

ADAM STREET:

Making productive use of abandoned land

Early engagement with elected and community representatives has highlighted the urgent need to regenerate Adam Street / Upper Canning Street. The local community feel strongly that the site should include housing for local people. Other stakeholders have highlighted the need to include a mix of uses, including an active frontage onto Duncairn Gardens.

It is important to note that the options are subject to ongoing engagement with the Northern Ireland Housing Executive (NIHE) in order to establish the level of housing need in the immediate area. Option 2 will be subject to agreement with InvestNI (or future landowners) of the TeleTech site.

Based on conversations with a range of stakeholders, the sketch below identifies several key urban design principles that could help achieve a quality mixed use development and residential environment.

1. The creation of a quality residential led mixed use development

The existing site is constrained in size and its configuration makes it difficult to develop. Certainly, for a residential led regeneration scheme, it will be challenging to see how a quality residential environment could be achieved when confined to the existing site boundaries.

However, an opportunity exists to merge the site with part of the TeleTech site in order to create a viable opportunity for mixed use development.

3. The creation of active frontages

There is currently a variety of frontages onto Duncairn Gardens, including commercial and residential. However, at the lower end of Duncairn there is a strong commercial presence due to the North City Business Centre. This should be extended to the frontage of Adam Street, providing space for local services and facilities at street level.

Active frontages create generate activity as well as making an area safer through informal surveillance.

4. Accessible & Connected

Existing pedestrian and vehicular connections exist through the site. A right of way connects residents from Upper Canning Street to Duncairn Gardens and an emergency access exists from North City Business Centre through the Adam Street site. Early engagement has indicated an aspiration to retain these connections through the site. There is potential to improve these connections, further encouraging active travel.

5. Healthy & Green Environment

Future development should promote active travel and incorporate cycle parking. While some level of car parking will be required, this should be kept to a minimum given the accessibility to local services and facilities. Within higher density urban areas it is crucial to make the scheme as green as possible with quality public and private amenity spaces and landscaping. Extending the site provides the opportunity to create a better quality living environment with more green space.

6. A liveable neighbourhood

Duncairn Gardens and the surrounding wards perform poorly in terms of multiple areas of deprivation. The area does perform strongly in terms of accessibility to key services and amenities. The redevelopment of this site has potential to bolster those areas that perform strongly and make a valuable contribution to those measures that perform poorly, particularly by creating a quality living environment, reducing crime / disorder and improving social cohesion.

2. Recreating Adam Street

Historically, Adam Street extended through to Duncairn Gardens, however the historic street pattern was largely lost during the 1970's and 1980's when the population of the area declined. The partial recreation of Adam Street has cultural and historic significance for the Tigers Bay community.

CAPACITY OF THE SITE:

This site is designated for employment use in both existing and emerging Local Development Plans. There is a presumption against any other land use, other than employment generating uses on sites zoned for employment unless exceptional circumstances can be demonstrated. The Strategic Planning Policy Statement (SPPS) however encourages sustainable mixed use development in sustainable locations and particularly on existing brownfield urban locations.

Early engagement has confirmed very strong political and community support for a housing led regeneration scheme. A capacity study has been undertaken to understand how many units may be accommodated. The sketches below sought to incorporate all criteria contained within Policy QD1 of PPS 7 and draft Policy RD1 of the emerging Local Development Plan. The smaller the site the more difficult it is to comply with all planning policy criteria.



Option 1: Existing site boundaries

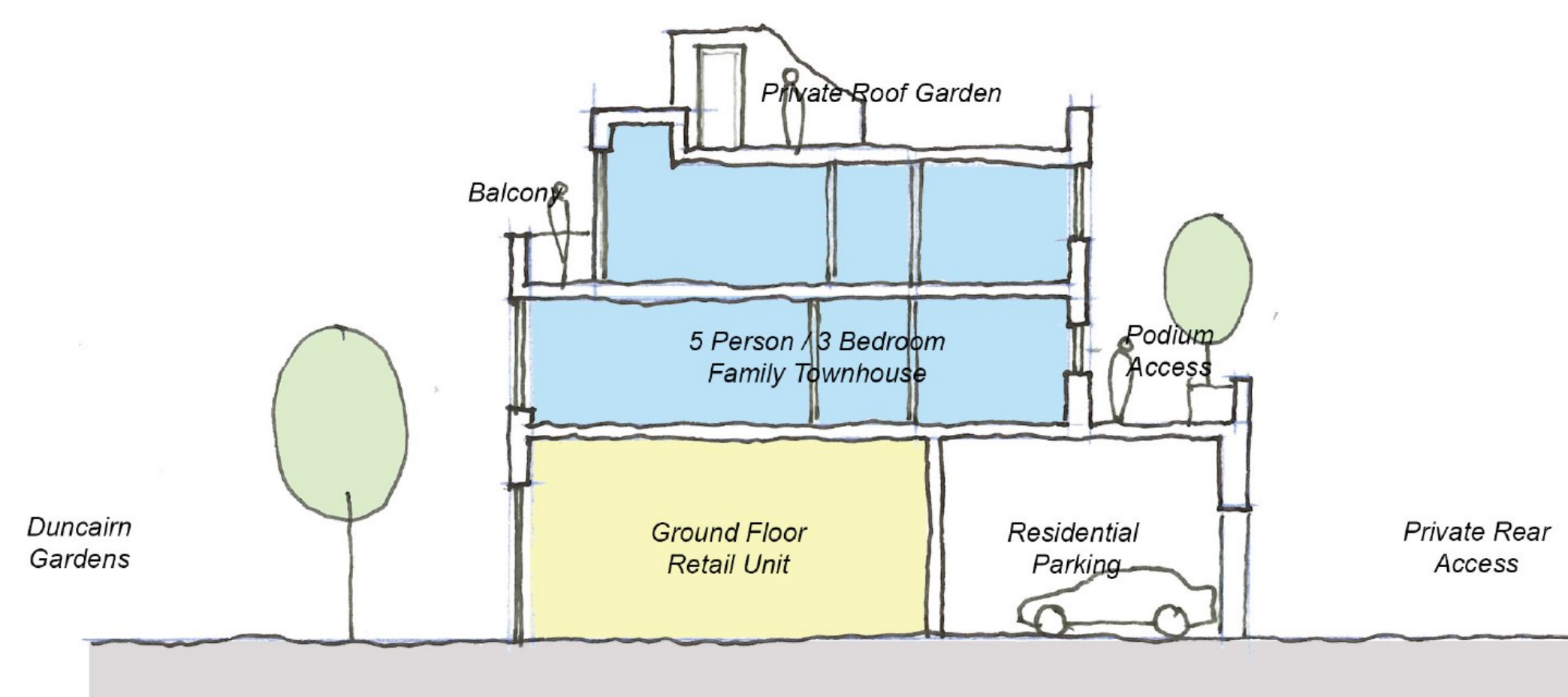
1. Potential for a small-scale mixed use development—between 4-9 residential units.
2. May not present a viable development proposition.
3. Residential development to the rear may feel isolated, being surrounded by employment uses. This may be amplified by the low number of housing units.
4. Doesn't fulfil all the urban design / regeneration principles noted above.



Option 2: Including small portion of TeleTech site

1. Shape of the site is much better—could accommodate between 8—14 units.
2. Begins to recreate Adam Street.
3. A more effective and quality residential environment. Feels safer and less isolated.
4. Better use of land.
5. Better accessibility and connectivity.

Indicative Section through Duncairn Gardens Block



Images: Examples of housing scheme on the Castlereagh Road and Cross Section: example of potential mixed use frontage to Duncairn Gardens

SURROUNDING COMMUNITIES:

Current & Future Regeneration

Duncairn Gardens is bound by the communities of Tigers Bay and New Lodge. Over recent years, both areas have seen, and continue to see positive intervention often led by the communities.

Some of the most positive progress includes redevelopment zones which result in the replacement of very high density and poor quality housing with high quality housing that meets today's standards. We are also aware of community initiatives promoting education, skills development and training through horticulture and greening the environment. Ongoing discussion around the peace infrastructure is also underway.

What other projects and initiatives would you like to see implemented within your community?

Long Street Redevelopment Zone

"A £37 million social housing project will create 123 new homes in the New Lodge area of North Belfast.

The scheme will see an area redeveloped between Hillman Street and Stratheden Street – known locally as the 'Long Streets' – with dilapidated properties removed to make way for new and high quality homes." –(BelfastMedia)

The announcement followed the completion of the first 5 phases of development by Newington Housing Association.



Garden Grid

During 2020 community / resident organisations worked with Ashton to identify problematic wasted sites and co-design solutions. The evolved strategy aims to bring these sites into use and link them into a 'grid' or 'net' of spaces under a common land management organisation to form a social enterprise Plant Nursery or "Garden Grid".

This is an exciting project being implemented through the New Lodge area and beyond. Could the Garden Grid Concept be extended to Tigers Bay?

WE WANT TO HEAR FROM YOU.....

We are encouraging the local community including residents, business and local representatives to take part in the conversation about the future regeneration of the Duncairn Gardens area. Over the next 6 weeks we will be meeting with groups and organisations to seek their views.

Survey

We have created a short survey to gain the views of local people and this can be accessed via the QR code.

Public Drop In Events

We will also be holding three drop in events, whereby you can come along and speak to the team (details below):

1. Monday 14th November 2022: 5pm—8pm (New Lodge Youth Centre)
2. Thursday 17th November 2022: 6pm - 9pm (Duncairn Community Centre, Tigers Bay)
3. Thursday 24th November 2022: 12pm—4pm (NICVA, 61 Duncairn Gardens)

Alternatively, please don't hesitate to contact our team via email (info@carlinplanning.com) or telephone (07469850063).

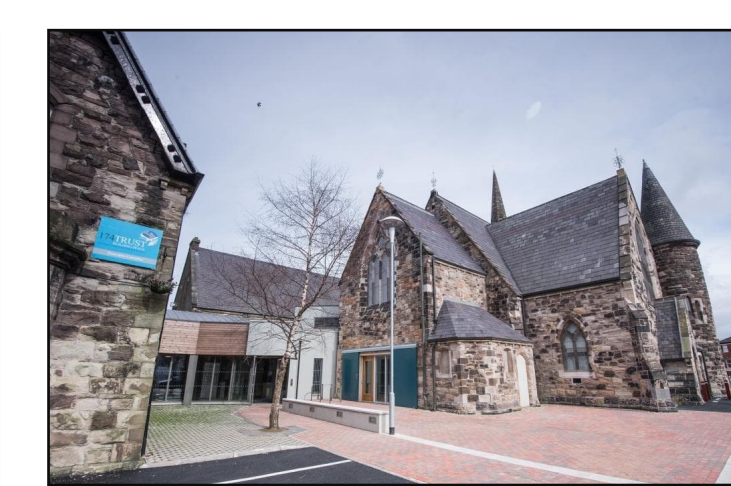
Community Space

Both communities have excellent access to key services and facilities, particularly community facilities. This includes the Duncairn Community Centre in Tigers Bay, the Star Neighbourhood Centre in New Lodge and the Duncairn Centre for Culture & Arts on Duncairn Gardens.

What additional community facilities and services would you like to see?

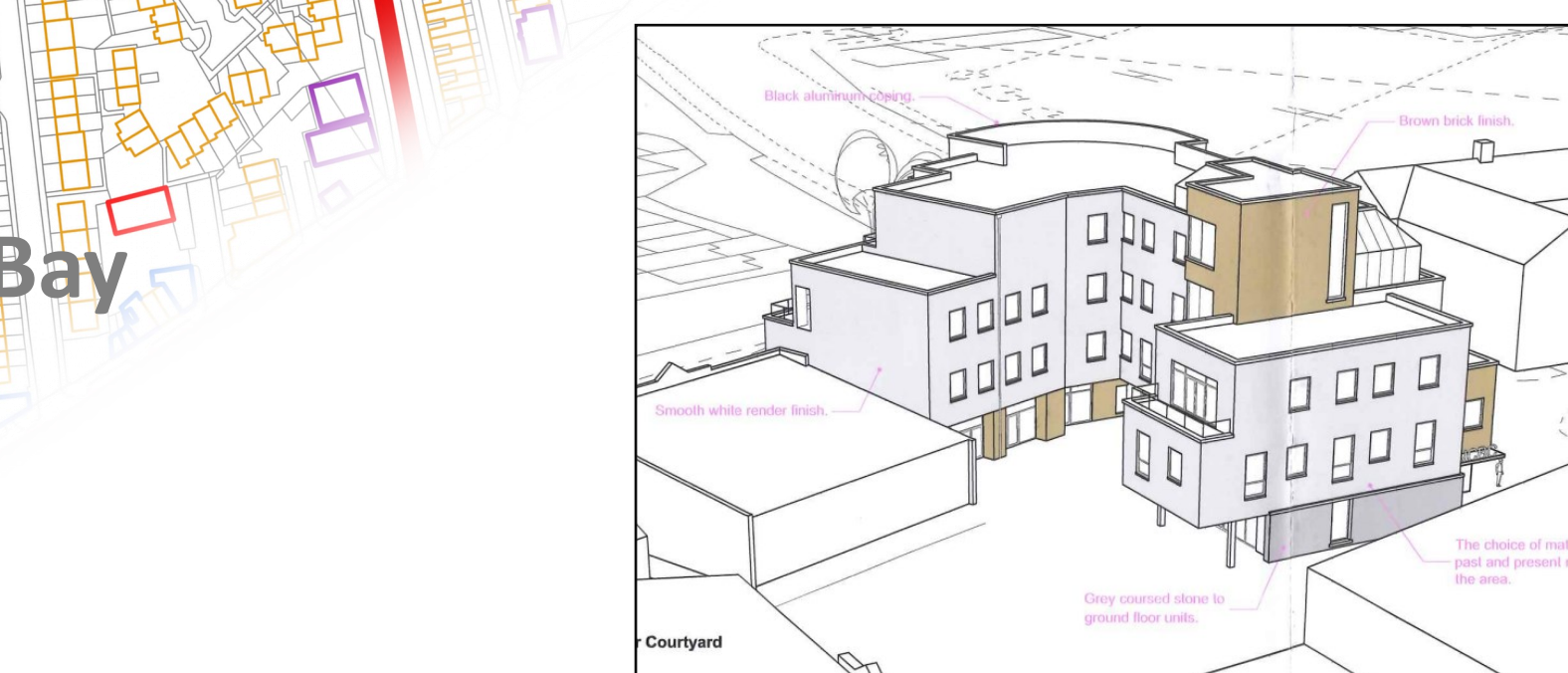


Star Neighbourhood Centre



Housing Redevelopment

Apex Housing Association have completed the development of 20 lifetime homes in Tigers Bay in 2020/21. The houses are modern, functional and attractive; and with public transport links, community and shopping facilities all on the doorstep, the location of Hogarth Street is ideal.



North City Business Centre

North City Business Centre gained planning approval in 2018 for the redevelopment of an existing 2 storey employment building to be replaced with a 2-4 storey building in the same use. The proposals include for the removal of the 3 metre railing, recreating an active frontage at the junction of Duncairn Gardens and North Queen Street.

What other areas would you like to see the removal of hard barriers?

