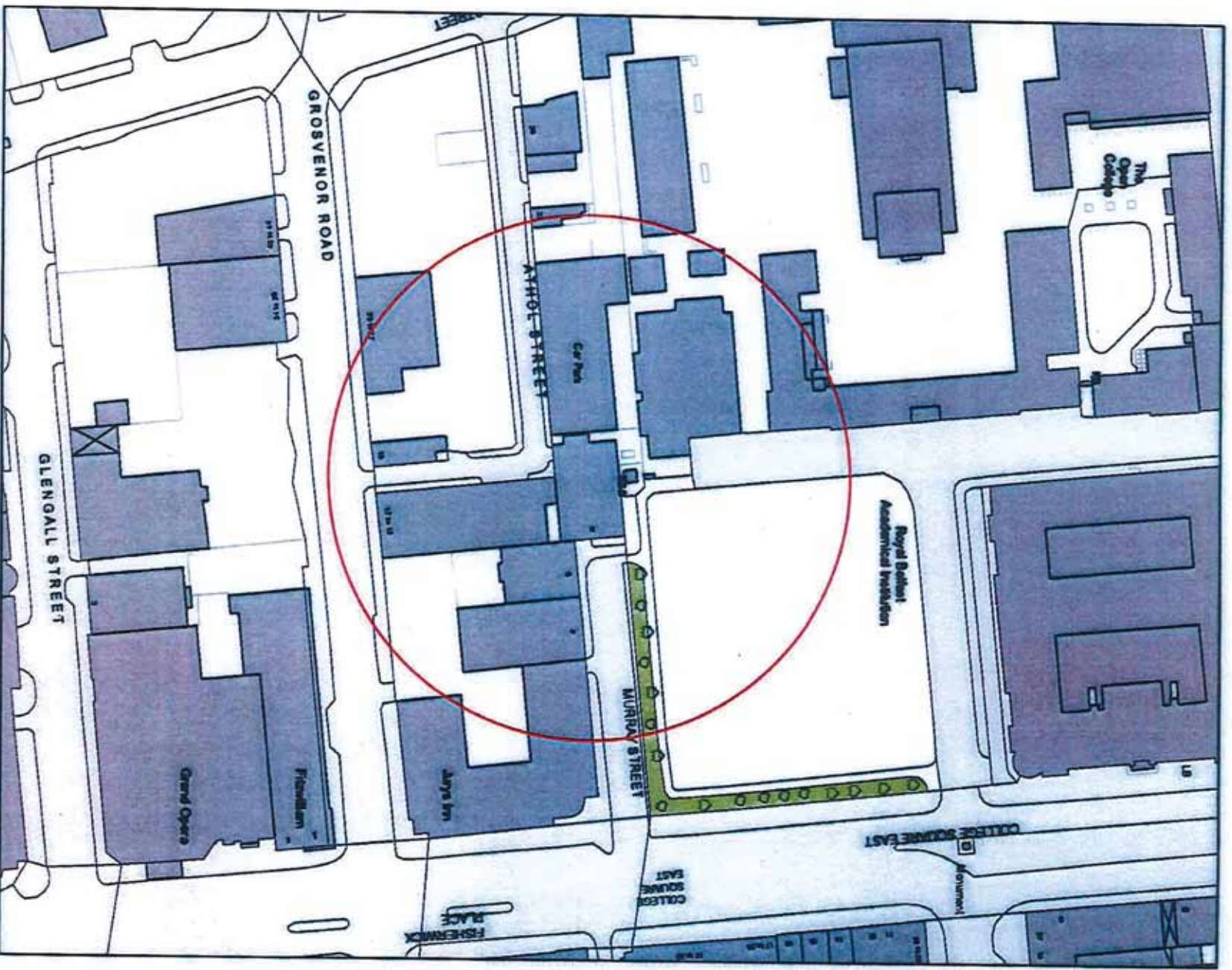
If inappropriate, Why?

UPVC windows

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 19/04/2013



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Northern Ireland
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Title: **HB26/50/303C**

Scale: **1:1,250**

Printed by **SMcG**

Date: **12 February 2015**

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/303 B

Date: 25/01/2015

Dear Sir/Madam

RE: 5 MURRAY STREET, BELFAST, COUNTY ANTRIM, BT1 5HD

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

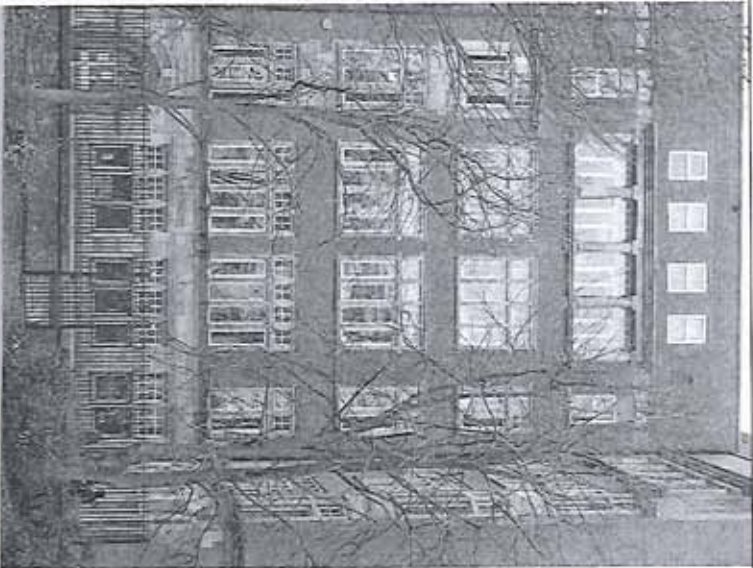
G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/303 B

Address 5 Murray Street Belfast County Antrim BT1 5HD	HB Ref No HB26/50/303 B
Extent of Listing Former warehouse	
Date of Construction 1900 - 1919	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Warehouse	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3345 7396
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No				
Area of Townscape Character	No				
Local Landscape Policy Area	No			HGI Ref	
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Asymmetrical terraced six-storey brick and stone commercial Jacobethan-style former warehouse, built 1910, as one of four similar buildings to the designs of James Hanna. Rectangular on plan facing north and located in a cul-de-sac on the west side of College Square East.

Roof not visible behind red brick parapet wall with sandstone coping. Machine-made red brick walling laid in English garden wall bond. Square-headed window openings with sandstone frames, moulded sandstone sills and uPVC windows.

Asymmetrical front elevation is four windows wide with a three-tier canted oriel window to the left over the principal entrance and sandstone ashlar ground floor. The central two windows are largely quadripartite, bipartite to the right bay with the fourth floor having a horizontal quadripartite window comprising a series of columns with cushion capitals resting on a single bracketed sill course with frieze and cornice over. Sandstone ashlar walling to the ground floor surmounted by a deep moulded cornice with raised plinth course and three tripartite window openings. Round-headed door opening below the oriel to the left bay with the corbelled base. Voussoired head with three keystones flanked by angled mouldings having foliate corbelled bases below impost level. Replacement aluminium glazed door and surround.

East side elevation abutted by adjoining building No.4 (HB26/50/303A).

South rear elevation has glazed brick walling with square-headed window openings and flush concrete sills and lintel courses.

West side elevation abutted by adjoining building No.6 (HB26/50/303C) and HB26/50/303D fronting onto Grosvenor Road.

Setting

Located on the south side of Murray Street, a cul-de-sac to the west of College Square East overlooking the grounds to the Royal Academical Institution (HB26/50/023).

Roof:	Not visible
RWG:	Not seen
Walling	: Red brick
Windows:	UPVC

Interior Overview

Interior not visited.

Architects

Hanna, James A

Historical Information

Numbers 4-6 Murray Street and number 13-17 Grosvenor Road were constructed as four separate warehouses, three for handkerchief manufacturers (1908-10) and the fourth for a linen weaving company (1910-11) to designs by James A Hanna. The buildings are first shown on the sixth edition OS map of 1931.

Number five Murray Street was built to designs by James A Hanna in 1908-10 for W R Nelson & Co Ltd, manufacturers of lawns, linen and cambric handkerchiefs. The building enters valuation records in 1911 as an office, warehouse and laundry valued at £320. W R Nelson & Co had been established in 1865 and their weaving factory in Lurgan employed 750 hands by the 1890s. The firm opened premises in Bedford Street in 1870 where a staff of 50 finished, folded and ornamented the handkerchiefs which were then sold to customers in London, Paris, Manchester, Dublin and Hamburg (Industries of the North). The success of their enterprise led to the need for new and larger premises, first in Linenhall Street and then in the present building. W R Nelson & Co had vacated the building by 1930 and were followed by John Fulton Ltd, wholesale warehousemen and then by the Bessbrook Spinning Company who remained until the 1970s. The building was taken over by the Northern Ireland Housing Executive in the 1980s who shared the building with various other organisations and businesses. According to Larmour, Hanna's warehouses are 'the most interesting of the Edwardian era and the years immediately following' (Larmour), although a photograph of the building dating from 1917 shows that it has been considerably altered since construction, principally at the roof line (Irish Builder 1917).

Second Survey Database District Council Consultation Report

HB26/50/303 B

References:

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/43/C/1-45 (1863-1930)
4. Street Directories (1900-1995)
5. Irish Builder 6th January 1917

Secondary Sources

1. "Industries of the North One Hundred Years Ago" Belfast: Friar's Bush Press, 1986 (First published as 'Industries of Ireland, Part 1. Belfast and the Towns of the North' in 1891)
2. Larmour, P "Belfast, An Illustrated Architectural Guide" Belfast: Friar's Bush Press, 1987
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation D. Plan Form H-. Alterations detracting from building K. Group value	X. Local Interest

Evaluation

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings. A major complex of buildings(HB26/50/303A-D) reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

Replacements and Alterations

Inappropriate

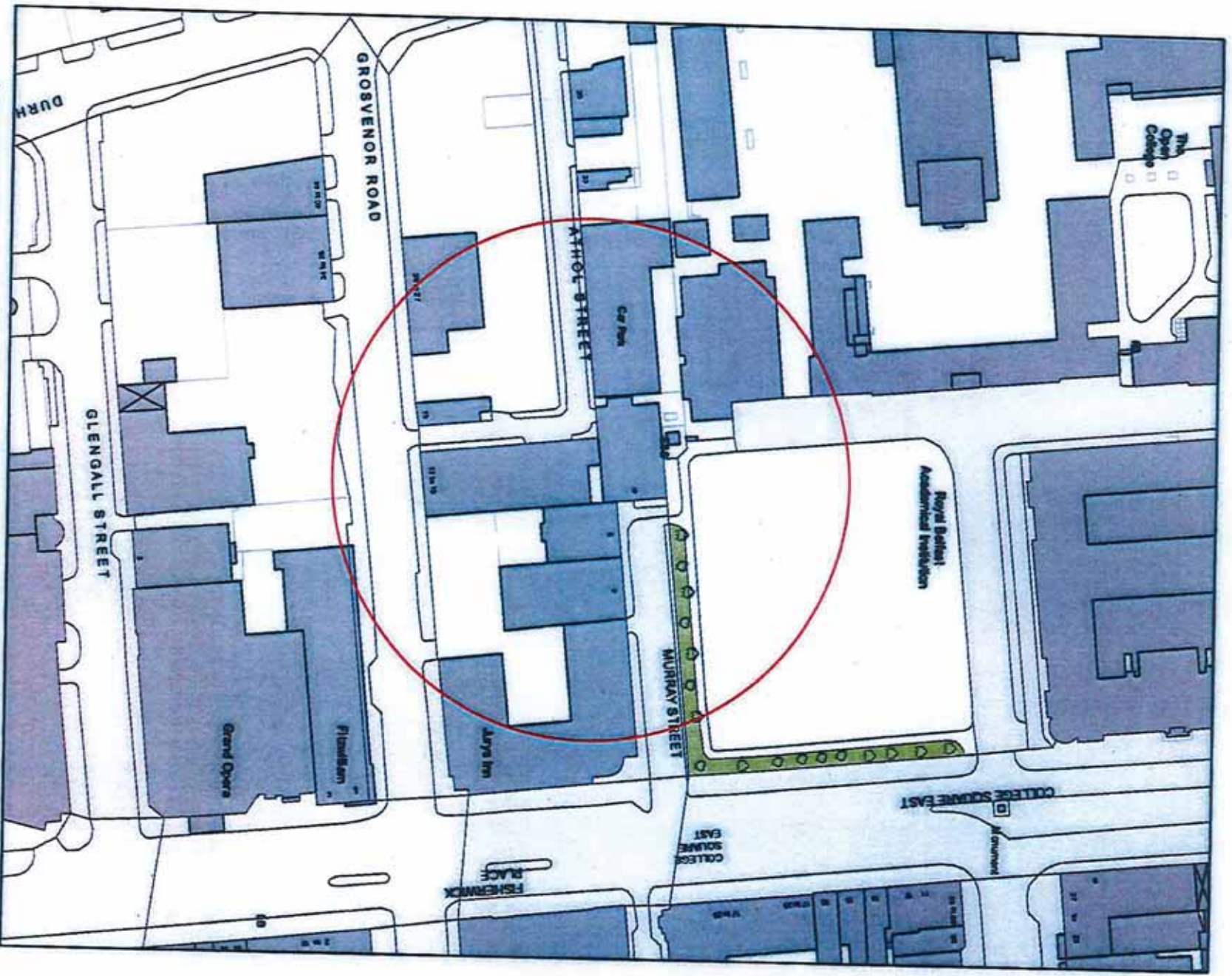
If inappropriate, Why?

UPVC windows

General Comments

Monitoring Notes – since Date of Survey

Date of Survey	19/04/2013
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NIEA
www.doeh.gov.uk/niea

Northern Ireland
Environment
Agency

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Title: **HB26/50/303B**

Scale: **1:1,250**

Printed by **SMCG**

Date: **12 February 2015**

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/303 A

Date: 25/02/2015

Dear Sir/Madam

RE: 4 MURRAY STREET, BELFAST, COUNTY ANTRIM, BT1 5HD

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Address 4 Murray Street Belfast County Antrim BT1 5HD	HB Ref No HB26/50/303 A	
Extent of Listing Former warehouse		
Date of Construction 1900 - 1919		
Townland Town Parks		
Current Building Use Office		
Principal Former Use Warehouse		

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3347 7396
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	Partially				
Derelict	No				
Owner Category					

Building Information

Exterior Description and Setting

Asymmetrical terraced six-storey brick and stone Jacobethan-style commercial building, dated 1910, as one of four similar warehouses to the designs of James Hanna. Rectangular on plan facing north and located in a cur-de-sac on the west side of College Square East.

Roof not visible behind red brick parapet wall with sandstone coping. Machine-made red brick walling laid in English garden wall bond. Square-headed transomed and mullioned window openings with sandstone frames, moulded sandstone sills and uPVC windows.

Asymmetrical front elevation is four windows wide with a three-tier canted oriel window to the left over the principal entrance and sandstone ashlar ground floor. Top floor is raised to the left bay having decorative corbels to the corners and an oval window formed in voussoired sandstone with keystones, that to the top having decorative scrolls. The central two windows are largely quadripartite, bipartite to the right bay with the fourth floor having a horizontal quadripartite window comprising a series of columns with cushion capitals resting on a single bracketed sill course with frieze and cornice over. Sandstone ashlar walling to the ground floor surmounted by a deep moulded cornice with a raised plinth course and three tripartite window openings. Round-headed door opening below the oriel to the left bay with the corbelled base having an acanthus moulding and carved digits; '1910'. Voussoired head with three keystones flanked by angled mouldings having foliate corbelled bases below impost level. Replacement double-leaf hardwood panelled doors with scrolled head and multi-paned overlight with a pair of hardwood panels to either side.

East side elevation abutted by adjoining infill building. Plainer red brick elevation extends southwards having flush concrete sills and lintel courses.

South rear elevation has glazed brick walling with windows to the right, largely blocked up.

West side elevation abutted by adjoining building No.5 (HB26/50/303B).

Setting

Located on the south side of Murray Street, a cul-de-sac to the west of College Square East overlooking the grounds to the Royal Academical Institution (HB26/50/023).

Roof : Not visible

RWG : Not seen

Walling: Red brick

Windows: uPVC

Interior Overview

Interior not visited.

Architects

Hanna, James A

Historical Information

Numbers 4-6 Murray Street and number 13-17 Grosvenor Road were constructed as four separate warehouses, three for handkerchief manufacturers (1908-10) and the fourth for a linen weaving company (1910-11) to designs by James A Hanna. The buildings are first shown on the sixth edition OS map of 1931.

Number four Murray Street was built to designs by James A Hanna in 1908-10 for the Belfast Linen Handkerchief Company. The building enters valuation records in 1911 as an office, warehouse and laundry valued at £500. The Belfast Linen Handkerchief Company remained here until the 1940s when the building passed to Richardson Sons J N Sons & Owden Ltd who were the occupiers until the 1970s. From the 1920s the premises were shared with governmental functions such as the Stationery Office, Record Office and the Ministry of Labour and by the mid-1980s the building was the offices of the Northern Ireland Housing Executive. According to Larmour, Hanna's warehouses are 'the most interesting of the Edwardian era and the years immediately following'(Larmour), although a photograph of the building dating from 1917 shows that it has been considerably altered since construction, principally at the roof line (Irish Builder 1917).

References:

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/4/3/C/1-45 (1863-1930)
4. Street Directories (1900-1995)
5. Irish Builder 6th January 1917

Secondary Sources

1. "Industries of the North One Hundred Years Ago" Belfast: Friar's Bush Press, 1986 (First published as 'Industries of Ireland, Part 1. Belfast and the Towns of the North' in 1891)
2. Larmour, P "Belfast, An Illustrated Architectural Guide" Belfast: Friar's Bush Press, 1987
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
K. Group value A. Style B. Proportion C. Ornamentation D. Plan Form H-. Alterations detracting from building	X. Local Interest

Evaluation

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings. A major complex of buildings(HB26/50/303A-D) reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

Replacements and Alterations

Inappropriate

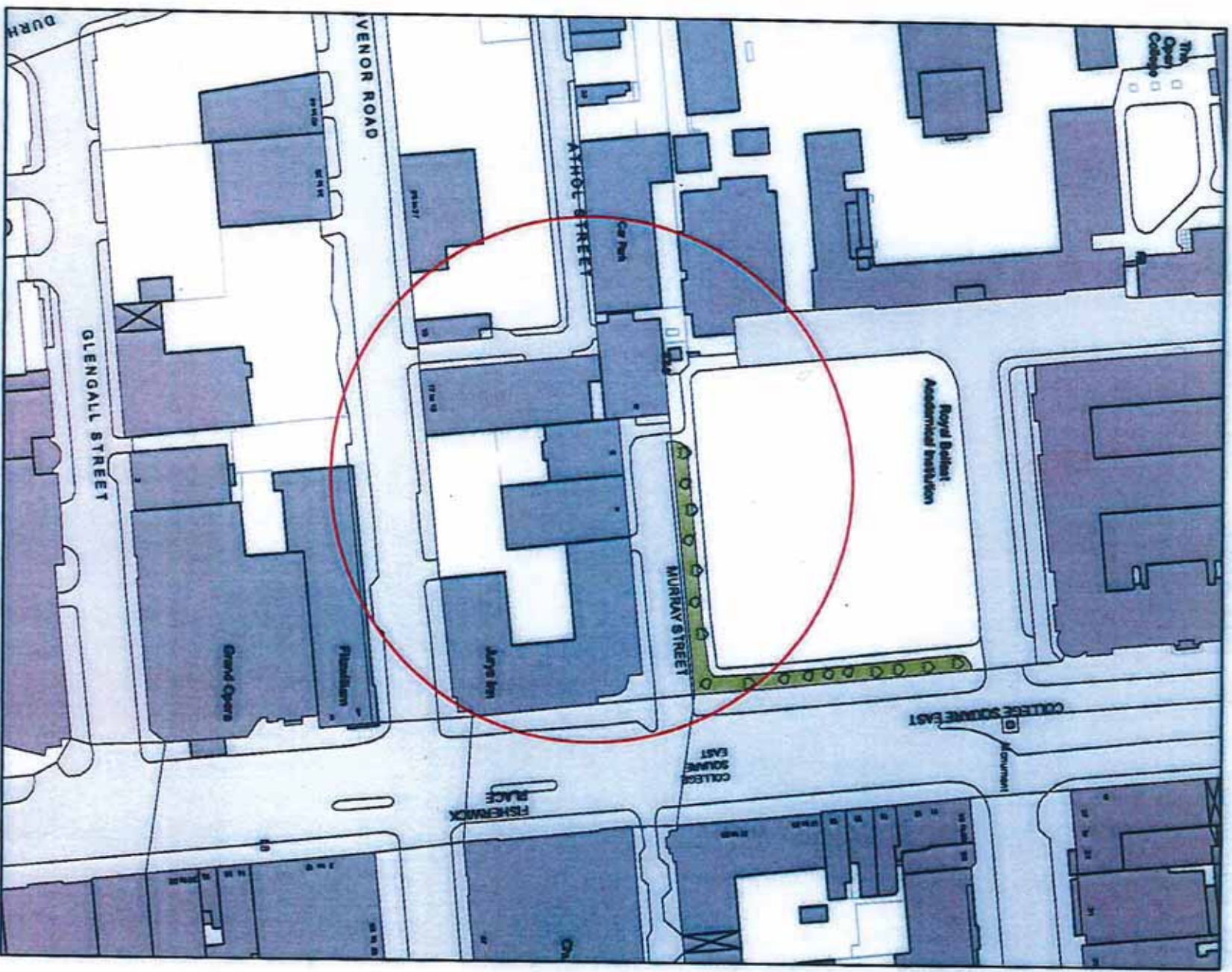
If inappropriate, Why?

uPVC windows

General Comments

Monitoring Notes – since Date of Survey

Date of Survey	19/04/2013
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Northern Ireland
Environment
Agency

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Title: HB26/50/303A

Scale: 1:1,250

Printed by SMCg

Date: 12 February 2015

Description:

Location Map

ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/300

Date: 25/02/2015

Dear Sir/Madam

RE: CENTRAL HALL, 37-39 ROSEMARY STREET, BELFAST, CO ANTRIM, BT1 1QB

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database **District Council Consultation Report**

HB26/50/300

Address Central Hall 37-39 Rosemary Street Belfast Co Antrim BT 1 1QB	HB Ref No HB26/50/300
Extent of Listing Hall & shops	
Date of Construction 1940 - 1959	
Townland Town Parks	
Current Building Use Hall	
Principal Former Use Hall	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 NE
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3385 7442
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No				
Area of Townscape Character	No				
Local Landscape Policy Area	No			HGI Ref	
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Church - Other

Building Information

Exterior Description and Setting

A three storey building, designed in 1959 by Gibson and Taylor architects in Scandinavian influenced Modern Style. It sits on the north side of Rosemary Street.

The flat roof to the main section of building has large overhanging eaves with Greek key motif mouldings to the soffit, the northwest corner tower has a pitched tiled roof. The walls are Flemish bonded brown brick with a concrete string at cill level of the second floor windows and at the top of the ground floor tiled walling. The windows are flat lintelled with raised concrete reveals with, on the first floor only, scalloped heads. The windows are metal framed with centrally pivoted openings. Door unseen.

The side south elevation has 8 regularly spaced 6-paned diminished windows to the second floor, the first floor has 5 tall 18 paned windows; the ground floor is a mixture of modern shop fronts.

The entrance west elevation has a tower set back to the north corner which has an arched window with corbelled brick balcony at second floor level, a central tall 30 paned window on the first floor, a shuttered entrance door with projecting cornice to ground floor. The main section of the building is symmetrical with three windows to the second floor matching those to the south elevation; the first floor window has irregular multi panes; a curved, scalloped screen sits centrally on ground floor topped with a balconette with metal rod balustrade.

The north elevation has the gable to the tower on the west corner, the flat roof steps down twice to the east from 5 storeys to three. Two windows are located on the fifth floor of the tall section, irregular windows are located across the four and three storey sections. A metal fire escape stair gives access to a first floor double doors to the east.

The east elevation is abutted by a four storey modern building.

Setting:

The side wall of Central Hall sits on the north side of the pedestrian Rosemary Street. To the east is Rosemary Street Non-Subscribing Presbyterian Church (HB26/50/054), opposite is HB26/50/035.

Schedule:

Roof:	Unseen
Walls:	Brick
Windows:	Metal
RWGs:	Unseen.

Interior Overview

Interior layout partially changed. Detailing partially altered.

Architects

Gibson, Robert Hanna

Historical Information

Central Hall, a three-storey brown-building consisting of retail units at ground level with a meeting hall occupying the floors above, was constructed in 1958-59 to designs by Robert Hanna Gibson (1890-1979); the Irish Builder notes that Gibson designed Central Hall whilst in partnership with E. D. Taylor whilst the builder contracted to undertake the design was J. Buckley & Sons of Belfast (Irish Builder, p. 885; Dictionary of Irish Architects). Central Hall was first recorded in the valuation sources in 1960, when the Second General Revaluation of property in Northern Ireland valued the newly-completed structure at £740, noting that the ground floor retail units were occupied by Duffs (Food) Ltd; there was no change to either the value or the occupants of the ground level by the end of the revaluation in 1972.

Central Hall is the third known building to stand on the current site. Rosemary Street was laid out by 1715 when it was known as 'Rosemary Lean,' the street is notable for having once possessed three Presbyterian Churches (of which only the First Presbyterian (Non-Subscribing) Church (HB26/50/054) at No. 41 survives). Rosemary Street First Presbyterian (Non-Subscribing) Church was erected in 1781-1783 to designs by Roger Mulholland; the church's original manse was constructed alongside the building and occupied a site on the western corner of the current Central Hall building. The manse was the birthplace of Dr. William Drennan (1754-1820) whose father was minister of the adjoining church. A radical nationalist in his youth, Drennan was a founding member of the United Irishmen, however he left the Society in 1794 and was not involved in the 1798 Rebellion; later in his life Drennan worked as a physician and helped to establish the Belfast Academical Institution (HB26/50/023); he also published poetry and articles, coining the phrase 'the Emerald Isle' in a poem titled When Erin first rose (Dictionary of Ulster Biography).

The Presbyterian Manse was demolished by at least 1886 when a Presbyterian Church Hall was erected on the site. The Irish Builder states that the new building consisted of a lecture hall, and included a

schoolroom and shops at ground level. The foundation stone was laid in 1885 and the building was opened in January of 1886; the hall, which was designed to seat 350 and was known as 'Central Hall', was designed by William J. Fennell (Irish Builder, p. 32; Dictionary of Irish Architects). Central Hall continued to stand for over fifty years; the Belfast Street Directories record that in 1918 the building was occupied by a number of organisations including a dancing school, an elocution classroom and the Ulster Unitarian Christian Association Head Offices (Belfast Street Directories – 1918).

In 1941 Central Hall was destroyed during the Belfast Blitz when many of the buildings along neighbouring High Street and Bridge Street were demolished creating large areas of waste ground in the centre of the city. The vacant plot was not built over until 1958-59 when the second incarnation of Central Hall was erected by Gibson & Taylor. Writing in 1993, Patton described Central Hall as a 'three-storey building in brown brick. Tall metal windows in narrow frilly-topped 'picture frame' surrounds t first-floor, small square attic windows under deep eaves ornamented with Greek key pattern. Higher portion behind with pitched panile roof and corbelled balcony' (Patton, p. 277). Like its predecessor, Central Hall consists of a number of ground floor retail units whilst the upper floors of the building were intended for church use and social gatherings.

On 24th June 2002 an Ulster History Circle plaque was unveiled on the western gable of Central Hall to commemorate the birth of Dr. William Drennan. The plaque reads: 'Dr. William / DRENNAN / 1754-1820 / Patriot & Radical / Born in the Manse / on this site.'

References

Primary Sources

1. PRONI OS/6/1/6/1/3 – Third Edition Ordnance Survey Map 1901-02
2. PRONI OS/6/1/6/1/4 – Fourth Edition Ordnance Survey Map 1931
3. PRONI OS/6/1/6/1/5 – Fifth Edition Ordnance Survey Map 1938
4. PRONI VAL/4/B/7/4/1 – Second General Revaluation of Northern Ireland 1956-1972
5. Irish Builder, Vol. 18 (15 Jan 1886); Vol. 101 (28 Nov 1959)
6. Belfast Street Directories (1918-1943)
7. 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. Ulster History Circle website - <http://www.ulsterhistory.co.uk/240602.htm>
3. Dictionary of Ulster Biography - <http://www.ulsterbiography.co.uk/>

Criteria for Listing

Architectural Interest	Historical Interest
H-. Alterations detracting from building	X. Local Interest
J. Setting	V. Historical Association/Authorship
A. Style	Z. Scarcity
B. Proportion	
C. Ornamentation	
D. Plan Form	

Evaluation

A three storey building built 1959 to designs by Gibson & Taylor architects in Scandinavian influenced Modern Style. Adjacent to the Non-Subscribing Church(HB26/50/054) to which it belongs. The building

has a simplicity of design and detail which, although a different idiom, is in the same spirit as the adjacent Church. The proportions express the building's function as a hall and it is of interest as a surviving example of a style that was used in other public buildings and factories throughout the Province. The history of the site and its association with the church are also of interest. It is one of the works of a practice of note who were involved in several significant public works.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

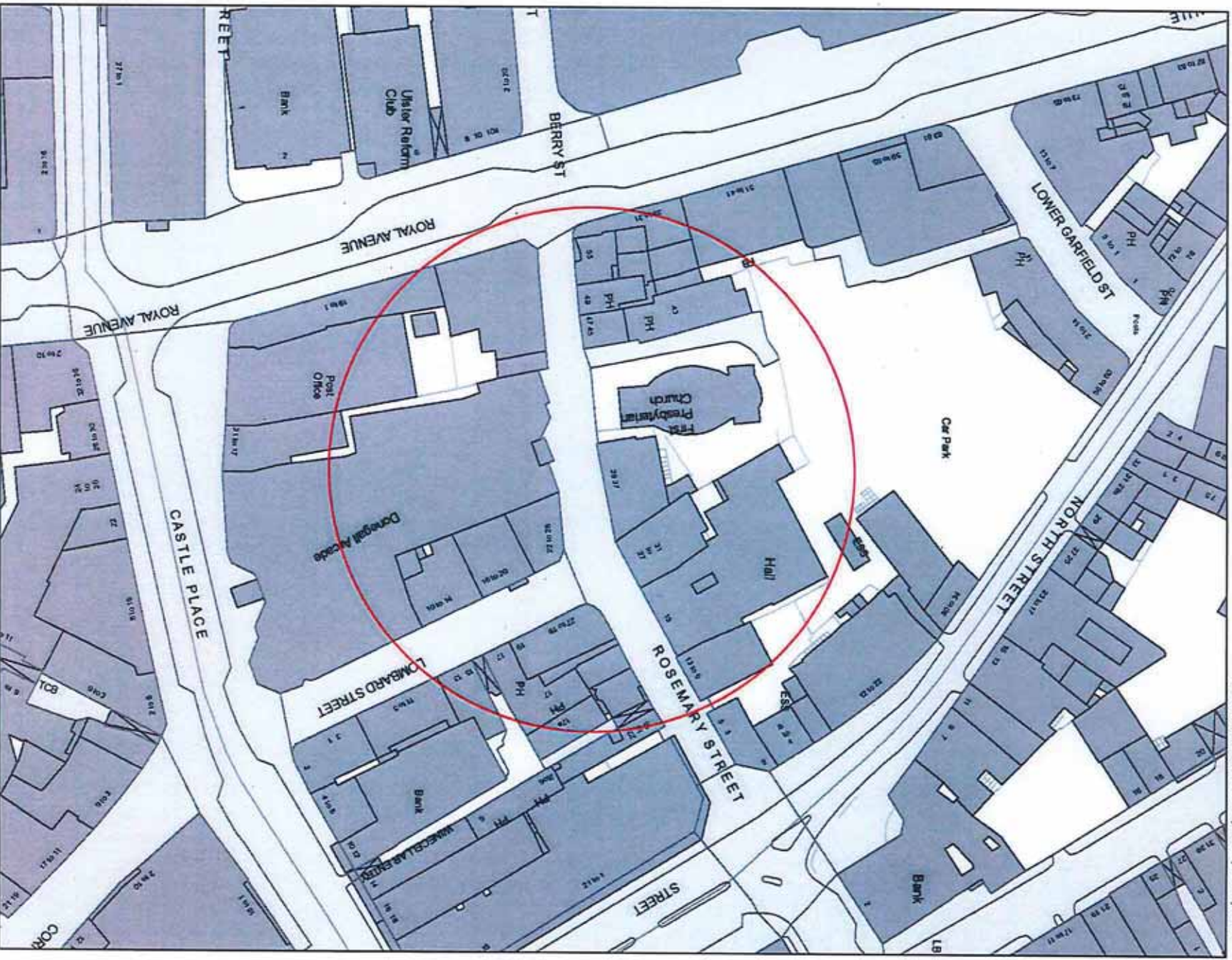
Modern shop fronts

General Comments

Monitoring Notes – since Date of Survey

Date of Survey	26/02/2013
-----------------------	------------

Coordinates: 333,850 , 374,420



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Northern Ireland
Environment
Agency

Title: **HB26/50/300**

Scale: **1:1,250**

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

Tel: (028) 9054 3175

Our Ref: HB26/50/304

Date: 25/01/2015

Dear Sir/Madam

RE: 1-5 CASTLE LANE & 23-29 CORNMARKEt, BELFAST, CO ANTRIM, BT1 4FB

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

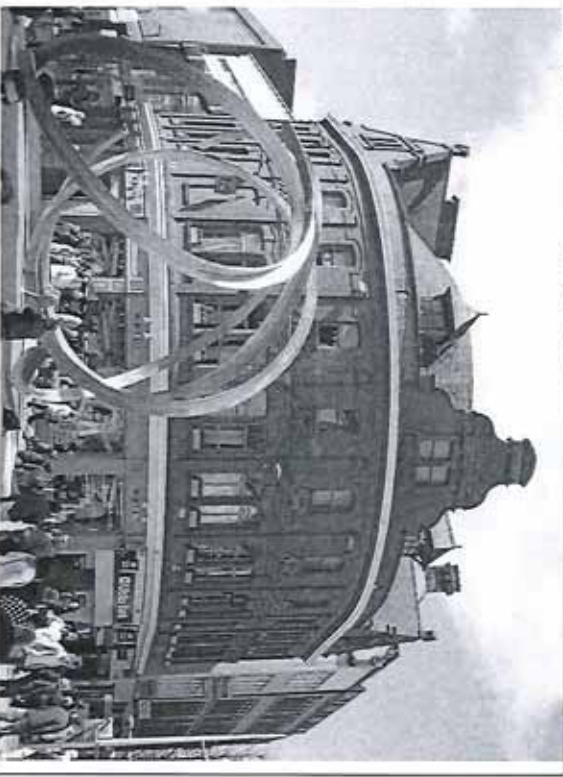


GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/304

Address 1- 5 Castle Lane & 23-29 Cormmarket Belfast Co Antrim BT1 4FB	HB Ref No HB26/50/304
Extent of Listing Shops & offices	
Date of Construction 1880 - 1899	
Townland Town Parks	
Current Building Use Shop	
Principal Former Use Shop	

Conservation Area	Yes	Survey 1	Not Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3396 7427
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Attached multi-bay three-storey with attic red brick commercial building, built c.1888 to the designs of Robert Watt with replacement shopfronts to the ground floor. Semi-circular on plan and fronting onto Arthur Square.

Curved natural slate roof with roll-moulded terracotta ridge tiles, lead valleys and a red brick chimneystack to the southwest. Roof set behind red brick parapet wall with moulded sandstone coping rising as three decorative Dutch gables and two dormers with hipped slate roofs having exposed rafter feet, a pair of brackets and timber casement windows. Red brick walling laid in Flemish bond with slender brick pilasters flanking all window openings to the first and second floors. Full-span painted masonry cornice to the base of parapet with terracotta dentilled course below. Deeply set gauged brick

segmental-headed window openings with chamfered surrounds, continuous hood mouldings, moulded red sandstone sills and single-pane timber sash windows to the second floor, timber casement windows to the first floor. Full segmental pediments surmount the gables having square-headed window openings arranged in pairs with bracketed aprons. The central gable is curvilinear while the outer gables are triangular. Decorative sweeping terracotta apron panels to second floor windows with swags and festoons. The south and southwest curved elevations have replacement timber shopfront with stone-clad shopfronts to the east and northeast curved elevations with two shallow canted bays to the northeast elevation.

Gabled west elevation abutted by adjoining infill structure.

Rear elevation not seen.

Gabled northwest elevation with blind bays.

Setting

Located on the northwest side of Arthur Square.

Roof:	Natural slate
RWG:	Cast-iron
Walling	: Red brick
Windows:	Timber sash / timber casement

Interior Overview

Interior layout substantially changed. Detailing substantially altered.

Architects

Watt, Robert

Historical Information

The present building dates from 1888-9 and was built to designs by Robert Graeme Watt, who was later to form a partnership with F H Tulloch as Graeme Watt & Tulloch (www.dia.ie). The contractor was William McCammond JP (Belfast Newsletter).

The restaurant is first shown on the third edition OS map of 1901-2 and was built for the Grand Restaurant and Cafe Company Ltd. Predicted to be one of the most popular dining rooms in the city on its opening in May 1889, the concern was compared with the leading cafes and dining rooms of London (Belfast Newsletter). Purpose-built, unlike many other establishments in the city, the new premises offered many advantages, chiefly spaciousness and a high standard of interior decor. The building was set out on four floors over 'spacious cellars', with a 'beautifully-fitted buffet and luncheon room' and a separate smoke-room and 'liquor divan' on the ground floor. On the first floor was a 'spacious, lofty and superbly decorated' grand dining-room, a ladies' dining-room and a billiard room (Industries of the North). On the second floor were the manager's offices and the kitchen which prepared Bombay duck, bear's ham and bird's nest soup, among other delicacies (Patton), while the attic storey provided sleeping accommodation for the staff. The public rooms were decorated with encaustic tiles and faience by the Burmantofts Company (Industries of the North) and the cost of the building was estimated at £8,000 (Patton).

On the ground floor facing Corn Market were two shops which were let out initially to Valentine & Co, tea and sugar importers, and McAlister's family and dispensing chemist (Street Directory 1892). By 1899 the main building had been taken over by Mooney and Co Ltd as a licensed house and shop, while part of the ground floor had been divided into a further shop (27 Corn Market) which, together with part of the first, second and third floors, had become the XL Vegetarian restaurant and cafe, catering for the contemporary interest in scientific approaches to diet. The proprietor, L McCaughy, had established a vegetarian restaurant in High Street c1885 which was immediately successful and by c1890 was serving 400 meals a day at premises elsewhere in Arthur Square (Industries of the North). Number 27 Corn

Market was further subdivided c1900 to give new premises (29 Corn Market) which housed the XL pastry shop, later Gardiner's confectioner and tobacconist, until the 1980s.

The Belfast Revaluation of 1900 lists the premises of Mooney & Co and of the XL Restaurant at £475 each, while the two shops at 23 and 25 Corn Market were valued at £65 each. Mooney's public house remained in the building until c1980, and the XL restaurant until 1950. From the 1980s the main part of the premises was given over to clothing stores, and numbers 27 and 29 Corn Market have been a Thornton's Confectioners and housing for Ulster Bank cash machines respectively, since the 1990s. The third shop, 23-5 Corn Market, formerly two premises that have been combined, has passed through a number of proprietors but is currently in use as a noodle bar.

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/7/B/9/35 Belfast Revaluation 1900
4. Street Directories 1870-1995
5. Belfast Newsletter 11th May 1889

Secondary Sources

1. "Industries of the North One Hundred Years Ago" Belfast: Friar's Bush Press, 1986 (First published as 'Industries of Ireland, Part 1. Belfast and the Towns of the North' in 1891)
2. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
3. www.dia.ie – Dictionary of Irish Architects online

Criteria for Listing

Architectural Interest	Historical Interest
A. Style	V. Historical Association/Authorship
B. Proportion	X. Local Interest
C. Ornamentation	
D. Plan Form	
H-. Alterations detracting from building	
J. Setting	

Evaluation

Attached multi-bay three-storey with attic red brick commercial building built c1888 to the designs of Robert Watt for the Grand Restaurant and Cafe Company Ltd. Commercial buildings with decorative red brick curved façade addressing a minor civic square. Although compromised by the replacement shopfronts to the ground floor and interior remodelling of the ground and first floor, much historic fabric and detailing survive and the building was among the first purpose-built public restaurants in the City, and including shop units, it reflects the continuing prosperity of the late Victorian era. It is also an interesting example of the work of an architect of note.

Replacements and Alterations

None

If inappropriate, Why?

General Comments

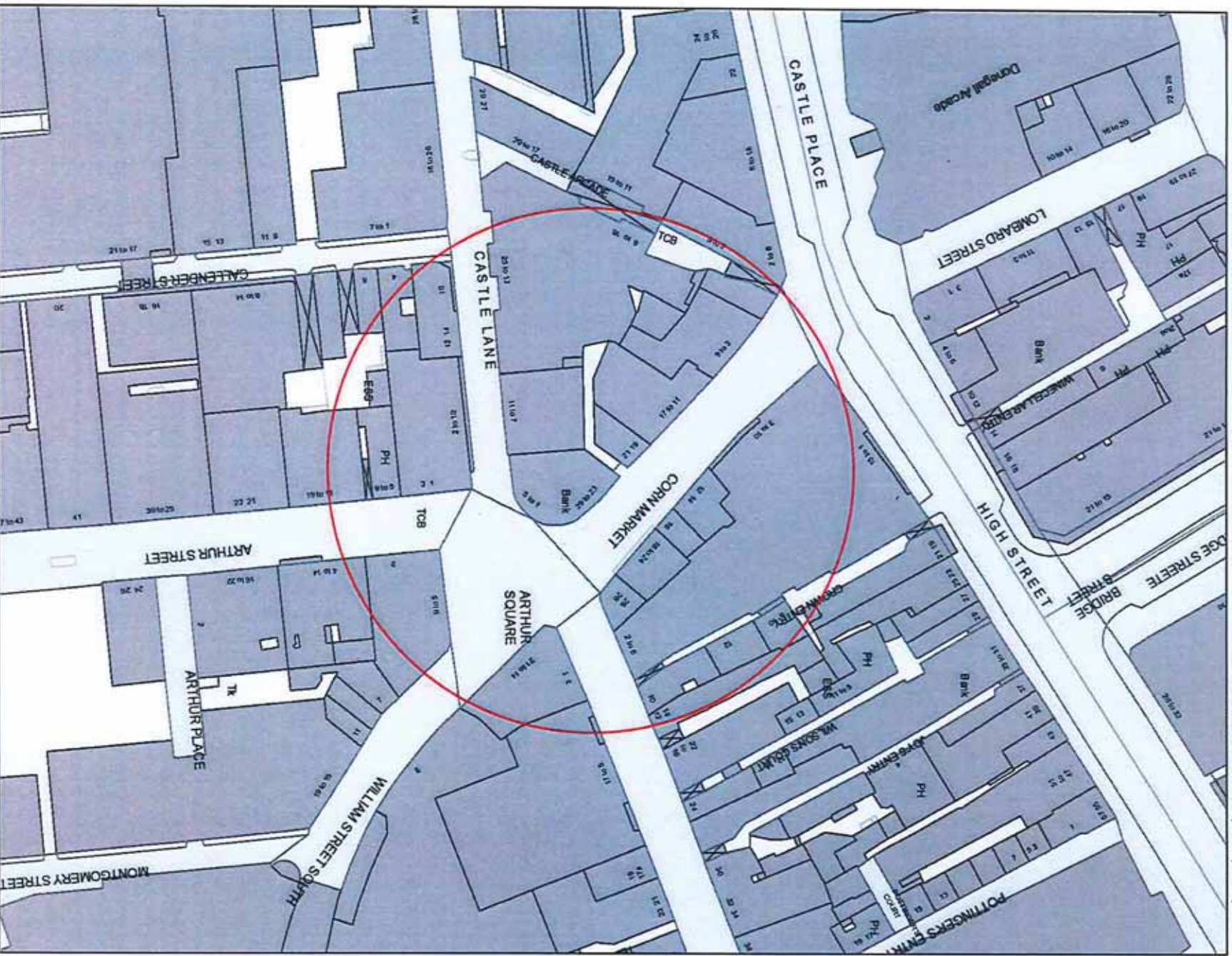
Monitoring Notes – since Date of Survey

**Second Survey Database
District Council Consultation Report**

HB26/50/304

Date of Survey	19/04/2013
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Coordinates: 333,960 , 374,270



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Scale: 1:1,250

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Belfast
BT1 5GS

Tel: (028) 9054 3175

Our Ref: HB26/50/303 D

Date: 25/02/2015

Dear Sir/Madam

RE: 13-17 GROSVENOR ROAD, BELFAST, COUNTY ANTRIM, BT1 5HD

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully



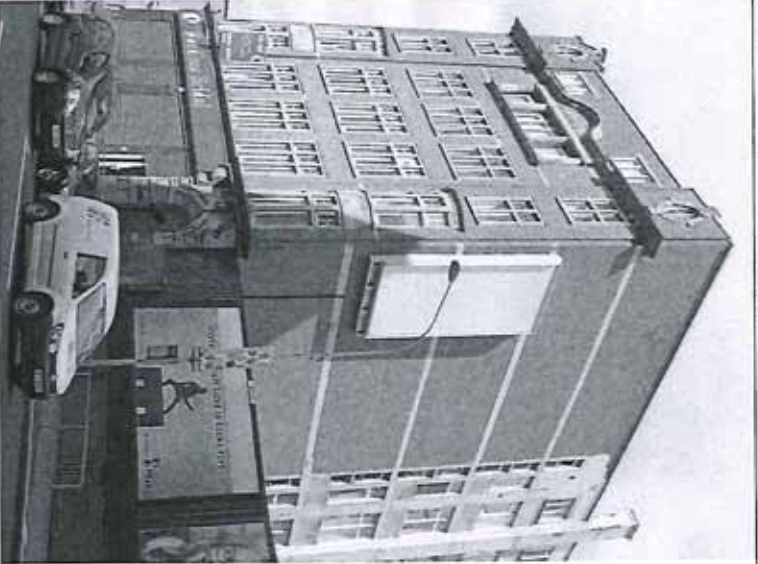
GERALDINE BROWN

Enc Second Survey DC Report



Second Survey Database **District Council Consultation Report**

HB26/50/303 D

Address 13-17 Grosvenor Road Belfast County Antrim BT1 5HD	HB Ref No HB26/50/303 D
Extent of Listing Former warehouse	
Date of Construction 1900 - 1919	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Warehouse	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3345 7392
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	Partially				
Derelict	No				

Owner Category

Building Information

Exterior Description and Setting

Symmetrical attached six-storey brick and stone Jacobethan commercial building, dated 1910, as one of four similar buildings to the designs of James Hanna. Rectangular on plan facing south onto Grosvenor Road with shopfront to the ground floor.

Roof not visible behind red brick parapet wall with sandstone coping. Machine-made red brick walling laid in English garden wall bond. Square-headed window openings with sandstone frames, moulded sandstone sills and uPVC windows.

Symmetrical front elevation is five windows wide with a shallow breakfront to either end, deep cornice over the fourth floor and a two-tier canted oriel window to both breakfronts. Voussoired sandstone oval window opening to both breakfronts at attic level having four keystones, that to the top rising above the parapet with a curvilinear parapet to the left only. First, second and third floor windows are tripartite with a single tripartite window opening to the fourth floor comprising a series of columns with cushion capitals resting on a single bracketed sill course with frieze and cornice over. The cornice rises as a scrolled pediment to the centre with raised digits, '1910'. Painted sandstone ashlar shopfront spanning the ground floor surmounted by fascia and cornice with steel roller-shutters. Round-headed door opening to the right with deeply coved and quined surround having replacement hardwood doors, scrolled timber head and spoked fanlight. The central keystone is surmounted by a grotesque scrolled keystone with a further pair of larger scrolled keystones to either side having Celtic knotwork carvings and supporting the cornice over.

West side elevation is nine windows wide fronting onto Athol Street. Largely tripartite window openings with flush concrete sills and continuous flush concrete lintel courses.

North rear elevation abutted by adjoining building No.6 Murray Street (HB26/50/303C).

East side elevation is blank to the south end with red brick walling and flush concrete courses. To the north end the walls are of glazed white brick with largely tripartite window openings.

Setting

Fronting onto Grosvenor Road with a car park to the east shared with the adjoining buildings (HB26/50/303A, B & C).

Roof	: Not visible
RWG:	Not seen
Walling	: Red brick
Windows	: UPVC

Interior Overview

Interior not visited.

Architects

Hanna, James A

Historical Information

Numbers 4-6 Murray Street and number 13-17 Grosvenor Road were constructed as four separate warehouses, three for handkerchief manufacturers (1908-10) and the fourth for a linen weaving company (1910-11) to designs by James A Hanna. The buildings are first shown on the sixth edition OS map of 1931.

Number 13 to 17 Grosvenor Road were built to designs by James A Hanna in 1910-11 for the County Down Weaving Company Ltd. The building enters valuation records in 1912 as offices and a warehouse valued at £760 and the ground floor incorporated two shops which were valued at £33 and £29. The County Down Weaving Company remained on the upper floors through the 1920s but by 1930 the building was taken over by the Belfast Collar Co Ltd 'manufacturers and patentees of Faulat and Falcon collars' followed by William Strain & Sons, printers (c1940-c1975). The shops on the ground floor were let out, in 1920 to F W Jeffers, linen manufacturer and Marcantonio's ice-cream saloon and subsequently to a series of confectioners and a house furnisher. In 1945 the shops were used as an 'evacuation hostel' and from the 1960s housed a car parts business and in the 1990s an electrical wholesalers. The two former shops were converted into a single premises c1970 and are now in use as a bridal store.

References:

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/43/C/1-45 (1863-1930)
4. Street Directories (1900-1995)
5. Irish Builder 6th January 1917

Secondary Sources

1. "Industries of the North One Hundred Years Ago" Belfast: Friar's Bush Press, 1986 (First published as 'Industries of Ireland, Part 1. Belfast and the Towns of the North' in 1891)
2. Larmour, P "Belfast, An Illustrated Architectural Guide" Belfast: Friar's Bush Press, 1987
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation D. Plan Form H-. Alterations detracting from building K. Group value	X. Local Interest

Evaluation

Asymmetrical terraced six-storey brick and stone commercial building dated 1910 to designs by James A Hanna. Although the loss of original windows compromises the external appearance of this building, much historic fabric survives with decorative stone detailing, in a loosely Jacobethan idiom, repeated in the adjoining buildings. A major complex of buildings(HB26/50/303A-D) reflecting the growth in the textile industry in the early Twentieth century. The later changes in use to office and public administration are also reflective of the changing circumstances with respect to industry in the City centre. This group is the work of an architect of note and among the most interesting of the Edwardian era and the years immediately following.

Replacements and Alterations

Inappropriate

If inappropriate, Why?

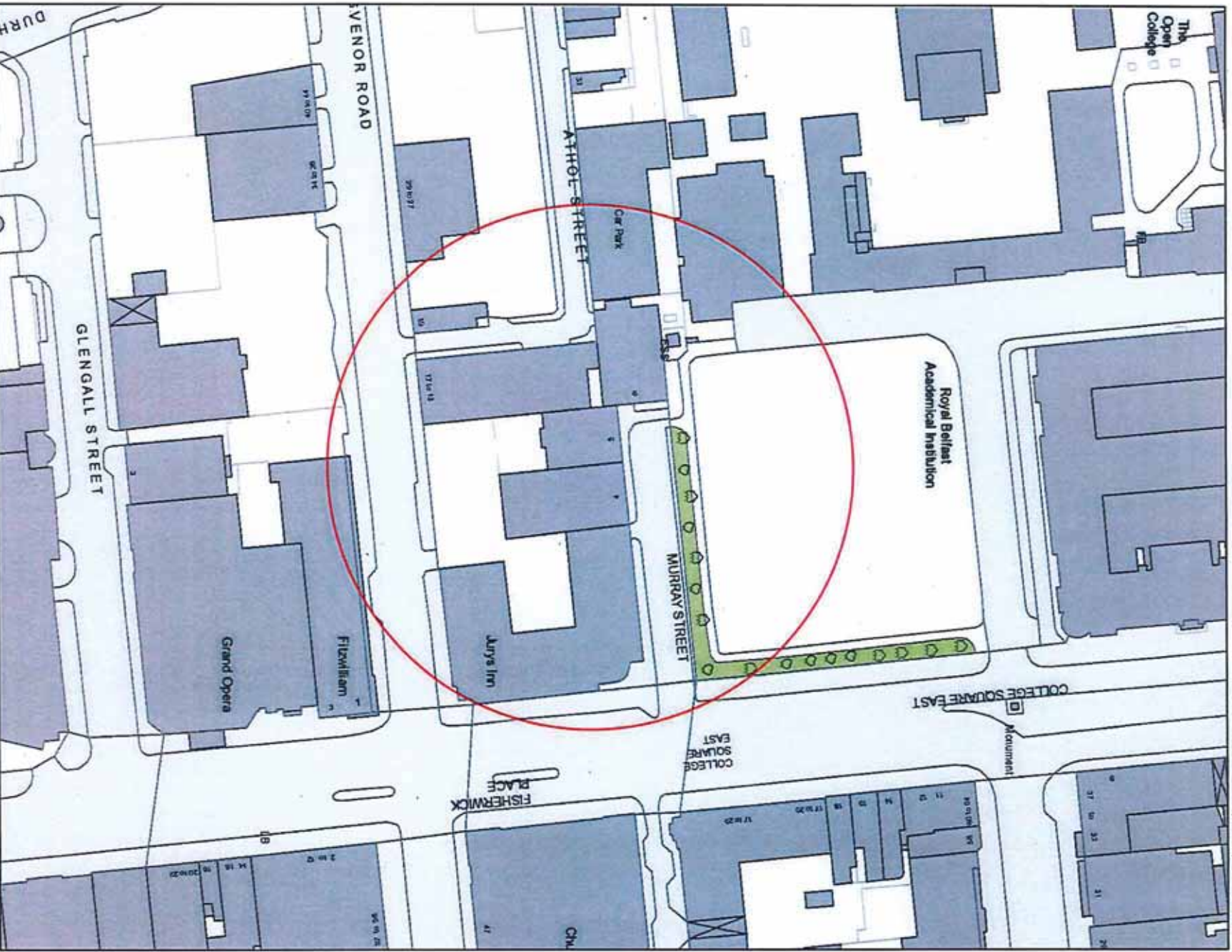
UPVC windows

General Comments

Monitoring Notes – since Date of Survey

Date of Survey	19/04/2013
-----------------------	------------

Coordinates: 333,470 , 373,960



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BT1 5GS

Tel: (028) 9054 3175

Our Ref: HB26/50/259

Date: 25/02/2015

Dear Sir/Madam

RE: WAR MEMORIAL BUILDING, 9 WARING STREET, BELFAST, CO ANTRIM, BT1 2DX

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

G Brown

GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/259

Address War Memorial Building 9 Waring Street Belfast Co Antrim BT1 2DX	HB Ref No HB26/50/259
	
Extent of Listing Offices & gallery, forecourt and front railings	
Date of Construction 1940 - 1959	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	Yes	Survey 1	Not Listed	OS Map No	130-13
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3402 7446
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No				
Area of Townscape Character	No			HGI Ref	
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category	Central Govt
	Commercial

Building Information

Exterior Description and Setting

A detached four storey Modernist building built to competition designs by J. Michael Bowley (in association with Granville Smyth of Belfast) in 1959 as a permanent War Memorial building for Northern Ireland. The building is of frame construction with set back attic floor. It sits set back from the south side of Waring Street. To the rear is a contemporaneous L-shaped wing.

The flat roof has a large overhanging concrete eaves canopy over the attic level, the gable of which has a mansard profile. A copper clad squat round tower sits to west end, 3 flag poles sit behind the south parapet. The front and rear walls are of modular concrete framework with slate panels below window

openings to the north elevation, brick to the south, the gable wall is of brown brick panels between the outline of the structural concrete frame. The ground floor wall, set back behind black slate square piloti, is clad with smooth-faced white concrete panels. Windows to the upper floors are single pane metal replacements, to the ground floor are full height metal replacements with varying panes, the windows to the southern return are uPVC. The main entrance has a replacement glazed metal doorway, an entrance to the upper floors is set in a 1970s extension to the west gable, the glazed entrance doors to the rear are timber.

The front north elevation is 21 windows wide, 8 piloti form a colonnade at ground floor level. Full height windows sit in the second and third bays and the entrance is set back in the wall centred behind the fifth bay. A 1970s single storey entrance porch is set back to the west side.

The east elevation of the main building has two windows flanking the central vertical structural framing, with the northern window at ground floor sitting at the front corner. The single storey building to the rear has five bays, three tall windows are flanked by brick panels; it is connected to the main building by a three paned glazed link with central double doors.

The south elevation is symmetrical, the upper floors have 15 windows flanked by large brick panels with square windows. At ground floor level two full height windows align each with three window bays above, they are flanked by solid brick panels. A flat roofed link building projects from the west side.

The north elevation to the rear building has two bays with windows running full width to the first floor. The west bay at ground level is glazed with central double doors. The east bay is obscured by a later flat roofed glazed link block leading to a single storey annexe (5 Waring Street) which houses a museum. It has a shallow pitched roof, is of similar concrete frame construction with brown brick infill panels and replacement windows, full-height to south elevation and at high level to north.

The west elevation is similar to the east elevation but with one central window. A central single storey, rusticated rendered entrance porch has been added in the 1970s.

Setting

The building is set back from Waring Street behind plain metal railings on a pink granite kerb; a step running the full length of the building in front of the columns intersects the forecourt paved with concrete slabs. Vehicular access passes down the east side of the building to car parking at the rear. To the west is the Northern Whig HB26/50/060, opposite is HB26/50/246.

Roof: Not seen
Walls: precast concrete, stone and brick.
Windows: metal and uPVC
RWG: uPVC

Interior Overview

Interior layout partially changed. Detailing substantially altered.

Architects

Bowley, Michael

Historical Information

The Northern Ireland War Memorial Building, a four-storey modern block building located at nos 9-13 Waring Street, was opened in 1963; the building was constructed between 1959 and 1963 on waste ground resulting from bombing during the Belfast Blitz in May 1941. The War Memorial building was built over a decade after the end of the Second World War, the building's website notes that the building was intended as 'a memorial to those who sacrificed their lives in WW1 and WW2; a hall of friendship to record the friendship between the people of Northern Ireland and the American and Belgian forces during WW2; offices for Service Charities, and entertainment facilities for ex-servicemen' (NI War Memorial website). The Ordnance Survey map for 1959-60 shows that the Royal Ulster Rifles Museum,

a two-storey L-shaped extension to the rear of the main block, was constructed at the same time as the main building.

The modern design was the result of an architectural competition won by English architect J. Michael Bowley who was based in Sevenoaks, Kent and was in the Royal Army Service Corps during the Second World War. Although the design was awarded to an English engineer, the work was supervised by local architect, Granville Smyth who had designed the nearby Property House at nos 9-13 Rosemary Street in 1957. The Second General Revaluation of Northern Ireland recorded that the completed four-storey building was occupied by the Council of the Northern Ireland War Memorial who also owned the building outright; the total rateable value of the building was settled at £520 and remained at that level by the end of the revaluation in 1972.

Patton states that the War Memorial building was constructed on the site of the former Queen's Arms Hotel, (c. 1840) which was described as 'one of the most commodious houses of the kind in town,' and a number of commercial shops. With the Belfast Blitz, large waste grounds were created around central Belfast including the Waring Street, Bridge Street and High Street areas, after the end of the Second World War the War Memorial building was erected and opened by HM The Queen Mother in 1963. In 1993 Patton described the war memorial building in the following terms: 'four-storey block with set back attic level; ground floor recessed behind dark grey piloti, rows of windows on upper floors with slate base panels; flagstaffs at attic level' (Patton, p. 329).

The War Memorial building was primarily used to illustrate the role played by local ex-servicemen and recognise the wartime camaraderie that was forged between Northern Ireland and its allies; in 1996 a permanent exhibition was established to 'illustrate the role of Northern Ireland and its people in the Allied Victory in World War Two.' On the completion of the building in 1963 the building's offices were fully occupied, however in later years the rooms of the ex-servicemen organisations gradually fell vacant.

In 2006 the Council of the Northern Ireland War Memorial decided to sell nos 9-13 Waring Street and move to a new headquarters at No. 21 Talbot Street. Original fittings and features from Waring Street were installed at Talbot Street including the original stained glass memorial window by Stanley Murray Scott, a Belgian marble war memorial plaque, a copper frieze by James McKendry and two Rolls of Honour (NI War Memorial website). Although the War Memorial Building is no longer used for its original purpose, the two-storey extension to the rear of the building continues as a museum to the Royal Ulster Rifles, commemorating the history of the regiment from 1793 with exhibits including uniforms, badges, medals and other memorabilia (Army Museums website).

References

Primary Sources

1. PRONI VAL/4/B/7/42 – Second General Revaluation of Northern Ireland 1956-1972
2. Ordnance Survey Map – 130-13NE (1959-60)

Secondary Sources

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

Online Resources

1. Northern Ireland War Memorial Website - <http://www.niwarmemorial.org/>
2. Army Museums Website - <http://www.armymuseums.org.uk/museums/0000000121-Royal-Ulster-Rifles-Museum.htm>

Criteria for Listing

Architectural Interest

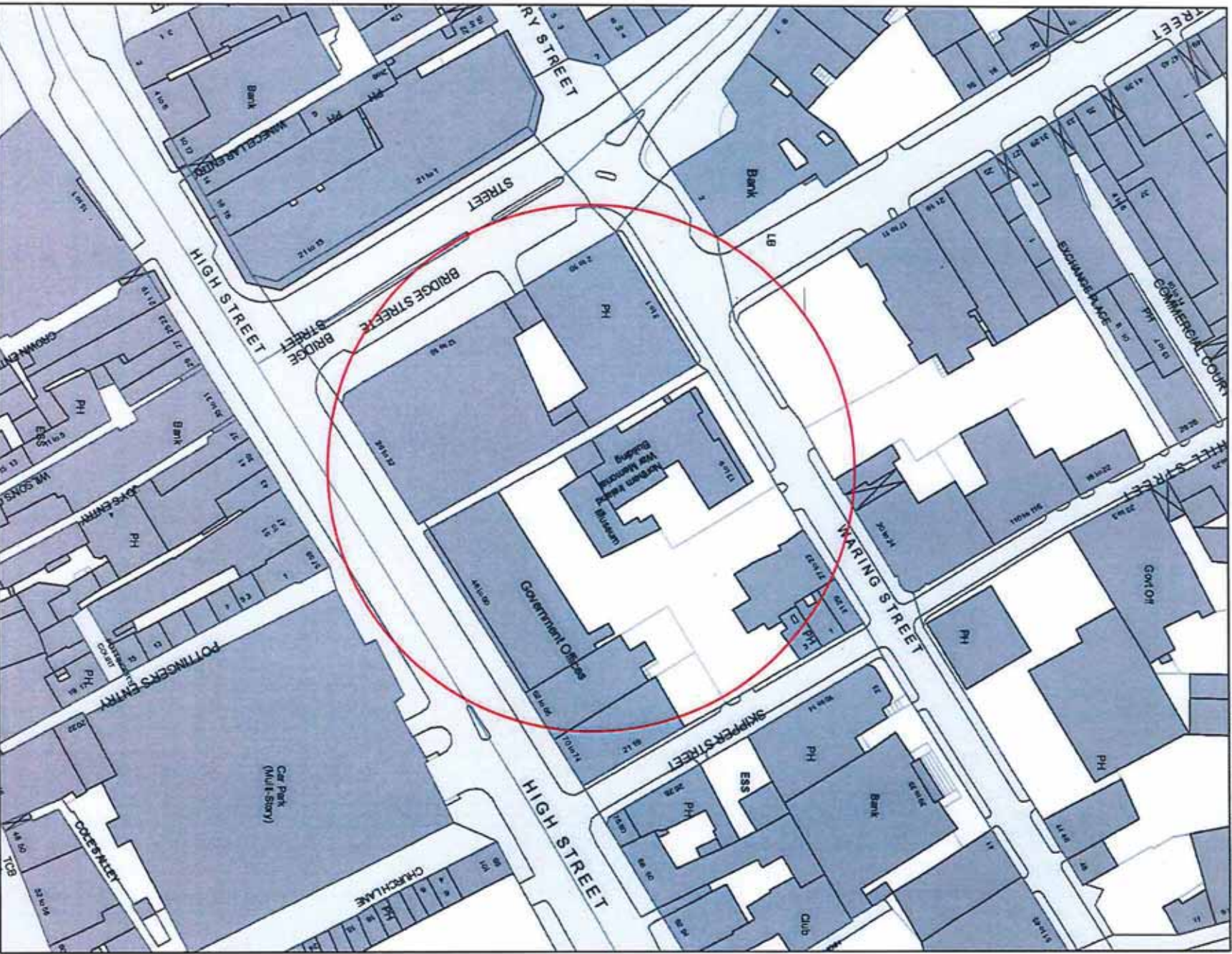
Historical Interest

Second Survey Database District Council Consultation Report

HB26/50/259

A. Style B. Proportion C. Ornamentation D. Plan Form F. Structural System H-. Alterations detracting from building J. Setting	V. Historical Association/Authorship X. Local Interest Z. Scarcity
Evaluation Detached four storey building constructed 1958 to designs by Michael Bowley of Glasgow. The original modular, unembellished character of the Modern Movement survives, although some historic detailing has been lost with the replacement of the fenestration and the transfer to new premises of interior features. Designed as a permanent War Memorial Building on the site of buildings obliterated by the Belfast Blitz and also of interest as the result of a nationwide competition. The presence of the Royal Ulster Rifles museum adds to the interest of the site. It is a good example of the type and unusual in the Province.	
Replacements and Alterations Inappropriate	
If inappropriate, Why? Modern windows; loss of interior features	
General Comments Also HB26/LQ235	
Monitoring Notes – since Date of Survey	
Date of Survey 17/12/2012	

Coordinates: 334,020 , 374,460



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Northern Ireland
Environment
Agency

Title:

HB26/50/259

Scale:

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03 March 2015

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ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/235

Date: 25/01/2015

Dear Sir/Madam

RE: MCCRACKEN'S BAR, 4 JOY'S ENTRY, BELFAST, BT1 4DR

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully



GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/235

Address McCracken's Bar 4 Joy's Entry Belfast BT1 4DR	HB Ref No	HB26/50/235
Extent of Listing Public House		
Date of Construction 1840 - 1859		
Townland Town Parks		
Current Building Use Public House		
Principal Former Use Public House		

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130-13SE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref	J3404 7434
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No			HGI Ref	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Commercial
Miscellaneous

Building Information

Exterior Description and Setting

Attached three-storey two-bay building comprising public house at ground floor with offices over, built c.1865. Two three-storey attached buildings at south containing storage facilities and WC's.

The roof of the rendered block is not visible; metal rainwater goods. The extension has a natural slate roof with cast-iron rainwater goods. Walling is painted smooth render, with red brick extension laid in Flemish bond. Windows are replacement multi-pane timber casements with painted projecting cills, metal casements at first and second floor. Camber headed windows to extension, with flush cills.

Principal public house entrance is accessed from Joy's Entry and comprises double timber glazed entrance doors entering a lobby, flanked by single window at left, paired windows (diminished) at right, metal fire escape door at right. Five windows at first and second floor. Windows protected by replacement wall-fixed metal railings, modern signage over principal entrance.

Left gable attached to smooth rendered three-storey building of same height and detailing.

Rear elevation not visible.

East elevation is abutted at left by three-storey red brick extension; further modern three-storey red brick extension at right, exposed section comprises red brick walling with projecting curved smooth rendered stairwell at left, first floor window is bricked up, metal casement window at second floor. Re-entrant angle between principal block and three-storey south-west extension is abutted by lean to natural slate canopy containing modern fire exit doors.

Three-storey south-east extension projects slightly into Joy's Entry and is three windows wide to west elevation. Windows at ground floor are boarded; fixed multipane timber windows at first and second floor. South gable is abutted by three-storey building of similar detailing. West elevation at ground floor contains replacement metal casements, multi-pane timber sashes at first and second floor.

Setting

The building dominates one of Belfast's characteristic narrow entries (predating the building); the entry is paved with modern paviers.

Roof: Slate
Walling: Render and brick
Windows: Timber
RWG: Iron

Interior Overview

Interior layout partially changed. Detailing substantially altered.

Architects

Not Known

Historical Information

McCracken's Pub at No. 4 Joy's Entry, a three-storey mid-Victorian dwelling, was constructed (or converted from an earlier property), in c. 1865. The 1852 Belfast Street Directory notes that the north side of Joy's Entry consisted of 21 small houses; however between 1861 and 1868 the current building was established as a licenced premises operated by J. G. Cunningham, a local spirit dealer. In 1877 the manager of the public house was a Mr. William Rea, however in c. 1880 the building was renovated by the owners Wheeler & Whitaker into the Globe Luncheon Bar; Wheeler & Whitaker operated the Belfast Apothecaries Hall which stretched back from High Street into Joy's Entry. The Globe Luncheon Bar occupied the ground floor of the building whilst the upper floors were occupied as offices for local businesses; in 1880 the first floor was occupied by a tailor and income tax collector, whilst the second floor also housed a tailor as well as a 'scrivener and law agent' (Belfast Street Directory).

In 1881 St. George's Buildings were constructed on High Street; the building was also leased by Wheeler & Whitaker and extended back from High Street. The upper floors of No. 4 Joy's Entry were incorporated in the St. George's Building and were converted into a dining and meeting hall called the St. George's Hall. From the 1880s the Globe Luncheon Bar occupied only the ground floor of the building. From its' construction in c. 1865 the Globe was valued at £55, however in 1900 the Belfast

Revaluation noted that the public house, which was administered by the Irish Whiskey Co., was revalued at £150; the Irish Whiskey Co. had purchased the ground floor pub in 1894 at a cost of £4,000. A detailed ground plan of Joy's Entry included in the revaluation report depicts the building as a square-shaped structure showing that no discernible alteration to the layout of the public house has occurred in the last century.

Over the next few decades the value of the Globe Luncheon Bar changed with some frequency; in 1911 the value was decreased to £115 (no reason for this alteration was outlined in the Annual Revisions). Between 1910 and 1918 the manager of the Globe Luncheon Bar, a Mr. P. Dempsey, was replaced by a Mr. J. McGowan. In 1925 there was also a change in the ownership of the bar from the Whitaker estate to a Dr. Samuel Hare; Hare presumably carried out alteration work to the property as the value of the site was increased to £124 in the same year (but yet again no details concerning this increase were recorded in the valuation documents). There was no further alteration to the value of the site by the end of the Annual Revisions in 1930.

The Globe Luncheon Bar continued to occupy No. 4 Joy's Entry until the mid-20th century, however the site has been continuously utilised as a public house up to the present. In 1935 the Irish Whiskey Co. continued to occupy the site which had been increased in value to £242 under the First General Revaluation of property in Northern Ireland. In the aftermath of the Second World War the pub was included in the second general revaluation which commenced in 1956; the Irish Whiskey Co. vacated the site in 1964 when McQuaid & O'Hara took over the property changing the name of the property to O'Neill's shortly afterwards. The value of the public house stood at £576 by the end of the second revaluation in 1972.

Joy's Entry, a narrow lane between High Street and Ann Street, was originally known as Exchange Alley as it provided a link to Daniel Mussenden's Exchange Building at the corner of North Street and Waring Street. Joy's Entry is named after Henry Joy McCracken (1767-1798), grandson of the Belfast Newsletter Founder Francis Joy. Henry Joy McCracken possessed a lease of one side of the entry 'for three lives' in 1767 (presumably inherited as this was the year of his birth) and in the early-19th century the Belfast Newsletter was printed from premises along the lane (Patton, p. 201). The Globe Luncheon Bar was established in c. 1865 and replaced a number of small minor dwellings that were situated along the north side of the entry. Law states that the Globe Tavern was traditionally believed to have been owned by an Admiral and was a favourite haunt of sailors whose ships were tied up at the quays along high street' (Law, p. 44). St. George's Hall, located on the upper two floors of the building from 1881 was utilised for a variety of purposes throughout its history. When first opened it was used as a restaurant and as a spiritualists meeting hall, however it also operated as Belfast's first full-time cinema; the theatre showed its first film, Bluebeard, to an audience of 1,500 in 1908, however the cinema was forced to close in 1916 as the venue was not deemed luxurious enough by the paying public (Patton, p. 187). No. 4 Joy's Entry has continued to be utilised as a public house for over 150 years; the pub has been renamed McCracken's Café Bar in honour of Henry Joy McCracken and the ground floor has been completely modernised; the upper floors of the building are currently utilised as office and storage space.

References

Primary Sources

1. PRONI OS/6/1/6/1/1 – First Edition Ordnance Survey Map 1832-33
2. PRONI OS/6/1/6/1/2 – Second Edition Ordnance Survey Map 1858
3. PRONI OS/6/1/6/1/3 – Third Edition Ordnance Survey Map 1901-02
4. PRONI OS/6/1/6/1/4 – Fourth Edition Ordnance Survey Map 1931
5. PRONI OS/6/1/6/1/5 – Fifth Edition Ordnance Survey Map 1938
6. PRONI VAL/12/B/4/3/C/1-42 - Annual Revisions 1897-1930
7. PRONI VAL/7/B/9/30 – Belfast Revaluation 1900
8. PRONI VAL/3/B/3/1/3 – First General Revaluation of Northern Ireland 1935
9. PRONI VAL/4/B/7/4/0 – Second General Revaluation of Northern Ireland 1956-1972
10. Belfast Street Directories (1852-1918)
11. Ordnance Survey Map – 130-13SE (1959)

**Second Survey Database
District Council Consultation Report**

HB26/50/235

Secondary Sources

1. Law, G., 'Historic pubs of Belfast' Belfast: Appletree Press, 2002.
2. Patton, M., 'Central Belfast: An historical gazetteer' Belfast: Ulster Architectural Heritage Society, 1993

Online Resources

1. McCracken's Café Bar website - <http://www.mccrackenscafebar.co.uk/home.htm>

Criteria for Listing

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

Evaluation

A plainly detailed three storey public house in two parts c1865. Of interest principally for the history of the site, which indicates that the public house may have begun in an older converted building on the Entry. In 1881 the upper floors of No 4 were incorporated in the newly built St George's Buildings on High Street and converted into a dining and meeting hall called the St. George's Hall. This accommodated a variety of purposes throughout its history. When first opened it was used as a restaurant and as a spiritualists meeting hall and it later operated as Belfast's first full-time cinema: the theatre showed its first film 'Bluebeard' to an audience of 1,500 in 1908 but closed in 1916. The Globe Luncheon Bar survived until the mid-20th century. The original layout survives, although with limited historic fabric intact. The public house continued to operate on the ground floor from the 1880s to the present.

Replacements and Alterations

Inappropriate

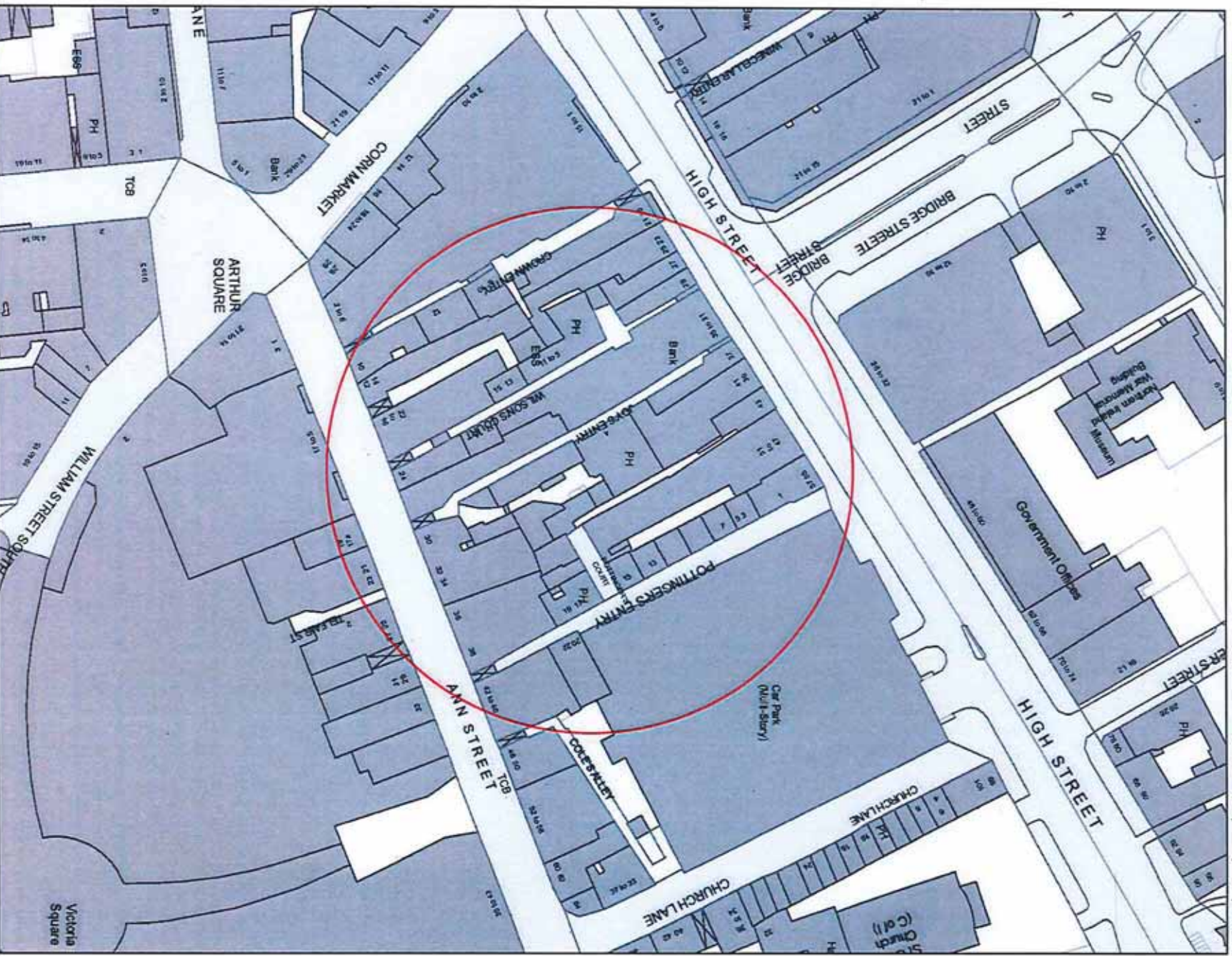
If inappropriate, Why?

Detailing largely removed internally during major refurbishment.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 01/11/2012



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Page 93 Location Map

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

Tel: (028) 9054 3175

Our Ref: HB26/50/202

Date: 25/02/2015

Dear Sir/Madam

**RE: DANSKE BANK, 12-15 DONEGALL SQUARE WEST, BELFAST, COUNTY
ANTRIM, BT1 6JA**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

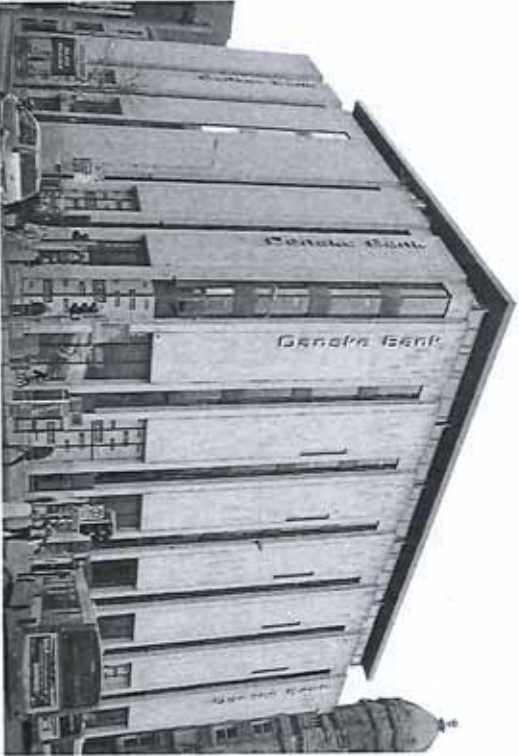
G Brown

GERALDINE BROWN

Enc Second Survey DC Report

**Second Survey Database
District Council Consultation Report**

HB26/50/202

Address Danske Bank 12-15 Donegall Square West Belfast County Antrim BT1 6JA	HB Ref No HB26/50/202
Extent of Listing Bank	
Date of Construction 1960 - 1979	
Townland Town parks	
Current Building Use Bank	
Principal Former Use Bank	

Conservation Area	Yes	Survey 1	Not_Listed	OS Map No	130/13 SE
Industrial Archaeology	No	NIEA Evaluation	B1	IG Ref	J3373 7395
Vernacular	No	Date of Listing		IHR No	
Thatched	No	Date of Delisting		SMR No	
Monument	No				
Area of Townscape Character	No			HGI Ref	
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	No				
Derelict	No				

Owner Category Commercial

Building Information

Exterior Description and Setting

Attached corner-sited six-storey bank, built c.1972, to the designs of Building Design Partnership. Rectangular on plan facing east onto Donegall Square West with a secondary elevation facing south onto Howard Street.

Overhanging flat roof over setback glazed sixth floor. Cream Travertine clad walling arranged vertically with polished granite plinth course, splayed to the windows. Portland limestone vertical courses frame vertical curtain glazing strips. Recessed full-height slender window openings with dark aluminium frames and panels.

Principal east elevation is six windows wide with an off-centre entrance bay. Full-height window to the south end returning onto the south elevation forming a glazed corner bay.

Secondary south elevation is five windows wide, detailed as per principal elevation.

West elevation is blank with ribbed concrete panels and abutted by adjoining building to the west end only.

North side elevation is six windows wide fronting onto Wellington Street and detailed as per principal elevation.

Setting

Located on the west side of Donegall Square at the junction of Howard Street.

Roof:

Flat

RWG:

Not visible

Walling

: Stone-clad

Windows

: Aluminium framed

Interior Overview

See surveyor's comments.

Architects

Greenslade, Robert J

Historical Information

The current Danske Bank was constructed as the Northern Bank's head office and main city branch to designs by Robert J Greenslade of Building Design Partnership, who won a 1977 RIBA award for the building. The new bank, completed in 1976, replaced an earlier (1903) Northern Bank by Young & Mackenzie, a pair of Georgian town houses and a linen warehouse and is first shown on the OS map edition dating from the 1960s/70s (Patton; Irish Times 1st April 1977). The contractors were F B McKee and Co Ltd of Belfast (Building).

A series of mergers in the 1960s meant that the Northern Bank required additional accommodation for its head office administrative staff and its former premises had to be enlarged. (Building). Planning constraints in place to protect the dominance of the City Hall meant that the bank building was limited in height to the cornice line of the Scottish Provident building. Open landscaped offices were made possible with air conditioning and artificial lighting, while bronze tinted glass was used to control heat loss and gain, glass areas being kept to a minimum to reduce glare and traffic noise. The building was finished externally with Portland stone cladding (Building).

The architect, R J Greenslade, was resident at the Belfast office of Building Design Partnership from 1968 to 1973 and, in addition to the present building, designed the University of Ulster and its student residences, Lamont House in Newtownbreda and the Sandy Row Redevelopment Scheme (Building).

On the 20th December 2004, the Donegall Square Head Office was robbed of £26.5 million, the largest bank robbery in UK or Irish history and a crime that remains unsolved (Gillespie). The company was acquired by Danish-based Danske Bank Group in 2005 (www.northernbank.co.uk).

The RIBA jury which gave the building an award in 1977 commented that the building achieved the difficult task of stating its importance as a major financial and commercial headquarters without challenging the dominance of the City Hall or adding 'another strident note to an already cacophonous chorus from the hotch-potch of styles and periods elsewhere in the square' (Plan).

David Evans appraises the Northern Bank as 'an excellent and relatively early example of good infill which brings a distinguished modern presence to the centre of Belfast. Its facades in Portland stone provide a severe counterpoint to its exuberant neighbour...' (Evans et al).

References:

Primary Sources

1. OS Map 130 (1960s/70s)
2. Irish Times 1st April 1977
3. Plan July/August 1977
4. Building 26th May 1978

Secondary Sources

1. Evans et al "Modern Ulster Architecture"
2. Gillespie, G "The A to Z of the Northern Ireland Conflict" Plymouth: Scarecrow Press, 2008
3. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
4. www.northernbank.co.uk

Criteria for Listing

Architectural Interest	Historical Interest
I. Quality and survival of Interior A. Style B. Proportion D. Plan Form J. Setting C. Ornamentation	X. Local Interest V. Historical Association/Authorship Z. Scarcity

Evaluation

Attached corner-sited six-storey bank built c1972 to the designs of Building Design Partnership. A bold exercise in mid twentieth-century modernism with a pronounced vertical emphasis. Much historic fabric and detailing survive. The restrained design is reinforced by the quality of the natural stone cladding contrasting with the brown aluminium glazing and presenting one of the strongest expressions of 1970s architecture in the city of Belfast.

Replacements and Alterations

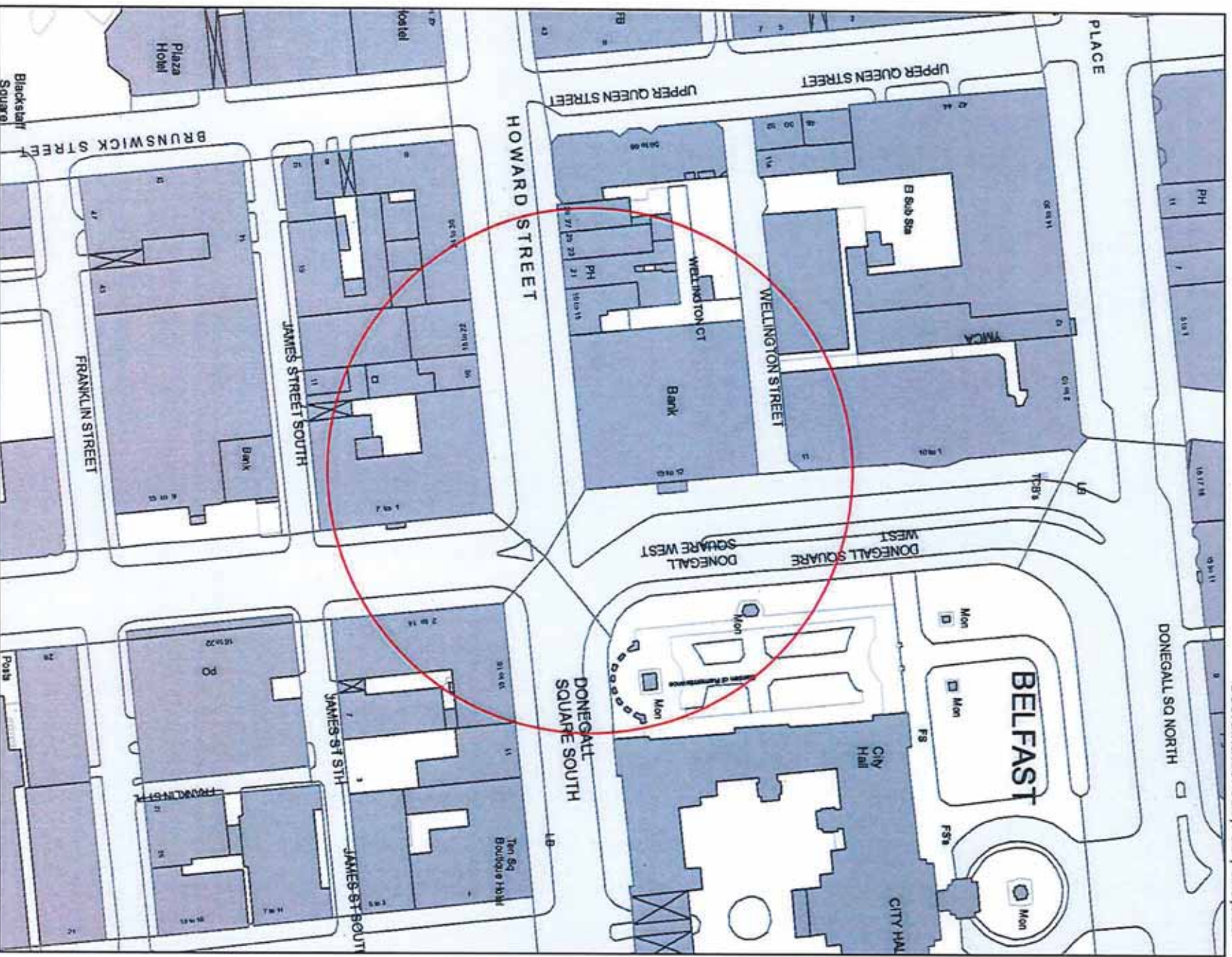
None

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 15/04/2013



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ADVANCE NOTICE OF LISTING

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

Tel: (028) 9054 3175

Our Ref: HB26/50/310

Date: 25/02/2015

Dear Sir/Madam

**RE: BELFAST TELEGRAPH OFFICES, 124-144 ROYAL AVENUE, BELFAST,
COUNTY ANTRIM, BT1 1DN**

LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

At present, the listing of the above-mentioned property is being considered under Article 42(1) of the Planning (NI) Order 1991.

I would welcome receipt of the views of your Council on the proposed Listing within 6 weeks of the date of this Letter. *If there is no reply to this correspondence within the stated timescale we shall assume that you agree to the listing of the above building.*

I enclose a copy of the Second Survey Report of the building(s) for your information.

Yours faithfully

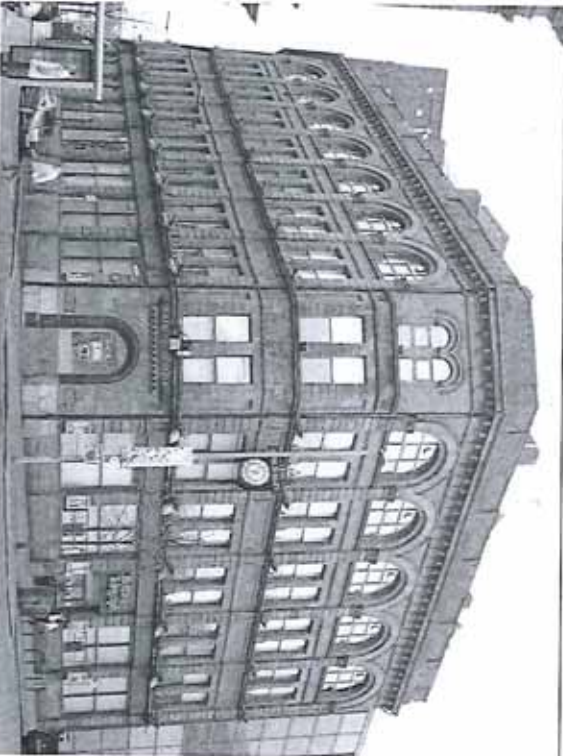


GERALDINE BROWN

Enc Second Survey DC Report

Second Survey Database District Council Consultation Report

HB26/50/310

Address Belfast Telegraph Offices 124-144 Royal Avenue Belfast County Antrim BT1 1DN	HB Ref No HB26/50/310
Extent of Listing Newspaper offices	
Date of Construction 1880 - 1899	
Townland Town Parks	
Current Building Use Office	
Principal Former Use Office	

Conservation Area	No	Survey 1	Not_Listed	OS Map No 130/13 NE
Industrial Archaeology	No	NIEA Evaluation	B2	IG Ref J3376 7474
Vernacular	No	Date of Listing		IHR No
Thatched	No	Date of Delisting		SMR No
Monument	No			
Area of Townscape Character	No			
Local Landscape Policy Area	No			HGI Ref
Historic Gardens Inventory	No			
Vacant	No			
Derelict	No			

Owner Category Commercial

Building Information

Exterior Description and Setting

Attached multi-bay four-storey red brick corner office building, built c.1886. Square on plan at the junction of Library Street and Royal Avenue with a six-storey red brick extension to rear and a glazed extension abutting the north.

Pitched slate roof with several red brick chimneystacks set behind red brick parapet wall. Cast-iron rainwater goods and red brick wall laid in English garden wall bond. Battered red sandstone ashlar plinth course and deep moulded sandstone cornice supported on a series of sandstone console brackets and string course. Largely square-headed window openings with stop-chamfered red sandstone lintels, shared red sandstone sills and replacement metal windows.

South-east elevation is articulated as five vertical bays framed by rusticated soldier quoin pilasters forming a Giant Ionic order to the second and third floors with Ionic capitals and voussoired sandstone arch surrounds to gauged brick round-headed window openings. Paired window openings to first and second floors with brick apron panels and continuous sill cornices to the first and second floors and topping a plain fascia to the ground floor windows. Decorative wrought-iron two-faced clock supported over the first floor with lettering stating: 'Estd. / 1870 / Belfast Telegraph'

Chamfered corner bay has a shallow two-tier oriel window to the first and second floors built in red sandstone over a former round-headed door opening. Pair of round-headed window openings to the third floor with hood mouldings and opening onto the roof of the oriel with a blind arcaded balustrade/parapet. Paired window openings to the oriel with continuous sill courses and blind panels to the canted sides. Oriel is corbelled out in sandstone over the doorcase with applied brass lettering: 'TELEGRAPH' and a series of corbels. Deep moulded polished black granite surround to round-headed door opening with stepped plinths, now filled with a replacement display window and replacement sandstone plinth wall. Door opening flanked by wall-mounted bronze cartouches, that to the left reading: 'Belfast Telegraph / Newspapers Ltd / Registered Offices' and to the right: 'Belfast Telegraph / Offices'.

Southwest elevation is seven bays wide, articulated as per southeast elevation, with sandstone used in the first three bays (right) replaced with red brick to the left.

Southwest elevation extends at an angle as a six-storey red brick extension onto Little Donegall Street. The extension is six windows wide with bracketed cornice, sill courses and fascia continued from the main elevation. Generally gauged brick segmental-headed window openings with replacement steel windows. A further five-storey red brick extension abuts the northwest.

The rear and north side elevations are abutted by a large glazed and textured concrete system-built extension, built c.1975, as part of Belfast Telegraph.

Setting

Square on plan facing southeast onto Royal Avenue with a chamfered entrance bay and a secondary elevation fronting onto Library Street.

Roof:	: Slate
RWG:	Cast-iron
Walling:	: Red brick / red sandstone
Windows:	Replacement

Interior Overview

Interior not visited.

Architects

Seaver, Henry

Historical Information

The current building was constructed as the office and printing works of the Belfast Telegraph in 1886 to designs by Henry Seaver and is first shown on the fourth edition OS map of 1901-2.

The Belfast Telegraph was established by brothers William and George Baird who had taken over the office of the former Belfast Mercury in Arthur Street in 1861. Initially the business was run as a job printing establishment but on 1st September 1870 the Baird brothers launched into the newspaper trade with the first issue of the Belfast Evening Telegraph. The paper was immediately successful and in 1886 the present premises were built to designs by Henry Seaver. The contractors were H & J Martin and the cost of construction £7,800 (Brodie, www.dia.ie).

On Monday 28th June 1886 the newspaper transferred to its new home in Royal Avenue (Brodie). The premises were originally entered through a doorway at the junction with Little Donegall Street and this

doorway is emphasised with polished Castlwellian granite. Sandstone from Dumfries was used in the construction together with brick from the Ormeau brickworks. On the ground floor three of the bays along Royal Avenue were let out as shops with a deeply recessed porch giving access to the shops on each side and offices on the first and second floors, known as Telegraph Chambers. The printing presses, which could produce 40,000 copies per hour, were housed on the ground floor which was lit by a well light in the centre of the building. The machinery was powered by two 12 hp gas engines. The publishing department was found to the rear of the machinery room and a special entrance allowed the newsboys to procure their papers. A powerful hoist driven by a gas engine moved goods between ground and upper floors and electric bells and speaking tubes allowed communication between the various parts of the building. The young architect Henry Seaver was warmly praised in the Irish Builder for his design and supervision of the work and a brilliant career was predicted for him (Irish Builder).

The building was entered into valuation records in 1886 as the Telegraph offices, printing office and warehouse, valued at £360. Ground floor shops and offices were valued at £42, £32 and £48, while valuations for the offices in 'Telegraph Chambers' varied from £5 to £25. Early occupiers of the ground floor shops were Miss Milford, milliner, Thomas Hewitt, confectioner and the Royal Liver Friendly Society, while Henry Seaver, the architect of the building, took offices in Telegraph Chambers (Street Directories).

The building was extended to the rear several times during the 1910s and 20s, each addition being designed by the original architect Henry Seaver. In 1907 an extension of ferro-concrete on the Hennebique system was made by contractors McLaughlin & Harvey. James Hogg and Sons were the contractors for a further extension in 1911 and Seaver's last addition was made in 1926. The ground floor continued to be let out as shops for many years and Brodie recalls Harry Moore's chemist shop where Telegraph employees went for a 'special magical elixir' that cured hangovers (Brodie).

In 1982-3 a £6m investment was made in a substantial addition to the right of the present building which was commissioned from architects Ferguson and McIlveen. The extension allowed the Telegraph to update its press and publishing facilities and the building continues to fulfil its original function more than a century after it was first built (Specify).

References:

Primary Sources

1. PRONI OS/6/1/6/1/4 – Fourth Edition OS Map 1901-2
2. PRONI OS/6/1/6/1/6 – Sixth Edition OS Map 1931
3. PRONI VAL/12/B/43/C/1-45 (1863-1930)
4. Irish Builder Vol 28, 1 Jul 1886, 199-200
5. Specify March 1981

Secondary Sources

1. Brodie, M "The Tele – A History of the Belfast Telegraph" Belfast: Blackstaff Press, 1995
2. Patton, M "Central Belfast: An Historical Gazetteer" Belfast: Ulster Architectural Heritage Society, 1993
3. www.dia.ie

Criteria for Listing

Architectural Interest	Historical Interest
A. Style B. Proportion C. Ornamentation J. Setting	X. Local Interest Y. Social Importance

Evaluation

Attached multi-bay four-storey red brick corner office building built c1886 to designs by Henry Seaver.

Square on plan with a six-storey red brick extension to rear and a glazed extension abutting the north. Although compromised by the loss of original windows and by internal alteration, much historic fabric and detailing survive and the use of ferro-concrete on the Hennebique system in the extension is of note. Its scale and detailing reflect the importance of Belfast's 'premier newspaper' and the continuing expansion of the City centre in developments along Royal avenue and in commerce. It is also among the first works of an architect of note.

Replacements and Alterations
 Inappropriate

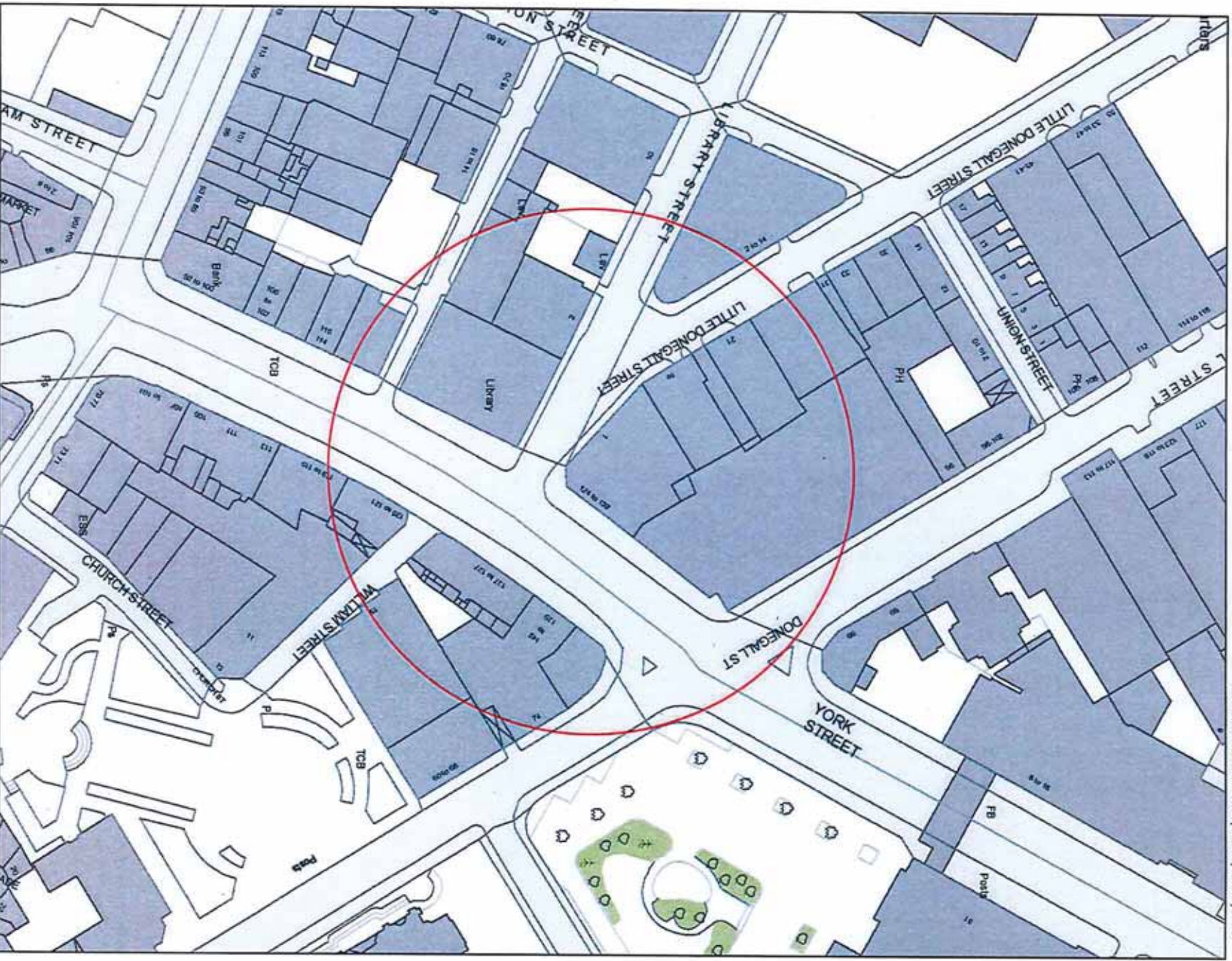
If inappropriate, Why?
 Replacement windows throughout.

General Comments

Monitoring Notes – since Date of Survey

Date of Survey 17/04/2013

Coordinates: 333,760 , 374,740



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Title: **HB50/26/310**

Scale: **1:1,250**

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Date: **03 March 2015**

Description:

Location Map

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

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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

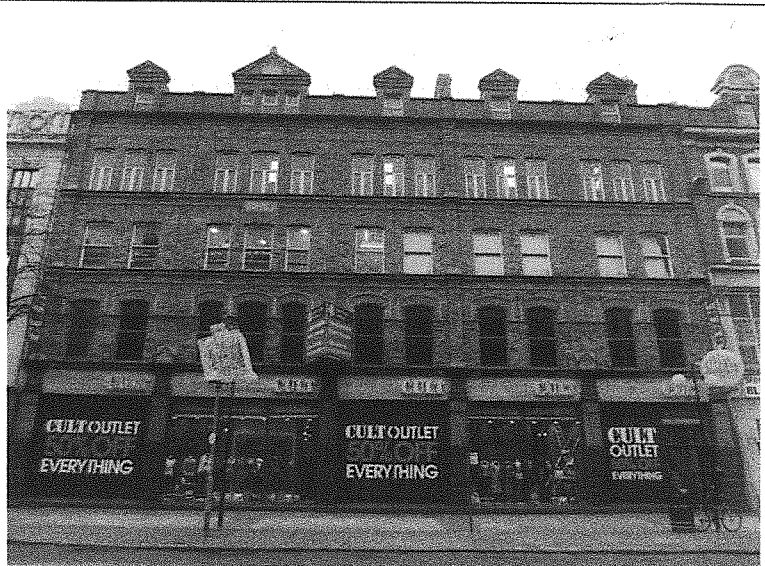


GERALDINE BROWN

Enc Second Survey District Council Report

**Second Survey Database
District Council Consultation Report**

HB26/50/185

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

**Second Survey Database
District Council Consultation Report**

HB26/50/185

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

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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

**Second Survey Database
District Council Consultation Report**

HB26/50/193

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

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
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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

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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

G Brown

GERALDINE BROWN

Enc Second Survey District Council Report



**Second Survey Database
District Council Consultation Report**

HB26/50/190

Address Imperial House 4-10 Donegall Square East Belfast County Antrim BT1 5HD	HB Ref No HB26/50/190 
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	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

Second Survey Database
District Council Consultation Report

HB26/50/190

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

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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

G Brown

GERALDINE BROWN

Enc Second Survey District Council Report



**Second Survey Database
District Council Consultation Report**

HB26/50/299 B

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	Historical Interest
Not listed	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

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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

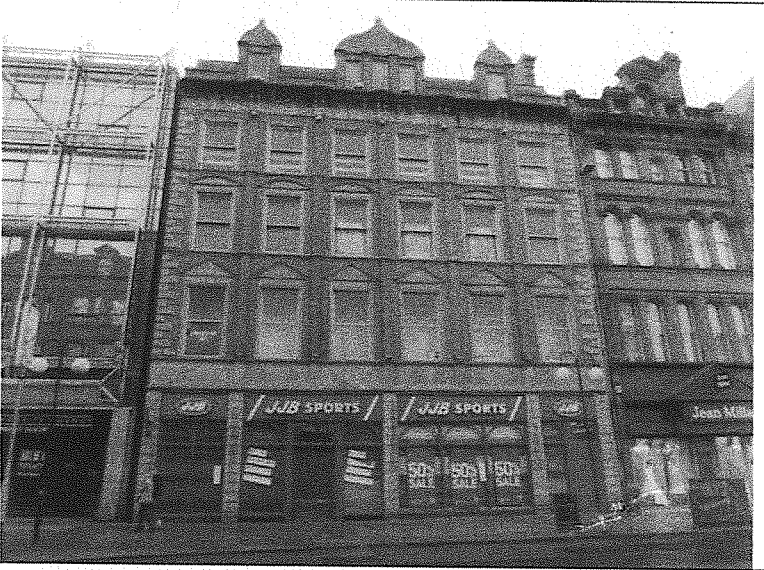
G Brown

GERALDINE BROWN

Enc Second Survey District Council Report

**Second Survey Database
District Council Consultation Report**

HB26/50/181

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

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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

G Brown

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

Not listed

Historical Interest

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

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Report to:	Shadow Planning Committee
Subject:	Environmental Impact Assessment for the proposed pedestrian and cycle bridge over the River Lagan, Belfast.
Date:	11th March 2015
Reporting Officer:	John McGrillen, Director of Development (Ext. 3509)
Contact Officers:	K. Sutherland Ext 3578

1	Relevant Background Information
1.1	The Department for Regional Development published a feasibility report in April 2014 which considered a range of potential options for a new bridge across the Lagan River for pedestrians and cyclists. The proposed bridge will provide a link across the Lagan River between Ormeau Embankment and the Gasworks Estate.
1.2	The feasibility report identified three bridge designs for further consideration. Subsequently, the Department completed an assessment of these options and identified a preferred bridge design.
1.3	The preferred design is a twin pylon cable stayed bridge with the pylon foundations located in the River Lagan, close to the banks of the river. An image of the preferred option is attached in Appendix 1. Access ramps with a gradient for cycle and disability access will be constructed at either end of the bridge. The abutments of the bridge will be located adjacent to the existing towpath at each bank, and the bank levels will be raised slightly to accommodate the access ramps. The bridge deck will be 5.2m above the river level to allow suitable clearance for users of the River Lagan. The deck will be 5m wide and have 1.4m high parapets along the length of the deck. The pylons will extend approximately 41m above deck level. The length of the bridge deck will be approximately 141m.
1.4	The development falls within the scope of Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2012 and therefore an Environmental Statement is being prepared to support the planning application.
1.5	The proposed draft response to the Environmental Impact Assessment consultation is attached in Appendix 2 for consideration.

2	Key Issues
2.1	It is suggested that the Council strongly supports the development of a pedestrian and cycle bridge across the River Lagan in this location. The Councils draft Belfast City Centre Regeneration Strategy and Investment Plan identifies the need to connect the city centre to the surrounding neighbourhoods as one of its key policies. The framework highlights the "dividing role" of the River Lagan

2.2	along with other major road infrastructure in the city, resulting in the separation of neighbourhoods from the city centre.
2.3	The draft framework recommends the following “reduce barriers between the city centre and the communities that surround it by connecting to activity in adjacent communities, developing two new pedestrian bridges over the River Lagan and reducing road widths, improving pedestrian crossings, streetscaping key corridors and improving the built form relationship at the edge of the centre”.
2.4	It is suggested in the response that the Council would seek assurance from DRD that they will consider environmental, waste and biodiversity impacts during the design and construction of the proposed bridge.
2.5	It should be noted that the bridge proposal will be located on DSD land at the east and west bank of the river. It is anticipated that this land will be transferred to council ownership as part of the DSD asset transfer in April 2016. The Council will engage with DSD and DRD regarding detailed design and management of these areas.

3	Resource Implications
3.1	There are no resource implications attached to this report.

4	Equality and Good Relations Considerations
4.1	There are no specific Equality and Good Relations Considerations attached to this report.

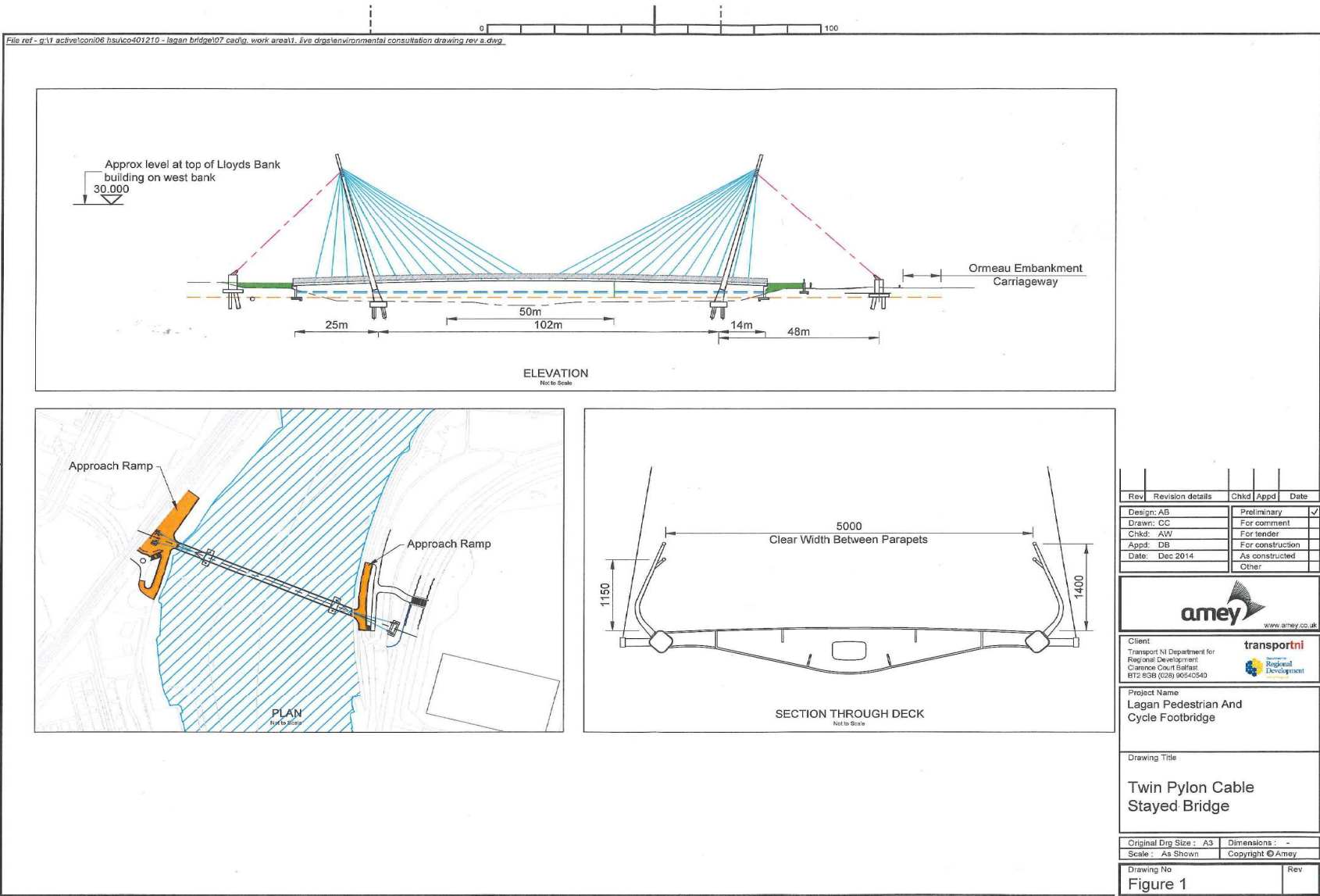
5	Recommendations
5.1	Committee is requested: to consider the proposed Draft response to the consultation appended and to agree a final response or any amendments to be forwarded to DRD.

6	Decision Tracking
Timeline: March 2015 Reporting Officer: Keith Sutherland	

7	Key to Abbreviations
DSD – Department for Social Development DRD – Department for Regional Development EPU - Environmental Protection Unit BCC - Belfast City Council	

8	Documents Attached
Appendix 1: Lagan Footbridge layout drawing Appendix 2: Belfast City Council draft response to Environmental Impact Assessment for the proposed pedestrian and cycle bridge over the River Lagan, Belfast.	

Appendix 1- Lagan Footbridge Layout Drawing



Appendix 2- Draft response to Environmental Impact Assessment for the proposed pedestrian and cycle bridge over the River Lagan, Belfast.

Belfast City Council welcomes the opportunity to comment on the proposed pedestrian and cycle bridge over the River Lagan, Belfast. The Council has a keen interest in this proposal due to its proximity to the Ozone Leisure Centre and Ormeau Park. Whilst the Council is broadly supportive of the proposed development to improve connectivity of the city to surrounding neighbourhoods it is essential to consider any environmental issues arising from the proposed pedestrian and cycle bridge.

It should be noted that the bridge proposal will be located on DSD land at the east and west bank of the river. It is anticipated that this land will be transferred to council ownership as part of the DSD asset transfer in April 2016. The Council will engage with DSD and DRD regarding detailed design and management of these areas.

In the response below some strategic context is outlined before specific comments in relation to the proposal under consideration.

Belfast Metropolitan Area Plan

Within BMAP two new pedestrian/cycle bridge crossings are proposed to serve key activity spines between the east and west sides of the River Lagan. These are proposed to improve the connection between the extension of existing riverside walkways and the more strategic sections of the pedestrian network, whilst facilitating better access to and from the City Centre. The Council welcomed the proposed pedestrian/cycle bridge crossing Gasworks to Ormeau Embankment (Proposal CC 023/02) in relation to improving the connections and accessibility of the city centre.

Belfast City Masterplan

Belfast City Masterplan sets out the strategic objective for an Accessible and Connected City. The masterplan aims to deliver a placemaking solution for the Shaftesbury Link (City Centre Ring Southern Section) which contains the potential for a pedestrian bridge from the Gasworks to Ormeau Park in order to link the residential neighbourhoods to Ormeau Park.

Belfast City Council City Centre Regeneration Strategy and Investment Plan

The draft Belfast City Centre Regeneration Strategy and Investment Plan identified the policy objectives to “Create a green, walkable, cyclable centre” and “Connect to the city around”. These are two of the eight policies outlined in the draft plan.

The objective to “Create a green, walkable, cyclable centre” is to “reduce the area of asphalt and increase green space in the city centre through provision of new open spaces, a comprehensive streetscaping programme and development of the Lagan corridor as a recreational spine.”

The objective to “Connect to the city around” aims to “reduce barriers between the city centre and the communities that surround it by connecting to activity in adjacent neighbourhoods, developing two new pedestrian bridges over the River Lagan and reducing road widths, improving pedestrian crossings, streetscaping key corridors and improving the built form relationship at the edge of the centre.”

Belfast City Council welcomes the proposed development of a pedestrian and cycle bridge over the River Lagan as this will provide increased accessibility to the Ozone Leisure Centre and Ormeau Park. Increased usage of these facilities will enable more people to get more active, more often and help us achieve better health outcomes for the City and local neighbourhoods. The Council

would like accessibility to the park and leisure centre to be considered during the design and construction phase so that there is no negative impact on the public's ability to use these facilities.

From a waste management perspective, the Council would encourage the use of sustainable/recycled material where reasonable practical within the bridge construction. We would also emphasise the importance of managing any waste generated throughout the whole phase (e.g. excavation and construction / building works) appropriately, whilst adhering to all legal requirements (such as Duty of Care). We would encourage the recycling and minimisation of any waste generated on site by the construction workforce (e.g. food scraps, paper, cardboard, plastic and cans). Also, promotion of the waste hierarchy with prevention and reduction of waste as a priority should be considered throughout the whole project.

When consulting on the environmental and biodiversity impacts of the construction and use of the proposed pedestrian and cycle bridge Belfast City Council would request clarification that the Northern Ireland Environment Agency has been consulted as part of this process.

Belfast City Council Environmental Protection Unit had been previously consulted by the DoE at the 'preapplication stage' for the proposed pedestrian/cycle bridge (Z/2014/1060/PREAPP). This Unit's correspondence with Planning, date 3rd Nov 2014 is attached. It refers to two reports which were submitted at preapplication stage, both conducted by Amey:

- "Phase I Land Contamination Report Proposed River Lagan Footbridge Amey PLC" dated September 2014 and referenced CO0401210.
- "Study of Options Environmental Report, Lagan Footbridge, Belfast Road Service" dated August 2014 and referenced CO401123/SOER/v1

In the letter we requested that a Phase II contaminated land risk assessment is submitted which involves an intrusive site investigation of underlying soils/water and possible gas. The Amey Phase I report had concluded that a Phase II was conducted.

In relation to noise impacts from construction works, the August 2014 Amey report refers to noise effects which will be temporary and of short duration. The report highlights the fact that piling operations will affect receptors in the vicinity. What was not referred to in the EPU letter was BCC's construction Advice Notes which gives advice/guidelines to contractors re noise from construction works including piling, noise and vibration. BCC construction advice notes are attached for reference.

ST/GM/300257

Miss R Kerr

Z/2014

Mr Mc Ilwaine
Divisional Planning Manager
The Planning Service
Bedford House
16 - 22 Bedford Street
Belfast
BT2 7FD

Dear Mr Mc Ilwaine

Proposal: Pedestrian and cycle bridge over the River Lagan

Location: Land between Ormeau Gasworks and Ormeau Embankment

In relation to the above planning application, the Environmental Protection Unit of the Health and Environmental Services Department responds as follows.

It is noted that this proposal is for a pedestrian and cycle footbridge over the river lagan.

This Unit previously responded to this application in letter dated 4 September 2014 our reference ST/RW/293743. This Unit is now in receipt of:

- an Amey report titled "Phase I Land Contamination Report Proposed River Lagan Footbridge Amey PLC" dated September 2014 and referenced CO0401210.
- an Amey report titled "Study of Options Environmental Report, Lagan Footbridge, Belfast Road Service" dated August 2014 and referenced CO401123/SOER/v1

Contaminated Land

The September 2014 report has identified a number of potential sources of contamination associated with the historical use of the site and immediate surroundings which comprised of made ground, former gasworks, Vitriol works, contaminated river sediments, road vehicles and abattoir. This submission has determined that the finished site surface is likely to include small areas of soft landscaping as well as hardstanding, so exposure pathways to human health receptors for contaminants and hazardous ground gases/vapours are limited, but viable. The combined human risk to human health (future site users) from contamination is considered to be moderate/low (page 23). It is noted that the report recommends that 'investigation works should comprise of a series of boreholes and trial pits to establish geological and hydrological setting of the footbridge. Sampling and testing of the site soils in the proposed development area would be necessary to establish the nature and extent of contamination' (page 27).

Continued.../

2

Consequently, **this Unit therefore requests that the applicant submits a contaminated land risk assessment that addresses these issues in full.** This will require a Quantitative Risk Assessment (often referred to as a Phase II) conducted in accordance with *Model Procedures for the Management of Land Contamination* (CLR11) and must incorporate:

- A detailed site investigation in line with British Standards BS10175:2011. Any ground gas investigations should be conducted in line with BS8485;
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and

Environment Agency guidance. In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665;

- Based on the outcome of this risk assessment, a Remediation Strategy (often referred to as a Phase III) may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health.

Guidance on the production of suitably robust contaminated land risk assessments can be found at:

www.ni-environment.gov.uk/land-home/land-quality/contaminated_land-2/contaminated_land_guidance-2.htm

In order to facilitate the review of the above information, this Unit recommends a submission in an electronic format in addition to the hard copies required by the Planning Service. Failure to provide sufficient compliant and thorough contaminated land risk assessments may result in this Unit being unable to determine that the site is fit for end-use and therefore recommending that planning permission be refused.

On completion of the above, this Unit may then be able to advise Planning Service of any necessary or specific conditions to be attached to any planning permission for the proposed development. In order to demonstrate that any identified remedial measures have been incorporated into the proposed development a Verification Report will be required. This Verification Report must be in accordance with current Environment Agency guidance and demonstrate that the mitigation measures have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health. Failure to provide a satisfactory Verification Report on completion of the works may lead to the assumption that the site remains a risk to human health and may be subject to further investigation through forthcoming legislation.

In addition, in relation to the contamination on this site this Unit advises Planning Service to seek the views of the Land & Resource Management, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Ormeau Road, Belfast BT7 2JA

Noise

It is noted that the final design option of the bridge has yet to be finalised. However, it is noted that the construction phase of all the footbridge options will result in noise effects, which will be temporary and of short duration. The August 2014 report states that construction noise will affect receptors in the vicinity of the footbridge, mainly from piling operations. It also states that as it is the scheme is for a footbridge, operational noise is not considered to be an issue and it will not have a significant effect on the ambient noise environment.

Continued.../

3

Therefore, this Unit recommends that the following **condition** is attached to any planning permission granted.

Once a preferred option is chosen and the scheme progresses to a detailed design and prior to the commencement of the works, a full construction assessment for noise should be carried out and mitigation measures determined.

Yours sincerely

Roisin Kerr
Senior Environmental Health Officer
Environmental Protection Unit

BELFAST CITY COUNCIL ENVIRONMENTAL PROTECTION UNIT

ADVICE NOTE FOR CONSTRUCTION AND DEMOLITION SITES

This information is intended for contractors, developers, statutory undertakers and others who are undertaking works within the boundary of Belfast City Council.

NOISE CONTROL

Your attention is drawn to the Pollution Control and Local Government (NI) Order 1978 which enables the City Council to impose requirements as to the times during which work may be carried out and the methods of work to be used. These requirements can extend to the following description of work:-

- a) the erection, construction, alteration, repair or maintenance of buildings, structures or roads;
- b) breaking up, opening or boring under any road or adjacent land in connection with the construction, inspection, maintenance or removal of works;
- c) demolition or dredging work; and
- d) any work of engineering construction (whether or not already comprised in paragraphs (a), (b), or (c) above).

Legal Notices

Where noise/vibration cannot be controlled by an informal agreement, or depending on the nature of specific projects, it may be necessary for the Council to serve a legal notice under Article 40 of the Pollution Control and Local Government (NI) Order 1978. This notice is served on the person carrying out/about to carry out the works, (including relevant sub contractors) and it also may be served on those having responsibility and control for the works. Notices may prohibit the use of certain equipment such as breaking tools, specify the hours during which the works may be carried out, and/or stipulate noise and vibration limits. It will also require the adoption of "best practicable means" to minimise noise and vibration as defined in relevant codes of practice. The Council will not hesitate to take legal action against any person contravening the requirements of a legal notice served upon them.

The service of a legal notice by the Council does not prevent residents or the occupants of commercial premises from taking civil action for damages arising from e.g. loss of trade or structural damage.

Methods of Work

In all cases the best practicable means of minimising noise on the site must be adopted. In this respect guidance is given in British Standard, BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites.

The following examples are applicable:-

- a) for any particular job, the quietest available plant and/or machinery should be used. Where appropriate, it must be constructed to meet the requirements of E.C. Directives;
- b) all equipment should be maintained in good mechanical order and fitted with the appropriate silencers, mufflers or acoustic covers where applicable;
- c) stationary noise sources should be sited as far away as possible from noise sensitive development, and where necessary acoustic barriers should be used to shield them;
- d) any piling should be carried out by the method causing the minimum of noise or vibration;
- e) any machinery which is in intermittent use should be shut down in intervening periods of non-use or where this is impracticable, it should be throttled back to a minimum;
- f) employees should be informed about the need to minimise noise and should be supervised to ensure compliance with the noise control measures adopted.

NOISE AND VIBRATION CRITERIA

1. Residential Areas

In residential areas or in close proximity to dwelling accommodation, the priority is for residents to be able to sleep at night. Very strict noise controls will be applied to any site which is to operate at night. Periods when people are getting to sleep and just before they wake are particularly sensitive. Site noise expressed as LA(eq) 1 hour at the façade of noise sensitive premises may need to be as low as 40 dB(A) to avoid sleep disturbance. Work should therefore be conducted during the day, but for lengthy projects it is desirable to have some daytime respite e.g. Saturday afternoon, Sundays and Bank Holidays.

Evening work needs special consideration and evening limits are typically set 10dB (A) below daytime limits.

The following limits may be applicable in certain circumstances:-

Noise from construction activities shall -

- a) not exceed 75 dB LAeq, 12 hr between 07.00 hours and 19.00 hours on Mondays to Fridays, or 75 dB LAeq 5 hr between 08.00 hours and 13.00 hours on Saturdays, when measured at any point 1 metre from any facade of any residential accommodation, and
- b) not exceed 65 dB LAeq 1 hr between 19.00 hours and 22.00 hours on Mondays to Fridays, or 13.00 hrs to 22.00 hrs on Saturdays when measured at any point 1 metre from any facade of any residential accommodation, and
- c) not be audible between 22.00 hrs and 07.00 hrs on Mondays to Fridays, 22.00 - 08.00 hrs on Saturdays, or at any time on Sundays, at the boundary of any residential accommodation. (As a guide the total level (ambient plus construction) shall not exceed the pre-construction ambient level by more than 1 dB(A). This will not allow substantial noise producing construction activities but other "quiet" activities may be possible). Routine construction and demolition work which is likely to produce noise sufficient to cause annoyance will not normally be permitted between 22.00 hrs and 07.00 hrs.

2. Commercial Areas

In commercial areas or in close proximity to office accommodation, the priority is for workers not to be subjected to noise at a level which causes speech interference e.g. conversation should not be too difficult with the windows shut. In dealing with complaints it may be necessary for the Council to restrict the hours of operation of noisy equipment such as pneumatic drills, kango hammers and breaking tools. This can be achieved by an informal compromise agreed with the contractor (depending on the nature of the commercial premises, noisy work may be prohibited between 10.00 - 12.00 hrs and 14.00 - 16.00 hrs) or by serving a legal notice where appropriate. It is recognised that for some offices lunch time may be their most busy period, whilst others may be closed.

3. Vibration

Limits on vibration are generally applicable to piling operations only. Human beings are very sensitive to vibration and piling operations are a common source of complaint. Residents are likely to complain when vibration levels are only slightly in excess of perception levels. Sensitivity to vibration varies and peak particle velocities in the range 0.1 - 0.3 mm/s equate to the human threshold of vibration perception at frequencies of 1-80 Hz. Vibrations above these values can startle, cause annoyance or interfere with work activities as well as give rise to concerns over structural damage.

Guidance on the magnitude of vibration and methods of measurement are detailed in BS 5228: Part 2: 2009. The following limits may be applicable in certain circumstances.

Vibration from construction activities shall -

- a) not exceed 2.5 mm/s peak particle velocity, between 08.00 hrs and 19.00 hrs on Mondays to Saturdays, when measured on any ground floor structural surface of any noise sensitive premises, and
- b) not be perceptible between 19.00 hours and 08.00 hours on Mondays to Saturdays or at any time on Sundays, within any residential accommodation.

Note:- imperceptibility generally equates to a peak particle velocity of less than 0.15 mm/s p.p.v.

For the purpose of noise and vibration limits “**noise sensitive premises**” is to be regarded as any residential or office accommodation in the vicinity of the construction works.

It may be beneficial to specify the former noise and vibration limits for inclusion in tender documents together with the following general clause referring to the use of “best practicable means”:-

The contractor shall employ the “best practicable means” as defined in the Pollution Control & Local Government (NI) Order 1978 to minimise noise and vibration resulting from his operations and shall have regard to British Standard BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites.

General Advice

The Council recognises that construction operations by their nature are noisy. However the impact on those living and working in the vicinity must be minimised. This is best considered at the tender and design stage.

The maintenance of good community relations is vital. Contractors are advised to consult local residents/communities regarding works and to give them details of a responsible appointed person

on site who will be able to deal with queries. The removal of uncertainty and rumour can help to reduce peoples reaction to noise. Particular regard should be given to the noise impact on hospitals, schools and churches.

This article is intended to provide general advice. If construction noise problems are anticipated or if you have any queries regarding these matters please contact a member of the Environmental Protection Unit who will be pleased to discuss the relevant matters Tel. 028 90270428

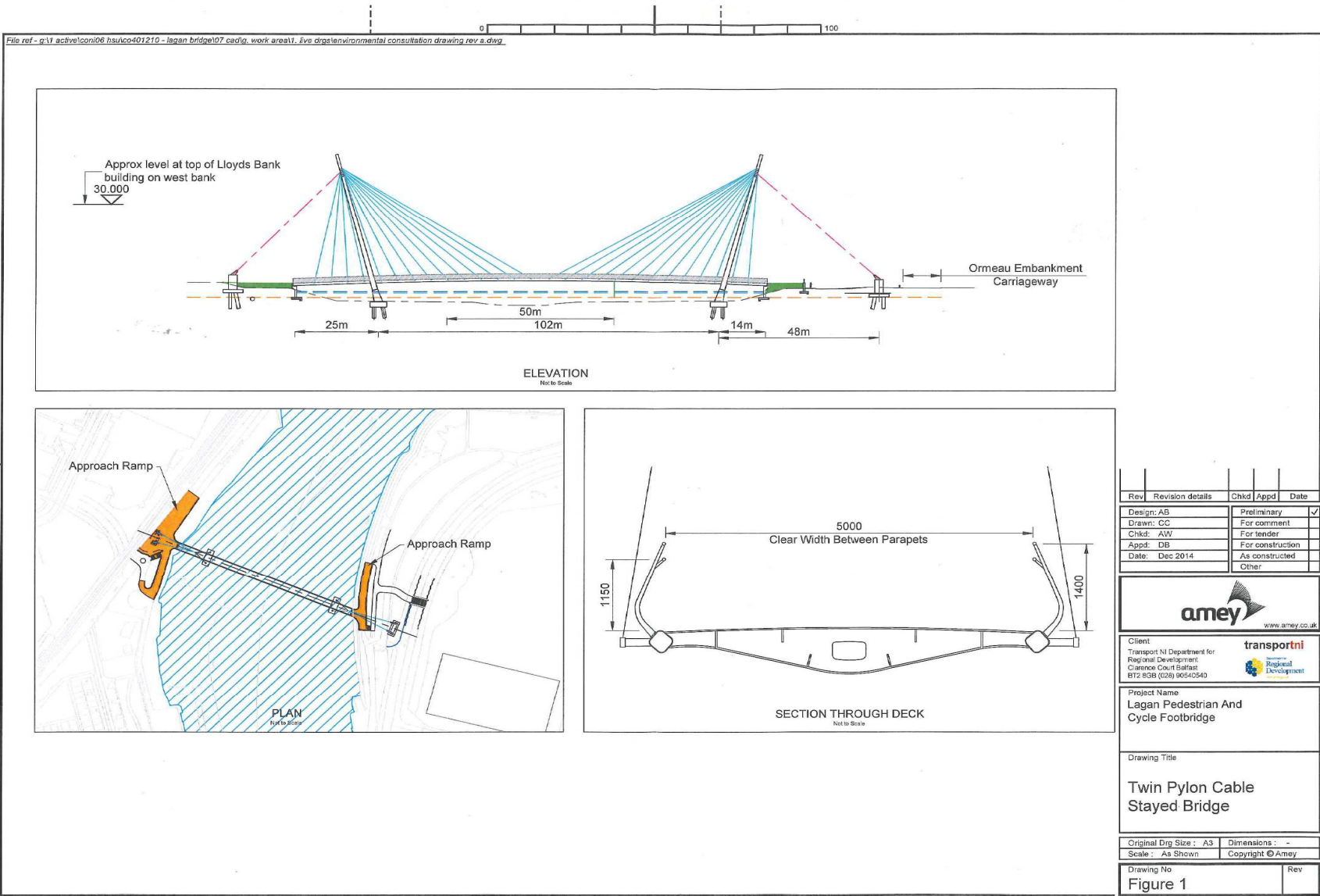
Environmental Protection Unit
Belfast City Council
The Cecil Ward Building
4-10 Linenhall Street
Belfast BT2 8BP

Fax : 028 90270399
E Mail: envhealth@belfastcity.gov.uk

May 2012

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Appendix 1- Lagan Footbridge Layout Drawing



Appendix 2- Draft response to Environmental Impact Assessment for the proposed pedestrian and cycle bridge over the River Lagan, Belfast.

Belfast City Council welcomes the opportunity to comment on the proposed pedestrian and cycle bridge over the River Lagan, Belfast. The Council has a keen interest in this proposal due to its proximity to the Ozone Leisure Centre and Ormeau Park. Whilst the Council is broadly supportive of the proposed development to improve connectivity of the city to surrounding neighbourhoods it is essential to consider any environmental issues arising from the proposed pedestrian and cycle bridge.

It should be noted that the bridge proposal will be located on DSD land at the east and west bank of the river. It is anticipated that this land will be transferred to council ownership as part of the DSD asset transfer in April 2016. The Council will engage with DSD and DRD regarding detailed design and management of these areas.

In the response below some strategic context is outlined before specific comments in relation to the proposal under consideration.

Belfast Metropolitan Area Plan

Within BMAP two new pedestrian/cycle bridge crossings are proposed to serve key activity spines between the east and west sides of the River Lagan. These are proposed to improve the connection between the extension of existing riverside walkways and the more strategic sections of the pedestrian network, whilst facilitating better access to and from the City Centre. The Council welcomed the proposed pedestrian/cycle bridge crossing Gasworks to Ormeau Embankment (Proposal CC 023/02) in relation to improving the connections and accessibility of the city centre.

Belfast City Masterplan

Belfast City Masterplan sets out the strategic objective for an Accessible and Connected City. The masterplan aims to deliver a placemaking solution for the Shaftesbury Link (City Centre Ring Southern Section) which contains the potential for a pedestrian bridge from the Gasworks to Ormeau Park in order to link the residential neighbourhoods to Ormeau Park.

Belfast City Council City Centre Regeneration Strategy and Investment Plan

The draft Belfast City Centre Regeneration Strategy and Investment Plan identified the policy objectives to “Create a green, walkable, cyclable centre” and “Connect to the city around”. These are two of the eight policies outlined in the draft plan.

The objective to “Create a green, walkable, cyclable centre” is to “reduce the area of asphalt and increase green space in the city centre through provision of new open spaces, a comprehensive streetscaping programme and development of the Lagan corridor as a recreational spine.”

The objective to “Connect to the city around” aims to “reduce barriers between the city centre and the communities that surround it by connecting to activity in adjacent neighbourhoods, developing two new pedestrian bridges over the River Lagan and reducing road widths, improving pedestrian crossings, streetscaping key corridors and improving the built form relationship at the edge of the centre.”

Belfast City Council welcomes the proposed development of a pedestrian and cycle bridge over the River Lagan as this will provide increased accessibility to the Ozone Leisure Centre and Ormeau Park. Increased usage of these facilities will enable more people to get more active, more often and help us achieve better health outcomes for the City and local neighbourhoods. The Council

would like accessibility to the park and leisure centre to be considered during the design and construction phase so that there is no negative impact on the public's ability to use these facilities.

From a waste management perspective, the Council would encourage the use of sustainable/recycled material where reasonable practical within the bridge construction. We would also emphasise the importance of managing any waste generated throughout the whole phase (e.g. excavation and construction / building works) appropriately, whilst adhering to all legal requirements (such as Duty of Care). We would encourage the recycling and minimisation of any waste generated on site by the construction workforce (e.g. food scraps, paper, cardboard, plastic and cans). Also, promotion of the waste hierarchy with prevention and reduction of waste as a priority should be considered throughout the whole project.

When consulting on the environmental and biodiversity impacts of the construction and use of the proposed pedestrian and cycle bridge Belfast City Council would request clarification that the Northern Ireland Environment Agency has been consulted as part of this process.

Belfast City Council Environmental Protection Unit had been previously consulted by the DoE at the 'preapplication stage' for the proposed pedestrian/cycle bridge (Z/2014/1060/PREAPP). This Unit's correspondence with Planning, date 3rd Nov 2014 is attached. It refers to two reports which were submitted at preapplication stage, both conducted by Amey:

- "Phase I Land Contamination Report Proposed River Lagan Footbridge Amey PLC" dated September 2014 and referenced CO0401210.
- "Study of Options Environmental Report, Lagan Footbridge, Belfast Road Service" dated August 2014 and referenced CO401123/SOER/v1

In the letter we requested that a Phase II contaminated land risk assessment is submitted which involves an intrusive site investigation of underlying soils/water and possible gas. The Amey Phase I report had concluded that a Phase II was conducted.

In relation to noise impacts from construction works, the August 2014 Amey report refers to noise effects which will be temporary and of short duration. The report highlights the fact that piling operations will affect receptors in the vicinity. What was not referred to in the EPU letter was BCC's construction Advice Notes which gives advice/guidelines to contractors re noise from construction works including piling, noise and vibration. BCC construction advice notes are attached for reference.

ST/GM/300257

Miss R Kerr

Z/2014

Mr Mc Ilwaine
Divisional Planning Manager
The Planning Service
Bedford House
16 - 22 Bedford Street
Belfast
BT2 7FD

Dear Mr Mc Ilwaine

Proposal: Pedestrian and cycle bridge over the River Lagan

Location: Land between Ormeau Gasworks and Ormeau Embankment

In relation to the above planning application, the Environmental Protection Unit of the Health and Environmental Services Department responds as follows.

It is noted that this proposal is for a pedestrian and cycle footbridge over the river lagan.

This Unit previously responded to this application in letter dated 4 September 2014 our reference ST/RW/293743. This Unit is now in receipt of:

- an Amey report titled "Phase I Land Contamination Report Proposed River Lagan Footbridge Amey PLC" dated September 2014 and referenced CO0401210.
- an Amey report titled "Study of Options Environmental Report, Lagan Footbridge, Belfast Road Service" dated August 2014 and referenced CO401123/SOER/v1

Contaminated Land

The September 2014 report has identified a number of potential sources of contamination associated with the historical use of the site and immediate surroundings which comprised of made ground, former gasworks, Vitriol works, contaminated river sediments, road vehicles and abattoir. This submission has determined that the finished site surface is likely to include small areas of soft landscaping as well as hardstanding, so exposure pathways to human health receptors for contaminants and hazardous ground gases/vapours are limited, but viable. The combined human risk to human health (future site users) from contamination is considered to be moderate/low (page 23). It is noted that the report recommends that 'investigation works should comprise of a series of boreholes and trial pits to establish geological and hydrological setting of the footbridge. Sampling and testing of the site soils in the proposed development area would be necessary to establish the nature and extent of contamination' (page 27).

Continued.../

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Consequently, **this Unit therefore requests that the applicant submits a contaminated land risk assessment that addresses these issues in full.** This will require a Quantitative Risk Assessment (often referred to as a Phase II) conducted in accordance with *Model Procedures for the Management of Land Contamination* (CLR11) and must incorporate:

- A detailed site investigation in line with British Standards BS10175:2011. Any ground gas investigations should be conducted in line with BS8485;
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and

Environment Agency guidance. In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665;

- Based on the outcome of this risk assessment, a Remediation Strategy (often referred to as a Phase III) may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health.

Guidance on the production of suitably robust contaminated land risk assessments can be found at:

www.ni-environment.gov.uk/land-home/land-quality/contaminated_land-2/contaminated_land_guidance-2.htm

In order to facilitate the review of the above information, this Unit recommends a submission in an electronic format in addition to the hard copies required by the Planning Service. Failure to provide sufficient compliant and thorough contaminated land risk assessments may result in this Unit being unable to determine that the site is fit for end-use and therefore recommending that planning permission be refused.

On completion of the above, this Unit may then be able to advise Planning Service of any necessary or specific conditions to be attached to any planning permission for the proposed development. In order to demonstrate that any identified remedial measures have been incorporated into the proposed development a Verification Report will be required. This Verification Report must be in accordance with current Environment Agency guidance and demonstrate that the mitigation measures have broken the relevant pollutant linkages and that the site no longer poses a potential risk to human health. Failure to provide a satisfactory Verification Report on completion of the works may lead to the assumption that the site remains a risk to human health and may be subject to further investigation through forthcoming legislation.

In addition, in relation to the contamination on this site this Unit advises Planning Service to seek the views of the Land & Resource Management, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Ormeau Road, Belfast BT7 2JA

Noise

It is noted that the final design option of the bridge has yet to be finalised. However, it is noted that the construction phase of all the footbridge options will result in noise effects, which will be temporary and of short duration. The August 2014 report states that construction noise will affect receptors in the vicinity of the footbridge, mainly from piling operations. It also states that as it is the scheme is for a footbridge, operational noise is not considered to be an issue and it will not have a significant effect on the ambient noise environment.

Continued.../

3

Therefore, this Unit recommends that the following **condition** is attached to any planning permission granted.

Once a preferred option is chosen and the scheme progresses to a detailed design and prior to the commencement of the works, a full construction assessment for noise should be carried out and mitigation measures determined.

Yours sincerely

Roisin Kerr
Senior Environmental Health Officer
Environmental Protection Unit

BELFAST CITY COUNCIL ENVIRONMENTAL PROTECTION UNIT

ADVICE NOTE FOR CONSTRUCTION AND DEMOLITION SITES

This information is intended for contractors, developers, statutory undertakers and others who are undertaking works within the boundary of Belfast City Council.

NOISE CONTROL

Your attention is drawn to the Pollution Control and Local Government (NI) Order 1978 which enables the City Council to impose requirements as to the times during which work may be carried out and the methods of work to be used. These requirements can extend to the following description of work:-

- a) the erection, construction, alteration, repair or maintenance of buildings, structures or roads;
- b) breaking up, opening or boring under any road or adjacent land in connection with the construction, inspection, maintenance or removal of works;
- c) demolition or dredging work; and
- d) any work of engineering construction (whether or not already comprised in paragraphs (a), (b), or (c) above).

Legal Notices

Where noise/vibration cannot be controlled by an informal agreement, or depending on the nature of specific projects, it may be necessary for the Council to serve a legal notice under Article 40 of the Pollution Control and Local Government (NI) Order 1978. This notice is served on the person carrying out/about to carry out the works, (including relevant sub contractors) and it also may be served on those having responsibility and control for the works. Notices may prohibit the use of certain equipment such as breaking tools, specify the hours during which the works may be carried out, and/or stipulate noise and vibration limits. It will also require the adoption of "best practicable means" to minimise noise and vibration as defined in relevant codes of practice. The Council will not hesitate to take legal action against any person contravening the requirements of a legal notice served upon them.

The service of a legal notice by the Council does not prevent residents or the occupants of commercial premises from taking civil action for damages arising from e.g. loss of trade or structural damage.

Methods of Work

In all cases the best practicable means of minimising noise on the site must be adopted. In this respect guidance is given in British Standard, BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites.

The following examples are applicable:-

- a) for any particular job, the quietest available plant and/or machinery should be used. Where appropriate, it must be constructed to meet the requirements of E.C. Directives;
- b) all equipment should be maintained in good mechanical order and fitted with the appropriate silencers, mufflers or acoustic covers where applicable;
- c) stationary noise sources should be sited as far away as possible from noise sensitive development, and where necessary acoustic barriers should be used to shield them;
- d) any piling should be carried out by the method causing the minimum of noise or vibration;
- e) any machinery which is in intermittent use should be shut down in intervening periods of non-use or where this is impracticable, it should be throttled back to a minimum;
- f) employees should be informed about the need to minimise noise and should be supervised to ensure compliance with the noise control measures adopted.

NOISE AND VIBRATION CRITERIA

1. Residential Areas

In residential areas or in close proximity to dwelling accommodation, the priority is for residents to be able to sleep at night. Very strict noise controls will be applied to any site which is to operate at night. Periods when people are getting to sleep and just before they wake are particularly sensitive. Site noise expressed as LA(eq) 1 hour at the façade of noise sensitive premises may need to be as low as 40 dB(A) to avoid sleep disturbance. Work should therefore be conducted during the day, but for lengthy projects it is desirable to have some daytime respite e.g. Saturday afternoon, Sundays and Bank Holidays.

Evening work needs special consideration and evening limits are typically set 10dB (A) below daytime limits.

The following limits may be applicable in certain circumstances:-

Noise from construction activities shall -

- a) not exceed 75 dB LAeq, 12 hr between 07.00 hours and 19.00 hours on Mondays to Fridays, or 75 dB LAeq 5 hr between 08.00 hours and 13.00 hours on Saturdays, when measured at any point 1 metre from any facade of any residential accommodation, and
- b) not exceed 65 dB LAeq 1 hr between 19.00 hours and 22.00 hours on Mondays to Fridays, or 13.00 hrs to 22.00 hrs on Saturdays when measured at any point 1 metre from any facade of any residential accommodation, and
- c) not be audible between 22.00 hrs and 07.00 hrs on Mondays to Fridays, 22.00 - 08.00 hrs on Saturdays, or at any time on Sundays, at the boundary of any residential accommodation. (As a guide the total level (ambient plus construction) shall not exceed the pre-construction ambient level by more than 1 dB(A). This will not allow substantial noise producing construction activities but other "quiet" activities may be possible). Routine construction and demolition work which is likely to produce noise sufficient to cause annoyance will not normally be permitted between 22.00 hrs and 07.00 hrs.

2. Commercial Areas

In commercial areas or in close proximity to office accommodation, the priority is for workers not to be subjected to noise at a level which causes speech interference e.g. conversation should not be too difficult with the windows shut. In dealing with complaints it may be necessary for the Council to restrict the hours of operation of noisy equipment such as pneumatic drills, kango hammers and breaking tools. This can be achieved by an informal compromise agreed with the contractor (depending on the nature of the commercial premises, noisy work may be prohibited between 10.00 - 12.00 hrs and 14.00 - 16.00 hrs) or by serving a legal notice where appropriate. It is recognised that for some offices lunch time may be their most busy period, whilst others may be closed.

3. Vibration

Limits on vibration are generally applicable to piling operations only. Human beings are very sensitive to vibration and piling operations are a common source of complaint. Residents are likely to complain when vibration levels are only slightly in excess of perception levels. Sensitivity to vibration varies and peak particle velocities in the range 0.1 - 0.3 mm/s equate to the human threshold of vibration perception at frequencies of 1-80 Hz. Vibrations above these values can startle, cause annoyance or interfere with work activities as well as give rise to concerns over structural damage.

Guidance on the magnitude of vibration and methods of measurement are detailed in BS 5228: Part 2: 2009. The following limits may be applicable in certain circumstances.

Vibration from construction activities shall -

- a) not exceed 2.5 mm/s peak particle velocity, between 08.00 hrs and 19.00 hrs on Mondays to Saturdays, when measured on any ground floor structural surface of any noise sensitive premises, and
- b) not be perceptible between 19.00 hours and 08.00 hours on Mondays to Saturdays or at any time on Sundays, within any residential accommodation.

Note:- imperceptibility generally equates to a peak particle velocity of less than 0.15 mm/s p.p.v.

For the purpose of noise and vibration limits “**noise sensitive premises**” is to be regarded as any residential or office accommodation in the vicinity of the construction works.

It may be beneficial to specify the former noise and vibration limits for inclusion in tender documents together with the following general clause referring to the use of “best practicable means”:-

The contractor shall employ the “best practicable means” as defined in the Pollution Control & Local Government (NI) Order 1978 to minimise noise and vibration resulting from his operations and shall have regard to British Standard BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites.

General Advice

The Council recognises that construction operations by their nature are noisy. However the impact on those living and working in the vicinity must be minimised. This is best considered at the tender and design stage.

The maintenance of good community relations is vital. Contractors are advised to consult local residents/communities regarding works and to give them details of a responsible appointed person

on site who will be able to deal with queries. The removal of uncertainty and rumour can help to reduce peoples reaction to noise. Particular regard should be given to the noise impact on hospitals, schools and churches.

This article is intended to provide general advice. If construction noise problems are anticipated or if you have any queries regarding these matters please contact a member of the Environmental Protection Unit who will be pleased to discuss the relevant matters Tel. 028 90270428

Environmental Protection Unit
Belfast City Council
The Cecil Ward Building
4-10 Linenhall Street
Belfast BT2 8BP

Fax : 028 90270399
E Mail: envhealth@belfastcity.gov.uk

May 2012

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Belfast District Council (Shadow)

Report to:	Shadow Planning Committee
Subject:	Planning Committee Operating Protocol
Date:	11 th March 2015
Reporting Officer:	John Walsh, Town Solicitor, Ext 6042
Contact Officer:	Nora Largey, Solicitor, Ext 6049

1	Relevant Background Information
1.1	Members will recall that at your meeting of 19 th February 2015, a draft Operating Protocol was presented to Committee and comments were sought from members in relation to the draft. A copy of the minutes of the meeting is attached at Appendix One.
1.2	Comments received from both members and colleagues have been reflected in the amended Protocol which is attached for member's consideration at Appendix Two.

2	Key Issues
2.1	Members will see that more detailed provisions have been inserted into the Protocol in relation to deputations from members and the removal of applications from the list of delegated decisions. In particular, members will note that they will only be able to request that an application is removed from the delegated list if the application is in their District Electoral Area.
2.2	In addition, where members of the Committee declare an interest in relation to a particular application they will not be required to leave the room.

3	Resource Implications
3.1	It is not possible to determine resource implications at present; thought it should be noted that the proportion of decisions brought before committee would have an impact upon the required committee support provided by Democratic Services, Legal Services and the Planning Service.

4	Equality and Good Relations Implications
4.1	None.

5	Call In
5.1	Members are advised that any decision relating to the governance of the committee is subject to Call In.

5	Recommendations
5.1	The Committee is asked to; Note and agree the amended agree the attached Operating Protocol for the Planning Committee.

6	Documents attached
6.1	Appendix One – Minutes of Meeting of 19th February 2015 Appendix Two - Operating Protocol

7	Decision Tracking
7.1	The person responsible for any actions arising from your meeting is John Walsh.

APPENDIX 1 – EXTRACT OF MINUTE OF 19 FEBRUARY

Scheme of Delegation and Operating Protocol

(Ms. N. Largey, Council Solicitor, attended in connection with this item.)

The Committee considered the following report, together with the associated appendices as outlined:

“1 Relevant Background Information

- 1.1 Members will recall that under Sections 7 and 19 of the Local Government (NI) Act 2014 the Council is required to put in place governance arrangements for the new Council as of 1st April 2015.**
- 1.2 In addition, Section 31(1) of the Planning Act (NI) 2011 requires the Council to produce a scheme of delegation in relation to planning functions. The overall objective of such a scheme is to ensure that arrangements for decision-making on applications for local developments are efficient whilst ensuring that proposals that raise strong local views or sensitive issues for the local environment can be dealt with by elected members.**
- 1.3 Delegating determination of some planning applications to officers is also seen as a critical factor affecting the overall performance of the development management process as it helps ensure that decisions are taken at the most appropriate level, procedures are clear and transparent, costs are minimised and members have more time to concentrate on complex applications.**
- 1.4 At its meeting of 23rd October 2014, the Committee granted authority to officers to review the existing streamlining process and draft a Scheme of Delegation to include provision for safeguarding Members’ ability to have a decision brought before the Committee.**
- 1.5 Party Group Briefings were undertaken in December 2014 in relation to the proposed scheme of delegation and operating protocol of the Committee. Since then extensive work has been undertaken by council officers and colleagues in the Planning Service to draft a Scheme of Delegation and Operating Protocol.**

2 Key Issues

The main issues that emerged from the Party Group Briefings were:

- Members should be able to determine those applications which they feel are important, including for example applications for dwellings of 5 or more;
- Members should have the opportunity to fully consider those applications that are regarded to have the most significance and impact upon the city;
- Sufficient safeguards should be built into the Scheme of Delegation for the Committee to consider applications that would otherwise normally be delegated.

2.2 A draft Scheme of Delegation is attached for member's consideration at Appendix One.

2.3 Members will see that the Scheme does not apply to, amongst other things, the following:

- All major applications;
- Applications on Council land;
- Applications for developments of 5 or more dwellings;
- Demolition of listed buildings;
- Change of use to purpose built student accommodation, houses of multiple occupation, amusement arcades and hot food bars.

2.4 Further safeguards have been included; namely:

- Where a function is normally delegated but raises issues which the Director believes should be considered by the Committee, that application will be referred to the Committee; and
- The Town Solicitor, in consultation with the Director, may refer a decision back to Committee for reconsideration.

2.5 Members are also referred to the draft Operating Protocol of the Committee which is attached at Appendix Two.

2.6 The key aims of the Protocol are to ensure that those who apply for, or make representation to, applications before the Committee are able to make informed representations and that the Committee makes decisions in a sound, lawful, and transparent way and in a timely and efficient manner.

2.7 In drafting the Protocol officers have had regard to the relevant legal requirements, guidance issued by the

Department and the existing Protocol used by the Council's Licensing Committee.

- 2.8 As set out in the Protocol, all members of the Council will receive a weekly list of all received applications; including details of those delegated to officers in accordance with the Council's Scheme of Delegation. Members can request that any application is brought before the Committee for consideration and the request will be determined by the Director, in conjunction with the Town Solicitor, and who will assess whether the reasons given for the request are material considerations and of significant weight.**

3 Resource Implications

- 3.1 It is not possible to determine resource implications at present; thought it should be noted that the proportion of decisions brought before committee would have an impact upon the required committee support provided by Democratic Services, Legal Services and the Planning Service.**

4 Equality and Good Relations Implications

- 4.1 None.**

5 Call In

- 5.1 Members are advised that any decision relating to the governance of the committee would be subject to Call In.**

6 Recommendations

- 6.1 Under the Planning Act (NI) 2011, the Council's Scheme of Delegation has to be approved by the Department for the Environment before it can be adopted by the Council. Given the timescales involved, the Scheme has been forwarded to the Department, subject to Committee and Council approval.**

The Committee is therefore asked to;

- Note the contents of the Scheme of Delegation, which has been forwarded to the Department for approval; and consider the draft Operating Protocol for the Planning Committee."**

Appendix 1

3.9 DIRECTOR OF PLANNING AND PLACE

The Director of Planning and Place will be the principal advisor on all planning related matters for the Council. The Director will develop, lead and manage the planning functions of the Council to ensure that the planning service fulfils its potential in shaping the future of the City and delivering the Council's aspirations for urban development and design.

The Director will develop the Local Development Plan, and associated local policy documents, so as to deliver the Council's strategic priorities in relation to place shaping, economic growth, regeneration and the inter-connection of spatial planning with community planning.

In conjunction with the Director of Organisational Development, the Director will develop and implement a capacity building programme for elected members and officers in relation to decision making and strategic planning.

The exercise of the following functions, in line with relevant Council policies, is delegated to the Director of Planning and Place:

- 3.91 The functions listed below in relation to the legislation set out and legislation made thereunder for which the Planning Committee has responsibility:**
- (a) determining applications for small scale office development (up to 200sq metres);**

- (b) minor alterations and extensions to, residential, community/civic, commercial or industrial premises;**
- (c) determining applications for minor works such as works required for the purposes of providing disability access; the erection of smoking shelters etc;**
- (d) determining applications for the alteration and extension for residential purposes to existing residential units to include residential garages or sheds within the curtilage of an existing dwelling;**
- (e) determining applications for developments of up to 4 dwellings;**
- (f) determining applications for the display of advertisements;**
- (g) determining applications for change of use excluding those relating to purpose built student accommodation, houses of multiple occupation, amusement arcades and hot food bars;**
- (h) determining applications for works to buildings or structures in conservation areas and areas of townscape character;**
- (i) determining applications for listed building consent, excluding demolition;**
- (j) determining applications for landscaping, car parking and other minor works to the main use of the land on which they are to be located;**
- (k) enforcing all regulations, orders and bye-laws made under the said legislation;**
- (l) in consultation with the Town Solicitor, instituting legal proceedings on behalf of the Council;**
- (m) authorising officers pursuant to relevant legislation for the purpose of exercising statutory powers;**
- (n) issuing and serving certificates of lawful development;**

- (o) **the variation and removal of conditions except when the variation and removal relates to, or constitutes, a major development;**
- (p) **exercising all powers in relation to the issue and renewal (but not refusal) of permits and licences except those permits or licences that relate to, or constitute, a major development;**
- (q) **effecting (but not cancelling or refusing to effect) registrations and maintaining statutory registers;**
- (r) **registering notices and charges in the Statutory Charges Register;**
- (s) **exercising the Council's powers in relation to the preservation of trees;**
- (t) **executing works in default of compliance with any notice or order and in an emergency where empowered by statute and recovering the costs of so doing;**
- (u) **the temporary listing of buildings in urgent cases;**
- (v) **in consultation with the Town Solicitor, lodging objections in relation to planning applications where the Council has been notified as part of the neighbourhood notification scheme;**
- (w) **deeming as refused, any application where all of the necessary supporting documentation has been reasonably requested but not provided, without reasonable excuse, to the Council within six weeks from the date of receipt of that application;**
- (x) **generally enforcing all other statutory powers connected to the exercise of the planning functions which have been conferred upon the Council.**

3.92 The delegated functions set out above do not apply to the following planning applications:

- (a) **Those made by elected members;**
- (b) **Those made by Council staff;**
- (c) **Those made by the Council;**
- (d) **Those in which the Council has an interest or estate.**

- 3.93 All other applications or permissions which are not specifically listed in paragraph 3.91 shall be deemed to be delegated unless otherwise provided for within this Scheme.
- 3.94 Where a function is normally delegated but raises issues which the Director believes should be considered by the Committee, that application will be referred to the Committee.
- 3.95 The Town Solicitor, in consultation with the Director, may refer a decision back to Committee for reconsideration.

Legislation to be inserted

- Planning (Northern Ireland) Act 2011
- The Planning Reform (Northern Ireland) Order 2006
- The Planning (Amendment) (Northern Ireland) Order 2003
- The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995
- Planning (Compensation, etc.) Act (Northern Ireland) 2001
- Planning (Northern Ireland) Order 1991
- The Planning and Building Regulations (Amendment) (Northern Ireland) Order 1990
- The Planning (Amendment) (Northern Ireland) Order 1982
- The Land Compensation (Northern Ireland) Order 1982
- The Planning Blight (Compensation) (Northern Ireland) Order 1981
- The Enterprise Zones (Northern Ireland) Order 1981
- The Private Streets (Northern Ireland) Order 1980
- The Planning (Amendment) (Northern Ireland) Order 1978
- The Land Acquisition and Compensation (Northern Ireland) Order 1973
- The Planning (Northern Ireland) Order 1972
- Planning and Land Compensation Act (Northern Ireland) 1973
- The Land Development Values (Compensation) Act (Northern Ireland) 1965
- Lands Tribunal and Compensation Act (Northern Ireland) 1964
- Caravans Act (Northern Ireland) 1963

OPERATING PROTOCOL
BELFAST CITY COUNCIL PLANNING COMMITTEE

INTRODUCTION

- 1 The following protocol has been developed for use by the Planning Committee ('the Committee'). It should be read alongside relevant provisions of the Council's Standing Orders and the Code of Conduct for Councillors and is not intended to replace either document. The key aims of the protocol are to ensure that:
 - a) Those who apply for, or make representation to, applications before the Committee are able to make informed representations and know the case which they have to meet; and
 - b) The Committee makes decisions in a sound, lawful, and transparent way and in a timely and efficient manner.

REMIT OF THE COMMITTEE

- 2 The primary roles of the Committee will include:
 - a) Exercising the Council's powers and duties in relation to local planning policies, plan strategies, the statement of community involvement and any other planning documents;
 - b) Exercising the Council's powers in relation to listed buildings;
 - c) Consideration of applications for planning permission and consents in accordance with the Council's Scheme of Delegation;
 - d) Responding to consultations issued by the Department of Environment, or any other Department, in relation to planning matters;
 - e) Responding to consultations in relation to regionally significant or major applications to be determined by the Department of Environment;
 - f) Scrutiny of the Council's delivery of planning functions.

- 3 More detailed terms of reference can be found in (to be confirmed)**

FREQUENCY & TIME OF MEETINGS

- 4 It is recommended that the Committee should meet every month; though there should be flexibility for additional meetings if required.**
- 5 Dates and times will be advertised at least 5 days in advance on the Council website.**

SCHEME OF DELEGATION

- 6 As per the requirements of Section 31 of the Planning Act (NI) 2011 the Council will operate a scheme of delegation for planning outlining delegation both to the Committee and officers (to be confirmed). The overall objective is to ensure that arrangements for decision-making on applications for local developments are efficient whilst ensuring that proposals that raise strong local views or sensitive issues for the local environment can be dealt with by elected members. Delegating determination of some planning applications to officers is also seen as a critical factor affecting the overall performance of the development management process as it helps ensure that decisions are taken at the most appropriate level, procedures are clear and transparent, costs are minimised and members have more time to concentrate on complex applications.**
- 7 In respect of development management, authority is delegated to appointed officers for local, generally non-contentious, applications.**
- 8 Enforcement activities are also delegated to appointed officers. However the Committee will receive periodical reports on enforcement activities.**
- 9 Major applications, applications made by the Council or an elected member of the Council, and applications relating to land in which the Council has an interest in, cannot be delegated.**
- 10 All members of the Council will receive a weekly list of all received applications; including details of those delegated to officers in accordance with the Council's Scheme of Delegation.**

- 11 If a member wishes to request that a delegated application is brought before the Committee this must be done, in writing or by email, within 14 days of the application being publically advertised. Members should notify Democratic Services of this request stating clearly their reasons, which must be material considerations.**
- 12 Democratic Services will then liaise with the Town Solicitor's office and the authorised senior planning officer to determine whether the reasons which have been set out are material considerations and are of significant weight to allow the application to be referred to Committee. Democratic Services will then advise the relevant member of the decision.**

FORMAT OF MEETINGS

- 13 Committee meetings (dates, times and papers) will be published on the Council's website at least 5 calendar days in advance.**
- 14 Case officer reports will also be available on the Northern Ireland Planning Portal.**
- 15 Committee Papers will typically include the following:**
 - a) Minutes of the previous meeting for approval as a complete record;**
 - b) Details of delegated applications for noting only by the Committee;**
 - c) Details of proposed pre-determination hearings**
 - d) Details of appeals (notified and concluded);**
 - e) Details of non-delegated applications (including those brought back following deferral) for consideration by the Committee;**
 - f) Details of applications of regional significance with an impact upon the Council area in respect of which the Council is a statutory consultee or where it may wish to make representations;**
 - g) Papers relating to the development of policy.**
- 16 The Town Solicitor, in consultation with the authorised senior planning officer, may refer a decision back to Committee for the purposes of reconsideration.**
- 17 A quorum, as outlined in the Council's standing orders, is required for the Committee to convene.**
- 18 Councillors will be required to declare an interest in any item on the agenda at the beginning of the meeting and must then**

leave the meeting for that item. Members will then be invited to return to the meeting room and notified of the Committee's decision before consideration of the next item commences.

- 19 The Committee will discuss each applications that has been presented before taking a vote on one of the following options:**
- a) Approve the application with conditions as recommended;**
 - b) Approve the application with amendments to the recommended conditions;**
 - c) Refuse the application for the reasons recommended;**
 - d) Refuse the application with additional, fewer or amended reasons;**
 - e) Refuse the application contrary to officers recommendations;**
 - f) Defer the application with a direction for additional information or clarification; or for a Members' site visit.**
- 20 The Committee can defer consideration of an application to a subsequent meeting for further information, further negotiations or a site visit. Deferrals have an adverse effect on processing times, and the applicant can lodge an appeal after a period of time if the Council has not made a decision. The Committee will therefore generally only defer an application once. The member proposing deferral must provide clear reasons as to why a deferral is necessary.**
- 21 The Chair has a casting vote.**
- 22 Members must be present for the entire item, including the officer's introduction and update; otherwise they cannot take part in the debate or vote on that item.**

PUBLIC REPRESENTATIONS

- 23 Meetings of the Committee will be open to the public; however, seating within the Committee chamber will be limited according to the venue capacity and associated fire and safety regulations.**
- 24 Seating for the applicant, objectors and statutory consultees will be reserved but only for the time in which their application is being considered.**
- 25 Only those who have made written submissions and registered a request to speak in respect of the application**

shall be permitted to make oral representations before the Committee.

- 26 Speakers will not be permitted to circulate papers to members at the Committee meeting.
- 27 The Committee may agree to accept representations outside these procedures but will only do so in exceptional circumstances.
- 28 All Committee papers will be available online. However, access to some documentation may be restricted by virtue of the Council's publication policy. Information which is determined to be exempt by virtue of Schedule 6 of the Local Government (Northern Ireland) Act 2014 may be published where the Council considers that the public interest in disclosing same outweighs the public interest in maintaining the exemption.
- 29 If documentation is provided directly to any member of the Council in relation to a particular application it must be copied to the Committee clerk in advance of the meeting in respect of which the application is to be determined so as to ensure that the issues raised can be fully investigated by officers prior to the Committee hearing. Failure to do so may result in either the documentation being disregarded or the hearing being deferred.
- 30 Deputations shall be heard in the following order:
 - a) Statutory consultees¹;
 - b) Objectors and/or their representatives;
 - c) Applicant and/or their representatives and/or those supporting the application.
- 31 If a statutory consultee is required to attend they will be notified of this request at least one week in advance of the Committee meeting.
- 32 Only one deputation on behalf of the applicant and or/those supporting the application will be permitted to address committee.
- 33 Only one deputation on behalf of those objecting to an application will be permitted to address committee.

¹ As per Articles 13 &14 and Schedule 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015

- 34 Deputations, unless otherwise agreed in advance by the Committee, shall consist of no more than 3 persons. Where there are 3 or more persons or groups wishing to address the committee they will be required to arrange a single deputation to express their representations.**
- 35 The applicant's, or their representatives, right to address committee shall be prioritised over other persons/groups wishing to speak in support of an application.**
- 36 Deputations shall be confined to the making of a short address either by each member of the deputation or, should they so wish, by their nominated spokesperson or legal adviser.**
- 37 Each deputation shall be permitted a maximum of 5 minutes to address the Committee. Where more than one person wishes to make representation the 5 minutes should be shared between the members of the deputation.**
- 38 All members of a deputation must continue to be seated and remain silent whilst other deputations are being made to the Committee.**
- 39 Cross-examination, discussion or any type of debate between persons making representations to Committee shall not be permitted.**
- 40 Once all deputations have been made, the parties shall be permitted an opportunity to rebut any factual inaccuracies only which may have arisen from the oral representations of another deputation and in respect of which they have not had an opportunity to comment. This will be strictly limited to responding to any such issue and the party will not be permitted to rehearse any representations which have already been made.**
- 41 The Committee may, upon advice from officers, exclude any deputation from being present during the whole or part of the time when any other deputations are being made due to the confidential nature of information relevant to the application to be discussed; or for such other reasons as may be deemed appropriate.**
- 42 The Committee may seek clarification from those who have spoken on any issues raised by them but should not enter into a debate.**

- 43 Officers can address any issues raised during the course of representations from any deputation and the Committee may seek clarification from officers.**
- 44 The Chair will ensure that those making representations to the Committee adhere to the time limits set out in this Protocol. These time limits will have been communicated to those making representations in advance of the meeting.**
- 45 The Chair may at any time during the hearing of deputations, if they think it necessary to secure order, suspend the meeting and direct the removal of any individual from the meeting, or order that the meeting be cleared of all deputations.**
- 46 When hearing deputations, the Chair will require members engaging in debate to desist, until such time as all relevant information has been received.**
- 47 The Chair may bring the questioning of any person appearing before the Committee to a close provided s/he is satisfied that all relevant issues have been addressed. The Chairman may also prevent duplication of questions being put.**
- 48 If a member of the Committee moves that the question be put to a vote and the Chair is of the opinion that the application before the Committee has been sufficiently discussed, he shall put the motion to the vote.**

DECISIONS CONTRARY TO OFFICER RECOMMENDATION

- 49 The decision as to whether to grant an application lies with the Committee and it is entitled to come to a decision contrary to officer recommendations.**
- 50 Any such decision may be subject to legal challenge and members must therefore ensure that the rationale for the decision are fully explained and based on proper planning considerations.**
- 51 The senior authorised planning officer and/or the Council's solicitor will always be given the opportunity to explain the implications of the Committee's decision prior to a vote being taken on any such proposal.**
- 52 The reasons for the decision contrary to the officer's recommendation must be formally recorded in the minutes and a copy placed on the planning application file / electronic record.**

DECISIONS CONTRARY TO PLANNING POLICY

- 53** *In general, planning decisions should be taken in accordance with the local development plan and any other associated planning policy documents. If a Committee member proposes, seconds or supports a decision contrary to the local development plan they will need to clearly identify and understand the planning reasons for doing so, and clearly demonstrate how these reasons justify departure from the local development plan. The reasons for any decisions which are made contrary to the development plan must be formally recorded in the minutes and a copy placed on the planning application file / electronic record.*

PRE-DETERMINATION HEARINGS

- 54** The Committee must hold pre-determination hearings for those major developments which have been subject to notification (i.e. referred to the Department but returned to the Council for determination)² prior to the application being determined.
- 55** Paragraph 24-48 of this Protocol shall also apply to pre-determination hearings.
- 56** The Committee may also hold a pre-determination hearing, at their own discretion, where they consider it necessary, to take on board local community views as well as those in support of the development.
- 57** The applicant and any other person who makes representations to the Council in respect of the application will be afforded an opportunity to appear before the Committee.
- 58** In deciding whether to hold a pre-determination hearing, members should take into account the following factors (please note this list is not exclusive):
- a) the relevance of the objections in planning terms;
 - b) the extent to which relevant objections are considered to be representative of the community, particularly in the context of pre-application community consultation;
 - c) the potential of causing undue delay in the decision making process; and

² Regulation 7 of the Planning (Development Management) Regulations (NI) 2015

- d) the numbers of representations against the proposal in relation to where the proposal is and the number of people likely to be affected by the proposal.**

- 59 Any hearing will take place after the expiry of the period for making representations on the application but before the Committee hears the application. The Council will endeavour to hold pre-determination hearings on a separate date from the Committee meeting at which it will be considered; however this may not always be possible.**
- 60 For these hearings the case officer will produce a report detailing the processing of the application to date and the planning issues to be considered. If the Committee decides to hold the hearing on the same day as it wishes to determine the application the report to councillors will also contain a recommendation.**

PREPARATION OF PLANNING POLICY DOCUMENTS

- 61 Planning policy documents include the local development plan, local planning policies, plan strategies, the statement of community involvement and any other development plan documents or guidance.**
- 62 The Committee should have a high level of involvement in the preparation and approval of planning policy documents.**
- 63 Once approved by the Committee, planning policy documents will be referred to the Council's Strategic Policy and Resource Committee who will assess the document to determine whether it consistent with the broader strategic objectives of the Council.**
- 64 If Strategic Policy and Resource Committee consider any of the said planning policy documents to be inconsistent with those objectives, the Committee will reconsider the relevant document in light of the issues raised by the Strategic Policy and Resource Committee.**
- 65 Once the Committee has reconsidered the relevant document it shall be reported to the Strategic Policy and Resource Committee and will be subject to ratification by full Council.**

SITE VISITS

- 66 Site visits may be arranged subject to Committee agreement. They should normally only be requested where the impact of the proposed development is difficult to visualise from the**

plans and other available material and the expected benefit outweighs the delay and additional costs that will be incurred.

- 67 Only members of the Committee and officers should attend organised site visits.**
- 68 Members will not carry out their own unaccompanied site visits as there may be issues around permission to access the land, they will not have all of the relevant information from the relevant planning officer and, if a councillor is seen with an applicant or objector, it might lead to allegations of bias.**
- 69 A nominated officer will record the date of the visit, attendees and any other relevant information.**
- 70 The Chair, or Vice Chair in the Chair's absence, will ensure that the site visit is conducted in accordance with this protocol and the Code of Conduct for Councillors.**
- 71 A statement will be read out by the Chair before the commencement of the site visit to remind members of the purpose of the visit and the terms of this protocol. The planning officer will then remind members of the proposal and the main issues.**
- 72 A nominated officer will prepare a written report of the members' site visit which should then be presented to the Committee meeting at which the application is to be determined.**

The Council's Solicitor outlined the principal aspects of the report and associated appendices and advised Members that the Scheme of Delegation, which would be submitted to the Department for its approval, would include provision for the Director of Planning and Place to enter into planning agreements pursuant to Section 76 of the Planning Act (Northern Ireland) 2011 up to the value of £30,000.

The Council's Solicitor then answered a range of Members' questions in relation to the documents.

A Member referred to the absence of provision within the Protocol regarding Members who wished to address the Planning Committee and requested that that matter be addressed.

A further Member referred to the requirement that Councillors who had declared an interest in any item on the agenda would be required to leave the meeting whilst that matter was under discussion. He suggested that, given that the meeting was open to the public, it might be considered unreasonable for that Member to remove himself from the room. He reminded the Committee that, during a recent study visit to Cardiff City Council, a Councillor on its Planning Committee had declared an interest in an item, but

**Shadow Planning Committee,
Thursday, 19th February, 2015**

was only required to remove himself from the table, and not the room. He suggested that the Council might exercise its discretion in respect of the requirement for a Member to leave the room totally, as proposed, and that this matter might be re-examined.

After discussion, during which the Council's Solicitor advised Members that should they wish to submit further comments in respect of the Operating Protocol they should contact Legal or Democratic Services, it was agreed that an amended version of the Protocol would be submitted for the Committee's consideration in March, which would take into account the aforementioned comments and any further representations made to officers.

Chair

OPERATING PROTOCOL
BELFAST CITY COUNCIL PLANNING COMMITTEE

INTRODUCTION

1. The following protocol has been developed for use by the Planning Committee ('the Committee'). It should be read alongside relevant provisions of the Council's Standing Orders and the Code of Conduct for Councillors and is not intended to replace either document. The key aims of the protocol are to ensure that:
 - a) Those who apply for, or make representation to, applications before the Committee are able to make informed representations and know the case which they have to meet; and
 - b) The Committee makes decisions in a sound, lawful, and transparent way and in a timely and efficient manner.

REMIT OF THE COMMITTEE

2. The primary roles of the Committee will include:
 - a) Exercising the Council's powers and duties in relation to local planning policies, plan strategies, the statement of community involvement and any other planning documents;
 - b) Exercising the Council's powers in relation to listed buildings;
 - c) Consideration of applications for planning permission and consents in accordance with the Council's Scheme of Delegation;
 - d) Responding to consultations issued by the Department of Environment, or any other Department, in relation to planning matters;
 - e) Responding to consultations in relation to regionally significant or major applications to be determined by the Department of Environment;

f) Scrutiny of the Council's delivery of planning functions.

3. More detailed terms of reference can be found in XXXXXXXXXXXXXXXX.

FREQUENCY & TIME OF MEETINGS

4. It is recommended that the Committee should meet every month; though there should be flexibility for additional meetings if required.

5. Dates and times will be advertised at least 5 days in advance on the Council website.

SCHEME OF DELEGATION

6. As per the requirements of Section 31 of the Planning Act (NI) 2011 the Council will operate a scheme of delegation for planning outlining delegation both to the Committee and officers (this can be found at XXXXXXXXXXXXXXXX). The overall objective is to ensure that arrangements for decision-making on applications for local developments are efficient whilst ensuring that proposals that raise strong local views or sensitive issues for the local environment can be dealt with by elected members. Delegating determination of some planning applications to officers is also seen as a critical factor affecting the overall performance of the development management process as it helps ensure that decisions are taken at the most appropriate level, procedures are clear and transparent, costs are minimised and members have more time to concentrate on complex applications.

7. In respect of development management, authority is delegated to appointed officers for local applications.

8. Enforcement activities are also delegated to appointed officers. However the Committee will receive periodical reports on enforcement activities.

9. Major applications, applications made by the Council, an elected member of the Council, a Council employee and applications relating to land in which the Council has an interest in cannot be delegated.
10. All members of the Council will receive a weekly list of all received applications; including details of those delegated to officers in accordance with the Council's Scheme of Delegation.
11. If a member wishes to request that a delegated application in their DEA is brought before the Committee this must be done, in writing or by email, within 14 days of the application being publically advertised. Members should notify Democratic Services of this request stating clearly their reasons, which must be material considerations.
12. Democratic Services will then liaise with the Town Solicitor's office and the authorised senior planning officer to determine whether the reasons which have been set out are material considerations and are of significant weight to allow the application to be referred to Committee. Democratic Services will then advise the relevant member of the decision.

FORMAT OF MEETINGS

13. Committee meetings (dates, times and papers) will be published on the Council's website at least 5 calendar days in advance.
14. Case officer reports will also be available on the Northern Ireland Planning Portal.
15. Committee Papers will typically include the following:
 - a) **Minutes of the previous meeting for approval as a complete record;**
 - b) **Details of delegated applications for noting only by the Committee;**
 - c) **Details of proposed pre-determination hearings**
 - d) **Details of appeals (notified and concluded);**

- e) Details of non-delegated applications (including those brought back following deferral) for consideration by the Committee including a copy of all representations received in respect of the application;**
- f) Details of applications of regional significance with an impact upon the Council area in respect of which the Council is a statutory consultee or where it may wish to make representations;**
- g) Papers relating to the development of plans and policy.**

16. The Town Solicitor, in consultation with the authorised senior planning officer, may refer a decision back to Committee for the purposes of reconsideration.

17. A quorum, as outlined in the Council's standing orders, is required for the Committee to convene.

18. Councillors will be required to declare an interest in any item on the agenda at the beginning of the meeting and must then leave the table. Once a decision had been made in respect of that item, the member will then be invited to return to the table before consideration of the next item commences.

19. The Committee will discuss each applications that has been presented before taking a vote on one of the following options:

- a) Approve the application with conditions as recommended;
- b) Approve the application with amendments to the recommended conditions;
- c) Approve the application contrary to officer recommendations;
- d) Refuse the application for the reasons recommended;
- e) Refuse the application with additional, fewer or amended reasons;
- f) Refuse the application contrary to officers recommendations;
- g) Defer the application with a direction for additional information or clarification; or for a members' site visit.

20. The Committee can defer consideration of an application to a subsequent meeting for further information, further negotiations or a site visit. Deferrals have an adverse effect on processing times, and the applicant can lodge an appeal after a period of time if the Council has not made a decision. The

Committee will therefore generally only defer an application once. The member proposing deferral must provide clear reasons as to why a deferral is necessary.

21. The Chair has a casting vote.
22. Members must be present for the entire item, including the officer's introduction and update; otherwise they cannot take part in the debate or vote on that item. Democratic Services will record when members enter and leave the room during the course of the meeting.

PUBLIC REPRESENTATIONS

23. Meetings of the Committee will be open to the public; however, seating within the Committee chamber will be limited according to the venue capacity and associated fire and safety regulations.
24. Seating for the applicant, objectors and statutory consultees will be reserved but only for the time in which their application is being considered. Otherwise seating will be on a first come first served basis.
25. Only those who have made written submissions in respect of a planning application **and** registered a request to speak in respect of the application shall be permitted to make oral representations before the Committee. If a member of the public wishes to speak at Committee they must submit the online request form or telephone democratic services at least 48 hours before the date of the meeting at which the application will be considered.
26. Speakers will not be permitted to circulate papers to members at the Committee meeting.
27. The Committee may agree to accept representations outside these procedures but will only do so in exceptional circumstances.
28. All Committee papers will be available online. However, access to some documentation may be restricted by virtue of the Council's publication policy. Information which is determined to be exempt by virtue of Schedule 6 of the

Local Government (Northern Ireland) Act 2014 may be published where the Council considers that the public interest in disclosing same outweighs the public interest in maintaining the exemption.

29. Documentation should not be provided directly to a Council Member. However, if documentation is provided directly to any member of the Council in relation to a particular application it must be copied to the Committee Clerk. It is essential that information is received sufficiently in advance of the meeting in respect of which the application is to be determined so as to ensure that the issues raised can be fully processed and considered by officers prior to the Committee hearing. Late information may result in that information either being disregarded or consideration of the application being deferred if officers will not have had an opportunity to fully investigate and process said information.

30. Deputations shall be heard in the following order:

- a. Statutory consultees¹;
- b. Objectors and/or their representatives;
- c. Applicant and/or their representatives and/or those supporting the application.

31. If a statutory consultee is required to attend they will be notified of this request at least one week in advance of the Committee meeting.

32. Only one deputation on behalf of the applicant and or/those supporting the application will be permitted to address committee.

33. Only one deputation on behalf of those objecting to an application will be permitted to address committee.

34. Deputations, unless otherwise agreed in advance by the Committee, shall consist of no more than 3 persons. Where there are 3 or more persons or groups wishing to address the Committee they will be required to arrange a single deputation to express their representations.

¹ As per Articles 13 & 14 and Schedule 3 of the Planning (General Development Procedure) Order (Northern Ireland) 2015

35. If more than 3 persons have registered a request to speak in support of or in objection to an application, the Council will notify, in so far as is reasonably practicable, those persons that they may not be guaranteed an opportunity to address the Committee. They will be invited to attend Council offices an hour before the Committee is due to start so that they can agree a deputation of speakers. If agreement cannot be reached the places on the deputation shall be allocated by planning officers so as to ensure that the deputation is representative of the range of issues raised by those who have made representations.
36. The applicant's, or their representatives, right to address committee shall be prioritised over other persons/groups wishing to speak in support of an application.
37. Deputations shall be confined to the making of a short address either by each member of the deputation or, should they so wish, by their nominated spokesperson or legal adviser.
38. Each deputation shall be permitted a maximum of 5 minutes to address the Committee. Where more than one person wishes to speak the 5 minutes should be shared between the members of the deputation.
39. All members of a deputation must continue to be seated and remain silent whilst other deputations are being made to the Committee.
40. Cross-examination, discussion or any type of debate between persons making representations to Committee shall not be permitted.
41. Once all deputations have been made, the parties shall be permitted an opportunity to rebut any factual inaccuracies which may have arisen from the oral representations of another deputation but it will only be permitted in respect of a factual inaccuracy which they have not had a previous opportunity to comment upon. This will be strictly limited to responding to any such issue and the party will not be permitted to rehearse representations which have already been made.

42. The Committee may, upon advice from officers, exclude any deputation from being present during the whole or part of the time when any other deputations are being made due to the confidential nature of information relevant to the application to be discussed; or for such other reasons as may be deemed appropriate.
43. The Committee may seek clarification from those who have spoken on any issues raised by them but should not enter into a debate.
44. Officers can address any issues raised during the course of representations from any deputation and the Committee may seek clarification from officers.
45. The Chair will ensure that those making representations to the Committee adhere to the time limits set out in this Protocol. These time limits will have been communicated to those making representations in advance of the meeting.
46. The Chair may at any time during the hearing of deputations, if they think it necessary to secure order, suspend the meeting and direct the removal of any individual from the meeting, or order that the meeting be cleared of all deputations.
47. When hearing deputations, the Chair will require members engaging in debate to desist, until such time as all relevant information has been received.
48. The Chair may bring the questioning of any person appearing before the Committee to a close provided s/he is satisfied that all relevant issues have been addressed. The Chairman may also prevent duplication of questions being put.
49. If a member of the Committee moves that the question be put to a vote and the Chair is of the opinion that the application before the Committee has been sufficiently discussed, he shall put the motion to the vote.

REPRESENTATIONS BY MEMBERS

50. Members who wish to address the Committee in respect of a particular application must notify Democratic Services prior to the Committee meeting.
51. Those members who wish to address the Committee will be permitted to do so for a maximum of 2 minutes.
52. Those members who sit on the Committee and wish to support or oppose an application are free to do so but cannot take part in the decision-making process. It is important that the public see that they are not acting in their capacity as a Committee member. When that application is being discussed the member must leave their seat and sit with the other parties who are making representations. Once a decision has been made on that application the member can return to their seat as part of the Committee.

DECISIONS CONTRARY TO OFFICER RECOMMENDATION

53. The power to decide an application lies with the Committee and it is entitled to come to a decision contrary to officer recommendations.
54. Any such decision may be subject to legal challenge and members must therefore ensure that the rationale for the decision are fully explained and based on proper planning considerations.
55. The senior authorised planning officer and/or the Council's solicitor will always be given the opportunity to explain the implications of the Committee's decision prior to a vote being taken on any such proposal.
56. The reasons for the decision contrary to the officer's recommendation must be formally recorded in the minutes and a copy placed on the planning application file / electronic record.

DECISIONS CONTRARY TO PLANNING POLICY

57. In general, planning decisions should be taken in accordance with the local development plan and any other associated planning policy documents. If a Committee member proposes, seconds or supports a decision contrary to the local development plan they will need to clearly identify and understand the planning reasons for doing so, and clearly demonstrate how these reasons justify departure from the local development plan. The reasons for any decisions which are made contrary to the development plan must be formally recorded in the minutes and a copy placed on the planning application file / electronic record.

PRE-DETERMINATION HEARINGS

58. The Committee must hold pre-determination hearings for those major developments which have been subject to notification (i.e. referred to the Department but returned to the Council for determination)² prior to the application being determined.

59. The Committee may also hold a discretionary pre-determination hearing, at its own discretion, where the Committee considers it necessary to do so.

60. The applicant and any other person who makes representations to the Council in respect of the application will be afforded an opportunity to appear before the Committee.

61. Paragraph 24-48 of this Protocol shall also apply to pre-determination hearings.

62. In deciding whether to hold a discretionary pre-determination hearing, members should take into account the following factors (please note this list is not exclusive):

- a) the relevance of the objections in planning terms;
- b) the extent to which relevant objections are considered to be

² Regulation 7 of the Planning (Development Management) Regulations (NI) 2015

representative of the community, particularly in the context of pre-application community consultation;

- c) the potential of causing undue delay in the decision making process; and
- d) the numbers of representations against the proposal in relation to where the proposal is and the number of people likely to be affected by the proposal.

63. Any hearing will take place after the expiry of the period for making representations on the application but before the Committee hears the application. The Council will endeavour to hold pre-determination hearings on a separate date from the Committee meeting at which it will be considered; however this may not always be possible.

64. For these hearings the case officer will produce a report detailing the processing of the application to date and the planning issues to be considered. If the Committee decides to hold the hearing on the same day as it wishes to determine the application the report to councillors will also contain a recommendation.

PREPARATION OF PLANNING POLICY DOCUMENTS

65. Planning policy documents include the local development plan, local planning policies, plan strategies, the statement of community involvement and any other development plan documents or guidance.

66. The Committee should have a high level of involvement in the preparation and approval of planning policy documents.

67. Once approved by the Committee, planning policy documents will be referred to the Council's Strategic Policy and Resource Committee who will assess the document to determine whether it is consistent with the broader strategic objectives of the Council.

68. If Strategic Policy and Resource Committee consider any of the said planning policy documents to be inconsistent with those objectives, the Committee will

reconsider the relevant document in light of the issues raised by the Strategic Policy and Resource Committee.

69. Once the Committee has reconsidered the relevant document it shall be reported to the Strategic Policy and Resource Committee and will be subject to ratification by full Council.

SITE VISITS

70. Site visits may be arranged subject to Committee agreement. They should normally only be requested where the impact of the proposed development is difficult to visualise from the plans and other available material and the expected benefit outweighs the delay and additional costs that will be incurred.
71. Only members of the Committee and officers should attend organised site visits.
72. Members will not carry out their own unaccompanied site visits as there may be issues around permission to access the land, they will not have all of the relevant information from the relevant planning officer and, if a councillor is seen with an applicant or objector, it might lead to allegations of bias.
73. The Committee Clerk shall attend the site visit and will record the date and time and duration of the visit. The Clerk will also record the attendees and any other relevant information.
74. The Chair, or Vice Chair in the Chair's absence, with the assistance of the Committee Clerk, will ensure that the site visit is conducted in accordance with this protocol and the Code of Conduct for Councillors.
75. A statement will be read out by the Chair before the commencement of the site visit to remind members of the purpose of the visit and the terms of this protocol. The planning officer will then remind members of the proposal and the main issues.

76. A nominated officer will prepare a record of the members' site visit which will then be presented to the Committee meeting at which the application is to be determined.

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Belfast District Council (Shadow)

Report to:	Shadow Planning Committee
Subject:	Deferred Applications post April 2015
Date:	11 th March 2015
Reporting Officer:	John Walsh, Town Solicitor, Ext 6042
Contact Officer:	Nora Largey, Solicitor, Ext 6049

1	Relevant Background Information
1.1	Members will be aware that a number of planning applications have been deferred by the Council's Town Planning Committee. It is proposed to have a mop up meeting of the Town Planning Committee on 26 th March 2015 to deal with those applications.
1.2	It is envisaged however that it will not be possible to deal with all of the deferred applications at that meeting. This will mean that there will be some applications which would have been decided by the DOE Planning Service but will then have to be determined by the Council as a result of the Council deferring the application.
1.3	There will also be a number of applications which have been deferred by Lisburn City Council and Castlereagh Borough Council which will be transferred to Belfast on 1 st April 2015.

2	Key Issues
2.1	As members will be aware, the first actions of the Council as a local planning authority are likely to come under great scrutiny from the press, the general public, and in particular, those parties interested in the applications which have been deferred.
2.2	As the Council was not the decision maker in respect of those applications which have been deferred, it is likely that members have in the past made comments or expressed a view in relation to a particular application, or to a particular type of

	application. This will give rise to issues in relation to pre-determination, potential conflict of interest or the appearance of bias.
2.3	In addition, members will recall that the decisions of the Committee will be subject to the supervision of the High Court by way of judicial review. Judicial review is typically concerned with the decision making process as opposed to the decision itself. One of the grounds for judicial review is that there has been procedural unfairness in dealing with an application which includes, amongst other things, the appearance of bias.
2.4	In light of those considerations it is essential that the Planning Committee has a robust process in place for determining those applications which have been deferred so as to ensure that there is no appearance of bias, pre-determination or any other alleged impropriety.
2.5	In order to do so, it would appear that there are two options available to deal with deferred applications post April 2015. These are:
2.6	Option One • Delegate permission to the senior authorised planning officer to determine all applications which have been deferred prior to April 2015. • This will be subject to the senior authorised planning officer, in consultation with the Town Solicitor and Director of Development, bringing any application to Committee where it is deemed appropriate in all the circumstances to do so. • Any major applications, applications made by the Council, an elected member of the Council, a Council employee and applications relating to land in which the Council has an interest cannot be delegated and will therefore be brought before Committee.
2.7	Option Two • Apply the Scheme of Delegation to all deferred applications. Those applications which are not delegated under the Scheme will be brought before Committee to be determined. A copy of the Scheme is attached at Appendix One. • Any member who had requested that the application be deferred, together with any member who has had any involvement in the process or has expressed a view in relation to the application, shall not take part in the decision making process so as to avoid any suggestion of impropriety.
2.8	Officers have estimated that approximately 10-12 applications will have to be determined at each Committee meeting, taking into account the Scheme of Delegation and the average number of applications received. That estimate does not include those applications which are currently deferred.
2.9	If Option Two is selected that will increase the number of applications which will have to be considered by Committee in the initial months and may cause delay in determining other applications. Members are reminded that if a decision is not made within 8 weeks of a non major application being lodged (and 16 weeks in

	respect of a major application), an applicant can appeal that 'non-decision' to the Planning Appeals Commission ('the PAC'). If the PAC finds in favour of the application it has the power to make an order for costs against the Council.
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3	Resource Implications
3.1	It is not possible to determine resource implications at present; thought it should be noted that the proportion of decisions brought before Committee will have an impact upon the required committee support provided by Democratic Services, Legal Services and the Planning Service.

4	Equality and Good Relations Implications
4.1	None.

5	Call In
5.1	Members are advised that any decision relating to the governance of the committee is subject to Call In.

5	Recommendations
5.1	The Committee is asked to; • Agree to either Option One or Option Two as set out in the body of the Report.

6	Documents attached
6.1	Appendix One – Scheme of Delegation

7	Decision Tracking
7.1	The person responsible for any actions arising from your meeting is John Walsh.

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3.9 DIRECTOR OF PLANNING AND PLACE

The Director of Planning and Place will be the principal advisor on all planning related matters for the Council.

The Director will develop, lead and manage the planning functions of the Council to ensure that the planning service fulfils its potential in shaping the future of the City and delivering the Council's aspirations for urban development and design.

The Director will develop the Local Development Plan, and associated local policy documents, so as to deliver the Council's strategic priorities in relation to place shaping, economic growth, regeneration and the inter-connection of spatial planning with community planning.

In conjunction with the Director of Organisational Development, the Director will develop and implement a capacity building programme for elected members and officers in relation to decision making and strategic planning.

The exercise of the following functions, in line with relevant Council policies, is delegated to the Director of Planning and Place:

3.91 The functions listed below in relation to the legislation set out in Appendix D and legislation made thereunder for which the Planning Committee has responsibility:

- (a) determining applications for small scale office development (up to 200sq metres);
- (b) minor alterations and extensions to, residential, community/civic, commercial or industrial premises;
- (c) determining applications for minor works such as works required for the purposes of providing disability access; the erection of smoking shelters etc;
- (d) determining applications for the alteration and extension for residential purposes to existing residential units to include residential garages or sheds within the curtilage of an existing dwelling;

- (e) determining applications for developments of up to 4 dwellings;
- (f) determining applications for the display of advertisements;
- (g) determining applications for change of use excluding those relating to purpose built student accommodation, houses of multiple occupation, amusement arcades and hot food bars;
- (h) determining applications for works to buildings or structures in conservation areas and areas of townscape character;
- (i) determining applications for listed building consent, excluding demolition;
- (j) determining applications for landscaping, car parking and other minor works to the main use of the land on which they are to be located;
- (k) enforcing all regulations, orders and bye-laws made under the said legislation;
- (l) in consultation with the Town Solicitor, instituting legal proceedings on behalf of the Council;
- (m) authorising officers pursuant to relevant legislation for the purpose of exercising statutory powers;
- (n) issuing and serving certificates of lawful development;
- (o) the variation and removal of conditions except when the variation and removal relates to, or constitutes, a major development;
- (p) exercising all powers in relation to the issue and renewal (but not refusal) of permits and licences except those permits or licences that relate to, or constitute, a major development;
- (q) effecting (but not cancelling or refusing to effect) registrations and maintaining statutory registers;
- (r) registering notices and charges in the Statutory Charges Register;

- (s) exercising the Council's powers in relation to the preservation of trees;
- (t) executing works in default of compliance with any notice or order and in an emergency where empowered by statute and recovering the costs of so doing;
- (u) the temporary listing of buildings in urgent cases;
- (v) in consultation with the Town Solicitor, lodging objections in relation to planning applications where the Council has been notified as part of the neighbourhood notification scheme;
- (w) entering into planning agreements pursuant to Section 76 of the Planning Act (NI) 2011 up to the value of £30,000;
- (x) deeming as refused, any application where all of the necessary supporting documentation has been reasonably requested but not provided, without reasonable excuse, to the Council within six weeks from the date of receipt of that application;
- (y) generally enforcing all other statutory powers connected to the exercise of the planning functions which have been conferred upon the Council.

3.92 The delegated functions set out above do not apply to the following planning applications:

- (a) Those made by elected members;
- (b) Those made by Council staff;
- (c) Those made by the Council;
- (d) Those in which the Council has an interest or estate.

3.93 All other applications or permissions which are not specifically listed in paragraph 3.91 shall be deemed to be delegated unless otherwise provided for within this Scheme.

3.94 Where a function is normally delegated but raises issues which the Director believes should be considered by the Committee, that application will be referred to the Committee.

3.95 The Town Solicitor, in consultation with the Director, may refer a decision back to Committee for reconsideration.

Legislation to be inserted in Appendix D

- Planning (Northern Ireland) Act 2011
- The Planning Reform (Northern Ireland) Order 2006
- The Planning (Amendment) (Northern Ireland) Order 2003
- The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995
- Planning (Compensation, etc.) Act (Northern Ireland) 2001
- Planning (Northern Ireland) Order 1991
- The Planning and Building Regulations (Amendment) (Northern Ireland) Order 1990
- The Planning (Amendment) (Northern Ireland) Order 1982
- The Land Compensation (Northern Ireland) Order 1982
- The Planning Blight (Compensation) (Northern Ireland) Order 1981
- The Enterprise Zones (Northern Ireland) Order 1981
- The Private Streets (Northern Ireland) Order 1980
- The Planning (Amendment) (Northern Ireland) Order 1978
- The Land Acquisition and Compensation (Northern Ireland) Order 1973
- The Planning (Northern Ireland) Order 1972
- Planning and Land Compensation Act (Northern Ireland) 1973
- The Land Development Values (Compensation) Act (Northern Ireland) 1965
- Lands Tribunal and Compensation Act (Northern Ireland) 1964
- Caravans Act (Northern Ireland) 1963

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