

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. **8 Bladon Park, Belfast, BT9 5LH - (HB26/17/023 A)**

8 Bladon Park is one of a handsome and imposing pair of semi-detached villas, built in the late 1870s to designs by William Batt, who designed several large residences in the Malone area. The villas are a good example of Batt's preferred High Victorian style, defined by finialled gables and polychrome brick tempered with sandstone dressings; the detailing is not as ornate as built, following significant fire damage in the late nineteenth century, which pierced bargeboards were replaced with a plainer style. Nonetheless, the pair are well-proportioned and retain a largely original aspect with consistent detailing. No. 8 has recent glazed additions, but these have been designed in a sympathetic style which does not detract from the special architectural interest of the house. The pair are prominently located on the main road, within Malone Conservation Area, and are much enhanced by a fine mature setting with some boundary features intact, and the original gate lodge, which is located at the corner of Bladon Park. Historically the villas are representative of the development of prestigious suburbs to the south of Belfast city, to accommodate the city's wealthiest citizens. The house has associations with Charles Henry Brett, founder of well-regarded Belfast law firm, L'Estrange and Brett.

No. 8 Bladon Park has group value with its neighbour No. 14 – 16 Bladon Park (HB26 17 023B) and its original gate lodge 1 Bladon Park (HB26 17 024).

Proposed NIEA listing – **B1**

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

2. 14 - 16 Bladon Park, Belfast, BT9 5LH - (HB26/17/023 B)

14 – 16 Bladon Park is one of a handsome pair of semi-detached villas, built in the late 1870s to designs by William Batt, who designed several large residences in the Malone area. The villas are a good example of Batt's preferred High Victorian style, defined by finialled gables and polychrome brick tempered with sandstone dressings. The pair are well-proportioned and retain a largely original aspect with consistent detailing. Although subdivided into two separate dwellings, this has been carried out with little disruption to the original layout, and so is not considered to detract unduly from the special interest of the house. The pair are prominently located along the main road, within Malone Conservation Area, and are much enhanced by a fine mature setting with some boundary features intact, and the original gate lodge, which is located at the corner of Bladon Park. Historically the villas are representative of the development of prestigious suburbs to the south of Belfast city, to accommodate the city's wealthiest citizens. No. 14 – 16 Bladon Park has group value with its neighbour no. 8 Bladon Park (HB26 17 023A) and its original gate lodge 1 Bladon Park (HB26 17 024).

Proposed NIEA listing – **B1**

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

3. 34 Windsor Park, Belfast, BT9 6FQ - (HB26/28/075)

Three storey red brick detached house, built c 1893 to designs by William Batt, architect. Facing south of Windsor Park, it has group value with the pair of semi-detached houses immediately adjacent at No's 30& 32 and the terrace at Nos. 22 – 28 (HB26 28 073 and HB26 28 074 respectively), all contemporary with this house, and by William Batt. Together they make a striking contribution to the Derryvolgie and Windsor conservation Area, eclectic in style and confident in execution. Whilst sharing the decorative detailing and dormers of its neighbours, No. 34's unusual proportions – with a particularly strong vertical emphasis to the principal façade more commonly adopted in a terraced house – give the house an individual quality. Very minor modern interventions. Original fabric, layout and detailing substantially intact. A good example of its time with fine terracotta detailing that significantly enhances its interest. Stone entrance steps and brick gate pillars, together with the surrounding mature trees and landscaping further augment its character.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **House, steps and brick pillars** (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.