

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. 1 Sans Souci Lane, Belfast, BT9 5QY (HB26/17/122A)

Ingledene, one of a pair of three-storey houses designed in a flamboyant Victorian style by T H McCaul in 1899. Located in a secluded site off Sans Souci Park in the university area of South Belfast, it is a fine example of Late Victorian domestic architecture, exhibiting good quality detailing both externally and internally. The external plasterwork, curved timber brackets, brick quoins and chimney stacks are of particular note and the innovative brick construction with fine mortar beds. Enhanced by its mature and secluded setting, it has group setting with its neighbour, 3 Sans Souci Lane (HB26/17/122B) and is of significant interest.

Proposed NIEA listing – **B+**

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

2. 3 Sans Souci Lane, Belfast, BT9 5QY (HB26/17/122B)

Heathcote, one of a pair of three-storey houses designed in a flamboyant Victorian style by T H McCaul in 1899. Located in a secluded site off Sans Souci Park in the university area of South Belfast, it is a fine example of Late Victorian domestic architecture, exhibiting good quality detailing both externally and internally. The external plasterwork, curved timber brackets, brick quoins and chimney stacks are of particular note and the innovative brick construction with fine mortar beds. Enhanced by its mature and secluded setting, it has group setting with its neighbour, 1 Sans Souci Lane (HB26/17/122A). Additionally the house is of further historical interest as it was requisitioned by the British Government 1944 – 1946, during WW2 and used as the headquarters in Northern Ireland for The Radio Security Service. This organisation was set up by MI5 to coordinate the interception of illegal radio traffic, particularly from German spies and to forward them to Bletchley Park for decoding.

Proposed NIEA listing – **B+**

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

3. NI Regional War Room, 48 Mount Eden Park, Belfast, BT9 6RB (HB26/18/099)

Single storey with basement, rectangular plan, plain utilitarian building constructed of concrete with flat roof, the building is located on a corner site at the junction of Mount Eden Park and Malone Hill Park in the Malone area of South Belfast, an area composed of streets containing houses constructed mainly during the 1930s and post war eras. The building was designed in 1952 - 53 by the Working Party on Civil Defence War Rooms as a Regional Government War Room. It was constructed with the intention of being capable of withstanding a nuclear attack and was in use until the mid-1960s. This was one of only 13 Regional War Rooms established throughout the UK at the start of the Cold War era. It is of functionally robust construction with extremely thick in-situ concrete walls – 1500mm thick to the perimeter – having had blast doors (now replaced) at opposite ends. Its layout consists of a perimeter of rooms with a central core. Currently in use as a storage facility, much original plan form still remains and of interest are the original self-contained ventilation system, original generator and associated controls and switches. It is recorded on the Defence Heritage Register. This rare building type is of national interest as an example of a standard design which is an architectural representation of the changing threats to national security during the Cold War period.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – (currently not listed)

4. The Crags, 29 Newforge Lane, Belfast BT9 5NU (HB26/17/069)

Two-storey Arts and Crafts style house by local architect John Seeds in 1920 and located within Malone Conservation Area. Built with roughcast render and a natural Westmoreland green slate roof, the largely L-shaped asymmetric floor plan is of interest, featuring an entrance door set in the re-entrant angle. Containing a wealth of good quality Arts and Crafts detailing both externally and internally, it is a good example of a detached suburban house dating from the early twentieth century. Located in a large and mature landscaped site with sloping grassed areas containing mature trees and shrubs, it is of special interest.

Proposed NIEA listing – **B1**

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

5. 12 St. Johns Avenue, Belfast, BT7 3JE (HB26/01/075B)

Three-storey semi-detached house dated 1908 attached to No. 40 St Johns Park (HB26/01/075A); Square on plan with double-pitched roof, side entrance porch and a single-storey return and enclosed yard to the rear. Located near Ormeau Road approximately 3 km from the City Centre, it is situated at the corner of St. John's Avenue and St. John's Park; a residential area consisting of mainly early-mid 20th century semi-detached red-brick housing. Arts and Crafts in style the house retains its original features externally and internally including multi-paned sliding sash windows, porch canopy and a remarkably intact interior with unusual side entry. Originally set within a rural hinterland the original owners sold off the adjacent lands for development of St. John's Park in the early-mid 20th century. An unusual house for the period and the oldest houses in the St. John's area, the pair occupy a prominent corner site and are of special interest.

Proposed NIEA listing – **B2**

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

6. 40 St. Johns Avenue, Belfast, BT7 3JF (HB26/01/075A)

Three-storey semi-detached house dated 1908 attached to No. 12 St Johns Avenue (HB26/01/075B); square on plan with double-pitched roof, side entrance porch and a single-storey flat roofed extension to the rear. Located near Ormeau Road approximately 3 km from the City Centre, it is set at the corner of St. John's Avenue and St. John's Park. Arts and Crafts in style the house retains most of its original features externally and including multi-paned sliding sash windows, porch canopy and decorative canted bay and unusual side entry. Despite modernisation of the ground floor area, the upper floors are very intact. Originally set within a rural hinterland the original owners sold off the adjacent lands for development of St. John's Park in the early-mid 20th century. An unusual house for the period and the oldest houses in the St. John's area, the pair occupy a prominent corner site and are of special interest.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **House, gate and piers** (currently not listed)

7. 4 Knockbreda Park, Belfast, BT6 0HB (HB26/01/057)

Two storey, double-fronted red-brick Late Victorian house built c 1900, located just off the Ormeau Road in a suburban setting approximately 4.5 km from the city centre. This house is one of the finest in Rosetta which has many similar, but not as well detailed, double-fronted detached and semi-detached houses of this period. The building's architectural interest is in the very fine entrance door surround, mainly in carved sandstone, the elaborate brick string courses and cornices that decorate all the facades of the main block and the unusually wide front bays. This high level of quality detailing is continued throughout the interior. Its interest is also enhanced by the mostly intact front boundary walling and pillars and the mature garden setting to the front, side and rear.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **House, piers and walling** (currently not listed)

8. 16 Knockbreda Park, Belfast, BT6 0HB (HB26/01/089)

An excellent example of a 1930s semi-detached suburban house, designed by Belfast-based Architect Thomas H. Guthrie. Located near the Ormeau Road, Belfast, in a street of similar style houses, it is virtually unchanged externally and internally. Retaining its original plan form and metal framed windows and featuring curvilinear windows in a breakfront on the main elevation, internal features include original stairs, balustrade and internal joinery. Built in the interwar period the house represents a departure from traditional Edwardian building techniques and the move towards International style architecture. An early and rare example of a modest house type and predecessor to the common semi-detached house, still prevalent today.

Proposed NIEA listing – **B2**

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

9. 46 Hampton Park, Belfast, BT7 3JP (HB26/01/080)

A very fine example of a two-storey, detached, Arts and Craft house, designed in 1909 by Kendrick Edwards a local architect, formerly from Liverpool. Commissioned by the architect himself, as his own residence, it is set in a large secluded and mature site in Hampton Park; a residential cul-de-sac laid out between 1892 and 1910, on what were previously the grounds of Annadale, (a house of pre-1833 construction). The house is characterised by an asymmetrical floor plan, complicated roof slopes and intricate detailing both externally and

internally; the use of very coarse roughcast render and very unusual stone slates, laid in diminishing courses, are notable. Internally the floor plan is largely intact and includes a wealth of high quality Arts and Crafts detailing. The house is enhanced by the spacious and mature gardens on all sides and is located beside another listed Arts and Crafts house, Tudor Lodge (HB26/01/034).

Proposed NIEA listing – **B1**

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

10. 28 Florenceville Drive, Belfast, BT7 3GY (HB26/01/097)

Two-storey mid-terrace red-brick house, built in 1923, located on the north facing side of Florenceville Drive, a quiet residential street off Ormeau Road. No. 28 is the only house in this designed terrace of 13 houses, to retain its external and internal detailing and in particular, its original sliding sash windows. Although modestly sized, it is a rare survivor in the South Belfast Area. Built by Belfast Corporation in 1923 it is a good example of an intact 'local authority' house from the inter-war years.

Proposed NIEA listing – **B2**

Extent of proposed Listing: – **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.