

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. 18 Donegall Pass, Belfast, BT7 1XA (HB26/30/114)** – An early 20th century brick faced reinforced concrete framed building of three storeys with dormer attic level and basement located on the northern side of Donegall Pass, south of Belfast City Centre. Purpose built for the Girls' Friendly Society, the oldest Church of Ireland organisation established for girls and women, and is now a worldwide organisation, this diocesan lodge provided accommodation for girls from the surrounding countryside who came to work in Belfast. Other GFS lodges in N Ireland existed in Armagh, Londonderry and Rostrevor, however none of these were purpose built. The building was constructed c. 1906 to the designs of Birmingham born architect William Roome using the patented 'Hennebique' structural system of reinforced concrete columns, beams and floor slabs. Roome was responsible for introducing the 'Hennebique' system to Ireland with the construction of the Somerset Linen Factory at Marcus Ward Street in Belfast (HB26/30/067), built c. 1904-05. During the years 1897-1908 only 6 buildings were constructed in N. Ireland using this system, making this a rare type. Remodelled for use as a police station during the latter half of the 20th century, the interior has seen much alteration, however the main staircases and terrazzo flooring still remain. The building is of social and historical significance with its association with the GFS and of architectural interest in relation to the technically significant innovative structural system concealed behind the brick facade, typical of its time.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Former Girls' Friendly Society Lodge** (currently not listed)

- 2. St. Paul's Church, 125 Falls Road, Belfast. BT12 6AB (HB26/31/005 B) – St. Paul's Roman Catholic Church** is a substantial urban church, built in two stages between 1885 and 1906, renovated in 1936, prominently located on the Falls Road, Belfast. At its core is the original single vessel nave and chancel, built in a lively polychrome Early English revival style to designs by notable Belfast architect John Joseph McDonnell, who was responsible for the design of several Roman Catholic churches, many of which are listed. The addition of side aisles and galleries in 1906 is representative of the tendency to enlarge urban RC churches as residential areas developed and funds became available, enhancing both architectural and historic interest. Ornamentation is well executed with notable examples of stone carving by Belfast architectural sculpture firm Purdy and Millard, examples of whose work can be seen on several prominent city centre buildings, including the Scottish Provident Institution. Although reordering has taken place, the sanctuary retains high quality decorative elements to good effect, including rich mosaic, marble reredos and Victorian stained glass. Also of considerable note is the retention of the fine stone and marble baldacchino, installed as part of renovations in 1936 and a highly unusual survivor post Vatican-II. The church retains its ornate iron gates and railings and is a key building within a wider precinct, including the adjacent listed St Paul's Presbytery (HB26/31/005A).

Proposed NIEA listing – **B1**

Extent of proposed Listing:– **Church, gates and railings** (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.