

APPENDIX 1: Property 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 is due to be completed in 2016.

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 property evaluation and detail the assessment in relation to the class of listing proposed.

- 1. Cross of Sacrifice, Milltown Cemetery, 546 Falls Road, Belfast, BT12 6EQ (HB26/22/002D)** – Freestanding Cross of Sacrifice, dating c. 1929 to designs by Sir Reginald Blomfield. The cross commemorates the dead of WW1 and it was commissioned by the Imperial War Graves Commission. Its skilfully abstract and functional design constitutes an iconic piece of work, standardised and installed in cemeteries in many countries, subsequently embraced across Britain as a national symbol of remembrance.

Almost identical memorials are erected in both City and Dundonald Cemetery (HB26.13.050 & HB26.05.001L). Providing a tangible link to historic conflicts, which defined the 20th century, these memorials are of increasing significance as such events begin to pass from living memory. Inclusion of the screen wall, which is inscribed with the names of the military casualties, provides a further layer of social interest and historical significance to the ensemble. Prominently located on a main axis route in the historic Milltown Cemetery (HB26/22/002) in Belfast, this Cross of Sacrifice positively contributes to the social fabric and to the rich social and cultural heritage within the cemetery.

A number of other structures within the cemetery are also of social interest, including the gate screen (HB26.22.002A); the Clark Canavan Cross (HB26.22.002B); the Bowen Vault (HB26.22.002C); and the Blitz Memorial (HB26.22.002E).

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Cross of Sacrifice** (currently not listed)

- 2. Sandy Row Orange Hall, 206 Sandy Row, Belfast, BT12 5EY (HB26/29/024)**

Symmetrical detached four-storey redbrick Gothic Revival style orange hall, dated 1910 and designed by local architects Robert Sharpe Hill and Eric Riddell Kennedy. Rectangular on plan, facing west and located on the east side of Sandy Row, it has a two-storey redbrick gable-ended hall abutting the rear and fronting onto Renwick Street.

The hall has fine stained glass windows. An unusual early twentieth-century exercise in Gothic-revival with a distinctive verticality, this Orange Hall is of considerable social interest to the local community and is a fine early twentieth century example of a public building. It is one of the most significant historic buildings remaining in Sandy Row.

Proposed NIEA listing – **B2**

Extent of proposed Listing:– **Hall** (currently not Listed)

3. Former School adjacent to St Marks Church of Ireland, Ligoniel Road, Belfast, BT14 8DN (HB26/39/006B)

A small former national school, in simplified Gothic style built between 1874-75 by local builder John Davidson designed possibly by Charles Lanyon's assistant WH Lynn.

Cruciform plan set on a North /South axis with the crossing to the southern side and a large flat roofed extension built in 1969 to the North. Small projecting porch abutted to East transept and large gabled section abutted to the north of the West transept and in parallel with main building. Two small, separate, flat roofed extensions of unknown date to the South of both the East and West transepts. Roof crowned by lead capped cupola with weathervane at crossing and roof gables have chimneys to apex. Main hall has original roof trusses set on moulded stone corbels.

Although later extensions detract from the building's overall character it retains many original internal features including its cruciform plan, braced timber roof trusses and in some areas timber sliding sash windows. It is well detailed externally, with random coursed rock-faced external walling, red sandstone dressings and a lead topped cupola with weathervane.

This is a small building of character having local historical and social significance and with added group value with the adjacent listed St James Church (HB26/39/006A).

Proposed NIEA listing – **B2,**

Extent of proposed Listing: – **Church Hall** (currently not Listed)

4. No. 2 Malone Road, Belfast, BT9 6BN (HB26/17/085)

No. 2 Malone Road is a prominently located well-proportioned red brick former townhouse, built c.1890 as one of a pair with its neighbour No. 4 as part of the ongoing development of south Belfast in the latter part of the nineteenth century. The group is particularly well-sited, located directly at the hub of south Belfast's three main thoroughfares – Stranmillis, Malone and University Roads.

No. 2 dominates the corner, with an axial outlook over University Road towards the city, making a considerable contribution, along with its neighbour, to the streetscape value of

Queens Conservation Area. The wedge-shaped configuration of the building has resulted in a highly complex roof plan and internal layout, representative of the problems arising from redevelopment of existing plots to meet modern aesthetic standards. Despite this, the building maintains a fairly regular frontage, built in Belfast's characteristic red brick with red sandstone and terracotta detailing.

Built as a pair with No. 4, the group has some unifying features, but are individually detailed, to good architectural effect. The impact of conversion to commercial use has been contained to the ground floor, and although the subdivision of the ground floor entrance hall is regrettable, it has been carried out to basic standards and is reversible. Fittings and fixtures are of notably high quality, consistent with its neighbour, and decorative elements throughout are representative of the stock-source catalogue items that were popular at the time.

Proposed NIEA listing – **B1**,

Extent of proposed Listing: – **Former House** (currently not Listed)

5. No. 4 Malone Road, Belfast, BT9 6BQ (HB26/17/084)

No. 4 Malone Road is an attractive, well proportioned red brick former townhouse, built c.1890 as one of a pair with its neighbour No. 2 as part of the ongoing development of south Belfast in the latter part of the nineteenth century. The group is particularly well-sited, located directly at the hub of south Belfast's three main thoroughfares – Stranmillis, Malone and University Roads.

Although No. 4 sits behind its neighbour No. 2, which dominates the corner, the wedge shaped configuration of the group, coupled with tall proportions and considered use of projecting bays employed at No. 4, means that the building is a prominent element of the group, visible from some distance along the axis of University Road. The building is highly representative of its period, with irregular frontage, and built in Belfast's characteristic red brick with red sandstone and terracotta detailing.

Built as a pair with No. 2, the group have some unifying features, but are individually detailed, to good architectural effect. Conversion to commercial use has been sympathetic, with minimal alteration to internal layout and fabric, although the loss of the original entrance door is regrettable. Fittings and fixtures are of notably high quality, and decorative elements throughout are representative of the stock-source catalogue items that were popular at the time. The building makes an important contribution to the Queens Conservation Area, and this prominent corner group.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Former House** (currently not Listed)

6. Bank House, 133-135 Albertbridge Road, Belfast, BT5 4PS (HB26/06/006)

Following the expansion of the city between 1834 and 1900 this building built c. 1886 formed a prominent entrance to East Belfast, it was constructed as a doctor's residence or surgery, and was later taken over by the Belfast Banking Company.

It is an attached corner-sited multi bay two-storey with attic redbrick gabled former bank, built c.1886. Irregular on plan; with a northeast elevation fronting onto Castlereagh Road, a further northwest elevation fronting onto The Mount and a gabled corner frontispiece entrance bay. Exhibiting a wealth of external brick and sandstone detailing and retaining some original fenestration, this prominently positioned building is one of the most impressive of the late Victorian buildings that characterise Ballymacarret – it is of local interest and served the community originally as a doctor's surgery and later as a bank.

Proposed NIEA listing – **B2**,

Extent of proposed Listing: – **Former Bank, wall, railings & gates** (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.