

# Online Community Consultation



## **Proposed Scheme:**

General Needs Social Housing Development

## **Location:**

Ross Street, Belfast, BT12 4EA

## **Mix:**

13 no. 3-person 2-bedroom houses

5 no. 5-person 3-bedroom houses

1 no. 2-person 1-bedroom apartment

1 no. 3-person 2-bedroom wheelchair house

1 no. 5-person 3-bedroom wheelchair house

1 no. 2-person 1-bedroom wheelchair apartment

**Total of 22 dwellings.**

## **Introduction:**

Radius Housing representatives conducted a leaflet drop in the area on Friday 15<sup>th</sup> October 2021. In light of COVID19 restrictions, we are unable to hold our normal face to face public consultation and have therefore adopted a new approach, by inviting the local residents to participate in the community consultation by way of email. We would welcome any comments by email by Friday 29<sup>th</sup> October 2021.

## **About Radius Housing:**

Radius provides housing, care and support to over 33,000 homes. We are a social enterprise employing over 1,000 people and managing 12,500 + properties in 80 towns across Northern Ireland.

Radius has a social housing presence in all 11 council areas, serviced by a regional office networking spanning Belfast, Holywood, Derry, Newry and Ballymena.

Radius Housing was established in 2017 following a merger between Helm and Fold Housing Associations and draws on over 80 years' combined experience to make a positive impact on housing and communities into the future.

## Current Site Ownership:

The site is currently in the ownership of the Northern Ireland Housing Executive (NIHE).

Once NIHE complete the demolition and site clearance of the existing flats at Ross Street, Radius will begin the process of acquiring the site from NIHE.

## The Proposed Plans:

Following an Architectural Design competition and with close engagement with key stakeholders, Radius have arrived at a suitable layout of 22 no. units at this location. The intention is to develop 22 General Needs homes for social rent.

After previous consultation with key stakeholders on the site, Radius would be delighted to invite neighbouring residents to comment on the proposed development.

After community consultation Radius intend to complete feasibility work on the development, address any genuine concerns from participants, and submit a planning application to Belfast City Council before the end of 2021.

Please refer to the following pages to see plans and visuals showing the current proposals. Please also refer to the consultation boards on our website which were prepared by our architects, Studiorogers and provide further information on how we have arrived at our current proposals.

## Get in Touch:

Hopefully this information has been helpful to you, and as stated we would welcome your comments by emailing [jarlath.cassidy@radiushousing.org](mailto:jarlath.cassidy@radiushousing.org)

Thank you for your time.

Jarlath Cassidy  
Senior Development Officer

## SITE LOCATION



## SITE LAYOUT

# 03 Proposed Site Plan - Ross Street Mews, Belfast

Response to PPS7 - POLICY: QD 1 / "Creating Places" Improving the Quality of Housing Layouts

a) Response to Context -  
 (i) Concept recognises the full potential of a valuable resource ie: Development Lands.  
 (ii) Maximise the use of the existing streets with vibrant street frontages.

b) Archeology/ Heritage + Landscape features - The site has no known archaeological or built heritage features.

c) Open Space  
 (i) Communal open space is provided for apartment accommodation.  
 (ii) Defensible landscape edge is provided where possible.  
 (iii) Houses are provided with large, south facing, sunny rear private gardens.  
 (iv) Small terraces have been provided to the front of the dwellings on Ross Street Mews for summer evening sun.

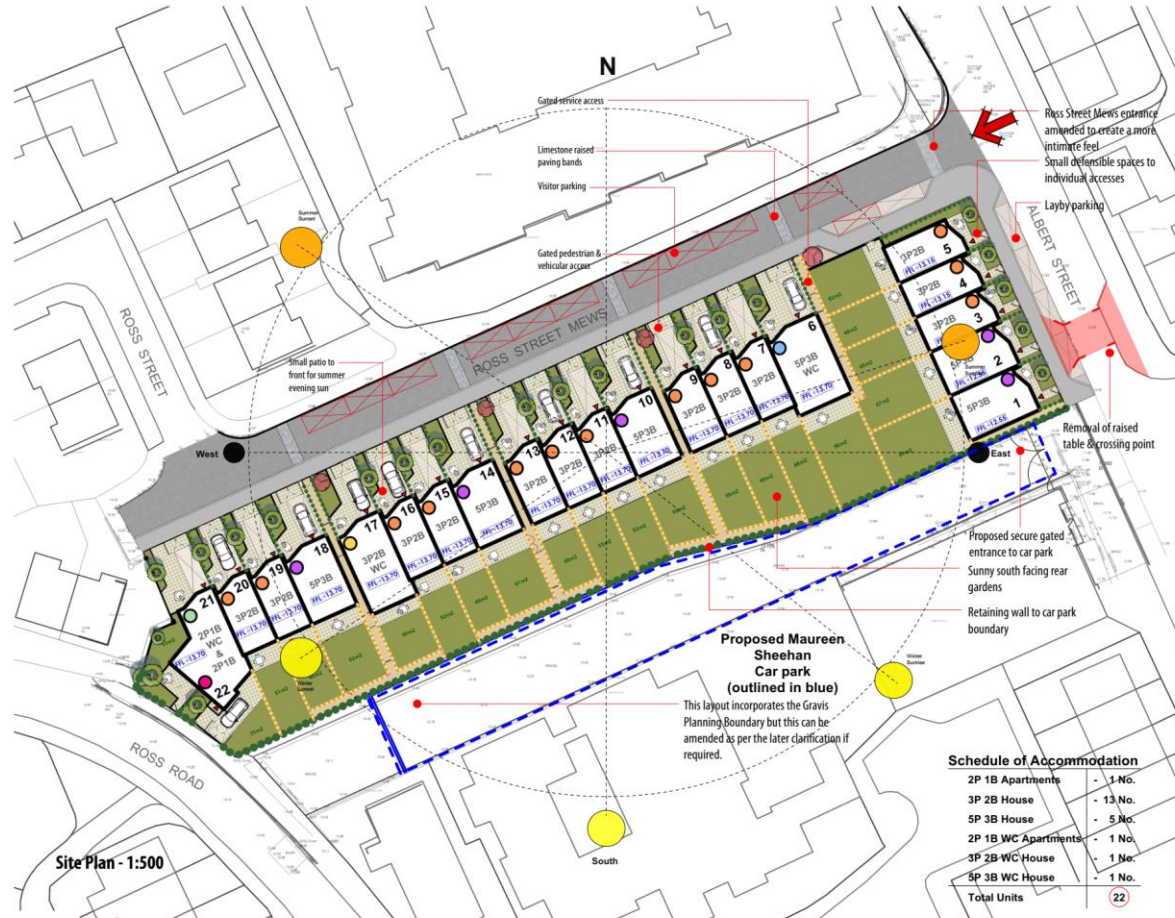
d) Neighbourhood Facilities - Schools, Local convenience shopping and access to public transport are close by

e) Vehicular Movement - vehicular movement reflects existing pattern of the area, all units are serviced through the existing road network - no new roads required.

f) Parking - Parking is designed, structured and landscaped to enhance the sense of place, behind secure gates where possible. Parking is overlooked by each dwelling and the neighbouring properties. Parking is provided at the ratio of one space per dwelling.

g) Adjacent land uses - Amenity of existing properties is fully respected with no overlooking.

h) Crime - Development provides full surveillance for all facades over car parking, entrances and passageways - Shared passageways are gated.

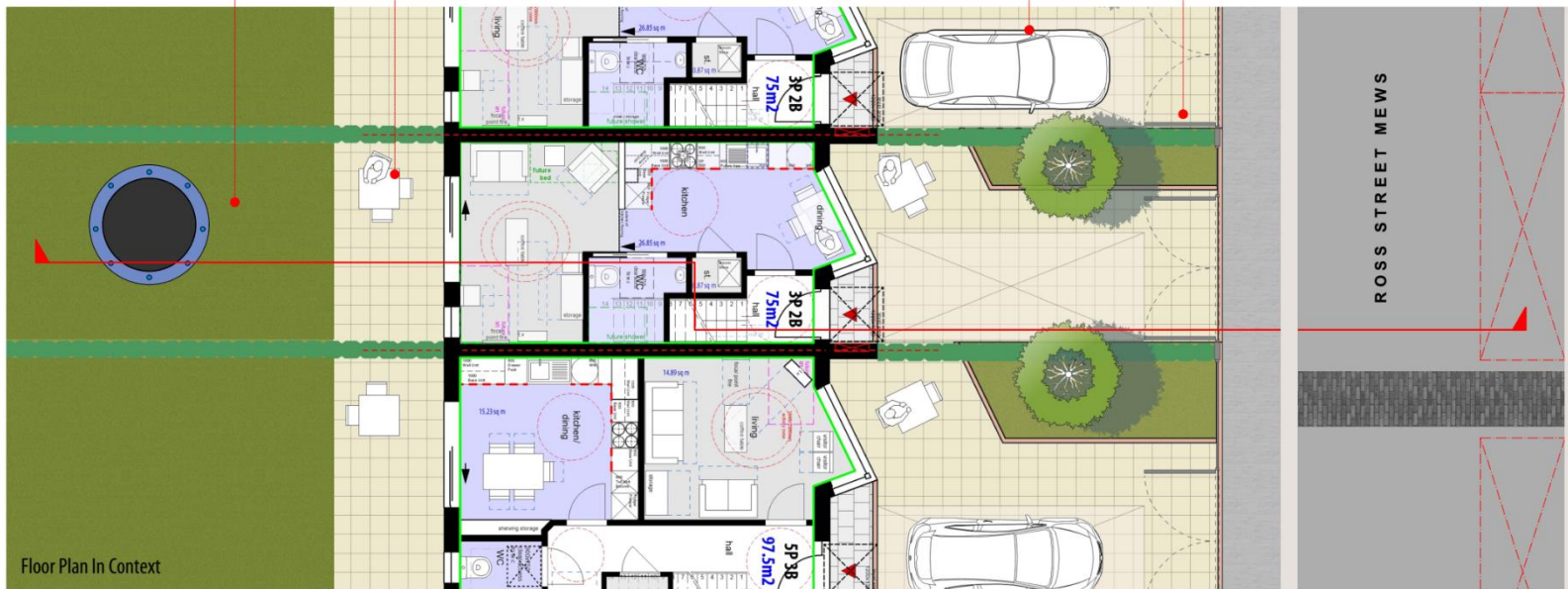


VISUALS

06 Proposed Axonometric in Context - Ross Street Mews, Belfast



# 04 Proposed Housetype Detail - Ross Street Mews, Belfast



# 05 Proposed Contextual Elevations - Ross Street Mews, Belfast



**Proposed Albert Street Elevation**  
(For Illustration Purposes Only)



**Proposed Ross Street Mews Elevation**  
(For Illustration Purposes Only)

**Heritage Paint Colour Examples (Doors)**



**Material Palette**



Landscaped quality boundary edges    Creative hard and soft landscaping    Brick    Powder Coated Coloured Aluminium Surrounds    Quality Boundaries

