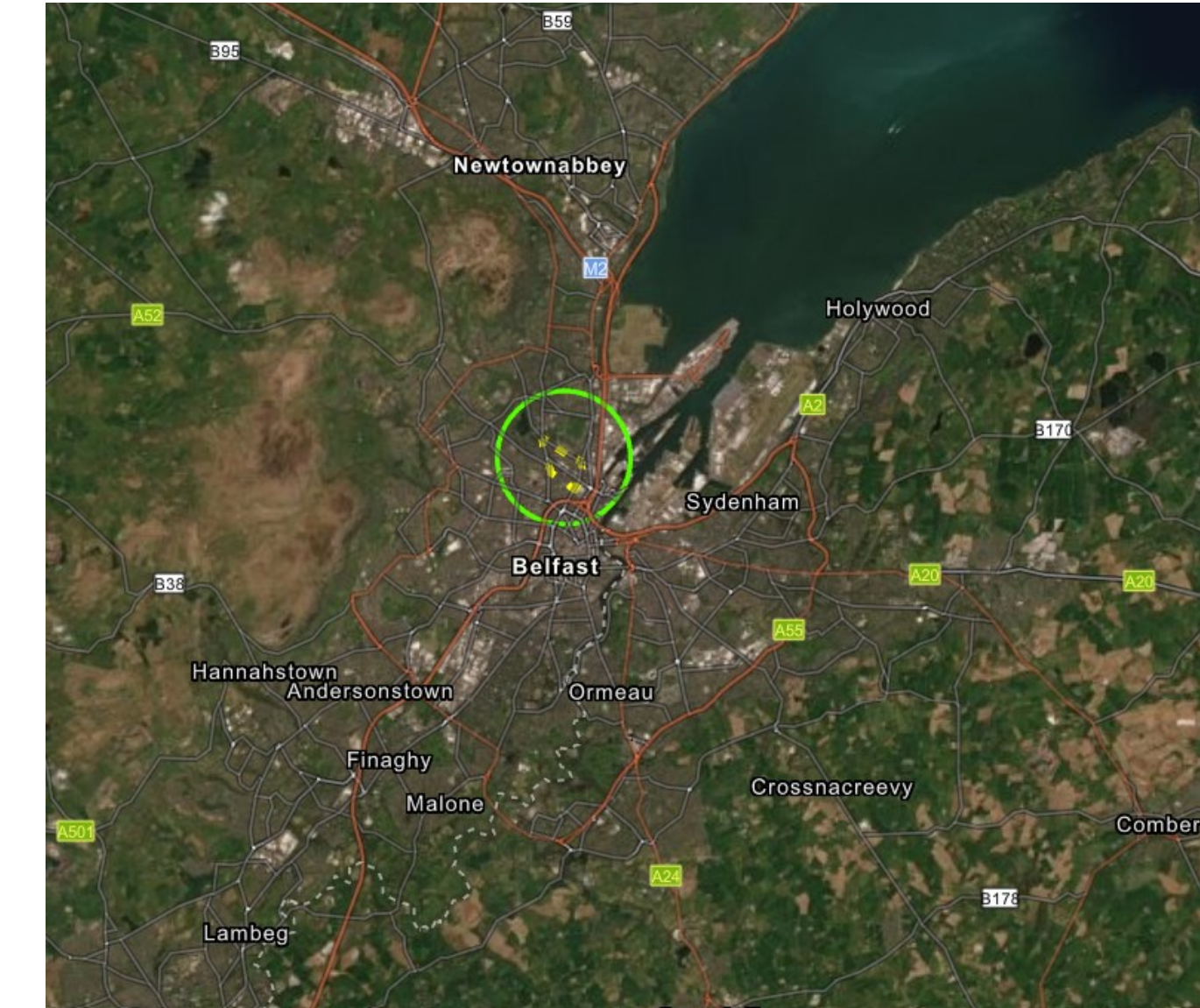


DUNCAIRN GARDENS DEVELOPMENT STUDY

INTRODUCTION

The Department for Communities (DfC) have commissioned Carlin Planning Limited to undertake a Development Study for the Duncairn Gardens area of North Belfast. This part of north Belfast is in need of physical, social and economic regeneration. The wider study area includes the Tiger's Bay and New Lodge communities extending to the Limestone Road and New Lodge Road. The Development Study will seek to identify the key issues and opportunities and then put together a report that will recommend social, economic and environmental regeneration for the area.

To date the team have been analysing the area and speaking to local stakeholders. We will be building on this over the next 6 weeks as we seek input from all those living and working in the area.



Aerial Map: Duncairn Gardens in context of wider Metropolitan Area



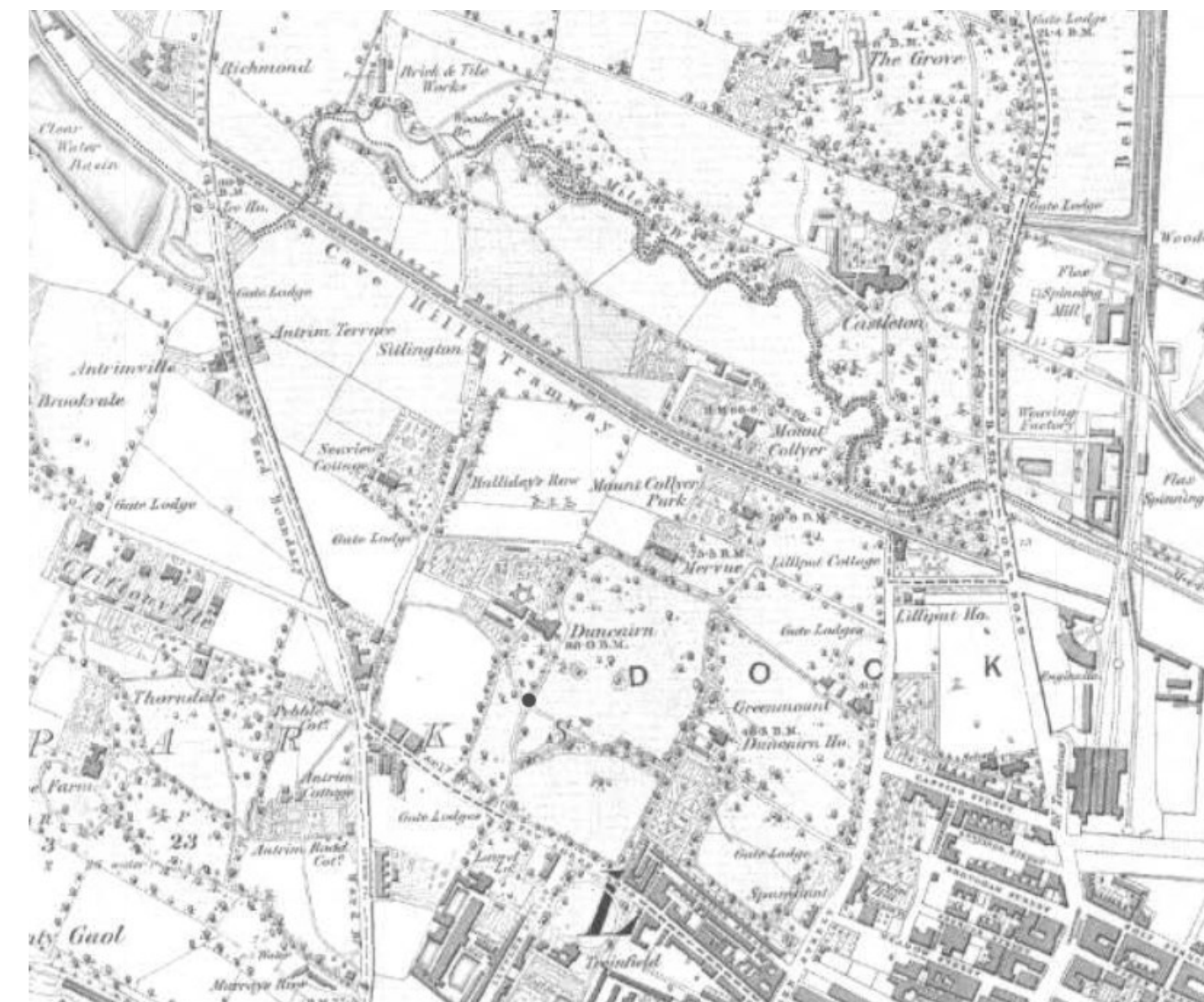
Aerial Map: 5, 10, 15 minute walk from Duncairn Gardens



Aerial Map: Defined Study Area



Historical Map (c. 1830) (Source: DfC)



Historical Map (c. 1860) (Source: DfC)



Historical Map (c. 1957-1986) (Source: DfC)

HISTORY OF THE AREA

Duncairn Gardens and the wider area has changed considerably over time. The earliest historical records highlight that there may have been an ancient fort situated in the area. The names of the streets and roads reflect the type of residencies that were present at the time. The New Lodge Road was used to distinguish the area from the Old Lodge Road, the site of the original lodge in the 18th Century. The streetscape continued to develop as the city witnessed an immense growth in industry and population. New roads and streets were constructed, the Upper Section of the New Lodge Road became Cliftonville Road, Duncairn Street became the Antrim Road.

As the area developed during the Industrial Revolution, several large residencies emerged within the area, which were situated in or within close proximity to the Duncairn Estate, such as Trainfield, Mount Collyer, Brookville and Easton. Most of the mansions in the area however did not last long. The last surviving grand residence in the area was Trainfield House, which had succumbed to its final fate during the Belfast Blitz in 1941. The namesake, Duncairn Gardens, signifies that the road is situated on the previous site of the gardens that were located within the Duncairn Estate. The gardens were historically considered amongst the greatest examples of model Georgian and early Victorian environments in the British Isles. The contemporary Duncairn Gardens was laid out in the 1880's, as the mansion was cleared to create a number of streets to house the expanding population of Belfast, which due to its rapid emergence as a leading centre of industry gained its city status in 1888.

The area in particular has a rich history of charity. The first outreach project of the Belfast Central Mission having been established on Duncairn Gardens in the Methodist Church, long destroyed in the Belfast Blitz. Duncairn Gardens is also in close proximity to Clifton House, established by the Belfast Charitable Society in 1774 as a Poor House to improve and empower the lives of the more disadvantaged in society. This philanthropy continues to be a core pinnacle of the area today with several charitable organisations located in the area.

Population Decline

The latter half of the 20th Century saw the communities in and around Duncairn Gardens decline with the beginning of The Troubles and the loss of traditional industry in the city e.g., shipbuilding. Much of the population decline in the area is particularly apparent in the Duncairn Ward, during arguably the most intense period of the conflict. Between the census undertaken in 1971 and 1981, the population declined from 30,998 to 4,059. Much of the population decline, particularly in the Duncairn Ward stems from the most intense years of The Troubles. It was not until the 2011 census that the population of the area began to rise steadily again to 4,901.

OBJECTIVES OF THE DEVELOPMENT STUDY:

To identify how the area can be regenerated over the short, medium and long term and to explore solutions and opportunities to address the following:

Connectivity

- How can the area become more accessible and connected, providing everyone with access to the many services and facilities available along Duncairn Gardens?

Vacant Buildings & Land

- There are many vacant and derelict buildings, particularly along Duncairn Gardens. How can these buildings be reused to create services and facilities for local communities?
- The recently vacated, Invest NI site (known as the TeleTech Building) is likely to be deemed surplus and disposed of in due course. How can this site contribute to the regeneration of the area?
- How can the Adam Street site be transformed into a safe and accessible space that creates community benefit?

Placemaking

- How can the physical appearance of the wider area be improved to become more welcoming, safe and attractive for local residents and businesses?

