

02 Concept Development - Ross Street Mews, Belfast

Design Principles / Concept Layout

Layout/Orientation:-

- By orientating the dwelling frontages to Ross Street and Albert Street this allows the creation of simple terraces with large sunny back gardens.
- All back gardens face south west and are secure, private and not overlooked.
- Gardens are larger than minimum standard size and can easily accommodate ;
 1. Sunny Patio.
 2. Clothes Drying.
 3. Kids Play Area (including Trampoline).
 4. Garden Shed.
 5. Bins.
 6. Direct Access from Living Rooms.
- Create a simple housing layout fully utilizing the 3 existing streets.
- Avoid the use of additional "blacktop" or cul de sacs. This site and this area does not need more roads.

Roads

- Develop Ross Street as a "Mews" Street with strong active frontages.
- Create a strong active frontage to Albert Street and Ross Street.
- Enhance Ross Street by the introduction of street trees, new surface, edge detailing and structure visitor parking.

Access

- Modify the entrance to Ross Street to create more intimate access by narrowing it to 4.8m, using a smaller radius and contrasting threshold materials.

Parking

- All properties have incurtilage gated parking with the exception of the 4 houses on Albert Street where lay by parking is proposed. This is consistent with the parking to existing dwellings opposite.

Pedestrianisation

- The existing footpaths are fully overlooked by the new dwellings.

Landscaping

- This concept allows for the following ;
 - (i) Street trees to enhance Ross Street
 - (ii) Front hedges and planting to the front of all houses
 - (iii) Private gardens which are large enough for the keen gardener as well as other associated activities.

Context:-

- The proposals seek to maximise the use of the existing streets with vibrant street frontages, colour, hedges, trees, people and activities. This begins to knit the street pattern together and repair the fragmented townscape in this part of the city.
- The "mews" type feel seeks to introduce an intimacy which is missing.
- Boundaries are clearly marked with hedges, fences and walls which allow residents to enjoy the ownership of their spaces at the front and back of each dwelling.
- There are no ambiguous areas which create opportunities for antisocial behaviour.

Character:-

Building Form and Detailing

- Keep the building form simple and the detailing consistent to create streets with an intimate scale and comfortable rhythm.

Building Fabric and Materials

- Use high quality facing brick, fibre cement type slates and aluminium windows with the use of complimentary timber type composite doors and aluminium surrounds to feature windows.



Concept Site Plan - NTS

03 Proposed Site Plan - Ross Street Mews, Belfast

Reponse 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 i.e: 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.

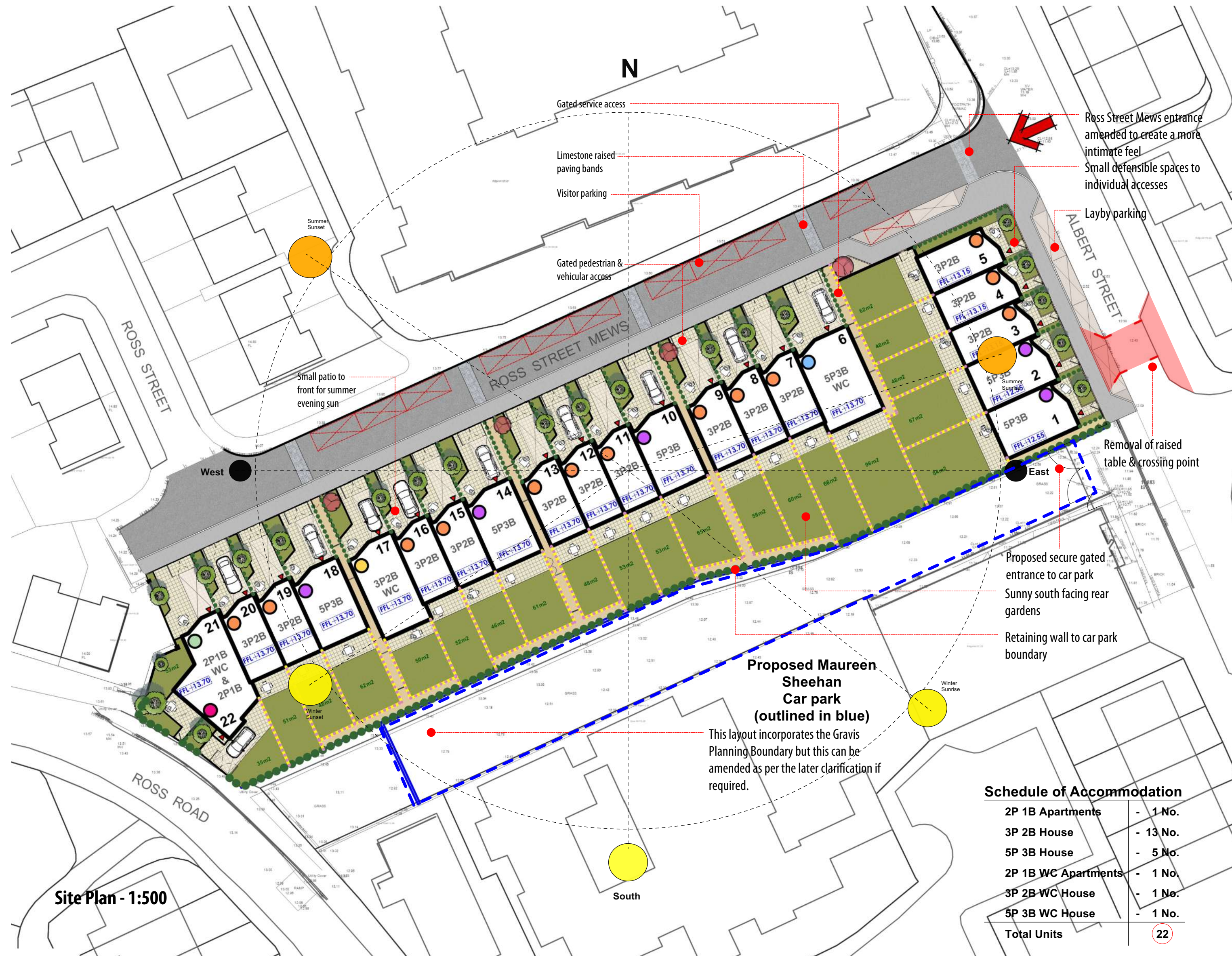
d) Neighbourhood Facilities - Schools, Local convenience shopping and access to public transport are close by

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.



Schedule of Accommodation

2P 1B Apartments	- 1 No.
3P 2B House	- 13 No.
5P 3B House	- 5 No.
2P 1B WC Apartments	- 1 No.
3P 2B WC House	- 1 No.
5P 3B WC House	- 1 No.
Total Units	22

05 Proposed Contextual Elevations - Ross Street Mews, Belfast

Proposed Development at Ross Street - Site Extents



First Floor



First Floor



Ground Floor
3P 2B House



Ground Floor
5P 3B House



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

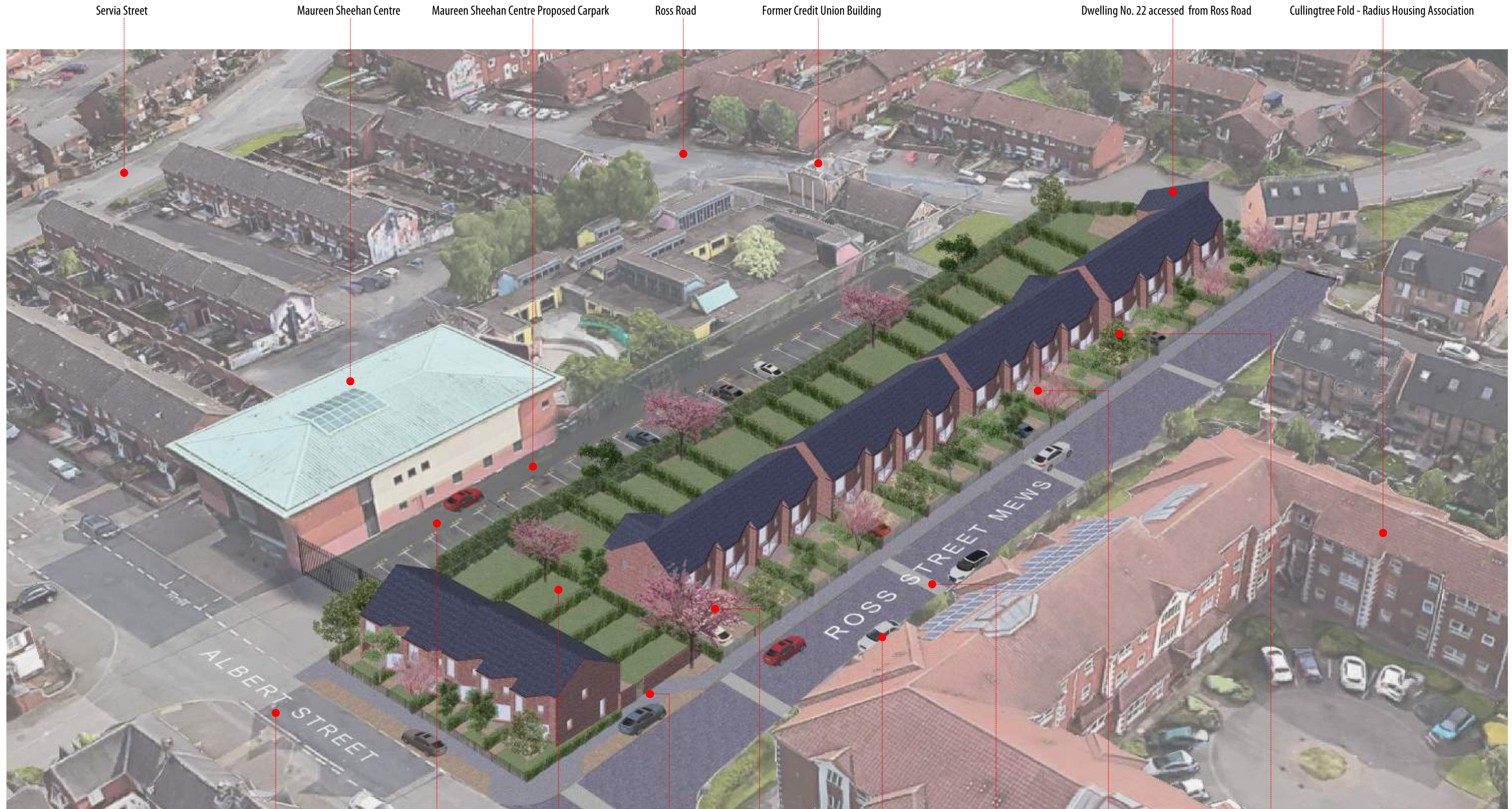
Creative hard and soft landscaping

Brick

Powder Coated Coloured Aluminium Surrounds

Quality Boundaries

06 Proposed Axonometric in Context - Ross Street Mews, Belfast



Servia Street

Maureen Sheehan Centre

Maureen Sheehan Centre Proposed Carpark

Ross Road

Former Credit Union Building

Dwelling No. 22 accessed from Ross Road

Cullingtree Fold - Radius Housing Association

Proposed Axonometric
(For Illustration Purposes Only)

Removal of raised table & crossing point to make way for 4 no. bay parking spaces on Albert Street.

Proposed Maureen Sheehan carpark currently under construction.

South facing sunny rear gardens.

Each dwelling has gated vehicular / pedestrian accesses.

Ross Street Mews lined with proposed trees.

Visitor parking along Ross Street Mews.

Contrasting limestone raised paving bands

Small facing patio areas to front of dwellings for summer evening sun.

Gated access to alleyways and rear of dwellings.