

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. 156 – 164 North Street, Belfast, BT1 1LF (HB26/50/317)

This four storey sandstone commercial building on the south side of North Street Probably by Graeme Watt and Tulloch is of local historical interest. It is of impressive scale in the wider setting of North Street, contributing to the short terrace of buildings with reflected roofline and rhythm of bays. Built c.1889 it has a bold symmetry and exuberant stone detailing. The timber bays, with their fine carving, are an unusual feature. Despite the loss of the original historic shopfronts, as well as the addition of a modern escape stair to the rear, sufficient historic fabric remains in the highly ornamented façade and intact plan form to meet the statutory and policy tests as a building of special architectural and historic interest.

Proposed NIEA listing – **B2**

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

3. 166 – 174 North Street, Belfast, BT1 1QS (HB26/50/334)

166 – 174 North Street and 176 Law's Court is a four storey five-bay former commercial building incorporating substantial former warehouses to rear, dated 1899, and prominently located at the west end of North Street. It is a landmark building when viewed from Millfield and Carrick Hill, and is one of three remaining late Victorian buildings surviving in this former historic commercial area, thus providing important historic context. Architecturally, the building is typical of the period, of red brick with good quality terracotta detailing, and symmetrically arranged. The shopfronts contain a blend of materials, and it is likely that additional original fabric remains beneath later boxing. Internally, the building is well appointed to maximise commercial usage, as testified by the range of historical uses and tenants associated with the building, which contribute to the understanding of North Street as once vibrant and fluid commercial area. Of particular interest is the attic floor of the front portion of the building, which served as Belfast's Municipal School of Art from 1901 to 1907, prior to its relocation to the Belfast Institute of Technology at College Square North. The room is unusually configured within a set of innovatory semi-circular cast-iron trusses without bracing, which are both rare and of technical interest. As the location of the former Art School, as well as a centre of commerce, the building is also of social and cultural interest.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **Former art school, offices, warehouse and shops**
(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.