

## APPENDIX 1: Structure Evaluations

### Background

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

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

*"Listed building" is defined in section 80(7) (lists of buildings of special architectural or historic interest) of the Planning Act (Northern Ireland) 2011: "(7) In this Act "listed building" means a **building** which is for the time being included in a list compiled under this section.*

*"Building" is defined in section 250(1) (interpretation) of the Planning Act (Northern Ireland) 2011. The term "building" **includes any structure or erection**, and any part of a building, as so defined, but does not include plant or machinery comprised in a building;*

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

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

*(b) may amend any list so compiled.*

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

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

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

The summaries below are taken from the from the evaluation in the consultation report and details the main features alongside the recommended class of listing.

## **Inchmarlo Prep School, Cranmore Park, Belfast, BT9 6JR**

**HB26/18/009**

### **Evaluation**

Substantial multi-period complex comprising original two storey with attic, symmetrical stone former linen house constructed in 1881 in Scottish Baronial style with distinctive crow-stepped detailing to gables for James Anderson Bulloch of the firm Messrs Bulloch Bros manufacturer of linen shirts in Donegall Square South and Linenhall Street and successive extensions to rear and side of the principal dwelling. The complex is located in the centre of a large mature site on the SE side of Cranmore Park, to NW of RBAI playing fields containing former walled garden and sweeping avenue with extensive and attractive belts of planting and mature trees. The original house was built on the proceeds of Belfast's burgeoning linen industry and was the residence, successively, of three prominent businessmen involved in the linen trade, before being taken over by Royal Belfast Academical Institution in 1935 and remodelled as the school's preparatory department. Despite some changes which have taken place to the main building in recent years, the principal building retains its internal layout largely intact together with many internal and external features evocative both of its first 50 years as a villa residence, built and occupied by wealthy linen merchants and its adaptation as a successful private school almost a century ago.

Proposed NIEA listing – **B1**

Extent of proposed listing – Main block including rear courtyard [excluding gymnasium], dining hall and gate pillars

**Image:**



**143 Malone Road, Belfast, BT9 6SX**

**HB26/18/045**

### **Evaluation**

Substantial, two-storey Italianate stuccoed former villa, built 1897 for Frank Kerr Solicitor, to designs by architect William J Moore. Now in use as offices for the Construction Employers Federation, this impeccably maintained building is located on a generous corner site on junction of Malone Road and Myrtlefield Park in South Belfast, surrounded by mature landscaping. The building is located on the SW side of St John's Church of Ireland (HB26/18/015). Both the interior and exterior of the main front block retain much original historic fabric and detailing. Externally, details such as 1/1 timber sliding sash windows with single glazing, an open-columned porch with decorative capitals, stone string coursing and corbelled, dentilled eaves survive. Internally there is a fine, decorative timber staircase, much original joinery and particularly fine plaster detailing to ceilings and friezes. While the NE return has been modernised and extended to the rear, and other alterations have taken place over the years including the alteration of the original gate lodge, this is a building that expresses its significance through retention of its original style, survival of ornamentation and much of the original plan form. Its authenticity, combined with an interesting history determines it to be of special architectural and historic interest.

Proposed NIEA listing – **B2**

Extent of proposed listing – Former villa

### **Image:**



**Note:**

Listed buildings in Northern Ireland are divided into four categories:

**Grade A**

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

**Grade B+**

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

**Grade B1 and B2**

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