

## 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. 28 Derryvolgie Avenue, Belfast, BT9 6FP - (HB26/28/142 B  
30 Derryvolgie Avenue, Belfast, BT9 6FP - (HB26/28/142 A**

Semi-detached two-storey late Victorian red brick villas, built c.1870 by John Woods. Architect unknown. This pair of semi detached villas; important in this South Belfast context where prestigious residential development flourished at a time of rapid industrial expansion in the city and semi detached dwellings were considered 'down-at-heel'. Separation of the houses side-on to the street is thought to address this common perception, so that No. 28 reads as a largely symmetrical detached single dwelling for Derryvolgie Avenue with No. 30 tucked behind, accessed by a long driveway. Screened behind a row of mature trees and hedging, group value between the two properties is strong, as an intact pair, with matching sliding sash windows, projecting eaves and decorative carved brackets to canted bays; the entrance portico at No. 30 is later.

Roughly L-shaped on plan, the internal layout is slightly at odds with the external fenestration, including a few 'mock' windows, that suggests they may be designed by an amateur builder. Nonetheless, the rooms are well-portioned with an array of historic features and quirky details adding to their idiosyncratic style. Despite a flat roofed extension, which detracts to some extent from its character, original outbuildings and a segmental carriage arch (reputedly intended to serve both houses) further augment No. 28. As an intact pair, coupled with their unusual relationship to the street and mature setting, the two houses are amongst the best examples of their time within the Derryvolgie and Windsor Conservation Area.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Houses, outbuildings, yard and carriage arch.** (currently not listed)

**2. 28 Wellington Park, Belfast, BT9 6DL (HB26/28/055 A)**  
**30 Wellington Park, Belfast, BT9 6DL (HB26/28/055 B)**

Two-storey with attic semi-detached former dwelling, built 1866 to designs by Robert Young, later of Young and Mackenzie. Facing north on Wellington Park, the pair stand apart within the Malone Conservation Area as a very good example of High Victorian domestic architecture with use of multi coloured brick. Of note due to the connection with local brick manufacturing, in particular the grey-white bricks on the main façade, embellished with polychromatic detailing and dressed sandstone (now painted); the gable ends and rear elevation are faced in bricks more commonly found in Belfast. Also distinguished by jettied dormers, vaguely Tudor in style, on two-storey canted bays at each end, a device used elsewhere in the city by Young and Mackenzie (HB26.27.064A-F & HB26.44.028A-D). Together the pair are well-portioned and appear symmetrical, however the plans interlock, each one roughed L-shaped with original two-storey returns. Although converted to a dental surgery, the interior layout and detailing of No. 28 remains largely intact. In the case No. 30, although converted to offices, the interior plan form appears largely intact.

Elevated above pavement level, matching grey-white brick boundary walling and corner piers with stone copings, coupled with stone entrance steps and an authentic cast iron boot-scraper, significantly enhance the character of their setting.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Houses, walling, entrance steps, bootscraper and yard walling (latter NO. 30 only).** (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.