

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. 102 – 108 Ann Street, Belfast, BT1 3HU (HB26/50/324)** –A substantial yet well proportioned four storey red brick commercial block located on the northern side of Ann Street in central Belfast, built c. 1903 and enlivened by a scalloped pediment and fine red sandstone detailing typical of the period. Since construction of a large proportion of the building has been continuously occupied by the ironmonger and hardware merchant 'Jamison and Green' until 2015. Despite some changes to the shopfront windows and reconfiguration of abutments to the rear, the building retains much of its original historic character and includes a sandstone pediment with 'Princes Buildings' inscribed within. It stands taller than its neighbours and is immediately visible when crossing the Queen's Bridge from the east. In conjunction with the nearby Riddle's warehouse (HB26/50/050) and the former Bank of Ireland Chambers (HB26/50/031), this group of late 19th and early 20th century commercial buildings stand as a remainder of Belfast's commercial history in this city centre location.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Former shop and offices** (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.