

## APPENDIX 2: NIEA Property Evaluations

The NIEA are currently engaged in the Second Survey of all of Northern Ireland's building stock to update and improve on the first List of buildings of special architectural or historic interest which began in 1974. The second survey is due to be completed by 2016.

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

- (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and
- (b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building which consists of a man made 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 (NIEA) 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 full reports which provide the assessment of the current heritage value of the building in more detail are set out in Appendix 3. The summary below is taken from the NIEA property evaluation and details the evaluation in relation to the class of listing proposed.

- A. **20 Knockdene Park 'Astolat', Belfast. Ref: HB26/13/048** "This well proportioned and detailed 'Arts and Crafts' style house, dating from the 1890s, retains many external features. The brick and rendered villa with its natural slate roof, asymmetrical detailing, proliferation of bays and variety of window styles, is reminiscent of the works of Edward Schroeder Prior and Charles Voysey. Set within its original mature gardens, on an elevated site at the junction of Knockdene Park and Knockdene Park South, it adds considerable character and charm to the Area."

Proposed NIEA listing - **B2**, Extent of proposed Listing – **House** (Currently not Listed)

- B. **Fernhill House (Former People's Museum), Glencairn Park. Ref: HB26/38/004A** A well-proportioned building of considerable architectural and historical significance given its associations with the nineteenth century Belfast merchants John Smith and Samuel Cunningham, a wealthy stockbroker, Chairman of the Northern Whig and a leading member of the Ulster Unionist Council and the Ulster Provisional Government from 1911. Designed in a Classical-style, possibly with connections to the architect Robert Young, the building retains many original external features including the hipped roof, scrolled brackets to eaves and rusticated ground floor, all of which enhance the appearance of the building. The survival of much of the internal decoration such as ornate cornices, ceiling roses and shutters also enhance the historic and architectural value of this building. In more recent times, Fernhill was the location of the announcement of the Loyalist ceasefire in 1994 and in 1996 it opened as a community museum. With an impressive range of outbuildings (HB26.38.004B) and retaining its original tree-lined avenue approach and elevated setting with extensive views over the parkland, the house and yard form an important group.

Proposed NIEA listing - **B2**, Extent of proposed Listing – **House** (Currently not Listed)

- C. **Fernhill House Outbuildings, Glencairn Park. Ref: HB26/38/004B** An intact courtyard of architectural and historic interest due to its associations with Fernhill House (HB26/38/004A) which lies to the south of the complex. The 1901 census records that the outbuildings comprised of stable, coach house, harness room, cow house, calf house, dairy, fowl house, oiling house,

barn, shed and store. Owned during the early 20th century by Samuel Cunningham, the prominent Belfast stockbroker, the stableyard was stocked with racehorses, the most notable being 'Tipperary Tim' which won the 1928 Aintree Grand National. Some of the architectural detailing has survived including the coursed rubble-stonewalls, red brick dressings and stone piers which provide an interesting contrast with the Classical-Revival mansion adjacent. Retaining its original tree-lined avenue approach and elevated setting with extensive views over the parkland, the house and yard form an important group and contribute to the heritage of the area.

Proposed NIEA listing - **B2**, Extent of proposed Listing – **Outbuildings** (Currently not Listed)

- D. **Waterworks Park, Antrim Road, Belfast. Ref: HB26/44/027B** The decorative cast-iron railings to the former gate lodge, at 260 Antrim Rd, Belfast (HB26/44/027A) and curved entrance screen and railings to east boundary of Waterworks Park, Antrim Road are a good example of architectural metalwork in both the Victorian and Art Nouveau styles. Originally designed to enclose the former porters lodge (most likely to the designs of Sir Charles Lanyon) and the park at the Water Works, where two large reservoirs were developed by 1842 to provide fresh water to the city. Despite replacement of the original elaborate piers and cappings c. 1930, the railings and gate screen, enhance the setting of the lodge and contribute to the character of Water Works Park and the Antrim Road area, illustrating its historical development during 19th and 20th centuries.

Proposed NIEA listing - **B2**, Extent of proposed Listing – **Park gate screen, piers, gates and railings** (Currently not Listed)

- E. **263 Belmont Road, Belfast. Ref: HB26/13/011** Formerly the northern gate lodge to Ormiston House, an interesting example of a gate lodge in Scots Baronial style with references to the Mansion House. Crow-stepped gabled single-storey house in uncoursed rock-faced sandstone with the emblems of each of the three kingdoms to apexes. Although some original fabric and detail have been lost internally and externally, the building has retained its character, style and proportions and forms an important group with the house (HB26.13.001), stable block (HB26.13.029) and the east gate lodge on Hawthornden Road (HB26.13.001 B).

Proposed NIEA listing - **B2**, Extent of proposed Listing – **House** (Currently not Listed)

#### **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.*