

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. **22 Ashley Avenue, Belfast, BT9 7BT - (HB26/28/054 A)**

Two-storey with attic terraced dwelling, built 1870, possibly to designs by Luke Livingstone Macassey, although this cannot be confirmed with certainty. Facing north on Ashley Avenue, it has group value with No. 24 & 26 (HB26.28.054B & C; the three properties are rendered in different colours and embellished with stucco detailing. They stand apart within the Lisburn Road Area of Townscape Character as good examples of late Victorian architecture. Well proportioned with canted bay, entrance aedicule and two-over-two paned sliding sash windows, the gabled return to No. 25 retains its original windows. Inside, the plan form is largely unaltered with an array of historic joinery and plasterwork amongst other features of note. Archaeological remains, reputedly from an early Christian occupation site (ANT 061:014) were discovered in 1975 in an excavation of this property. Proposed NIEA listing – **B1**

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

2. **24 Ashley Avenue, Belfast, BT9 7BT - (HB26/28/054 B)**

Two-storey with attic terraced dwelling, built 1870, possibly to designs by Luke Livingstone Macassey, although this cannot be confirmed with certainty. Facing north on Ashley Avenue, it has group value with NO. 22 & 26 (HB26.28.054 A & C; the three properties are rendered in different colours and embellished with stucco detailing. They stand apart within the Lisburn Road Area of Townscape Character as good examples of late Victorian architecture. Well proportioned with canted bay, entrance aedicule and two-over-two paned sliding sash windows, the additional bay at No. 24 incorporating a shared rear access passage adds to its interest. Replacement rear windows detract from its authenticity to some degree, although original opening remain. Inside, the plan form is largely unaltered with a wealth of historic features intact. Archaeological remains, reputedly from

an early Christian occupation site (ANT 061:014) were discovered in 1975 in an excavation of the cellar of No. 22 Ashley Avenue.

Proposed NIEA listing – **B1**

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

3. 26 Ashley Avenue, Belfast, BT9 7BT - (HB26/28/054 C)

Two-storey with attic terraced dwelling, built 1870, possibly to designs by Luke Livingstone Macassey, although this cannot be confirmed with certainty. Facing north on Ashley Avenue, it has group value with NO. 22 & 24 (HB26.28.054 A & B); the three properties are rendered in different colours and embellished with stucco detailing. They stand apart within the Lisburn Road Area of Townscape Character as good examples of late Victorian architecture. Well proportioned with canted bay, entrance aedicule and two-over-two paned sliding sash windows, the gabled return at No. 26 retains its original windows. Inside, the plan form is largely unaltered with an array of historic joinery and plasterwork amongst other features of note. Archaeological remains, reputedly from an early Christian occupation site (ANT 061:014) were discovered in 1975 in an excavation of the cellar of No. 22 Ashley Avenue.

Proposed NIEA listing – **B1**

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

4. Chapel of Unity, Methodist College, Belfast, BT9 6BQ - (HB26/28/161)

Modernist chapel set within the grounds of Methodist College, S Belfast and built in 1968 to designs by Gordon Mc Knight, following a competition to mark the school's centenary. Simple symmetrical form comprised of tall steeply pitched gable flanked by shallow mono-pitches with flat roofed clasping arcades to sides; reputed to emulate praying hands. Fine brick detailing to entrance front, in contrast to bold expressionist rear. Despite the school's Methodist origins, the chapel is ecumenical and this ethos is demonstrated inside by the layout embracing the dais in a wide 'C' plan. The exterior form is reflected internally with sloped ceilings, bespoke pews and screens in warm timber contrasted by vibrant stained glass Dalle de Verre panels that illuminate the space. All substantially intact. An excellent example of Gordon McKnight's flair for modernist design and as a 20th century addition, the chapel provides an important contribution to the school's other buildings of interest: HB26.28.24, 25, 26, 27 & 123, mainly from the Victorian era. Overlooking College Gardens, gate pillars and screen walls mid-way along that street roughly align with its entrance: although not contemporary, they help to integrate it within the historic context. The school as a whole forms an important set piece within the Queens Conservation Area.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Chapel and gate screen** (currently not listed)

5. All Souls Church Hall (AKA Rosemary Hall), Elmwood Avenue, Belfast, BT9 6AZ - (HB26/28/045)

Arts and Crafts style red brick hall and adjoining Sexton's House, built 1908 to designs by W.J. Gilliland for the second congregation of protestant dissenters in Belfast. The hall is tucked behind All Soul's Church (HB26 28 044) on Elmwood Avenue, within the Queens Conservation Area. The two share group value and although very different in style, they were built just ten years apart and illustrate the diversity of styles at play during the late

19th and early 20th centuries. Rosemary Hall takes its name from the original meeting house for the second congregation on Rosemary Street. Comprised of intersecting gables with deep overhanging eaves, carved timber bargeboards and upper parts of gables highlighted in roughcast render on simple corbel brackets; its corner entrance and open porch, together with sandstone mullions largely determine its character. The overall neat composition is marred by a flat roofed extension; nonetheless the hall retains a good deal of its original style, including many authentic interior features. It is significant as a good example of Arts and Crafts architecture, much enhanced by the setting of All Soul's Church.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Hall and former Sexton's 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.

Notification of Delisting of Buildings of Special Architectural or Historic Interest.

The Department is currently considering the delisting of the above-mentioned property/properties and would welcome the receipt of the views of the Council.

1. Graving Dock No. 1, Clarendon Quay, Belfast, BT1 3AL

One of two small masonry graving docks constructed by the Belfast Ballast Board, this dock being the earlier of the two, dating from the 1790s, predating No. 2 dock by some 30 years. The docks are fine examples of 18th and early 19th century dock technology and present interesting contrasts in the detailing of their construction (e.g. Along the sides, shape of the locks gates and routing of the gates' closing mechanisms). Their relatively small scale (by today's standards) reflects the size of vessels at that time. The fact that No. 2 Dock is larger than No. 1 reflects the growing size of shipping, a trend that is even more clearly evident in the subsequent Hamilton, Alexandra, and Thompson docks etc. The establishment of these docks laid the foundations of a ship building industry which, in the form of Harland & Wolff on the Co. Down side of the river, was to rise to international importance.

Both graving docks are scheduled rather than listed, as a more appropriate form of protection.

2. Graving Dock No. 2, Clarendon Quay, Belfast, BT1 3AL

One of two small masonry graving docks constructed by the Belfast Ballast Board, this dock being the later of the two, dating from the 1820s, some 30 years after No. 1 dock was constructed. The docks are fine examples of 18th and early 19th century dock technology and present interesting contrasts in the detailing of their construction (e.g. Along the sides, shape of the locks gates and routing of the gates' closing mechanisms). Their relatively small scale (by today's standards) reflects the size of vessels at that time. The fact that No. 2 Dock is larger than No. 1 reflects the growing size of shipping, a trend that is even more clearly evident in the subsequent Hamilton, Alexandra, and Thompson docks etc. The establishment of these docks laid the foundations of a ship building industry which, in the form of Harland & Wolff on the Co. Down side of the river, was to rise to international importance.

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