

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 College Park East, Belfast, BT7 1PS (HB26/27/064 A)

High Victorian, two and a half storey, red brick, end of terrace former house, constructed to the designs of Young and MacKenzie in 1869, located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 1 is part of a mixed row of six, with No.4 being the first of the terrace to be completed in 1864, followed by Nos 1 – 3 and 5 – 6 in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices. The original entrance onto University Avenue is no longer used and No. 1 is now accessed through No. 2. Despite this change, the original staircase and much of the original floorplan remains internally. The exterior retains much original character, proportions and detailing with its fine doorway with Corinthian-like foliate capitals and the tall brick wall extending along University Avenue with pierced brick top. The building has had varied uses over the years including serving as a nurses' home in connection with the UVF Hospital during WW1, then between 1925 – 1940 it served as the Principal's residence of the neighbouring Theological College house, and in 1941 it housed police trainees. The terrace has strong value as a group (HB26/27/064 A-F) and the dual aspect onto both College Park East and University Avenue adds significant character to its setting within University area.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Offices, yard, wall onto University Avenue & onto rear alley** (currently not listed)

2. 2 College Park East, Belfast, BT7 1PS (HB26/27/064 B)

High Victorian, two storey with attic, red brick, mid terrace double fronted former house, constructed to the designs of Young and MacKenzie in 1869. The terrace is located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 2 is part of a

mixed row of six, with No.4 being the first of the terrace to be completed in 1864, followed by Nos 1 – 3 and 5 – 6 in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices. The original floorplan has been altered on all levels; the original rear yards are now internal with flat roofs and rooms have been altered on first and second floor levels to give access to Nos 1 and 3 either side via corridors. Despite these changes, much interior detailing remains such as the unusual communal area on ground floor with decorative timber panelling. The exterior retains much original character, proportions and detailing with its fine doorway with Corinthian-like foliate capitals. The terrace has strong value as a group (HB26/27/064 A-F) which adds significant character to its setting within the Queen's University area.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Offices and wall to rear** (currently not listed)

3. 3 College Park East, Belfast, BT7 1PS (HB26/27/064 C)

High Victorian, two storey with attic, red brick, mid terrace double fronted former house, constructed to the designs of Young and MacKenzie in 1869. The terrace is located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 3 is part of a mixed row of six, with No.4 being the first of the terrace to be completed in 1864, followed by Nos 1 – 3 and 5 – 6 in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices with much of the layout remaining intact, with the exception of some minor alterations and linkages with No.2 at upper level. Interior detailing remains such as decorative plasterwork and the original staircase. The exterior retains much original character, proportions and detailing with its fine doorway with Corinthian-like foliate capitals. The terrace has strong value as a group (HB26/27/064 A-F) which adds significant character to its setting within the Queen's University area.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Offices and rear yard walls to N and E** (currently not listed)

4. 4 College Park East, Belfast, BT7 1PS (HB26/27/064 D)

High Victorian, three storey with attic, red brick, mid terrace double fronted former house built in 1864, the first of this terrace to be completed to a design by Young and MacKenzie. The terrace is located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 4 is part of a mixed row of six, with Nos 1 – 3 and 5 – 6 following in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices. Much of the layout remains intact, with the exception of some alteration at the rear of the ground floor and linkage into No. 5 on upper floors. Original historic detailing remains internally such as the staircase and decorative plaster work. The exterior also retains much original character, proportions and detailing with its decorative moulded plaster console brackets to the doorcase. The terrace has strong value as a group (HB26/27/064 A-F) which adds significant character to its setting within the Queen's University area.

Proposed NIEA listing – **B1**

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

5. 5 College Park East, Belfast, BT7 1PS (HB26/27/064 E)

High Victorian, two storey with attic, red brick, mid terrace double fronted former house, constructed to the designs of Young and MacKenzie in 1869. The terrace is located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 5 is part of a mixed row of six, with No.4 being the first of the terrace to be completed in 1864, followed by Nos 1 – 3 and 5 – 6 in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices. A modern flat-roofed building has been constructed at the rear and the rear elevations of Nos 5 and 6 are therefore now internal. Much of the original layout remains intact, with the exception of linkages into No. 4 on the North side and No. 6 on the South. Original interior detailing remains such as decorative plasterwork in the hall and the original staircase. The exterior retains much original character, proportions and detailing and is distinguished by its jettied dormer, a device used elsewhere in the city by Young and MacKenzie (28 & 30 Wellington Park, Belfast – HB26/28/055 A & B). The terrace has strong value as a group (HB26/27/064 A-F) which adds significant character to its setting within the Queen's University area.

Proposed NIEA listing – **B1**

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

6. 6 College Park East, Belfast, BT7 1PS (HB26/27/064 F)

High Victorian, two storey with attic, red brick, end-of- terrace double fronted former house, constructed to the designs of Young and MacKenzie in 1869. The terrace is located at the junction of University Avenue and College Park East, immediately south of Union Theological College (HB26/27/004) in the Queen's University area of South Belfast. No. 6 is part of a mixed row of six, with No.4 being the first of the terrace to be completed in 1864, followed by Nos 1 – 3 and 5 – 6 in 1869 and then 'Hope House', which directly abuts the rear of No. 6, in 1873. The whole terrace is now integrated internally and is now used as university offices. The south gable of No. 6 faces onto College Park and is abutted to the rear by a narrow two storey modern extension linking the rear of No. 6 with the gable of 'Hope House'. Despite these modern alterations, much of the original layout remains intact, with the exception of linkages into No. 5 on the North side. Original interior detailing remains such as decorative plasterwork in the hall and the original staircase. The exterior retains much original character, proportions and detailing and is distinguished by its jettied dormer, a device used elsewhere in the city by Young and MacKenzie (28 & 30 Wellington Park, Belfast – HB26/28/055 A & B). The terrace has strong value as a group (HB26/27/064 A-F) which adds significant character to its setting within the Queen's University area.

Proposed NIEA listing – **B1**

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

7. 8 Notting Hill, Belfast, BT9 5NS (HB26/17/119)

Modernist detached house in brown/grey brick with flat roof, c.1980, designed by NI born interior designer Brian Lowe. Located in a mature site on North side of Notting Hill, it consists of a 2-storey, central, block with smaller single storey, rectangular, outshots to South East and south West corners. Almost completely intact inside and out, the house displays many modernist features including exposed in-situ concrete heads (Breton brut) and its original black painted metal windows. It also retains a remarkable interior. Part open plan and featuring a hallway atrium with original contemporary staircase and first floor gallery, it has a wealth of bespoke fitted furniture and fixtures throughout. Situated in its original mature

landscaped site it has original modest entrance piers and walling, demarcating the vehicular and pedestrian entrances. Brian Lowe's Design consultancy was most notable for creating the Body Shop's original 'green box' shop concept.

Proposed NIEA listing – **B2**

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

8. Church of Jesus Christ of Latter Day Saints, 28 – 32 Annadale Avenue, Belfast, BT73 3JJ (HB26/01/081)

Modernist church, erected in 1969 with flat-roofed clerestory, projecting entrance canopy and tall spire; Rectangular on plan and consisting of a large, double-height block connected to a lower, single-storey cellular block. Located on a mature site on a tree-lined avenue leading to the Annadale embankment at the River Lagan; the church is virtually unchanged externally and internally. Reportedly erected by parishioners to a generic text book plan type, the building has a striking modernist appearance. Displaying many of the characteristics of the period, including a floating roof, cantilevered canopy, sculptural wall panel and rectilinear tower. It is a rare example of 'self-build' Modernist church architecture.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Church, gates and railings** (currently not listed)

9. Mechanical and Aerospace Engineering, Ashby Building, Stranmillis Road, Belfast, BT 9 5AH (HB26/17/071)

A Modernist, university building, erected 1961 – 65 to designs by Cruikshank and Seward. Comprising three distinct elements connected by glazed link buildings, including a tower block, a low level courtyard building and a two storey lecture theatre block, the building is uncompromisingly Modernist in style. The tower block is constructed with an in-situ concrete frame, with ribbed concrete walls and large expanses of curtain walling and features a striking 10-storey diamond formation pattern panel. The 20th Century Rationalist style of architecture is carried throughout the interior, which is virtually intact, despite some modernisation of materials and addition of fire safety screens. The staircases are of particular note. Constructed in reinforced concrete with terrazzo treads and slender steel balustrades, the main stair is enclosed to one side with a vast curtain wall which runs the entire length of the building. The Lab block, with its large overhanging flat roof and horizontal bands of windows and concrete walling, also displays many features typical of the period in architecture, including a circular drum and chimney on the roof, in the style of 'Le Corbusier'. Purpose built as the Ashby Institute of Engineering for the Queen's University of Belfast, the building is still in its original use. One of the best examples of a large scale, Modernist, in-situ concrete building in Northern Ireland and a landmark building in South Belfast.

Proposed NIEA listing – **B+**

Extent of proposed Listing: – **Entrance link and lecture theatre block, tower block, Lab block, front wall and railings** (currently not listed)

10. Central Building adjacent to Stranmillis House, Stranmillis College, Belfast BT9 5DY (HB26/17/125)

Large Modernist university teaching block, known as the Central Building, erected c1968 by The Ministry of Finance, under the direction of chief architect, H.H. Wightman. Consisting of a three storey courtyard building, with three smaller blocks and a drum building at its corners, all connected to the main block via glazed links. Mainly constructed in exposed painted concrete frame with exposed aggregate precast concrete panels, the building's massing is

carefully broken up by the corner blocks, clad in buff coloured clay brick and the slightly later drum building clad in, mauve coloured precast panels (music department).

The Central Building has a commanding location within the Stranmillis campus, its entrance located at the top of the hill leading from the main Stranmillis Road listed entrance gates. It represents a good example of large academic building designed in the modernist style with good quality detailing externally. This includes pilotti, to free up the basement floor and provide access to the internal courtyard, bush-hammered concrete walling and original steel windows throughout. The internal layout is almost intact with only minor changes at the entrance which do not detract from the original design. Internal detailing is also almost intact with particular note given to the spiral staircases in the library, the third floor plant room and the whole of the music department interior. Interesting detailing is also retained in the lecture theatres.

The building's interest is enhanced by its setting in the centre of an extensive parkland surrounded by mature trees and steeply sloping grassed slopes intersected by pedestrian paths. It shares the site with other university buildings, many listed, including Stranmillis House (HB 26/17/003); the original college building (HB26/17/049) constructed c 1928 at the entrance; the Henry Garret Building (HB26/17/052); two gate lodges and several other large twentieth century teaching and accommodation buildings.

Proposed NIEA listing – **B1**

Extent of proposed Listing: – **Central courtyard structure, Entrance block, Lecture theatre block, Theatre block and music Department** (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.