

IMPORTANT – THIS AFFECTS YOUR PROPERTY



Belfast City Council
Belfast City Hall
Belfast
BT1 5GS



Historic Environment Division
Heritage Buildings Designation
Branch
Ground Floor
9 Lanyon Place
Town Parks
Belfast
BT1 3LP
Direct Tel No: 9056 9281

Our Ref: HB26/14/025

Date: 26th March 2021

Dear Sir/Madam

NOTICE OF LISTING OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

ADDRESS: Street Sign at junction of Eastleigh Drive and Kincora Avenue,
Belfast, BT4 3DW

I refer to previous correspondence regarding the above property.

Following consultation with Historic Buildings Council and your local district council it has been decided to list the above property under section 80 of the Planning Act (Northern Ireland) 2011 which states that *'the Department shall compile lists of buildings of special architectural or historic interest'*. Your building has been listed at grade B2 and the extent of the listed structure is outlined in red on the map attached to the enclosed formal Notice of Listing. Where this letter refers to building(s), this term includes all types of structures.

I would draw your attention to the explanatory notes on the reverse of the Notice which 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. It also explains that certain controls also apply to structures which are within the curtilage of a listed building.

I attach a copy of the report previously sent to you which explains our understanding of the current heritage value of the building in more detail. This report, which may have been amended to reflect comments received during the consultation period, will be published (with the exclusion of internal information) on our website in due course. If you have details of the history of the property additional to that contained in the report, I

should be most grateful if you would make this information available to me and I will ensure that it is considered by the appropriate architect.

Buildings such as yours make a particular contribution to Northern Ireland's heritage and to the character of our communities. One of the main purposes of placing them on the List is to ensure that they receive special consideration.

The Department provides advice on maintenance in the form of technical notes which can be accessed from our website www.communities-ni.gov.uk or forwarded to you upon request. Our network of area conservation architects would also be happy to discuss proposals for repair or change with you at an early stage.

If you would like to find out more about Northern Ireland's historic buildings in general and the work of this Department to protect and promote this legacy in particular, this information is also available on our website.

Yours faithfully


TINA CLARKE

Enc Listing Notice
 Map
 Second Survey Report (HBC)

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT ---- This communication affects YOUR PROPERTY

Planning Act (Northern Ireland) 2011
Buildings of special architectural or historic interest

Belfast City Council
Belfast City Hall
Belfast
BT1 5GS

NOTICE IS HEREBY GIVEN that the building known as Street Sign

Situate in Junction of Eastleigh Drive and Kincora Avenue, Belfast, BT4 3DW

has been included in the list of buildings of special architectural or historic interest in that area, compiled by the Department for Communities under section 80 of the Planning Act (Northern Ireland) 2011 on 26th March 2021

Dated

29/03/21


.....
Authorised Officer

For Explanatory Note see over

EXPLANATORY NOTE

Listing of buildings of special architectural or historic interest

This notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest prepared under section 80 of the Planning Act (Northern Ireland) 2011 (the "Act") by the Department for Communities ("the Department"). The lists are compiled by the Department as a statutory duty, on the advice of a committee of people including architects and historians interested in historic buildings ---- the Historic Buildings Council.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or to the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the council to the work you wish to do. Certain buildings are exempt from this requirement, notably ecclesiastical buildings in use for the time being for ecclesiastical purposes.

You should however note that it is an offence under section 85(1) of the Act to carry out any of those works without obtaining listed building consent. It is also an offence under section 85(5) to fail to comply with any condition attached to a listed building consent. A conviction for an offence could result in a fine, imprisonment or both.

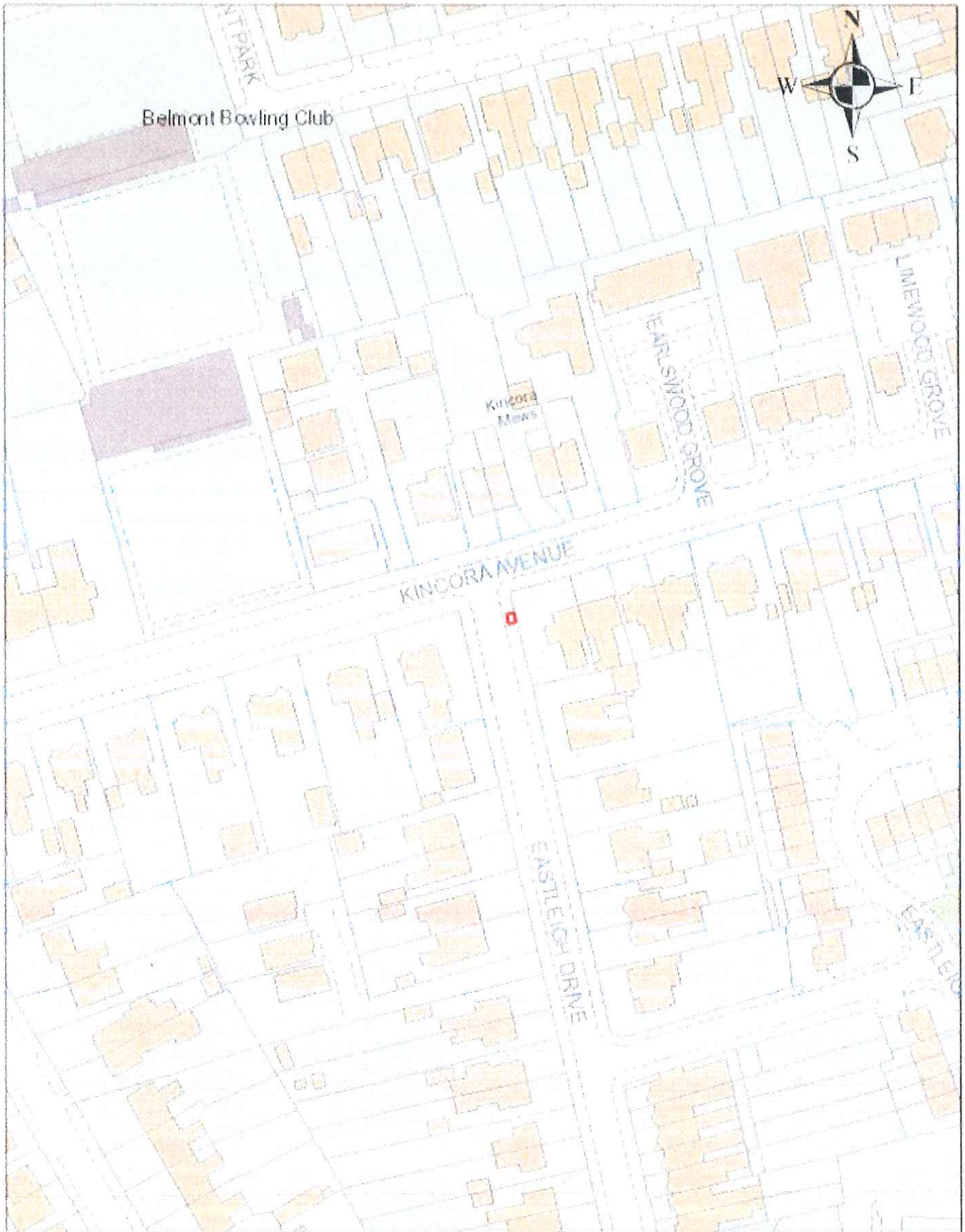
Where works which are urgently necessary in the interests of safety or of health or for the preservation of the buildings are carried out without consent it is a defence to prove that ----

- (a) it was not practicable to secure safety or health or the preservation of the building by works of repair or works for affording temporary support or shelter;
- (b) the works carried out were limited to the minimum measures immediately necessary; and
- (c) notice in writing justifying in detail the carrying out of the works was given to the council as soon as reasonably practicable. (section 85(7) of the Act).

Your attention is drawn to section 80(7) of the Act which provides that objects or structures described in that section within the curtilage of a listed building are entitled to the same protection as the building.

There is no right of appeal as such against the listing of a building but if the council should refuse consent for the carrying out of any proposed works, or grant it subject to condition, section 96 of the Act provides a right of appeal to the Planning Appeals Commission. You are not precluded at any time from writing to the Department claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered.

If at any time you propose to take any action which may affect the character of your building, you should refer to the provisions of Chapter 1 Part 4 of the Act and the Planning (Listed Buildings) Regulations (Northern Ireland) 2015. Further details can be obtained from your council.



**Listing Map
St Sign at Junction
of Eastleigh Dr**

Title: HB26/14/025
Scale: 1:1,250


Date Printed: 24 March 2021
Drawn By: JMcl



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<p>Address Street Sign at junction of Eastleigh Drive and Kincora Avenue Belfast BT4 3DW</p>	<p>HB Ref No HB26/14/025</p> 
<p>Extent of Listing Street sign</p>	
<p>Date of Construction 1920 - 1939</p>	
<p>Townland Strandtown</p>	
<p>Current Building Use Street sign</p>	
<p>Principal Former Use Street sign</p>	

Conservation Area	No	Survey 1	Not_Listed	OS Map No	130/15SW
Industrial Archaeology	No	HED Evaluation	B2	IG Ref	J3792 7416
Vernacular	No	Date of Listing	26/03/2021	IHR No	
Thatched	No	Date of Delisting		HGI Ref	
Monument	No			SMR No	
Area of Townscape Character	No				
Local Landscape Policy Area	No				
Historic Gardens Inventory	No				
Vacant	N/A				
Derelict	No				

Owner Category Local Govt

Building Information

Exterior Description and Setting

Freestanding street sign of perhaps c.1920 at the junction of Eastleigh Drive and Kincora Avenue, a suburban area to the north of Upper Newtownards Road.

This sign is typical of those used throughout the then Belfast Corporation area in the early to mid 20th century, being composed white on black tiles sporting slightly elongated sans serif lettering. The glazed tiles themselves are roughly 12cm high and of slightly varying widths according to the nature of the character thereon, with most displaying a white letter on a black background, in this case spelling EASTLEIGH DRIVE (one word above the other.) They are set on what seems to be a (cement?) back plate with additional blank tiles used to fill the extra space on the lower row. Moulded tiling frames the sign and this is encased with a wrought iron frame, which is attached to a plain iron post. Both the post,

frame and the back of the sign are now coated in gloss black paint.

Interior Description

Architects

Historical Information

It is difficult to date the introduction of the various iterations of Belfast street sign designs precisely. What evidence we do have suggests that prior to the early 1900s there was little uniformity, with developers or residents seemingly taking it upon themselves to install signs whose style may have varied from street to street.

The move towards the standardisation of signage by Belfast Corporation seems to have begun in late 1904 when that body's Police Committee established a sub-committee for the purpose of looking into the matter. It would appear that this group decided upon a form of enamel signage, but in July 1907 this was rescinded with councillors agreeing that, 'in future tile street signs be used in leading thoroughfares, and iron signs in other streets in accordance with the patterns now submitted', and prohibited the 'erection of hanging signs or projecting signs' in the main arteries.

This effort towards uniformity was doubtless prompted by the rapid growth of the city itself at this time, and the need for legible markers through which new streets could be recognised. It may also have been given further impetus by the Corporation's takeover (and electrification) of the city's tram system in 1905, many passengers undoubtedly needing clear identifiers for the various roads along their journey. And so, it appears likely that the introduction - or at least the widespread adoption - of the freestanding white on black ceramic signs, and the similarly coloured ceramic or iron wall-mounted signs (in those locations where end properties were much closer to the thoroughfare itself), may be dated to around this time. The first of these signs could well have been erected along the tram routes, with other streets beyond the tramlines following. It is possible, of course, that some such 'tiled' signs already existed at this point; however, the regularity of those that have survived - distinctive elongated sans serif lettering, fluted cast-iron column with ball finial - seems to indicate that all are Corporation installations of 1907 or later.

It would appear that the cast-iron columns holding up the freestanding signs began to be superseded, firstly by plain metal supports (sometimes two supports), and then by square section concrete posts. The plain metal variants are difficult to date as they can still be seen on streets predating 1907 and as well as some laid out in the early 1930s. By the latter date, however, the concrete version seems to have become the norm. It was still being utilised along newly-developed streets in 1951, and tenders for the supply of 'glazed tile sign letters', continued to be advertised by the Corporation up until late 1955, so presumably this combination remained current until that date at least.

Eastleigh Drive – This street had existed as an 'avenue off Newtownards Road Upper' since before 1896, linking the latter long-established road with Kinchora Avenue, which had been laid out c.1867. The avenue assumed the name Eastleigh Drive in c.1901, taking its name from a large house of the mid-1860s ('Eastleigh') that stood to the immediate west. It is possible that the present sign is also of c.1901, but the plain pole (if original), suggests it might be later, possibly c.1920, however it is difficult to be certain.

References - Primary sources

- 1 PRONI VAL12B/17/2B (1867-78)
- 2 PRONI VAL12B/43/N/2 (1897-1905)
- 3 PRONI LA7/10/AB/1/12 Belfast Corporation Police Committee minutes, Oct 1904 - Nov 1907
- 4 'Belfast Telegraph', 26 July 1907
- 5 'Belfast News-Letter', 31 December 1937, 28 November 1955
- 6 'Northern Whig', 13 June 1949

Secondary sources

- 1 "Word on the street", lecture delivered by Liam McComish at ATypl conference, Dublin, Sept. 2010

Criteria for Listing

NB: In March 2011, revised criteria were published as Annex C of Planning Policy Statement 6. These added extra criteria with the aim of improving clarity in regard to the Department's explanation of historic interest. For records evaluated in advance of this, therefore, not all of these criteria would have been considered. The criteria used prior to 2011 are published on the Department's website under 'listing criteria'.

Architectural Interest

- A. Style
- B. Proportion
- C. Ornamentation
- K. Group value

Historical Interest

- R. Age
- S. Authenticity
- T. Historic Importance
- Y. Social, Cultural or Economic Importance
- X. Local Interest

Evaluation

Freestanding tiled street sign of perhaps c.1920 of the type produced by Belfast Corporation in the early to mid-1900s. Once ubiquitous throughout the suburbs of the city, many of these signs have been lost over the years due to a combination of redevelopment and general wear and tear. The utilitarian yet attractive design itself, composed of small tiles with slightly elongated sans serif lettering on a black background, has become something of a style symbol for the city in recent years and those signs that have survived are now widely accepted as an important part of the civic heritage. This particular example, supported on a plain pole, has witnessed the usual damage to the tiling but remains largely intact and a good example of its kind.

Replacements and Alterations

If inappropriate, Why?

General Comments

Monitoring Notes – since Date of Survey

Date of Survey
