

APPENDIX 1: Listed Building 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 in Belfast is due to be completed in 2017.

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. 30 Malone Park, Belfast, BT9 6NJ - (HB26/18/082)

30 Malone Park is a large detached gentleman's residence, of two storeys and three bays, built in the late nineteenth century as part of a prestigious avenue development for Belfast's wealthiest residents, providing a high quality residential environment outside the city. The house is handsomely proportioned, composed on symmetrical plan, with good detailing in gauged brick, relieved by occasional contrasting sandstone and granite. The house retains most original external fabric, including original entrance doors and windows, and interest is enhanced by the rear addition, with its lanterned roof. Located within Malone Park / Adelaide Park Conservation Area, the house is enhanced by retention of its original mature garden setting, well screened from the road, and has group value with other residences on the Avenue.

Proposed NIEA listing – **B2**

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

2. 22A Cadogan Park, Belfast, BT9 6HG - (HB26/18/097)

A large detached, two-storey three bay house with two-storey bowed bays located in Cadogan Park in South Belfast, built in c. 1940 in an Arts and Craft style. Construction began during WWII, a period when most construction was halted, and a period which saw few houses constructed in South Belfast due to war time economies. The land on which the house was built was owned by the Workman family, leading proponents of the industrial expansion of Belfast who established many companies throughout the 1880s, most notably the Irish Weaving Company, Workman and Clark Shipbuilders and a series of residential development companies which played a key role in the late Victorian suburban expansion of Belfast, most notably along the Holywood Road in the east and Malone and Lisburn Roads to the south. This dwelling retains much original historic fabric and detailing such as its Rosemary tiled roof and leaded lattice windows. It is significant for its particular construction date, during WWII, for the connection with the Workman family and for the authenticity of much of its historic fabric and detailing.

Proposed NIEA listing – **B2**

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

3. 22 – 24 Windsor Park, Belfast, BT9 6FQ

Substantial red brick end and mid terrace, formerly two dwellings now amalgamated into one property, three-storeys high with full attic, built 1889 to designs by Robert Watt as part of a terrace of four originally known as 'Victoria Gardens'. Facing south onto Windsor Park, a tree-lined street running East-West between Lisburn and Malone Roads in South Belfast. Special interest is enhanced by group value with its immediate neighbours: Nos. 26 and 28 (HB26/28/073B); the semi-detached pair Nos. 30 and 32 (HB26/28/074A and B); and the detached No. 34 Windsor Park (HB26/28/075). Whilst not sharing the same architect – Nos. 30-34 were designed by William Batt – these buildings form an impressive late Victorian red brick group displaying similar stylistic devices, including bold pedimented gabled attics, bay windows, decorative brick and terracotta detailing. Each of individual merit, with well tended, treed front gardens, they make a striking and confident contribution to the Derryvolgie and Windsor Conservation Area. No. 22 and 24 retains its plan form and significant original fabric, particularly to the main front block. Whilst the changes necessary for its conversion to a nursing home have been fundamental, including the replacement of the second stair with a lift and extension at eaves level to the rear, the building is sufficiently robust to accommodate these without loss of special character.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Former houses, gate and gate posts** (currently not listed)

4. 26 Windsor Park, Belfast, BT9 6FQ

Mid terrace, red brick dwelling, three-storeys high with full attic, built 1889 to designs by Robert Watt as part of a terrace of four originally known as 'Victoria Gardens'. Facing south onto Windsor Park, a tree-lined street running East-West between Lisburn and Malone Roads in south Belfast. Group Value with its immediate neighbours: Nos. 22, 24 & 28 (HB26/28/073A & C); the semi-detached pair Nos. 30 & 32 (HB26/28/074A & B); and the detached No. 34 Windsor Park (HB26/28/075). Whilst not sharing the same architect – Nos. 30-34 were designed by William Batt – they form a substantial late Victorian red brick group displaying similar stylistic devices, including bold pedimented gabled attics, bay windows, decorative brick and terracotta detailing. Each of individual merit, they make a striking and confident contribution to the Derryvolgie and Windsor Conservation Area, significantly enhanced by the mature trees with front gardens.

Internal subdivision to form self-contained apartments has resulted in some loss of plan form and replacement windows to the rear return detract from its character. Nonetheless, No. 26 remains significant as part of a strong group, fabric is largely intact, and as a whole it is a very good example of late Victorian domestic architecture in Belfast.

Proposed NIEA listing – **B2**

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

5. 28 Windsor Park, Belfast, BT9 6FQ

End terrace, red brick dwelling, three-storeys high with full attic, built 1889 to designs by Robert Watt as part of a terrace of four originally known as 'Victoria Gardens'. Facing south onto Windsor Park, a tree-lined street running East-West between Lisburn and Malone Roads in south Belfast. Group Value with its immediate neighbours: Nos. 22, 24 & 26 (HB26/28/073A & B); the semi-detached pair Nos. 30 & 32 (HB26/28/074A & B); and the detached No. 34 Windsor Park (HB26/28/075). Whilst not sharing the same architect – Nos. 30-34 were designed by William Batt – they form a substantial late Victorian red brick group displaying similar stylistic devices, including bold pedimented gabled attics, bay windows, decorative

brick and terracotta detailing. Each of individual merit, they make a striking and confident contribution to the Derryvolgie and Windsor Conservation Area, significantly enhanced by the mature trees with front gardens.

Internal subdivision to form self-contained apartments has resulted in some loss of plan form and replacement windows to the rear return detract from its character. Nonetheless, No. 28 remains significant as part of a strong group, fabric is largely intact, and as a whole it is a very good example of late Victorian domestic architecture in Belfast.

Proposed NIEA listing – **B2**

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

6. 30 Windsor Park, Belfast, BT 9 6FQ

No. 30 Windsor Park, originally named 'Colonsa', is a substantial semi-detached two-storey double fronted house with full attic, built c1894 to designs by William Batt, architect. Facing south on Windsor Park, a tree lined street running East-West between Lisburn and Malone Roads, it has group value with terrace at Nos. 22 – 28; adjoining No. 32, and detached house at No. 34 (HB26/28/073 & HB26/28/074B and HB26/28/075 respectively); contemporary and also by Batt. Together they make a striking contribution to the Derryvolgie and Windsor Conservation Area, eclectic in style and confident in execution. The building is a mirror image of its neighbour No. 32 'Mingala' the whole being read as a comprehensive and distinctive design. Built in red brick with sandstone dressings, of particular note is the heavy eaves cornice, and beneath, a continuous line of square terracotta plaques of daisy-like flowers. Original fabric, plan form and interior detailing substantially intact. Authentic yard walling and coal store to rear and curved stone entrance steps to front further augment its character and surrounding mature trees and landscaping significantly enhance the setting of this impressive pair.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **House, steps & coal store** (currently not listed)

7. 32 Windsor Park, Belfast, BT 9 6FQ

No. 32 Windsor Park, originally named 'Mingala', is a substantial semi-detached two-storey double fronted house with full attic, built c1894 to designs by William Batt, architect. Facing south on Windsor Park, a tree lined street running East-West between Lisburn and Malone Roads, it has group value with terrace at No. 22 – 28; adjoining No. 32; and detached house at No. 34 (HB26/28/073 & HB26/28/074B and HB26/28/075 respectively); contemporary and with similar stylistic devices. Together they make a striking contribution to the Derryvolgie and Windsor Conservation Area, eclectic in style and confident in execution. The building is a mirror image of its neighbour No. 30 'Colonsa' the whole being read as a comprehensive and distinctive design. Built in red brick with sandstone dressings, of particular note is the heavy eaves cornice, and beneath, a continuous line of square terracotta plaques of daisy-like flowers. Despite subdivision to form two apartments, the original fabric and interior detailing at ground floor level are substantially intact. Authentic curved stone steps further augment its character and surrounding mature trees and landscaping significantly enhance the setting of this impressive pair.

Proposed NIEA listing – **B1**

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

8. 114 Marlborough Park Central, Belfast, BT9 6HP - (HB26/18/098)

An asymmetrical, detached, three-bay, two-storey house, built c. 1917, located on the south side of Marlborough Park Central in South Belfast adjacent to Nos. 110 and 112 which are of a similar style. In general the surrounding houses are executed in a range of styles

representative of the periods in which they were built, late Victorian terraces, Edwardian domestic architecture and inter-war suburban residences. Nos. 110-114 at the east end being among the last houses to be built on the street. In contrast to most of its red brick neighbours, the proportions are unusual, characterised by an asymmetrical layout and varied cill and window heights across the front elevation. This house retains the original footprint and has no extensions added. Built during the First World War, this alone adds to its historic interest as war-time economies halted most construction. The house retains much historic authenticity with little modern intervention and has retained its original casement windows, original entrance door and many original internal features. Its flat asymmetric façade and lack of protrusions on plan along with being constructed during war time add to its special interest.

Proposed NIEA listing – **B1**

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

9. 47 Derryvolgie Avenue, Belfast, BT9 6FP

Two storey four bay detached house of 1884 – 85 with hipped slated roof and overhanging eaves, built c. 1884 on north side of Derryvolgie Avenue, Belfast. Architect unknown. Red brick with blue brick string courses and formally arranged multi-paned windows combine to give a railway station aesthetic which is distinctive within the Derryvolgie and Windsor conservation Area. Originally square on plan with projecting bay to the northwest, a modern extension to the rear added c 2013 falls within the footprint of the former scullery and outhouse. The house is very well proportioned and largely intact inside, with historic joinery and plasterwork amongst other features of note. The setting is much enhanced by mature planting and box parterre to the rear garden and a broad stone entrance step to the corner entrance porch further augments its character.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Original house and step** (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.