

## 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.

**Friar's Bush Graveyard, Stranmillis Road, Belfast ,BT9 5AA**

**HB26/27/014**

**Evaluation**

Proposal to de-list. HED

Described in the list entry dated 1974 as: Irregular shaped graveyard enclosed by high rubble stone wall and named after 'Ye Friar's Grave'. Extended and enclosed before 1932. Contains many tomb memorials on the enclosing walls and free standing.

The Graveyard was designated as a Scheduled Monument, which is a more appropriate form of protection, on 24th February 2026.

Proposed NIEA listing – **N/A**

Extent of proposed listing – N/A

## **51 Malone Park, Belfast, BT9 6NN**

**HB26/18/024**

### **Evaluation**

Two-storey with attic, freestyle, multi-bay detached villa, located on the south-west side of Malone Park, close to the Malone Road in South Belfast. Built in 1903 to designs by Belfast architect William John Fennell. This house exhibits the architectural language of 'Freestyle' with its asymmetric floor plan and projecting bays, varied fenestration to the façades and eclectic detailing that create proportions typical of the style. The materials are also characteristic of the period with a blend of red clay brick, roughcast walls and a Rosemary tiled roof. This is a notable example of the domestic work by the distinguished Belfast architect W J Fennell who was responsible for many residential and public buildings in Belfast. Much of the original turn-of-the-century historic fabric and detailing remains- including the original timber sliding sash and casement windows with decorative leaded lights, and internally, the original timber staircase and oak panelling, which allow the building to convey its architectural significance. These features of interest, which have definite quality and character, display a level of integrity and authenticity. No. 51 Malone Park sits among other listed villas on Malone Park, a tree-lined private avenue with mature landscaping to large private plots. It is of local interest for its design, retention of historic character and is the work of an important Belfast architect.

Proposed NIEA listing – **B2**

Extent of proposed listing – House

**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.