

## 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.

**174 Upper Malone Road, Belfast, BT17 9JZ**

**HB26/16/013**

### **Evaluation**

An accomplished two-storey-plus-attic Arts and Crafts style house, built c. 1893 to designs by Frank Loughborough Pearson set in extensive grounds overlooking the Lagan Valley. Asymmetry, sweeping roofs and eclectic detailing are typical of the genre with characteristic formal freedom and attention to detail and materials much in evidence. The house survives largely unaltered and is a particularly fine example of this type of substantial Arts and Crafts style which together with the history of the pioneering installation of electricity in this domestic setting further adds to the significance.

Proposed NIEA listing – **B1**

Extent of proposed listing – House

**Gardner Robb Building, 51 Lisburn Road, Belfast BT9 7AB**

**HB26/28/164**

### **Evaluation**

The former Belfast Union Workhouse Fever Hospital was designed in the Tudor Gothic style by the eminent architect Charles Lanyon 1845-47 and further extended 1847-48 to accommodate the growing numbers of patients. Charles Lanyon at the time of designing this building [1845-47] was also responsible for the works at Crumlin Road Gaol, Crumlin Road Courthouse, Ulster Institution for the Deaf and Dumb, Queen's College later Queen's University, Queen's Bridge and Glendun Viaduct. He had also completed 14 Church of Ireland churches between 1839 and 1843. This was of course the years of the Great Famine in Ireland with a preponderance of cheap and available labour. Lanyon was contemporaneously engineer to several railway companies and County Surveyor for County Antrim during this period. In this building, Lanyon skilfully reworked the standard George Wilkinson plans for Fever Hospitals to provide accommodation for the growing numbers of patients, helping to evolve the typology to secure greater separation for the inflicted and better disease control. The Gardner Robb Building is the only surviving structure within the wider suite of 1840s buildings of the Belfast Workhouse complex. It is the only remaining workhouse Fever Hospital to have been designed by the celebrated Belfast architect Charles Lanyon, the other surviving workhouse fever hospitals in Northern Ireland adhere to George Wilkinson's standard plans. It is also one of the earliest hospital buildings to have survived in Belfast- only Clifton Street Poorhouse is earlier in date. It is only one of four Workhouse Fever Hospitals to survive in anything like their original form in Northern Ireland.

Proposed NIEA listing – **B1**

Extent of proposed listing – Hospital, piers, steps, railings and part of boundary walling

**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.