



# Stranmillis

CONSERVATION AREA







# C O N T E N T S



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# INTRODUCTION

The Stranmillis Conservation Area is located on the eastern side of the Malone Ridge which historically has played an important role in shaping the character and phasing of development in South Belfast.

In designating Stranmillis as a conservation area, I am conscious of the need to protect its distinctive architecture and high quality urban landscape and of the need to bring this important heritage to public attention.

I understand that the area has an interesting history. The Chichester family who were granted the lands in 1603 leased them to Moses Hill who built a plantation Castle to command a Lagan crossing. The site subsequently reverted to the Chichester family to become the Countess of Donegall's Deerpark.

Land ownership and the difficult topography ensured that the area changed very little over the next two centuries with the Deerpark giving way to a small number of villas set in large gardens and grounds. The area was largely untouched by the 19th Century development of suburban terraces and villas which extended onto the Malone Ridge, first around Queen's College, then along Malone Road and progressively onto the slopes between Stranmillis Road and the Lagan River.

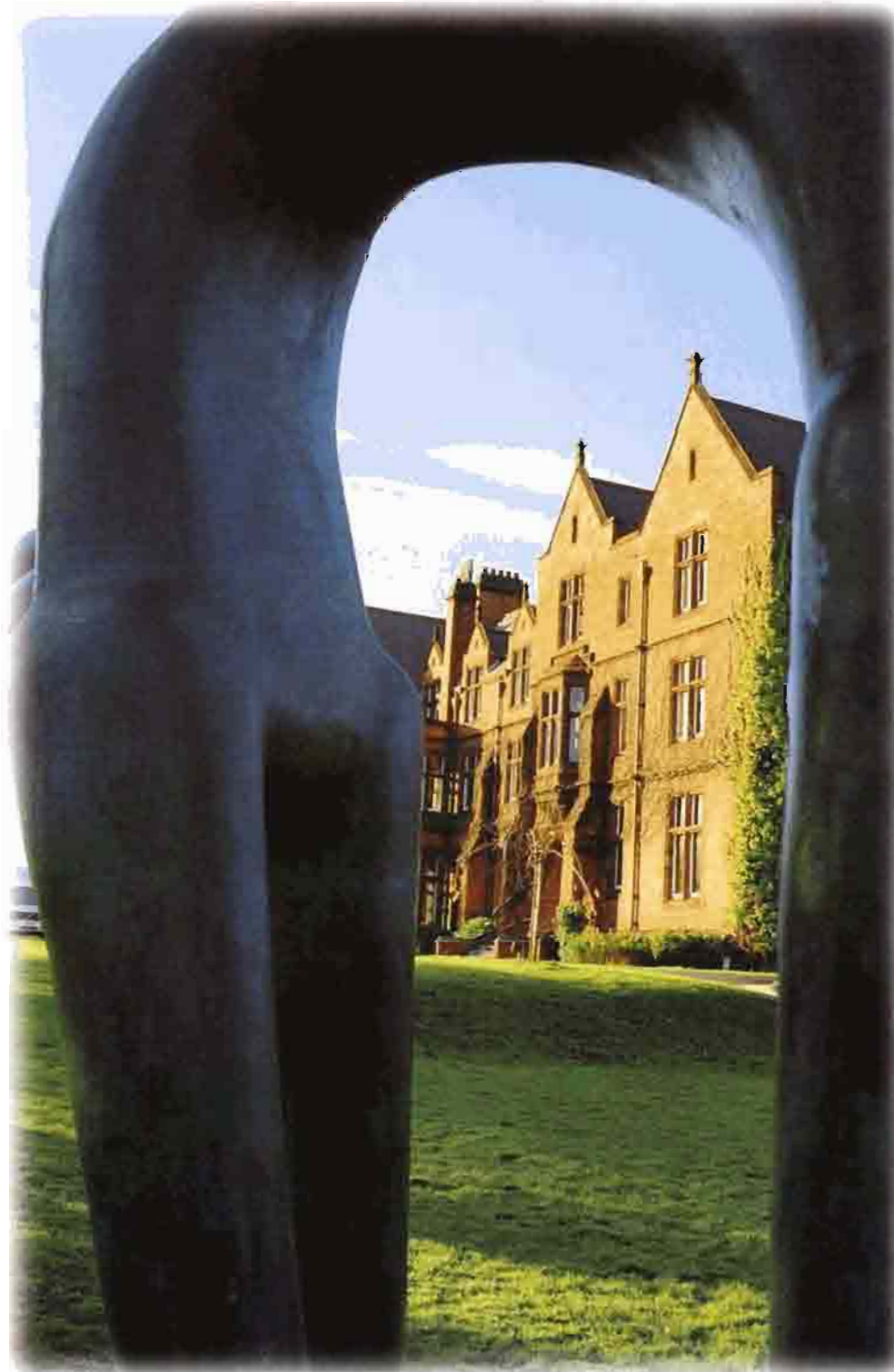
Today, the Conservation Area contains architecture of considerable distinction, enhanced by a natural setting of woodland, pond and landscaped garden which itself has an historic continuity and important links with the early development of Belfast.

I am confident that this designation will help ensure that this historic part of Belfast is protected and enhanced for the benefit of the citizens of Belfast and future generations.

*Malcolm Ross*

26.1.04

RIDDEF. HALL →





# EXTENT *of the* CONSERVATION AREA

The Conservation Area is located south of Queen's University on the Stranmillis Road and a short distance from the River Lagan. The eastern boundary is formed by the Stranmillis Road and the area includes the Riddel Hall grounds, most of Stranmillis College grounds, the ponds of Lennoxvale House, Mount Pleasant, Summerhill, St. Bartholomew's Church and the terraces at 92/128 Stranmillis Road. The extent of the area is illustrated on the Conservation Area boundary map.



ORNAMENTAL POND





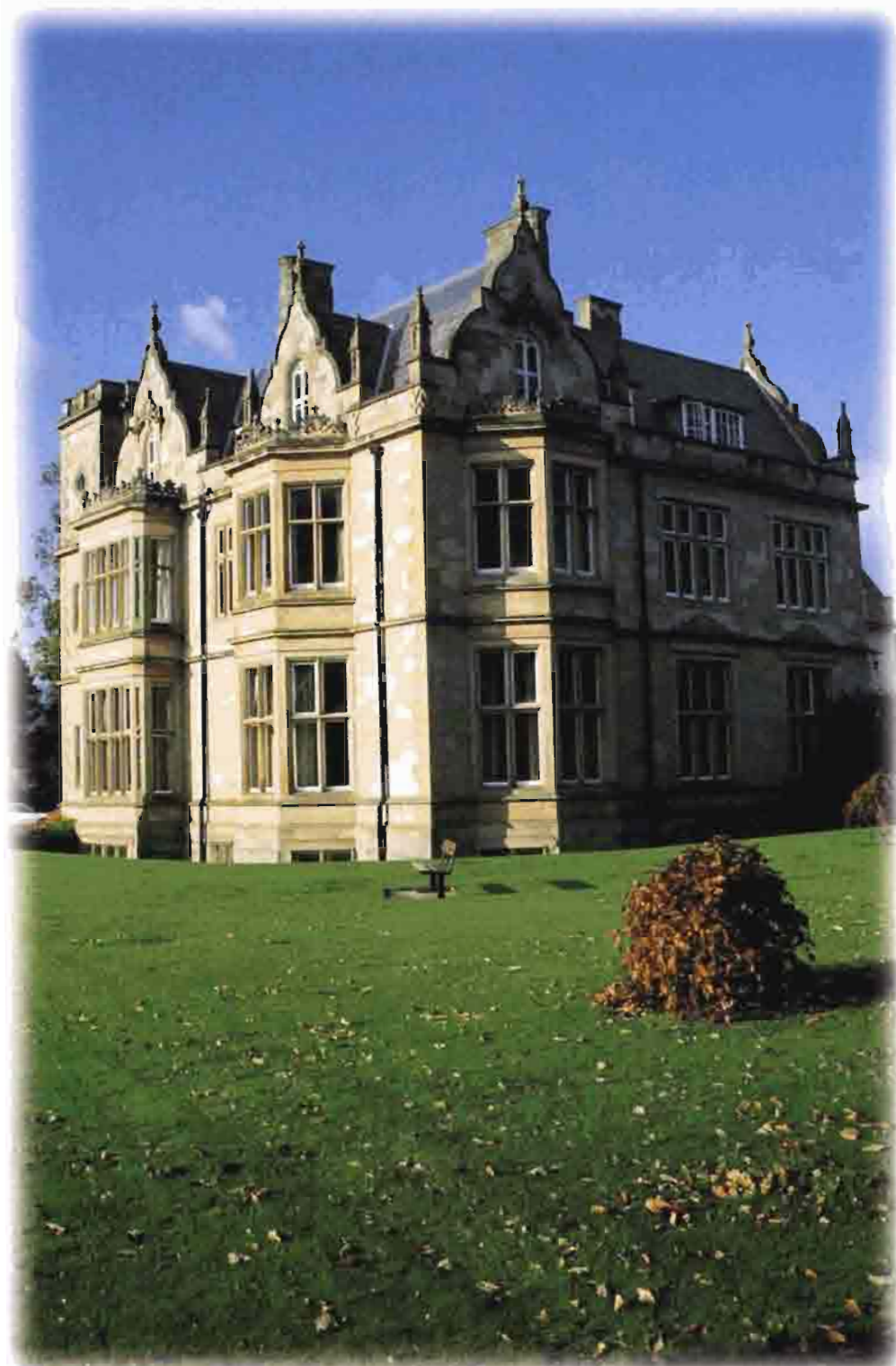


# PLANNING CONTEXT

The Belfast Urban Area Plan 2001 seeks to protect and enhance the most important areas of special townscape value in the city through the process of conservation area designation. The City Centre has received priority in this respect, although suburban areas of Belfast which possess special townscape character are now being considered for conservation area status.

In South Belfast the Malone Area contains many fine examples of domestic and institutional architecture and includes a significant sweep of open space, gardens and grounds which are of considerable landscape and townscape value. The Department has already sought to protect this quality of environment by identifying the Malone Area of Townscape Character.

Within this area of townscape at Stranmillis the quality of architecture and landscape setting make a unique contribution to the urban character of the city and justifies designation of the Stranmillis Conservation Area.



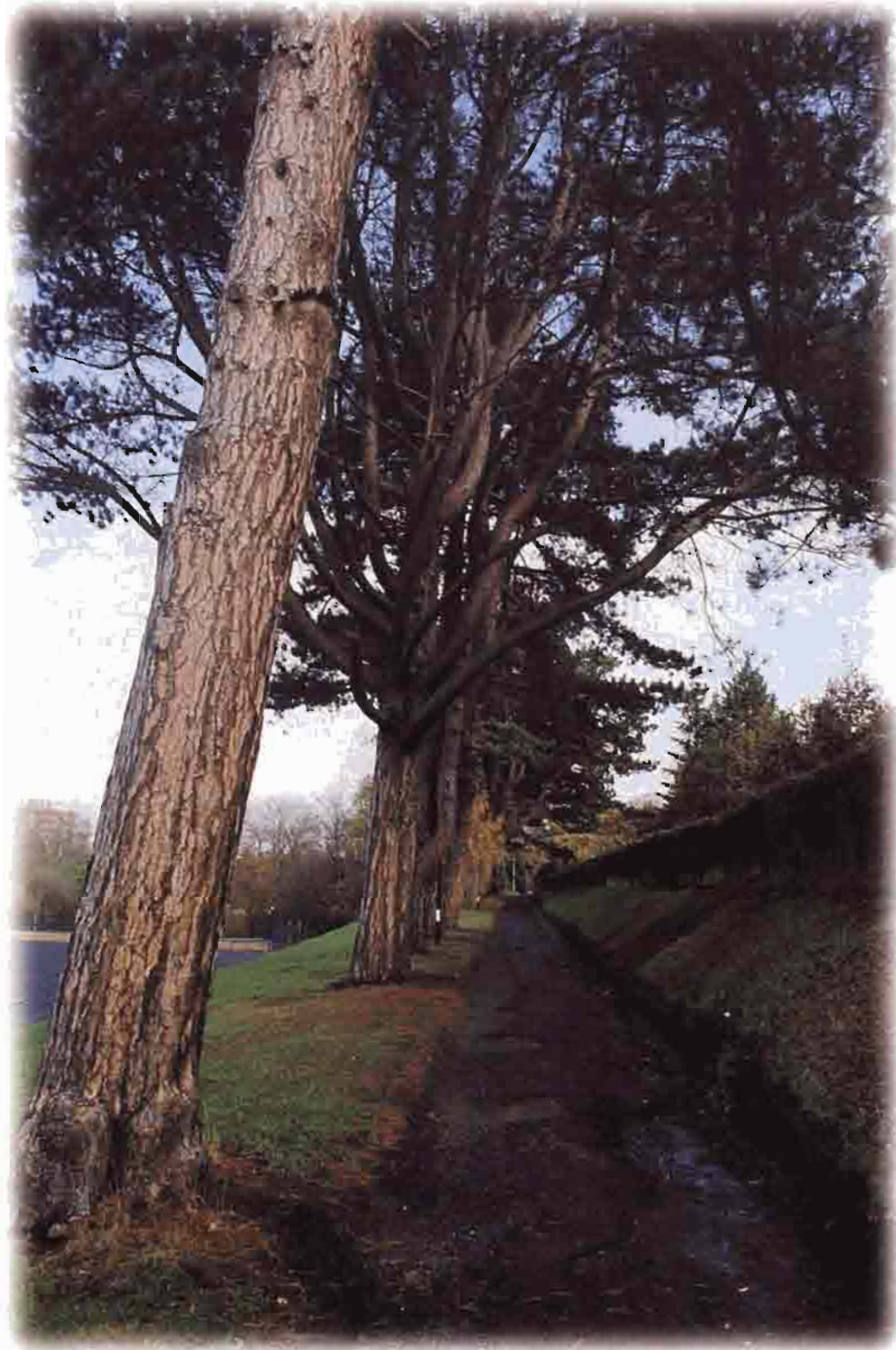




HENRY GARRETT BUILDING ▲







# CONSERVATION AREA DESIGNATION

Within the overall objectives for the development of the city, the Department's policy for this area of South Belfast will be:

- ✿ to protect and enhance the townscape character of the Stranmillis Conservation Area including important landscape features;
- ✿ to accommodate change in a manner that respects the essential character and appearance of the Conservation Area.

To be effective conservation needs the active participation of a wide range of interests in the community. The Department will welcome the involvement of property owners and voluntary groups in conserving and enhancing the Conservation Area.

Notice is hereby given that the Department of the Environment (NI) in pursuance of the powers conferred upon it by Article 50 of The Planning (Northern Ireland) Order 1991 has designated the area on the boundary map as a Conservation Area, being an area of special architectural or historic interest, the character of which it is desirable to preserve and enhance.





# HISTORY



The Stranmillis area is situated on the east side of the Malone Ridge on a moraine of fine sands and gravels which were laid down with a north south alignment during the Ice Age. The crest of the ridge lies 25 - 30 metres above sea level and slopes more steeply on this eastern side where it is deeply incised by streams.

In 1603 Sir Arthur Chichester was granted expansive lands in Ulster including all of the Antrim side of the Lagan from Carrickfergus to Dunmurry and the site of the future City of Belfast. The date of the grant marks the date of the foundation of the town. In 1606 he leased his Stranmillis lands for 61 years to Moses Hill who built a plantation castle (described in the Report of the Plantation Commissioner around 1611 as being located at a place called "Stranmellis").

This castle was the predecessor of Stranmillis House and was probably built to control a Lagan crossing. The ford as indicated on the Donegall Estate map of 1770 was situated just below the tidal limit and provided a crossing point for carts.



STRANMILLIS HOUSE





The Hills moved before their lease expired, and the property passed over to the Donegall family to become the Countess of Donegall's Deerpark. A certain Richard Dobbs writing in 1683 described the Deerpark thus: "From Lambeg the way leads direct to Belfast, which is all along for the most part furnished with houses, little orchards and gardens and on the righthand the Countess of Donegall hath a very fine Park well stored with Venison and in it a Horse Course of Two Miles, and may be called an English Road". A Donegall document of 1692 more precisely defines the Deer Park: "....100 acres were then enclosed in a Deer Park, and called Stranmillis Park". It is probable that this estate included all of the area now enclosed by the Stranmillis and Malone Road and that the horse course followed its perimeter, possibly formed by the roads themselves. On the Donegall Estate map of 1770 the area is referred to as 'The Course Lands', almost exactly 100 acres enclosed by about 2 miles of road.





From 1770 most of the demesne was put up for lease after being divided into small parcels of land, the size and shape of the farms perhaps relating to the hilly topography of the area. An area of 40 acres in the southern part of the "Deerpark" was leased by prominent merchants, the Black family, who built a summer residence, the predecessor of the present Stranmillis House. They later acquired the freehold and in 1857 sold the property to Thomas G Batt, a Director of the Ulster Bank, who within a year rebuilt Stranmillis house in the Gothic Revival style. South Belfast including Stranmillis developed rapidly in the latter half of the 19th Century and especially during the 1870s. However, building on the eastern slopes of the Malone Ridge was restricted by land ownership and hampered by stream erosion so that the Stranmillis Road itself remained little more than a country lane. Cart traffic moving south took the Malone Road to avoid Stranmillis Hill and it was not until 1882 that the cities tram line was extended to Stranmillis. Some development of note did take place, however with the construction in 1863 of the fine terrace at Mount Pleasant adjoining Summer Hill, itself built a few years earlier around 1854-56. The arrival of the tramline also saw the construction of the impressive Chilworth terrace in 1893-4 and the Kinaghan Mansions followed around 1901.



STRANMILLIS HOUSE 1858



TRAM ON STRANMILLIS ROAD







Riddel Hall was built in 1913-15 as a hostel for female students of Queen's University and in the 1920s Stranmillis House became a training college. This led to the erection of a group of important educational buildings within the college grounds many of which are now Listed. Development of the Stranmillis Road frontage was completed with St. Bartholomew's Church on the corner of Mount Pleasant in 1930. To the west of Riddel Hall at the bottom of the slope is situated an ornamental lake which was once a major source of Belfast's water supply. This lake at one time had been in use as a mill dam for the nearby bleach works but suffered from water loss due to seepage into the underlying porous sand and gravel of the ridge. Eventually it fell into disuse after a watercourse from Lester's Dam in the Lagan Meadows (at Bladon Drive) was re-routed to intercept the springs which fed it. This watercourse was completed in 1809 and can be clearly seen on the first Ordnance Survey Map of the area.







RIDDEL HALL 🏠



ST. BARTHOLOMEW'S CHURCH 🏛️



CHURCH GATE 🏛️





RIDDEL HALL GATE LODGE



# TOWNSCAPE CHARACTER

The essential character of the Conservation Area is of important buildings of historic and architectural merit set within a picturesque landscape. Large open spaces framed with mature trees provide long views over wide areas of broadleaf woodland which, in places, is punctuated by pond and lake. This area of landscape provides an important natural habitat for native flora and fauna in close proximity to the city centre.

The landscape setting is a natural backdrop to the townscape of the adjoining built up area in which boundary hedgerows, gardens and tree lined pavements contribute to the quality of the residential environment.

Stranmillis Road presents the public face of the Conservation Area. It curves southward off the Malone Ridge, falling steeply from Sandhurst Drive to the Stranmillis College entrance and then rising slowly as it turns westward back towards the Malone Road.





SUMMER HILL GATES



The line of trees which overhangs the Riddel Hall boundary wall frames and then closes off the view south along the road. Particularly for the pedestrian the dense overhanging foliage, the elevated position of the trees behind the thick stone wall and the narrow public footpath enhance the feeling of privacy which dominates this part of Stranmillis Road.

The secluded private character is continued by the Riddel Hall entrance gates and the high wall, railings and gated entrance which define Mount Pleasant. Here too an exotic combination of plants and foliage ensures the privacy of the terrace which can only be glimpsed through the greenery from the public road.

The adjoining St. Bartholomew's Church is open in aspect and across Stranmillis Road, Kinaghan and Chilworth terraces are more prominent to public view but nevertheless sit behind an attractive line of pavement trees, high boundary hedges and garden planting.

Within Mount Pleasant the central natural garden and individual front gardens create an ambience of intimate space and trees which distances the terrace from the surrounding built up area. At its western end Mount Pleasant reveals an additional secluded property and landscaped garden, Summer Hill House. From here the views are of sweeping tree lined spaces, woodland and water with only the occasional building in partial view.

SUMMER HILL HOUSE



STRANMILLIS ROAD WALL

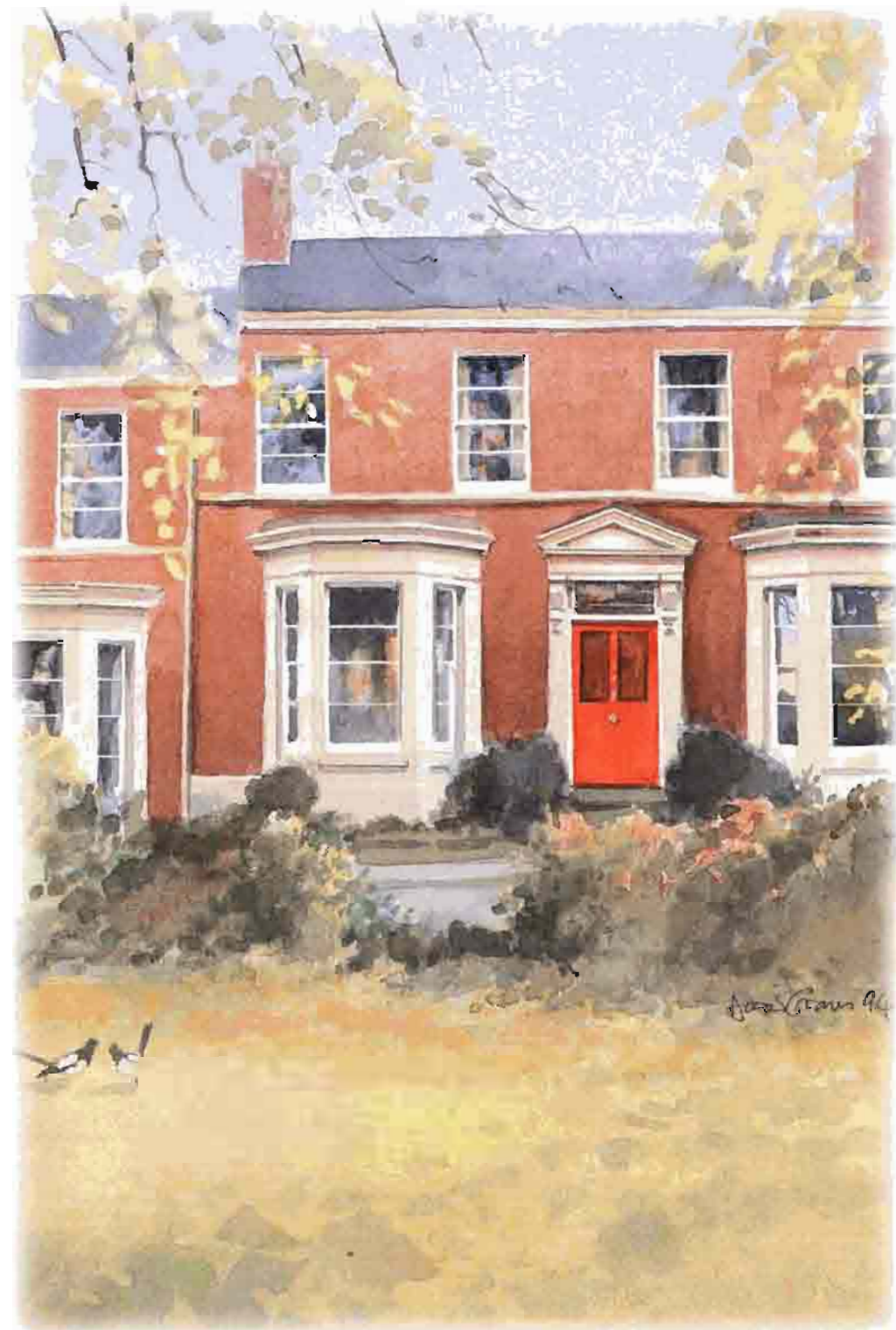


A belt of trees separates Mount Pleasant from Riddel Hall. This impressive building is surrounded by attractive lawns and pathways which give way to a wooded area leading to the ornamental ponds on Queen's University property in the west. The Hall is linked to Stranmillis Road by a sweeping driveway flanked by a belt of trees which define the eastern boundary.

This tree belt merges in the south with the most extensive woodland in the Conservation Area and separates the Riddel Hall grounds from Stranmillis College. The woodland, lawn and tree belt provide an impressive setting for Riddel Hall and further emphasise this palladian landscape character which is unique in the built up area of Belfast.



MOUNT PLEASANT





Stranmillis College impressively fills the view from its entrance gates. The tree lined and walled boundary at Riddel Hall is extended along Stranmillis Road beyond the College entrance to Danesfort. The landscaped, wooded character of the site is least affected by buildings at this location and the landform slopes down attractively to a lake-side setting.



STRANMILLIS COLLEGE



# LAND USE



In land use terms the northern part of the Area is predominantly in residential use and that to the south of Mount Pleasant predominantly in institutional use.

The residential area includes:

- Mount Pleasant: a mid 19th century cul-de-sac of dwellings containing a fine terrace and detached dwellings in single family residential use with mature communal gardens in the centre.



THE PRINCIPAL'S HOUSE 🏠



-Kinaghan Mansions: built as a 3-storey terrace of 6 dwelling units, fronting onto the Stranmillis Road. Single family residential and flat uses predominate.

-Chilworth Buildings: a 3-storey terrace of 13 dwelling units, fronting onto the Stranmillis Road, in single family residential and flat uses.

The institutional portion of the Conservation Area includes:

-Riddell Hall: currently in use as the headquarters of the Northern Ireland Arts Council. The gate lodge and porter's lodge are in residential use.

-Stranmillis College: established in the 1920s as a teacher training college, it still performs that function today. Apart from the original Stranmillis House and Farm Building the institutional buildings were purpose built in the 1920s forming a unique college complex with Stranmillis House at its nucleus. The 2 gate lodges and the Principal's house are in residential use and 2 detached dwellings have been built in the south-west of the grounds.





# TOWNSCAPE ISSUES

The landscape character of the lands between the Stranmillis and Malone Roads is already compromised to some extent by development and extensive car park areas at the Malone/ Stranmillis Road junction. Further to the east at Stranmillis College attractive buildings and landscaped spaces are finely balanced. Only within the Riddel Hall grounds does some of the original ambience of the parkland survive. However the Stranmillis College and Riddel Hall grounds still comprise a special landscape character which is unusual, if not unique within an urban setting in Belfast. New development within these grounds is likely to change the character and quality of the setting by intruding on and upsetting the balance between landscaped space and buildings.

Trees in private gardens, on pavements and in institutional grounds are very important in the visual scene. Similarly, front gardens and boundary details, including hedges, create a coherent pattern of spaces which softens the impact of buildings and hard landscape.

Loss or damage to mature trees, under-storey trees and shrubs or loss of front gardens by the removal of boundary hedges and the paving over of soft areas could have a substantial negative effect on the existing townscape character.

In the case of buildings, increased commercial activity can bring with it inappropriate extensions and alterations, including signs and shop fronts. Alterations, extensions and associated development such as fire escapes, new accesses and car parking are often required when residential use changes to flats, nursing homes and residential homes.

The result may be buildings which are visually disruptive and out of sympathy with the surrounding townscape through inappropriate design.



RIDDEL HALL ↑





# DEVELOPMENT GUIDELINES

The Department's aim in designating the Conservation Area is to protect and enhance the townscape and architectural character including important landscape features and the setting of historically and architecturally important buildings.

The coloured line drawings in this section illustrate the 3 main residential terraces in the Conservation Area. Each drawing gives a proportional representation of the building and highlights those features which contribute to its character and appeal.

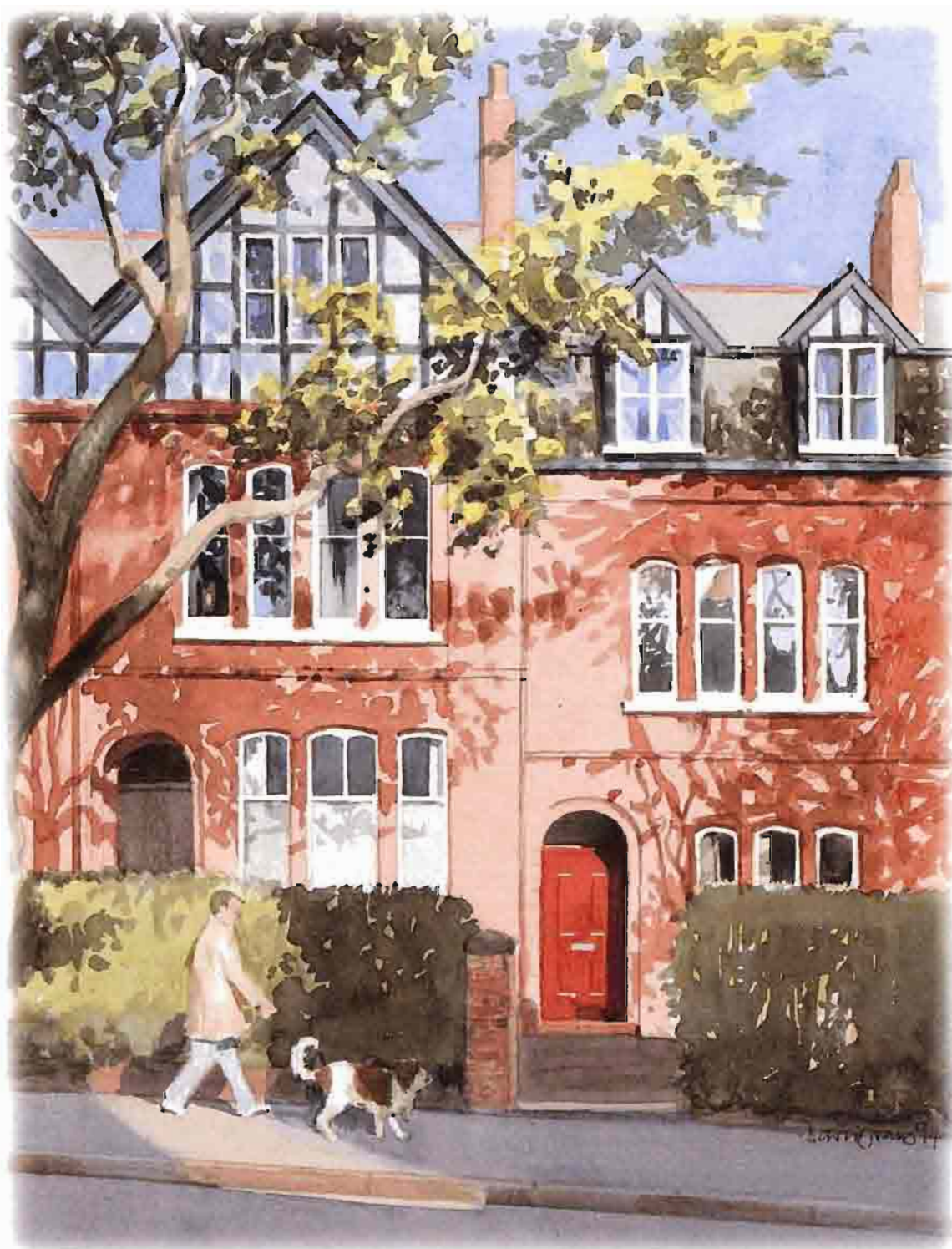
It is important that the original proportions and rhythms of the terraces are respected. This is best achieved by retaining architectural details, dimensions and materials.

The following guidance is for the assistance of property owners and will be used by the Department in exercising its development control function in the Conservation Area.



THE FARM BUILDINGS





When considering work it is advisable to make early contact with the Department. In particular it should be noted that:

- all planning applications in respect of buildings or sites within the Conservation Area should be submitted with full details showing clearly in plan and elevation, relationships to adjoining buildings and existing and proposed landscape treatment;
- the consent of the Department is required to demolish unlisted as well as Listed buildings within a Conservation Area.





CHILWORTH BUILDINGS

Certain minor alterations to properties which do not normally require specific planning permission under the terms of the Planning (General Development) Order (Northern Ireland) 1993 can cumulatively have a serious visual impact on the townscape of an area. The Department will give consideration to the use of its powers under Article 4 of the 1993 Order to direct that in any particular area, these types of development will require the grant of planning permission.

The provisions of the Planning (General Development) Order (Northern Ireland) 1993 do not apply to listed buildings. Therefore any development, however minor, relating to listed buildings requires planning permission and listed building consent.

Consent to display advertisements generally requires an application under the Planning (Control of Advertisements) Regulations (Northern Ireland) 1992. Applications for consent will be judged on the positive contribution they make to the visual character of the Conservation Area.



## A photograph of a dark blue front door with a white surround and a pediment, set in a red brick wall. The door has a silver handle and a letterbox. There are small plants on either side of the door.

WINDOWS  
ALL WINDOWS ARE  
MAXIMIZED. I'VE GOT THE  
LAPTOP IN THE  
ENYA + GRENK  
CLOTHES

**DOORS**  
W/CR. SOLID EXTERNAL DOOR OF TYPICAL QUALITY.  
MOUNTED ON HEAD OF DOOR FRAME. RECT. ANGULAR  
HANDLE W/TH. MARBLED PANELS. ELABORATE DOOR  
SURF. (LUG OF FLOORS), FILA. STOPS & DECORATIVE  
CONTRAST. AL. 28.50.0000

WU-100, 400, 600, 800, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000, 10200, 10400, 10600, 10800, 11000, 11200, 11400, 11600, 11800, 12000, 12200, 12400, 12600, 12800, 13000, 13200, 13400, 13600, 13800, 14000, 14200, 14400, 14600, 14800, 15000, 15200, 15400, 15600, 15800, 16000, 16200, 16400, 16600, 16800, 17000, 17200, 17400, 17600, 17800, 18000, 18200, 18400, 18600, 18800, 19000, 19200, 19400, 19600, 19800, 20000, 20200, 20400, 20600, 20800, 21000, 21200, 21400, 21600, 21800, 22000, 22200, 22400, 22600, 22800, 23000, 23200, 23400, 23600, 23800, 24000, 24200, 24400, 24600, 24800, 25000, 25200, 25400, 25600, 25800, 26000, 26200, 26400, 26600, 26800, 27000, 27200, 27400, 27600, 27800, 28000, 28200, 28400, 28600, 28800, 29000, 29200, 29400, 29600, 29800, 30000, 30200, 30400, 30600, 30800, 31000, 31200, 31400, 31600, 31800, 32000, 32200, 32400, 32600, 32800, 33000, 33200, 33400, 33600, 33800, 34000, 34200, 34400, 34600, 34800, 35000, 35200, 35400, 35600, 35800, 36000, 36200, 36400, 36600, 36800, 37000, 37200, 37400, 37600, 37800, 38000, 38200, 38400, 38600, 38800, 39000, 39200, 39400, 39600, 39800, 40000, 40200, 40400, 40600, 40800, 41000, 41200, 41400, 41600, 41800, 42000, 42200, 42400, 42600, 42800, 43000, 43200, 43400, 43600, 43800, 44000, 44200, 44400, 44600, 44800, 45000, 45200, 45400, 45600, 45800, 46000, 46200, 46400, 46600, 46800, 47000, 47200, 47400, 47600, 47800, 48000, 48200, 48400, 48600, 48800, 49000, 49200, 49400, 49600, 49800, 50000, 50200, 50400, 50600, 50800, 51000, 51200, 51400, 51600, 51800, 52000, 52200, 52400, 52600, 52800, 53000, 53200, 53400, 53600, 53800, 54000, 54200, 54400, 54600, 54800, 55000, 55200, 55400, 55600, 55800, 56000, 56200, 56400, 56600, 56800, 57000, 57200, 57400, 57600, 57800, 58000, 58200, 58400, 58600, 58800, 59000, 59200, 59400, 59600, 59800, 60000, 60200, 60400, 60600, 60800, 61000, 61200, 61400, 61600, 61800, 62000, 62200, 62400, 62600, 62800, 63000, 63200, 63400, 63600, 63800, 64000, 64200, 64400, 64600, 64800, 65000, 65200, 65400, 65600, 65800, 66000, 66200, 66400, 66600, 66800, 67000, 67200, 67400, 67600, 67800, 68000, 68200, 68400, 68600, 68800, 69000, 69200, 69400, 69600, 69800, 70000, 70200, 70400, 70600, 70800, 71000, 71200, 71400, 71600, 71800, 72000, 72200, 72400, 72600, 72800, 73000, 73200, 73400, 73600, 73800, 74000, 74200, 74400, 74600, 74800, 75000, 75200, 75400, 75600, 75800, 76000, 76200, 76400, 76600, 76800, 77000, 77200, 77400, 77600, 77800, 78000, 78200, 78400, 78600, 78800, 79000, 79200, 79400, 79600, 79800, 80000, 80200, 80400, 80600, 80800, 81000, 81200, 81400, 81600, 81800, 82000, 82200, 82400, 82600, 82800, 83000, 83200, 83400, 83600, 83800, 84000, 84200, 84400, 84600, 84800, 85000, 85200, 85400, 85600, 85800, 86000, 86200, 86400, 86600, 86800, 87000, 87200, 87400, 87600, 87800, 88000, 88200, 88400, 88600, 88800, 89000, 89200, 89400, 89600, 89800, 90000, 90200, 90400, 90600, 90800, 91000, 91200, 91400, 91600, 91800, 92000, 92200, 92400, 92600, 92800, 93000, 93200, 93400, 93600, 93800, 94000, 94200, 94400, 94600, 94800, 95000, 95200, 95400, 95600, 95800, 96000, 96200, 96400, 96600, 96800, 97000, 97200, 97400, 97600, 97800, 98000, 98200, 98400, 98600, 98800, 99000, 99200, 99400, 99600, 99800, 100000, 100200, 100400, 100600, 100800, 101000, 101200, 101400, 101600, 101800, 102000, 102200, 102400, 102600, 102800, 103000, 103200, 103400, 103600, 103800, 104000, 104200, 104400, 104600, 104800, 105000, 105200, 105400, 105600, 105800, 106000, 106200, 106400, 106600, 106800, 107000, 107200, 107400, 107600, 107800, 108000, 108200, 108400, 108600, 108800, 109000, 109200, 109400, 109600, 109800, 110000, 110200, 110400, 110600, 110800, 111000, 111200, 111400, 111600, 111800, 112000, 112200, 112400, 112600, 112800, 113000, 113200, 113400, 113600, 113800, 114000, 114200, 114400, 114600, 114800, 115000, 115200, 115400, 115600, 115800, 116000, 116

GETTY

PROJECTING TO THE  
FUTURE  
LIFE OF THE FUTURE

SWOOSH HEDGE FUND  
CREDIT FUND

REG. U.S. PAT. & TM. OFF.  
OFFICE OF THE SECRETARY  
WASHINGTON, D.C. 20540

REPRODUCED BY NATHAN

STEP IN TERRACE BETWEEN 6 AND 7 MOUNT PLEASANT



The Department will therefore ensure that new works have regard to the vernacular architecture through:

- the use of materials and elements such as doors and windows of appropriate style, proportion and function type;
- in the case of terraced property, the introduction of elements which are in sympathy with the character, rhythm and unity of the terrace elevation.



TRIPLE WINDOW PATTERN WITH  
WOODEN SHUTTERS

104-128 STRANMILLS ROAD



TRIPLE WINDOW PATTERN WITH  
WOODEN SHUTTERS. THE  
MIDDLE WINDOW HAS A CENTRE  
SILL IN THE UPPER BAY

UPPER FLOOR:  
ALL WINDOWS ARE VERTICALLY  
SLIDING TYPE

BRICKWORK  
RED BRICKS, LAY BRICKS - NO  
IN ENGLISH GARDEN WALL ROAD



UPPER FLOOR: HALF TIMBERED GABLE END  
CAST IRON DOWNPIPE



UPPER FLOOR: HALF TIMBERED GABLE END  
CAST IRON DOWNPIPE  
METAL FRAME STREET LAMP PLACED TO REAR WALL

Larger developments should also seek to complement the existing in terms of scale, proportion, massing, elevational treatment and by the use of materials and arrangement of spaces. A modern approach to design may add to the character, though this is normally difficult to achieve and the traditional approach is usually the best option.

In some circumstances development, however sympathetic may be inappropriate because of its impact on the special character of the landscape setting.



KINAGHAN MANSIONS DETAIL

FINISH OFFICE  
CHABLES  
BRICK WORK WITH  
SANDSTONE CORNICES

LEADCLIFFER  
DOWNS TO TOP OF BRICK  
SHAFTS

SANDSTONE CORNICE

TERRACOTTA FRAME  
PLASTER  
KINAGHAN MANSIONS

SCULPTED ARCH  
VOLUTURES  
PROJECTING BRICK  
BORDER COURSE WITH  
TERRACOTTA STOP  
ENDS

BRICK CHIMNEY SPINDLES WITH CORBELLED  
DETAILING AT TOPS  
ROUND CLAY CHIMNEY POTTS

ROOF TOP RED TERRACOTTA RIDGE TILES

NATURAL SLATES

CAST IRON GUTTERS WITH CAST IRON  
DOWN PIPES



DECORATIVE  
PROJECTING BRICK  
GUTTERS

SANDSTONE  
LINTELS NOW  
PAINTED

TIMBER PEAKED SHOP  
FRONT CENTRAL DOOR  
OPENING

DOORS  
FOUR PANELLED SOLID EXTERIOR DOORS  
RECTANGULAR THROUGH WITH CLEAR  
GLASS

WINDOWS  
VERTICALLY SLIDING TYPE WITH BRASS  
PANELS UPPER SASHES

92, 94, 96 STRANMILLIS ROAD

WALLS  
RED CLAY BRICKS  
ENGLISH GARDEN WALL BOND FLUSH  
MORTAR WHITE



The purpose of the following guidelines is to provide advice which will encourage sympathetic change to the existing character of the Conservation Area.

### EXTENSIONS

Extensions should be designed to match the style and character of the main building at a size which does not dominate or detract from the architectural appearance of that building.

### WINDOWS

Where a window requires attention the best course of action wherever possible is to repair. However, if the window is beyond repair it should be replaced with a window of the same shape, size and design. Sliding sash windows should be wholly or partially replaced by equivalents and if necessary specially made to order. Wood should always be used except in the case of hidden elevations where replacements using alternative materials may be considered. Features such as mullions, lintels, astragals and other window details should be retained and the proportions and patterns of the window should be reproduced exactly.

Replacement sills should be as substantial as those on adjacent buildings constructed in either pre-cast concrete or stone and have a traditional profile especially in respect of the leading edge.

Window openings in extensions should echo the proportions of those in the existing dwelling and have a similar solid to void ratio. New lintel and sill heights should line up with those around existing openings and the internal divisions (mullions and transoms) should reflect the style and details of the original windows.

### DORMER WINDOWS AND ROOFLIGHTS

Dormer windows should be located in rear roof elevations wherever possible. If this is impracticable consideration may be given to placing them in the front roof elevation providing they are of appropriate design and in scale with the existing building.

Dormer windows will not be permitted to exceed the ridge height of the building or collectively to occupy more than 30% of the area of any particular roof elevation.

Rooflights may be acceptable to the rear of buildings providing they line through with the existing windows below in the main elevation and retain a vertical emphasis.

### DOORS AND ACCESSORIES

Traditionally panelled or vertically boarded doors were used extensively on Victorian buildings. These door types should be used if replacement becomes necessary, particularly in front elevations.

Glass panels may be substituted for solid ones in panelled doors though large expanses of glass are inappropriate and should be avoided.

Door accessories, letterboxes, handles and knockers, should be brass, bronze or cast iron and be of period design.

### ROOFS

The majority of dwellings have natural slate roofs which should be retained. Decorative ridge tiles, finials, and slate patterns should also be retained. Replacement gutters or down spouts should be made of similar material to the original and match the profile and type of fixings. In some cases alternative materials such as aluminium may be considered if they match the design of the original and are painted.

In extensions the roof pitch, eaves and ridge details should correspond to those of the existing dwelling. The colour, texture and shape of new slates and tiles should match those of the existing roof, especially where the new roof connects directly.

### EXTERNAL WALL FINISHES

The majority of buildings in the Conservation Area are brick built with a small number finished in stucco or rendered. Consequently the use of more modern materials such as artificial stone is considered inappropriate. The materials used for extensions should normally match those on the existing building.

### CHIMNEYS

The spacing of chimneys contributes to the character of individual dwellings and is particularly important where the roof line is easily visible. Some properties have ornate chimneys which characterise the exuberance of Victorian architecture. All chimney stacks and pots should be retained even when no longer used and where necessary repaired in a style and material which reflects the original. The temptation to replace existing ornate chimneys with those of a plainer style should be resisted.

### FIRE ESCAPES

Where required these must be contained within the existing building envelope or within a sympathetically designed extension.

### TELEVISION ANTENNAE

Satellite dishes require planning permission and where a building is listed, the erection of both satellite and television aerials normally requires Listed Building Consent.

Aerials fitted to chimney stacks or in an exposed position, can detract from the visual amenity of an area, particularly when silhouetted against the skyline.

Satellite dishes can be very apparent and care should be taken when siting to avoid any position which would detract from the visual aspect of the building.

# APPENDIX I

## LISTED BUILDINGS

1-9 Mount Pleasant	HB26/17/53	<p>A two-storey red brick terrace stepped in three levels, all with slated roofs</p> <p>- built 1863</p>	Stranmillis House,	HB26/17/3	<p>A three-storey building L-shaped in plan with attic and basement. The roof is slated and gabled, the walls are of ashlar sandstone with decorative dressings, and mullioned windows. A three-storey square tower sits on the south-west corner. The entrance on the west face is "guarded" by two rampant stone lions with upraised shields. The architect is said to be Robert Batt. The house was extended northwards by Roland Ingleby Smith in the mid-1920s.</p> <p>- built 1857-58</p>
Summer Hill	HB26/17/1	<p>A two-storey three bay late Georgian style dwelling in brick with slated roof.</p> <p>- built 1854-56</p>			
St Bartholomew's Church of Ireland	HB26/17/53	<p>A nice Gothic style church in stone, early English in style with cusped tracery to windows and plain arched doorways. Built of Ballycullen stone with green slate roofs, the church consists of a nave with aisles, polygonal chancel with vestry to each side and a gabled projection to the centre of the west end flanked by a square tower and a single-storey crenellated porch. The church was designed by W D R Taggart.</p> <p>- built 1929</p>	Stranmillis College	HB26/17/49	<p>A fine symmetrically laid-out neo-Georgian building in purple Cornish brick with Portland stone dressings. A notable feature of the building when first opened was the choice of colours in the main entrance hall. Other good interiors are the committee room and the interesting circulation areas in the angles of the building. This is a building of high quality which has suffered only minor alterations. It is in the top rank of buildings of its period in Northern Ireland. The architect was Roland Ingleby Smith, Chief Architect to the Ministry of Finance.</p> <p>- built 1928-30</p>
Riddel Hall, Lodge & gateway	HB26/17/34	<p>A large three-storey red brick Manorial-Baronial institutional house, including Bronze Plaque, with two-storey red brick gate lodge and four gate piers, all designed by W H Lynn.</p> <p>- built c1913-15</p>			



Front Gate Lodge  
Stranmillis College  
and gateway, brick  
screen wall, boundary

HB26/17/50

A long low single-storey building in  
rustic brick with a green painted  
hipped roof. The building forms a  
valuable frontispiece to an important  
group of buildings. The main  
gateway consists of Portland stone  
piers of square section with moulded  
capstones surmounted by stone urns.  
Designed by R I Smith.

- built c1933 - Gate Lodge  
1930 - Gateway

Back Gate Lodge,  
Stranmillis College

HB26/17/51

A small red brick gate lodge with a  
steep pyramidal red tiled roof,  
central chimney and copper clad  
dormers. It retains its original  
windows which are characterised by  
their horizontal arrangement of  
glazing bars. The building is marked  
by its good quality brickwork and  
its refined detailing which is  
uncommon for its era. Designed by  
T F O Rippingham, Chief Architect  
to the Northern Ireland Minister  
of Finance.

- built late 1940s

Henry Garrett Building, Stranmillis College  
grounds

HB26/17/52

A red brick building with flat  
concrete roofs and consisting of  
single-storey wings linked to a two-  
storey central block. To this has been  
added a later large gymnasium to  
the rear and also extensions to the  
wings at the front. It is conceived in  
a "Modern Movement" spirit but  
avoids being merely utilitarian. This  
degree of sophistication and  
refinement in design is unmatched  
in any other building of the period  
in Northern Ireland. Designed in  
1943 by T F O Rippingham who was  
also responsible for the additions  
of 1953.

- built c1943

## BUILDINGS ON SUPPLEMENTARY LIST

Chilworth Buildings, Stranmillis Road

HB26/17/13

A late Victorian three-storey red brick  
terrace with round arched doorways,  
tall narrow four light windows to  
the first floor and large half-timbered  
gables to the top floor. Only a few  
changes have been made to the  
original sash windows. Some repair  
and reinstatement work would make  
this terrace one of the best of its type  
and date in Belfast.

- built c1893-94



## APPENDIX II

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photograph of tram on Stranmillis Road by W. A. Green (WAG3770)

L'Estrange & Brett Solicitors, and the Deputy Keeper of  
the Records, Public Records Office of Northern Ireland -  
Donegall Estate Map, 1770 (Map 18, Ref. No.D835/1/3/18)

Ulster Museum -  
photographs of Stranmillis House and Ornamental Pond  
(Hogg Collection)

Watercolours by David Evans





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